

FEE \$	10.00
TCP \$	1,500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2842A Kennedy  
 Parcel No. 2943-073-35-003  
 Subdivision Camelot Gardens  
 Filing \_\_\_\_\_ Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1200  
 Sq. Ft. of Lot / Parcel 5,300  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Habitat for Humanity  
 P.O. # 4947  
 Address 2842A Kennedy  
 City / State / Zip Grand Junction, CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Vernon Werth  
 Address 1154 Primrose LN  
 City / State / Zip Fruita, CO 81521  
 Telephone 970-858-0532

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>15' House</u> <u>20' Garage</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>C</u>	Driveway Location Approval <u>UW</u> (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 Vernon Werth Date 8/11/04  
 Department Approval NA / John Magan Date 8/13/04

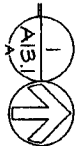
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17542</u>
Utility Accounting <u>Owner</u>	Date <u>8/17/04</u>		

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)

HABITAFH1317

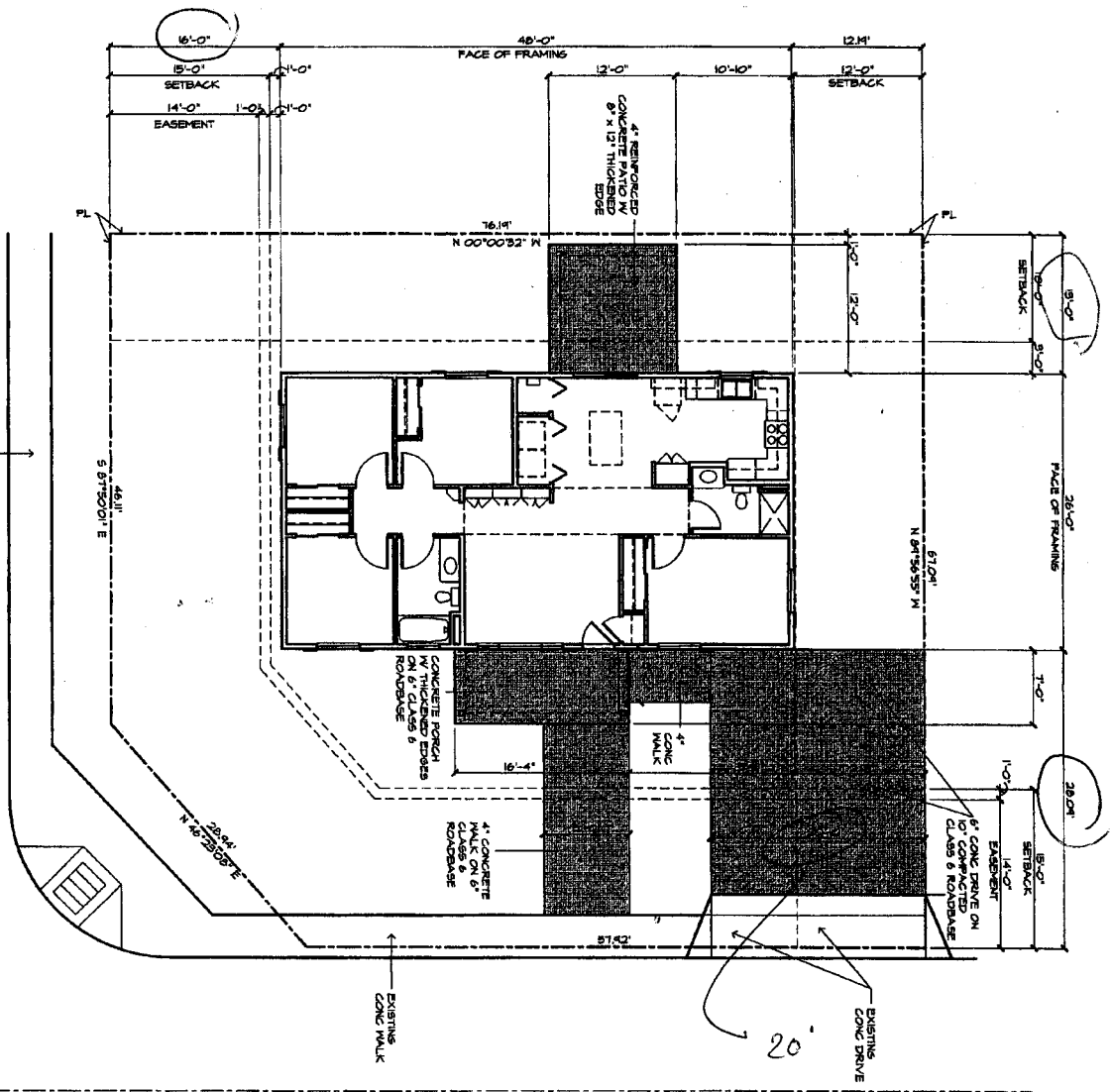
ACCEPTED *Wade Ward* 8/13/04  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

EXISTING CONC WALK  
AVENUE



SITE PLAN

LOT 1, BLOCK 2, CAMEROT GARRETS SUBDIVISION  
GRAND JUNCTION, COLORADO  
BUILDING DIMENSIONS ARE TO FACE OF STUD. NOT TO FACE OF CONC SLAB.  
SEE SHEET A131 FOR CONC SLAB AND STREET AIDS FOR FINISHING PLAN.



PRIVATE DRIVE

*drive on*  
*W*  
*8/11/04*

DRAWING NUMBER  
**A131**

PROJECT NUMBER  
0000

DATE  
08/13/04

DRAWN BY  
JRK

REVISIONS

**HABITAT FOR HUMANITY**  
Sonya Esparza Residence  
2842A Kennedy Grand Junction, Colorado

**ROBERT D. JENKINS/AIA**  
ARCHITECT

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