

FEE \$	10 ⁰⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. m

118648-62009-

Building Address 2851 Chamomile Dr.

No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2943-191-44-001

Sq. Ft. of Existing Bldgs 1850 Sq. Ft. Proposed 135

Subdivision White Willows

Sq. Ft. of Lot / Parcel 10,000

Filing 1 Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1850 + 687 = 2537 + 135 = 2672 ^{26%}

Height of Proposed Structure 8'

OWNER INFORMATION:

Name Daniel G Macdonell

DESCRIPTION OF WORK & INTENDED USE:

Address 2851 Chamomile Dr.

New Single Family Home (*check type below)

City / State / Zip Grand Junction, CO

Interior Remodel Addition

Other (please specify): yard Pergola
(Gazabo) (Shad area)

APPLICANT INFORMATION:

Name Same

***TYPE OF HOME PROPOSED:**

Address _____

Site Built Manufactured Home (UBC)

City / State / Zip _____

Manufactured Home (HUD)

Other (please specify): Pergola

Telephone 242-5550

NOTES: NO WTR / SWR Charges.

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-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20/25 from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side 7/3 from PL Rear 25/5 from PL

Parking Requirement _____

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District _____ 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 Daniel G Macdonell Date 5/12/08

Department Approval Pat Dunlop Date 5/12/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR / SWR Charges.</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/12/08</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)

365 MYRRH ST

2851 CHAMOMILE DR

2833 CHAMOMILE DR

2855 CHAMOMILE DR

ACCEPTED *[Signature]*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DEPARTMENT.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE ALL PERMITTED
EASEMENTS AND ENCROACHMENTS.



374 DAYTONA DR

2849 FLORIDA ST

371 MYRRH ST

2853 FLORIDA ST

2855 FLORIDA ST

2857 FLORIDA ST

2859 FLORIDA ST

370 THYME ST

372 DAYTONA DR

370 DAYTONA DR

369 MYRRH ST

2850 CHAMOMILE DR

2852 CHAMOMILE DR

2854 CHAMOMILE DR

2856 CHAMOMILE DR

368 THYME ST

370 DAYTONA DR

370 DAYTONA DR

365 MYRRH ST

2851 CHAMOMILE DR

2853 CHAMOMILE DR

2855 CHAMOMILE DR

2857 CHAMOMILE DR

366 THYME ST

370 DAYTONA DR

370 DAYTONA DR

365 MYRRH ST

2851 CHAMOMILE DR

2853 CHAMOMILE DR

2855 CHAMOMILE DR

2857 CHAMOMILE DR

366 THYME ST

370 DAYTONA DR

370 DAYTONA DR

365 MYRRH ST

2851 CHAMOMILE DR

2853 CHAMOMILE DR

2855 CHAMOMILE DR

2857 CHAMOMILE DR

364 THYME ST

370 DAYTONA DR

370 DAYTONA DR

365 MYRRH ST

2851 CHAMOMILE DR

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364 THYME ST

370 DAYTONA DR

370 DAYTONA DR

365 MYRRH ST

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365 MYRRH ST

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2855 CHAMOMILE DR

2857 CHAMOMILE DR

364 THYME ST

THYME ST

THYME ST

MYRRH ST

CHAMOMILE DR

2858 C 1/2 RD

2860 C 1/2 RD

2874 C 1/2 RD

2848 C 1/2 RD

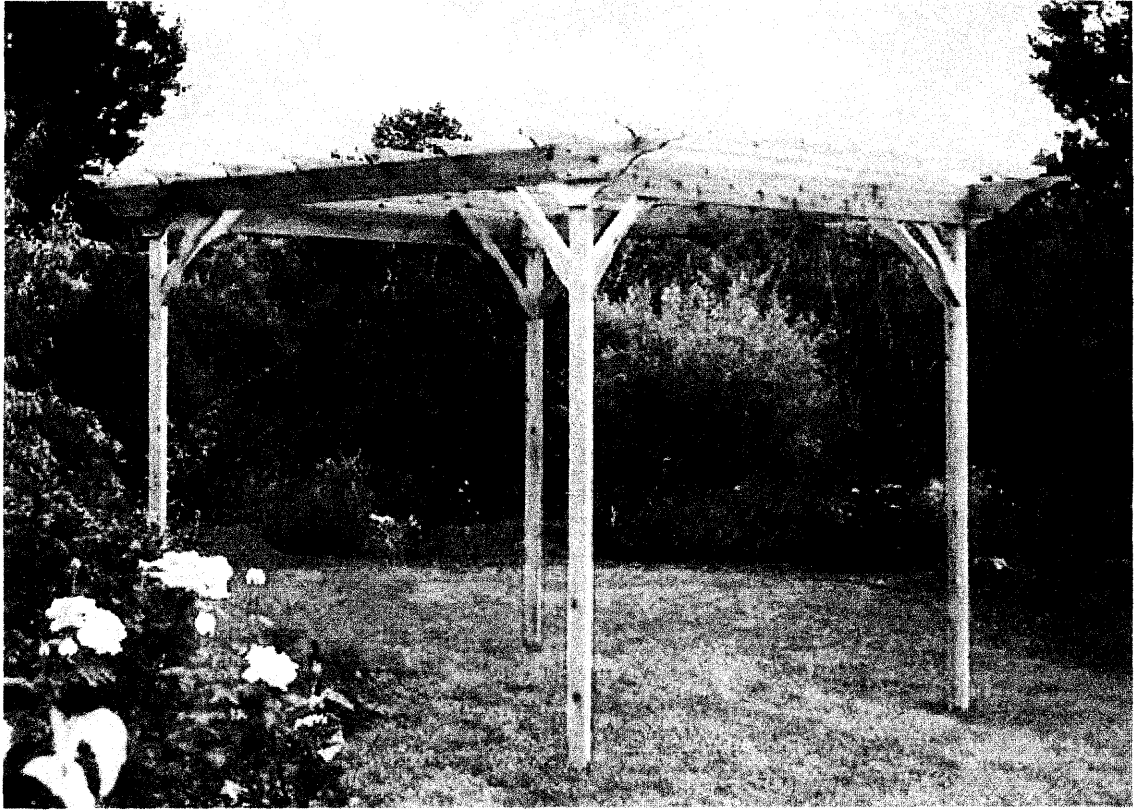
2850 C 1/2 RD

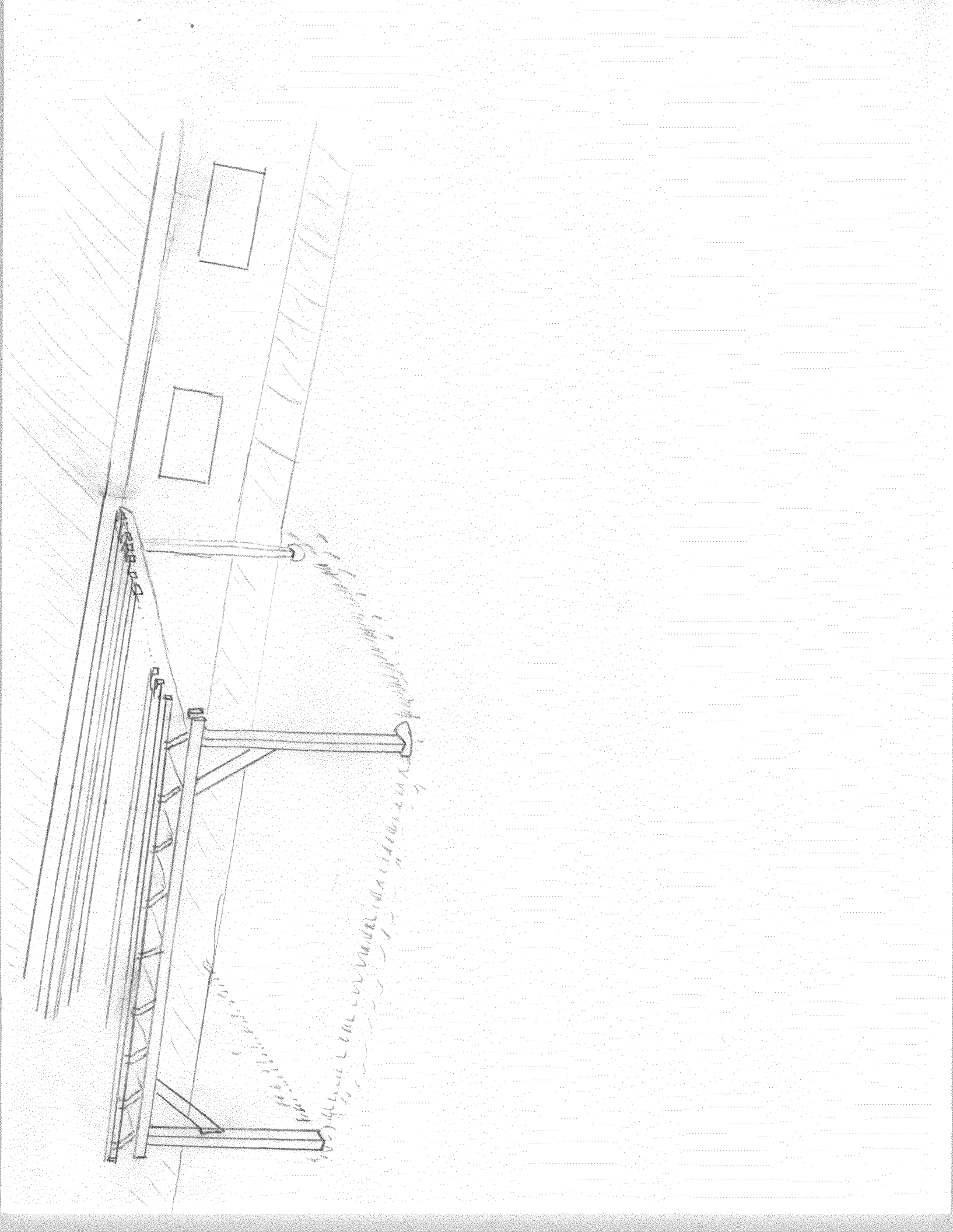
2852 C 1/2 RD

2842 C 1/2 RD

2860 C 1/2 RD

2874 C 1/2 RD





House

Pergola

