

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SF \$	292 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 85587



Your Bridge to a Better Community

ac

BLDG ADDRESS 2846 A KENNEDY SQ. FT. OF PROPOSED BLDGS/ADDITION 1,102

TAX SCHEDULE NO. 2943-073-00-089 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION ^(Future) Camelot GARDENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1,102

FILING BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Habitat For Humanity - Mesa County NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 4947 - 81502

(1) TELEPHONE 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 4947 - 81502 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 PLANNED Development Maximum coverage of lot by structures As per PLAN

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

Side 5' from PL, Rear 12' from PL Parking Req'mt As per PLAN

Maximum Height 32' Special Conditions PLAT will be recorded before Any other homes can be built.

CENSUS 60 TRAFFIC 30 ANNEX# _____

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 Robert Stratton Date 7-25-02

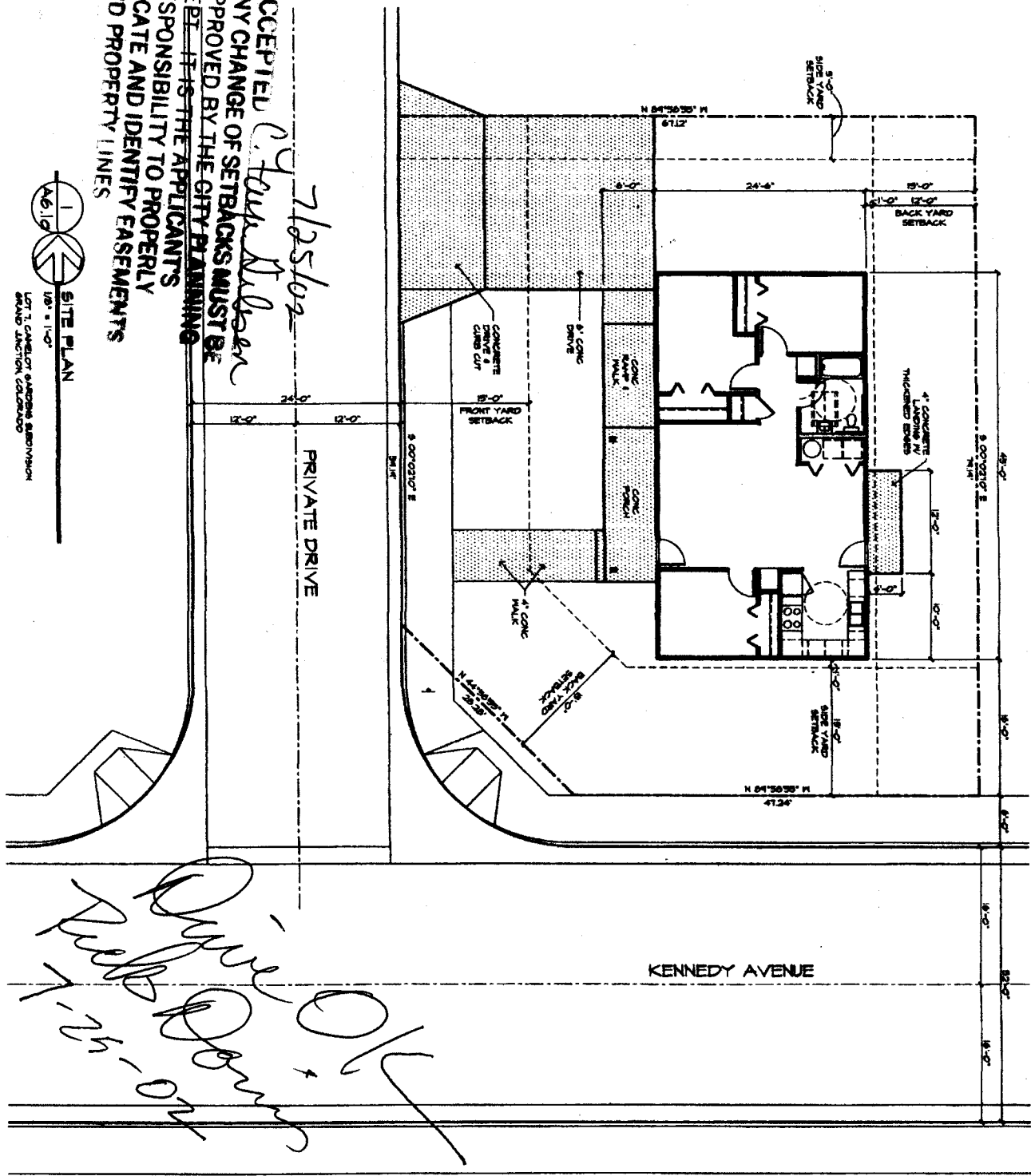
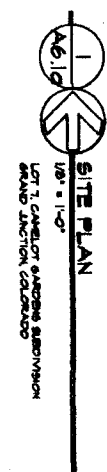
Department Approval Clare Gibson Date 7/25/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>TO BE PAID LATER PER JODIE</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/25/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

ACCEPTED *7/25/02*
of four plans
 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



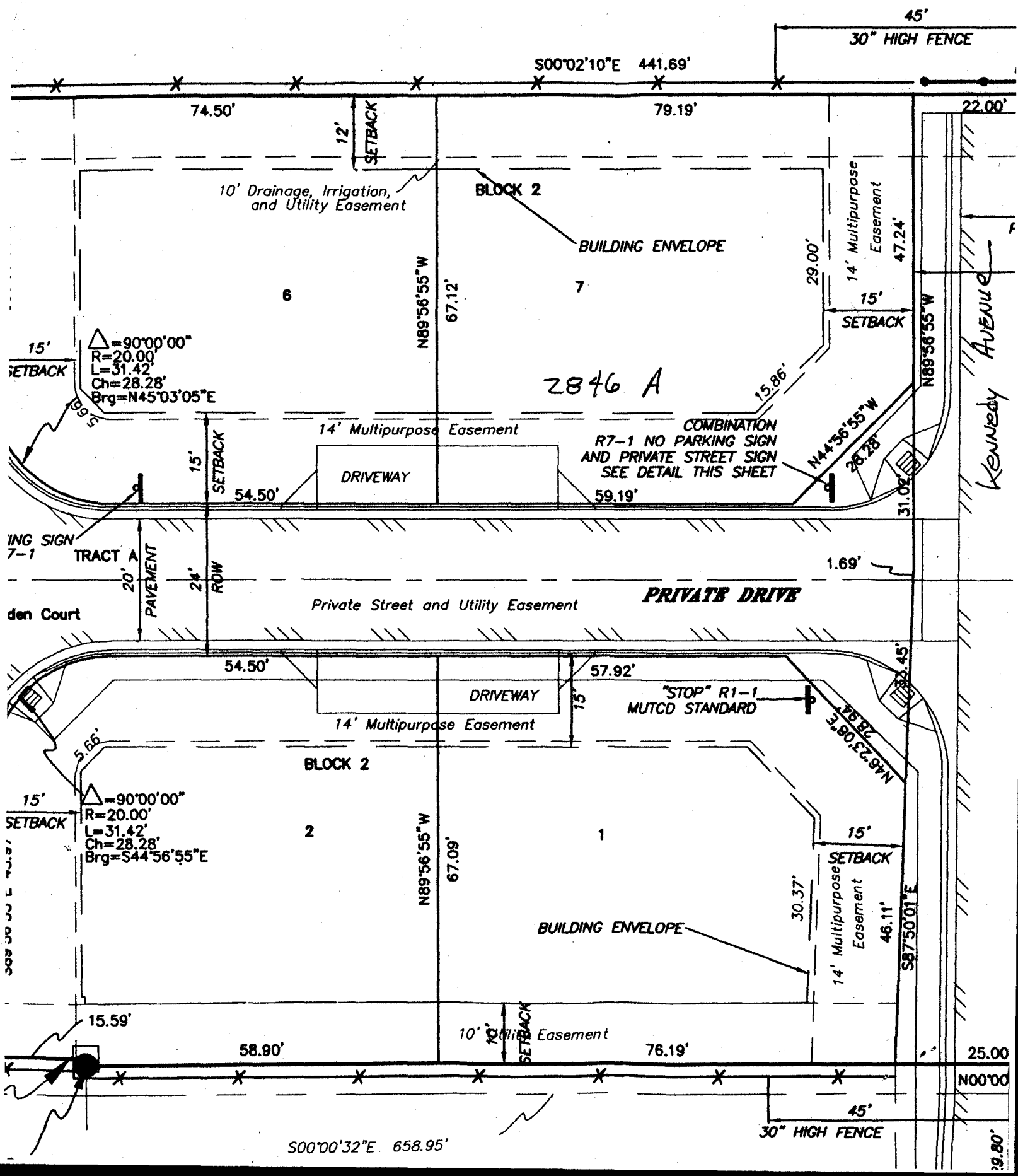
Private Drive
7-25-02

2846A KENNEDY
 Luby House
 ↑
 NORTH

AS.10

HABITAT FOR HUMANITY
 Residence Plan - Camelot Gardens Subdivisions
 Grand Junction, Colorado

ROBERT D. JENKINS/AIA
 ARCHITECT
 1800 North 9th, Suite 20
 GRAND JUNCTION, COLORADO 81501



45'
30" HIGH FENCE

S00°02'10"E 441.69'

74.50'

79.19'

22.00'

12'
SETBACK

10' Drainage, Irrigation,
and Utility Easement

BLOCK 2

BUILDING ENVELOPE

6

7

14' Multipurpose
Easement

15'
SETBACK

15'
SETBACK
△=90°00'00"
R=20.00'
L=31.42'
Ch=28.28'
Brg=N45°03'05"E

N89°56'55"W
67.12'

29.00'

15.86'

2846 A

14' Multipurpose Easement

DRIVEWAY

COMBINATION
R7-1 NO PARKING SIGN
AND PRIVATE STREET SIGN
SEE DETAIL THIS SHEET

N44°56'55"W
28.28'

N89°56'55"W
31.02'

Kennedy Avenue

ING SIGN
7-1

TRACT A

20'
PAVEMENT

24'
ROW

Private Street and Utility Easement

PRIVATE DRIVE

1.69'

den Court

54.50'

57.92'

14' Multipurpose Easement

DRIVEWAY

"STOP" R1-1
MUTCD STANDARD

BLOCK 2

2

1

BUILDING ENVELOPE

15'
SETBACK
14' Multipurpose
Easement

30.37'

15'
SETBACK
△=90°00'00"
R=20.00'
L=31.42'
Ch=28.28'
Brg=S44°56'55"E

N89°56'55"W
67.09'

N46°23'08"E
33.45'
S87°50'01"E

5.66'

10'
SETBACK
Easement

15.59'

58.90'

76.19'

25.00'

N00°00'

S00°00'32"E 658.95'

45'
30" HIGH FENCE

29.80'