

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

78167-40865  
Escondido Ca.

Building Address 480 ~~Escondido~~  
 Parcel No. 2947-233-26-001  
 Subdivision Desert Hills  
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 3,056 Sq. Ft. Proposed 2,724  
 Sq. Ft. of Lot / Parcel 45,046  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 9,600  
 Height of Proposed Structure 28'

**OWNER INFORMATION:**

Name Susan Erb  
 Address 480 Escondido Cu  
 City / State / Zip Grand Jct Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition
- Other (please specify): Office, Laundry Room, Hg 25ft - Exercise Room

**APPLICANT INFORMATION:**

Name Chris Kendrick Const.  
 Address 231 W. Fallen Rock Rd  
 City / State / Zip Grand Jct Co 81503  
 Telephone 245 8487

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: NO SWR / WTR Changes.

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PD Maximum coverage of lot by structures 25%  
 SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 30' from PL Rear 30' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions \_\_\_\_\_  
 Voting District A Driveway Location Approval GH  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature \_\_\_\_\_ Date 9-26-2007  
 Department Approval GH - Judith A. Park Date \_\_\_\_\_

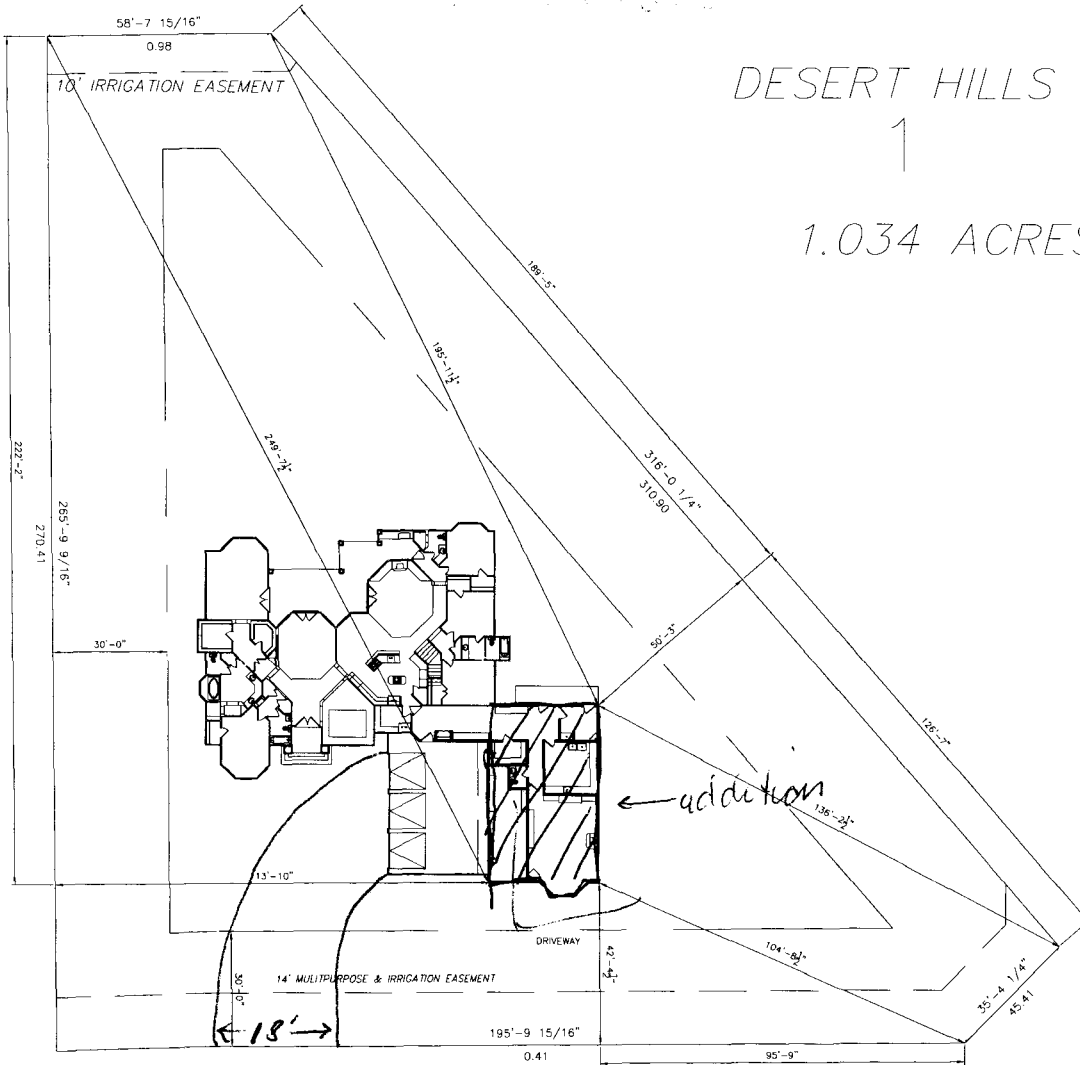
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No SWR / WTR</u>
Utility Accounting <u>Ø</u>	Date <u>10/3/07</u>		

*Sid. J. ...*

DESERT HILLS

1

1.034 ACRES



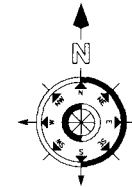
NOTE:  
DIMENSION LINES ARE PULLED FROM  
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE  
EXISTS, DIMENSIONS WILL BE FROM EDGE  
OF FOUNDATION.

NOTE:  
BUILDER TO VERIFY  
ALL SETBACK AND EASEMENT  
ENCROACHMENTS PRIOR  
TO CONSTRUCTION

NOTE  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTICE:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.  
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.  
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS  
FOR ENGINEERING DATA.

480 ESCONDIDO CIRCLE



ESCONDIDO CIRCLE

SCALE: 1"=50'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	DESERT HILLS SUBDIVISION
FILING NUMBER	1
LOT NUMBER	1
BLOCK NUMBER	4
STREET ADDRESS	480 ESCONDIDO CIRCLE
COUNTY	MESA
LIVING ADDITION SQ. FT.	2696 SF
LOT SIZE	45046 SF
SETBACKS USED	FRONT 30'
	SIDES 30'
	REAR 30'