

FEE \$	10
TCP \$	500
SIF \$	292

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

BLDG PERMIT NO. 86103



Your Bridge to a Better Community

BLDG ADDRESS 2846 B Kennedy Av SQ. FT. OF PROPOSED BLDGS/ADDITION 1053
 (PARENT #) TAX SCHEDULE NO. 2943-073-00-089 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION CAMELOT GARDENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1053
 FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Habitat For Humanity NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS PO Box 4947 USE OF EXISTING BUILDINGS Single Family Res
65 8/802
 (1) TELEPHONE 970-255-9850 DESCRIPTION OF WORK & INTENDED USE New Construction
OF HOUSE
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 45%
 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 See PLAN
 Maximum Height 32' Special Conditions See PLAN
 CENSUS 6 TRAFFIC 30 ANN# _____

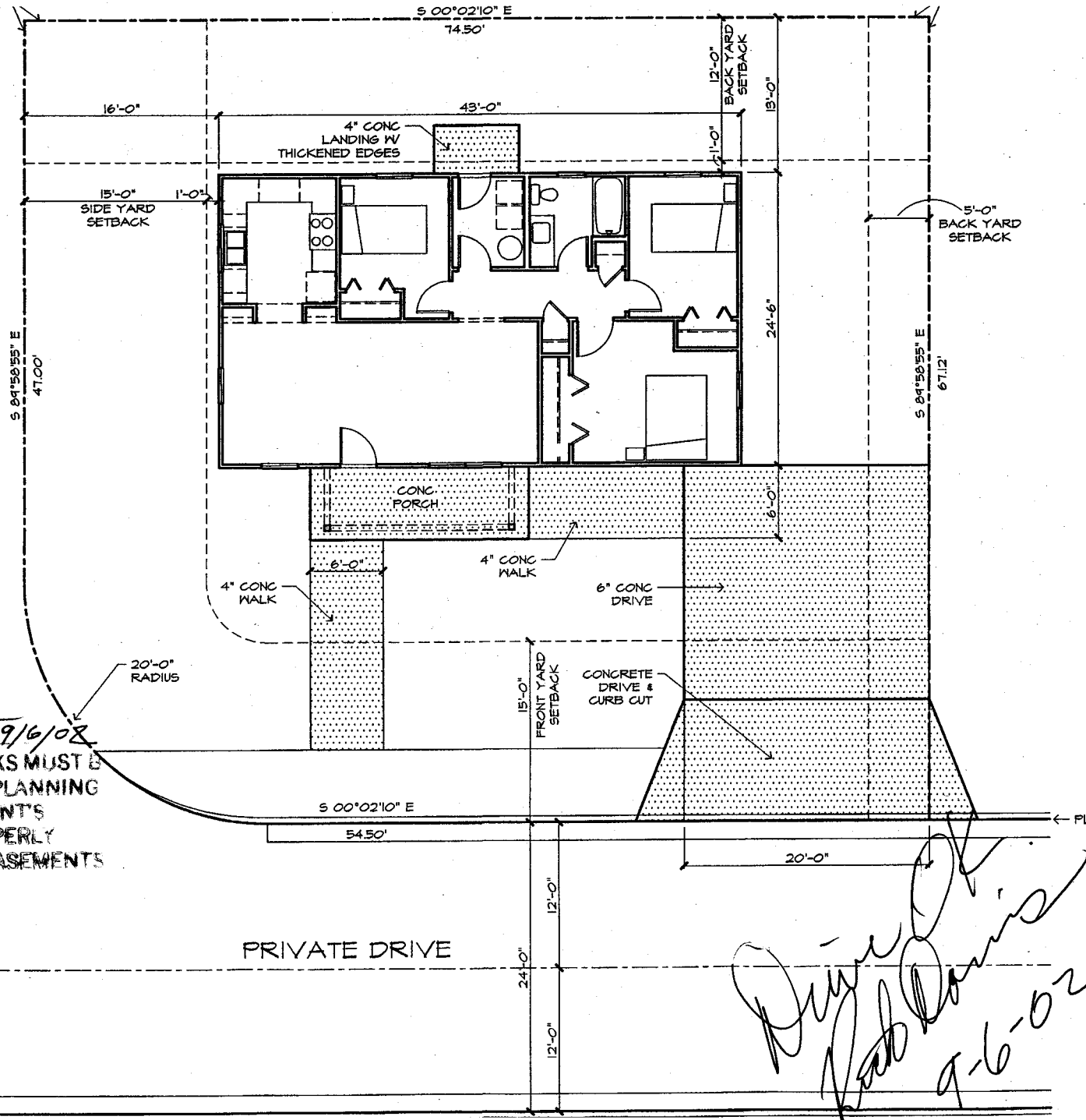
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

X Applicant Signature [Signature] Date 9/6/02
 Department Approval [Signature] Date 9/6/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15278</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/6/02</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 *[Signature]* 9/6/02
 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.

[Signature]
 9-6-02