

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 3055 Kalinda Tr
 Parcel No. 2943-164-22-006
 Subdivision River Run
 Filing NA Block 2 Lot B

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1098
 Sq. Ft. of Lot / Parcel 5533 sqft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1781 32%
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Darter LLC
 Address 786 Valley Ct
 City / State / Zip GJ Co 81505

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

APPLICANT INFORMATION:

Name Grace Homes
 Address 786 Valley Ct
 City / State / Zip GJ Co 81505
 Telephone 248-8511

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

NOTES: Engineered foundation required

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.

PAID
 FEB 17 2009

THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>"C"</u> Driveway Location Approval <u>DH</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] Grace Homes Date 2-3-09
 Planning Approval [Signature] Pat Dunlop Date 2/9/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>129406</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/17/09</u>		

Site & Plan Information

3055 Kalinda Tr.

Subdivision	River Run
Plan Name	1098
Filing Number	1
Block Number	2
Lot Number	6
County	Mesa
Setbacks Used	Front 20' 20'
	Side 5
	Rear 10' 10'

Sqft Information

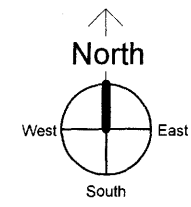
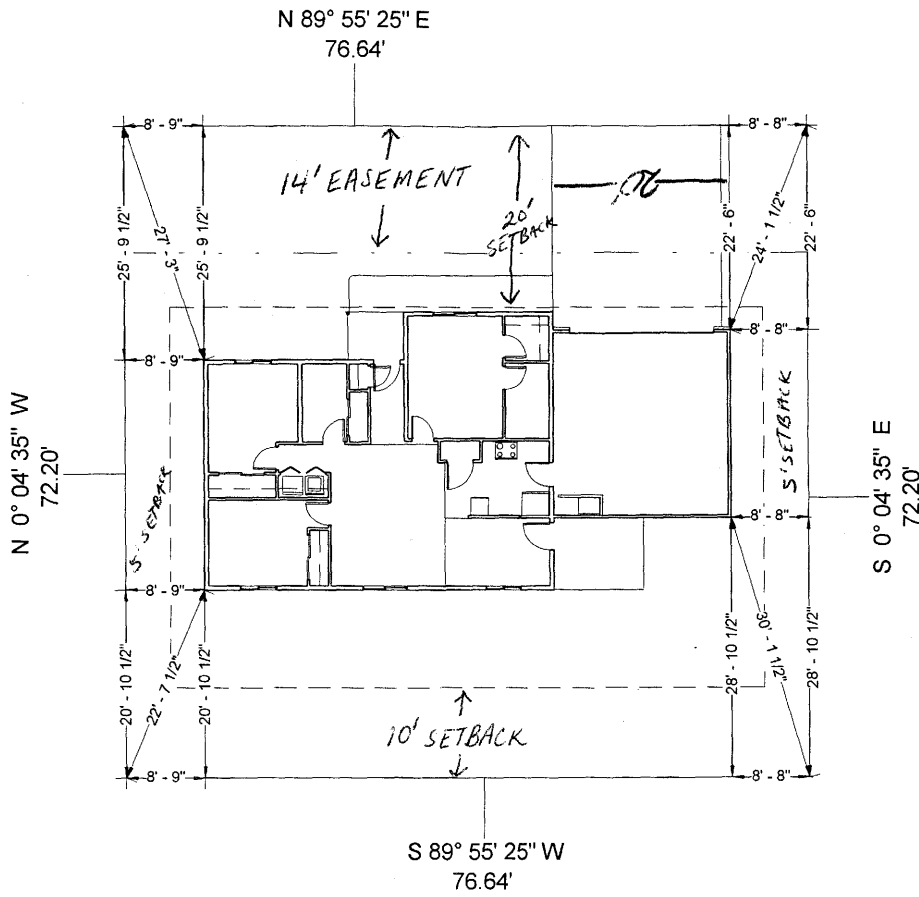
Living Sqft	1098
Garage Sqft	411
Lot Size	5,533 Sqft.

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

- NOTICE:**
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
 - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
 - THIS PLAN HAS NOT BEEN ENGINEERED. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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

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



3/14 Pat Develop 7/9/09
 CITY OF MESA PLANNING DIVISION
 2000 W. BROADWAY, SUITE 100, MESA, AZ 85202

----- Setback Lines
 - - - - - 14' Multi-Purpose Easement Lines

Flatwork Schedule	
Room Name	Area

Covered Entry	36 SF
Driveway	426 SF
Patio	83 SF
Sidewalk	97 SF
	642 SF

1 Site Plan
 1" = 20'-0"