



CITY OF MESA
DEVELOPMENT SERVICES
SITE PLAN REVIEW FOR NEW MASTER PLAN HOME

PROJECT STREET ADDRESS: _____

PERMIT # _____

THIS CHECKLIST IS TO BE USED AS A GUIDE WHEN REVIEWING A SITE PLAN FOR A NEW MASTER PLAN HOME. THESE COMMENTS CAN BE CUT AND PASTED INTO YOUR ELECTRONIC DOCUMENT REVIEW. **NOTE: ALL REFERENCES WERE TAKEN FROM THE CURRENT CITY OF MESA ZONING ORDINANCE, MESA CITY CODE AND ANY ZONING ENTITLEMENTS APPLICABLE TO THE PROPERTY. NOTE: THIS IS TO BE USED AS A GUIDE AND NOT AS A COMPLETE COMPREHENSIVE LIST. ADDITIONAL ITEMS THAT ARE NOT INCLUDED ON THIS LIST MAY BE IDENTIFIED DURING THE REVIEW PROCESS.**

- _____ 1. Provide a fully dimensioned site plan, drawn to scale, including all property lines, right of way centerline measurements, easements, fences, setbacks (required and proposed) and the dimensions of the house.
- _____ 2. Provide approval stamp/signature if in Eastmark or Cadence.
- _____ 2. Provide the legal description, address, master plan number and all square footages for the master plan, including selected options.
- _____ 3. Provide the size of the lot and the proposed lot coverage. Identify the maximum lot coverage allowed by Zoning.
- _____ 3. Show the location of the A/C unit(s) with dimensions to the property line.
- _____ 4. Building projections such as fireplaces, a/c units, gas meters or bay windows are not permitted in required 10' side yard setback required for access into the rear yard per Mesa Zoning Ordinance.
- _____ 5. A bay window, oriel, entrance or vestibule 10' or less in width may project not more than 3' into any front or rear yard.
- _____ 6. Show the location of the gas stub from main line, gas meter location and length of run from the property line to the gas meter. If located within the City of Mesa gas area, provide BTU load demand for all gas appliances.
- _____ 7. Show location of the electric panel.