

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2857 Chamomile Dr No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2943-191-44-004 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision White Willows Sq. Ft. of Lot / Parcel _____
 Filing 2 Block 10 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Owen B Hicks
 Address 2857 Chamomile Dr
 City / State / Zip Grand Junction 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): FENCE & SHED

APPLICANT INFORMATION:

Name Owen B Hicks
 Address 2857 Chamomile Dr
 City / State / Zip Grand Junction 81501
 Telephone 970-433-7703

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 <u>R-4</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>7'1/3'</u> from PL Rear <u>25'1/5'</u> from PL	Parking Requirement _____	PAID	
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District _____	Driveway Location Approval _____	EB	
	(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 Owen B Hicks Date 6-10-08
 Department Approval Gayleen Henderson Date 6-10-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bensley</u>	Date <u>6/10/08</u>		

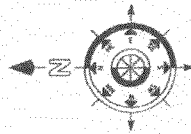
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

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

NOTE: SHADY ALIST SLOPE AWAY FROM HOUSE 6" DP FALL IN THE 14'S TO 10' OF DISTANCE PER LOCAL BUILDING CODE

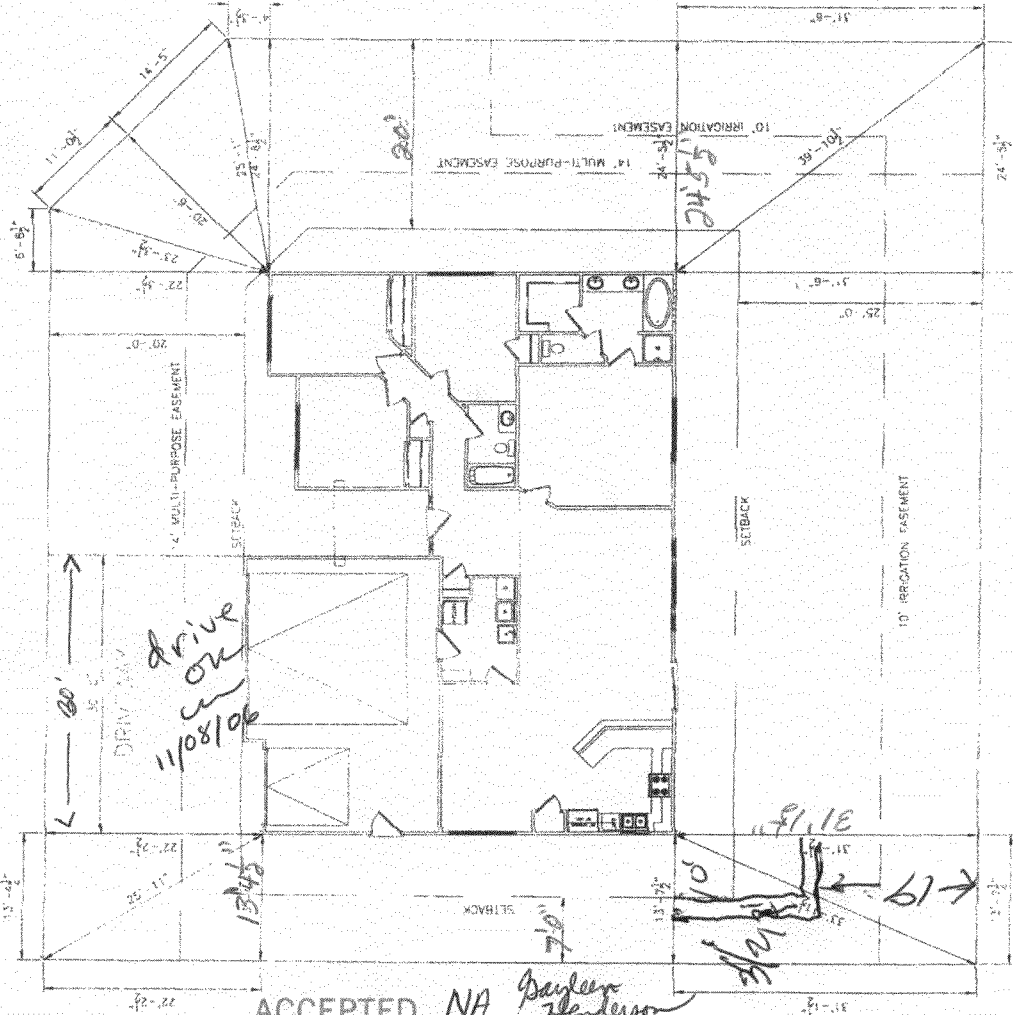
NOTE: THE APPLICANT IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EASEMENTS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO VERIFY ALL SETBACKS AND EASEMENTS. DIMENSIONS MAY NOT BE BEEN THINERED BY ADJUSTMENT. SEE SEPARATE DRAWING BY OTHER FOR PLASTERING DATA.



SITE PLAN INFORMATION	
SUBDIVISION NAME	WHITE WILLOWS SUBDIVISION
FILING NUMBER	2
LOT NUMBER	4
BLOCK NUMBER	10
STREET ADDRESS	2857 CHANDLER DRIVE
COUNTY	MESA
CARAGE SQ. FT.	585 SF
LIVING SQ. FT.	2840 SF
LOT SIZE	9233 SF
SETBACKS USED	
FRONT	20'
SIDES	7'
REAR	25'

6-10-08

ACCEPTED *Dayleen Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE: 1"=20'-0"

ACCEPTED *NA Dayleen Henderson*
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