

## ***Before you call in the first inspection-***

*Is the address and permit number clearly posted and visible from the right-of-way?*

*Are the necessary plans on-site and accessible to the inspector?*

*Will the cordoning, setback & layout inspection be conducted at the same time or separately? (Contact Planner, Luke Kautzman 480-488-6633 for more details)*

### **Cordoning Inspection:**

#### **Commercial (CC, CB, GC)/Condominium (MR-8, 14, 21, 43)/Subdivision;**

Rope-off the area where the extents of grading are proposed to be conducted. All plant materials that are deemed to be salvageable have been marked and the proposed nursery location has been roped off as well. These areas shall be identified on the Town approved Grading & Drainage/Site Plan. Upon completion of site grading and salvage, the applicant shall provide permanent construction fencing within the roped-off area. *The fencing shall remain in place until the contractor receives approval from a Planning and Zoning Inspector to remove it; however, the cordoning rope is required to remain in place until a certificate of occupancy is attained.*

#### **Single Family Residential (DR-190, 89, 70 & 43)(R-35 & 18);**

Area of the proposed disturbance shall be roped-off per the Town approved plans. If applicable, the twelve-foot native habitat corridors shall be roped-off as well. The cordoning shall consist of heavy duty yellow rope available at construction supply retailers. This rope is required to remain in place through the duration of the proposed project and the applicant is responsible to maintain the limits of grading and any disturbance as a result of construction to the confines of this rope.

### **Setbacks Inspection:**

Property boundaries must be clearly marked using a combination of staking and if applicable, roping and fencing. The property corners and building setback lines should always be marked on-site. Setback lines can be indicated using stakes marked with the applicable setback, ie. "60' BSL."

### **Layout Inspection:**

This inspection is simply the layout of the structure that is the subject of the building permit. A layout can be done using stakes, rebar with rope, or ground paint. The most precise and useful layouts are set by a registered land surveyor. A land surveyor will mark the building corners with numbered stakes, which

correspond to a layout sheet for the inspector to utilize while conducting their inspection.

## Final-Site Zoning Inspection:

In order to receive a final zoning clearance for the permitted development improvements, the applicant must demonstrate that all outdoor lighting is fully shielded and cast downward per Town of Cave Creek Ordinance. Where applicable, a height certification is required which shows the height of the structure measured from natural grade. This final height certification must be sealed by a Registered Arizona Land Surveyor. The construction disturbance area must still be clearly marked. If the disturbance has extended beyond the area delineated by the cordoning, the applicant shall make arrangements with the Town to restore those areas to natural grade and re-claim with native vegetation. The applicant may be required to provide an "as-built" survey showing the revised disturbance calculations if the maximum allowable site disturbance has not been exceeded.

## Additional Inspections:

Where Staff may deem appropriate, additional inspections may be required. Development where construction fencing is required shall not be removed until first receiving a zoning inspection approving its removal. All inspections regarding native plant inventory, salvage, nursery, landscaping and re-vegetation require an inspection as well.