

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

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

BLDG PERMIT NO. 89214



Your Bridge to a Better Community

BLDG ADDRESS 2844 B KENNEDY SQ. FT. OF PROPOSED BLDGS/ADDITION 1053  
 TAX SCHEDULE NO. 2943-073-135-006 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION CAMELOT GARDENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1053  
 FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER HABITAT FOR HUMANITY  
 OF MASSACHUSETTS  
 (1) ADDRESS PO BOX 447 - GJ - 81502 USE OF EXISTING BUILDINGS RESIDENCE  
 (1) TELEPHONE 255-9850 DESCRIPTION OF WORK & INTENDED USE BUILD ONE  
S.F. HOME  
 (2) APPLICANT HABITAT FOR HUMANITY TYPE OF HOME PROPOSED:  
 (2) ADDRESS PO BOX 447 - GJ - 81502  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_  
 (2) TELEPHONE 255-9850 B&B

**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' / 20' garage from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 15' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions per bldg env.  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Bob Struth Date 4-17-03  
 Department Approval At Dayleen Henderson Date 4-17-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15925</u>
Utility Accounting	<u>Jim Cole</u>		Date <u>4-17-03</u>

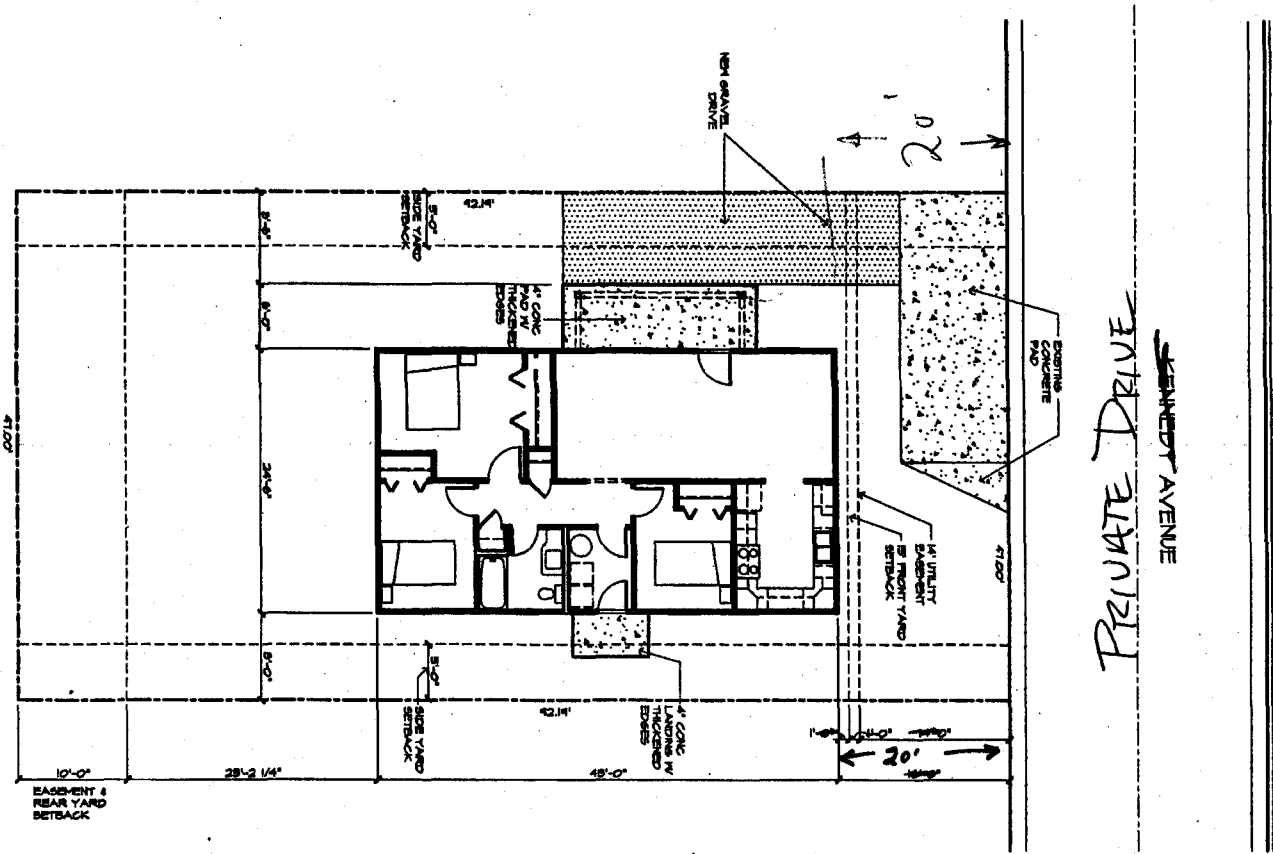
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

4-17-03  
 ACCEPTED *Gaylean Henderson*  
 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.

*Ok*  
*Quinn Dumb*  
*4-17-03*



1/8" = 1'-0"  
 SITE PLAN  
 LOT #4 BLOCK 2 CAMELOT GARDENS SUBDIVISION  
 GRAND JUNCTION, COLORADO



2943-073-35-006 2844 B KENNEDY

**A9.1a**  
 SHEET NUMBER

PROJECT NUMBER  
 DATE  
 DRAWN BY  
 CHECKED BY  
 REVISIONS

**HABITAT FOR HUMANITY**  
 Residence Plan - Camelot Gardens Subdivision  
 Lot #4, Block 2 Grand Junction, Colorado

**ROBERT D. JENKINS/AIA**  
 ARCHITECT

1000 North 9th Suite 36  
 GRAND JUNCTION, COLORADO 81501  
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