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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2851 Chamonille Dr.

No. of Existing Bldgs None No. Proposed 1

Parcel No. 2943-191-44-001

Sq. Ft. of Existing Bldgs None Sq. Ft. Proposed 1855

Subdivision White Willows

Sq. Ft. of Lot / Parcel 9300

Filing 2 Block 10 Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2200

Height of Proposed Structure under 35 ft

OWNER INFORMATION:

Name Robert J Smith

DESCRIPTION OF WORK & INTENDED USE:

Address P.O. Box 2706

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

City / State / Zip Grand Junction CO 81502

APPLICANT INFORMATION:

Name Nate Richardson

***TYPE OF HOME PROPOSED:**

Address 2904 Fulmar Ave

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

City / State / Zip Grand Junction CO 81504 NOTES: _____

Telephone (970) 201-7637

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 R-2

Maximum coverage of lot by structures 50%

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES 1 NO _____

Side 7 from PL Rear 25 from PL

Parking Requirement 2

Maximum Height of Structure(s) 35

Special Conditions _____

Voting District 2 Driveway Location Approval _____
(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).

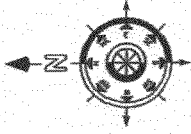
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 05/27/07

Department Approval [Signature] Date 7/17/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>paid 19552</u>
Utility Accounting <u>Kalcsinsky</u>	Date <u>5/29/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



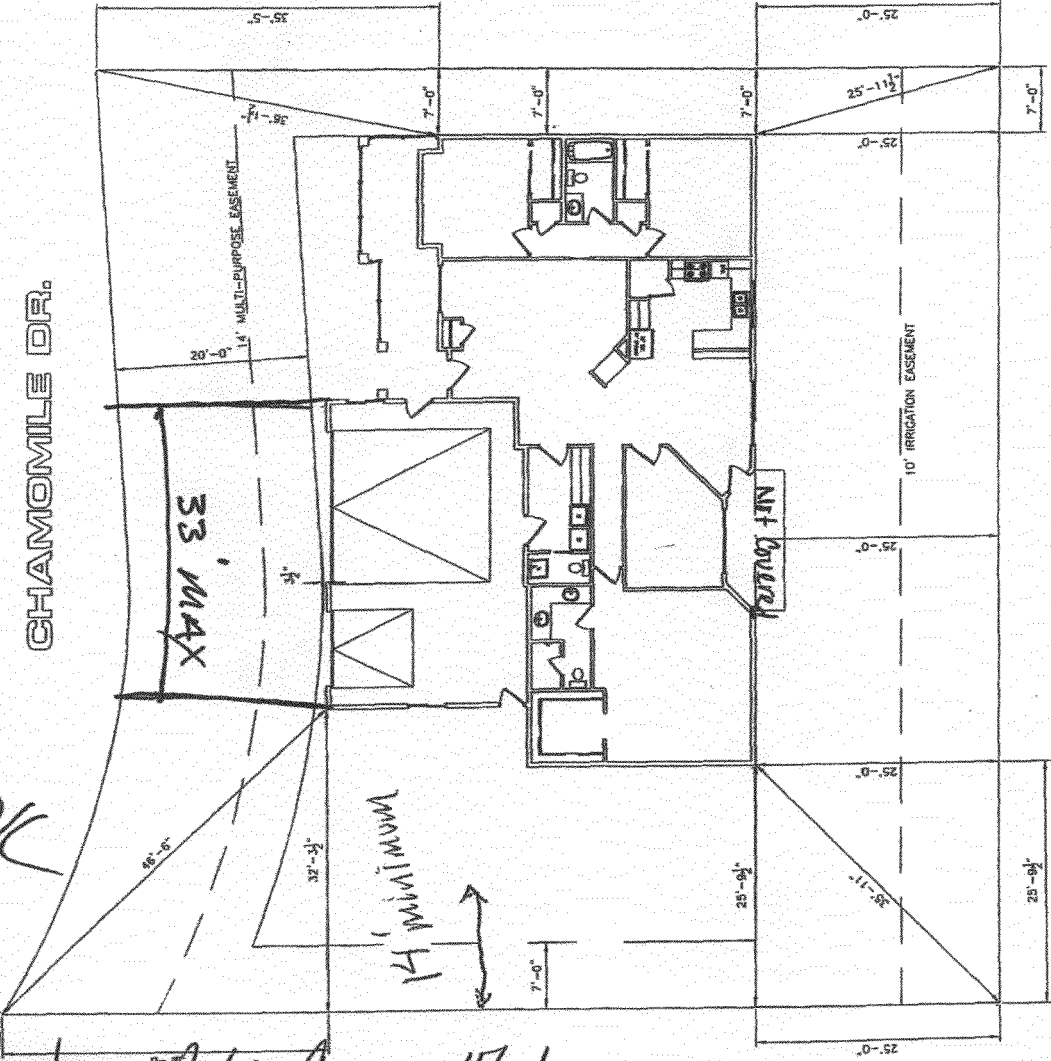
NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE: DIMENSION LINES ARE PULLED FROM THE CENTERLINE OF THE EASEMENT UNLESS OTHERWISE NOTED. DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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 AND OR HAVE OWNERS ACCEPTANCE OF THESE TERMS. 2. USE OF THIS PLAN IS LIMITED TO THE SPECIFIC PROJECT AND SITE. 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED. 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND ENCROACHMENTS. 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOSWIFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

SITE PLAN INFORMATION	
SUBDIVISION NAME	WHITE WILLOWS
FILING NUMBER	1
LOT NUMBER	1
BLOCK NUMBER	10
STREET ADDRESS	777 CHAMOMILE DR.
COUNTY	MESA
GARAGE SQ. FT.	672
COVERED ENTRY SQ. FT.	183
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1855
LOT SIZE	9,300 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'



SCALE: 1" = 20'-0"

*Drive OK
RAD
10-10-06*

ACCEPTED *10/10/06* *Alister* *7/17/07*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.