

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

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

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 6121 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 45,046
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 9,709
 Height of Proposed Structure 16

OWNER INFORMATION:

Name Susan Erb
 Address 480 Esccondido Ct
 City / State / Zip Grand Jct. 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Add onto Patio

APPLICANT INFORMATION:

Name Chris Kendrick Corst.
 Address 231 W. Fallen Rock Rd
 City / State / Zip Grand Jct 81507
 Telephone 245-8987

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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.

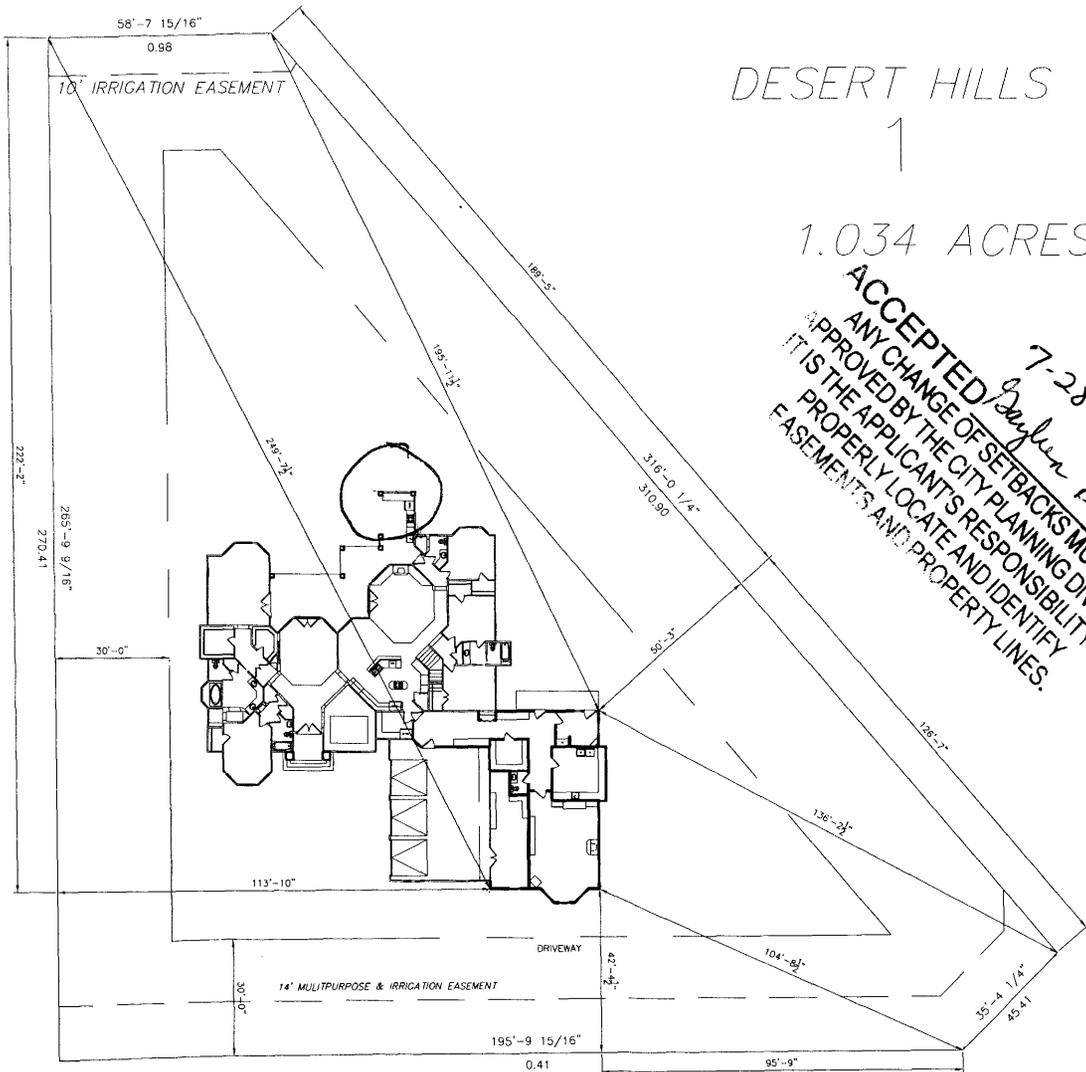
THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>25%</u>		
SETBACKS: Front <u>30'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>30'</u> from PL Rear <u>30'</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>32'</u>	Parking Requirement <u>2</u>		
Voting District <u>A</u> Driveway Location Approval <u>BH.</u> (Engineer's Initials)	Special Conditions _____		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 [Signature] Date 7-23-2008
 Planning Approval [Signature] Date 7-24-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/24/08</u>		



DESERT HILLS

1.034 ACRES

ACCEPTED *7-28-08*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

480 ESCONDIDO CIRCLE

ESCONDIDO CIRCLE

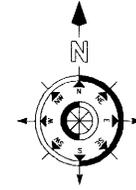
SCALE: 1"=50'-0"

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 OTHERWISE 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.



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'