

FEE \$ 10.00
TCP \$ 1500.00
SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 2841-A KENNEDY AVEN No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-073-37-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1248
 Subdivision CAMELOT GARDENS Sq. Ft. of Lot / Parcel _____
 Filing 1 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0/1248
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name HABITAT FOR HUMANITY OF MESA
 Address P.O. BOX 4947
 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 DAVID L. WETHERELL
 Address 1364 HORSESHOE DR
 City/State/Zip FRUITA, CO 81521
 Telephone 858-3788

***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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>15'</u> <u>20' garage</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 _____	Driveway Location Approval <u>ML</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 David L. Wetherell Date 11-7-05

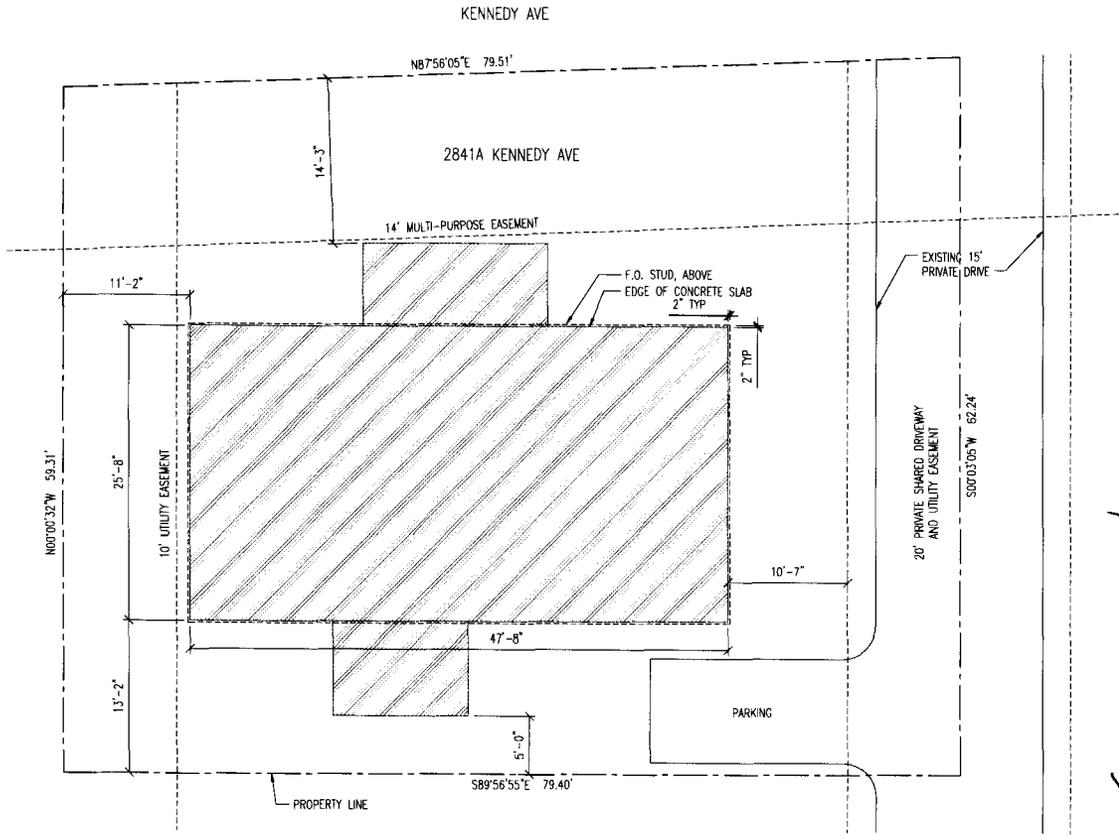
Department Approval St Gayleen Henderson Date 11-7-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18540</u>
Utility Accounting <u>D Overholt</u>	Date <u>11/7/05</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)

9/18

drive
OK
W
11/7/05



11-7-05
ACCEPTED
 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.

Gayleen Anderson

1 SITE PLAN
 A1-0 1/8"=1'-0"

HABITAT FOR HUMANITY

2841A KENNEDY AVE
 GRAND JUNCTION
 COLORADO

SITE PLAN

FOR CONSTRUCTION

REVISIONS	DATE

Date: 11/01/05
 Scale: 1/8"=1'-0"
 Drawn by: PFI
 Sheet #: