


FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 87279



Your Bridge to a Better Community

BLDG ADDRESS 2844 E KENNEDY SQ. FT. OF PROPOSED BLDGS/ADDITION 1150

TAX SCHEDULE NO 2943-073-35-00 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CAMELOT GARDENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1150

FILING _____ BLK 2 LOT 5
MOBA Co

(1) OWNER Habitat For Humanity NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 4949 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) TELEPHONE (970) 255-9850 USE OF EXISTING BUILDINGS Single Family Residence

(2) APPLICANT Habitat For Humanity DESCRIPTION OF WORK & INTENDED USE Single Family Res.

(2) ADDRESS P.O. Box 4949 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 255-9850

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 PD Maximum coverage of lot by structures 45%

SETBACKS: Front 15' home 20' garage from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 0' / 5' from PL, Rear 15' from PL Parking Req'mt 2 TB 2002

Maximum Height 32' Special Conditions _____

CENSUS 6 TRAFFIC 30 ANN# _____

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).

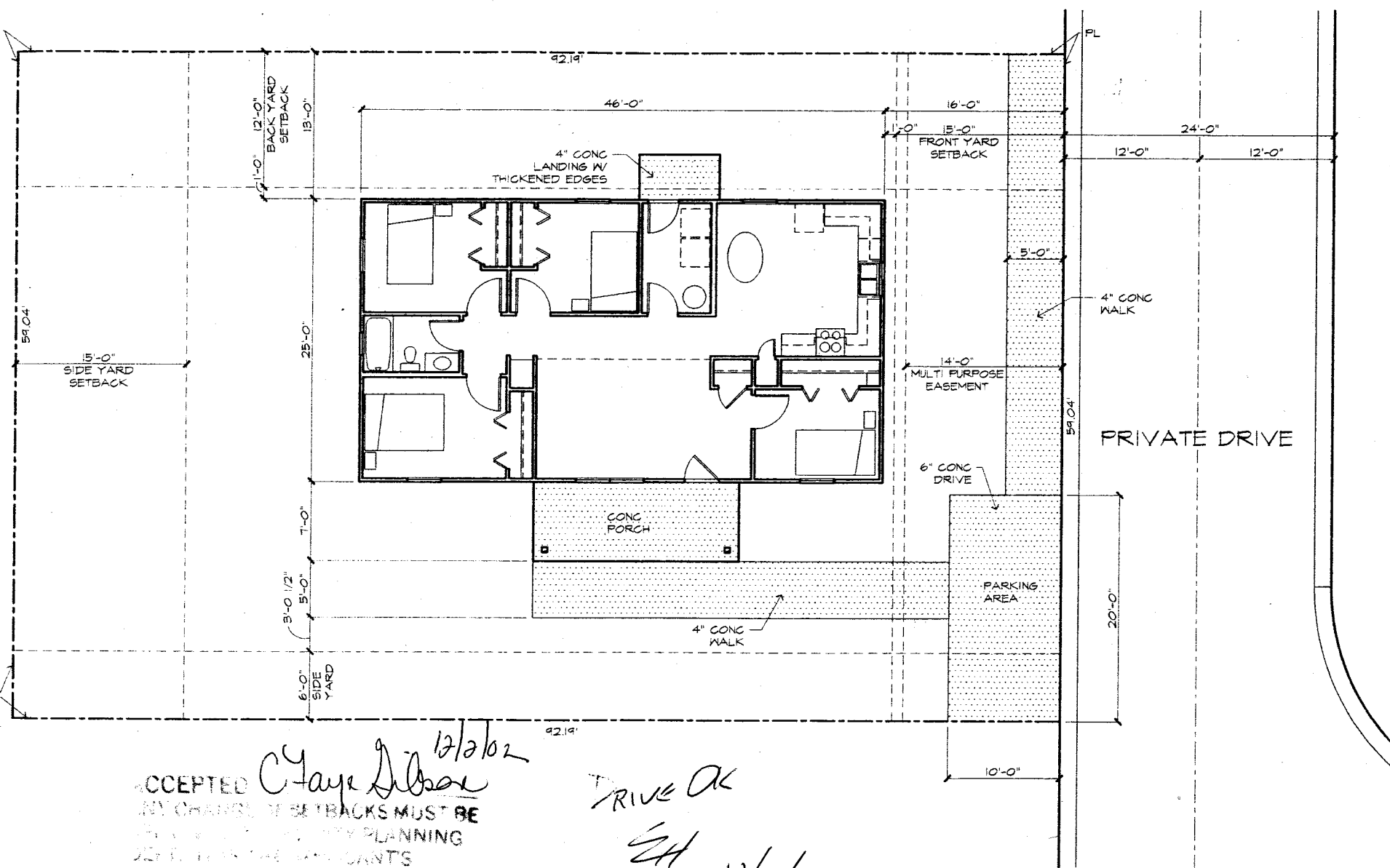
Applicant Signature [Signature] Date December 2, 2002

Department Approval [Signature] Date 12/2/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15527</u>
Utility Accounting <u>[Signature]</u>		Date <u>12/2/02</u>	

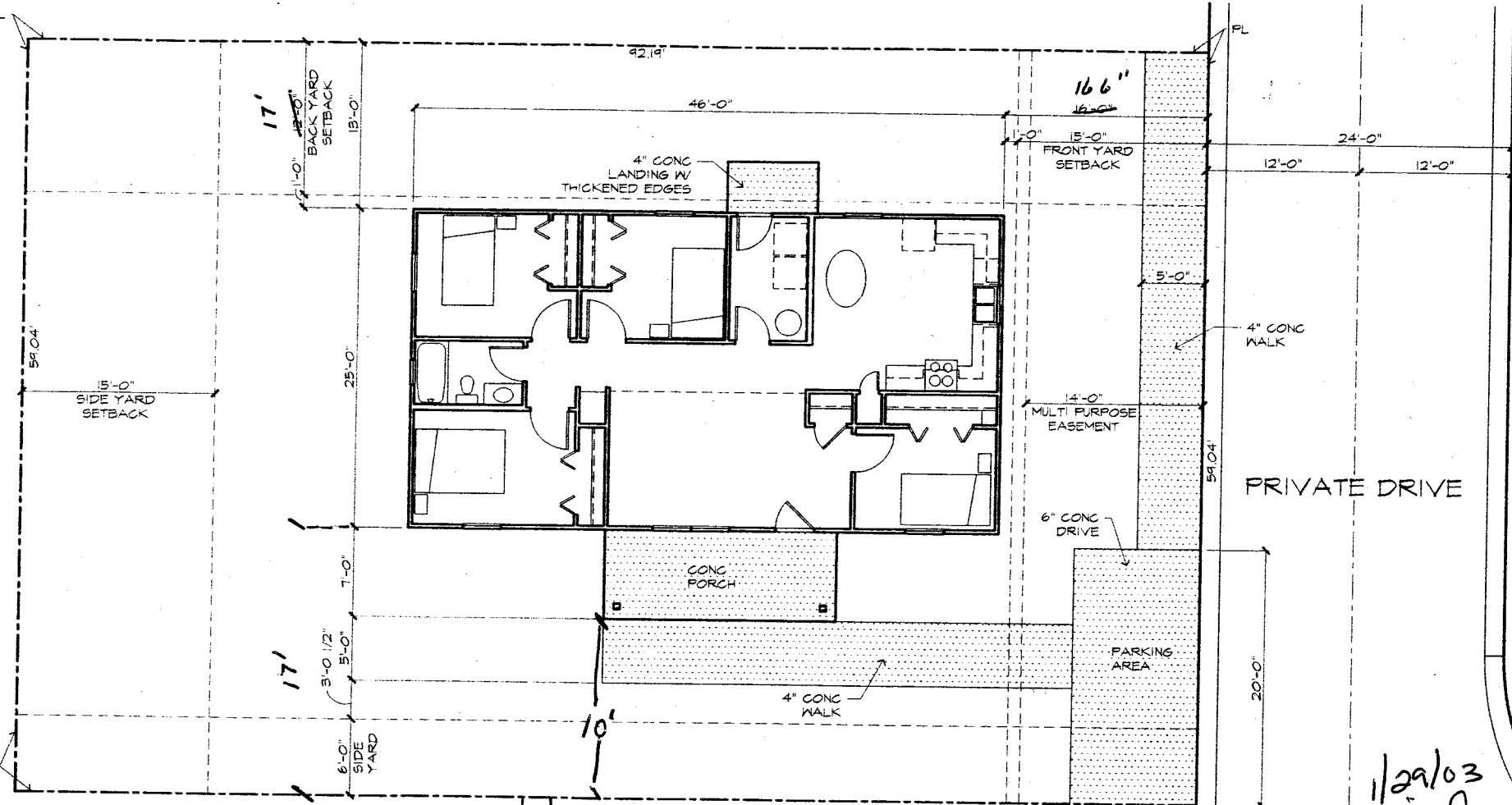
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Clare Dixon* 12/2/02
 ANY CHANGE IN SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE ARCHITECT'S
 RESPONSIBILITY IS TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRIVE OK
SH 12/2/02



ACCEPTED *Clare Libore* 12/2/02
 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.

DRIVE OK
EH 12/2/02

11/29/03
 Revised
 ACCEPTED *Clare Libore*
 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.