

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 2845 A Kennedy
2845 B Kennedy
 Parcel No. 2943-073-37-004
 Subdivision Camelot Gardens
 Filing _____ Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1144
 Sq. Ft. of Lot / Parcel 5,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Habitat for Humanity
 Address PO Box 4947
 City / State / Zip GS, CO, 81502

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name David Lane
 Address 433 High Pointe Circle
 City / State / Zip GS, 81503
 Telephone 640 2917

*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 PD Maximum coverage of lot by structures 45%
 SETBACKS: Front 15' house from property line (PL)
20' garage from property line (PL)
 Side 20' property line from PL Rear 12' from PL
5' detention pond
 Maximum Height of Structure(s) 32'
 Voting District C Driveway Location Approval _____
 (Engineer's Initials) per bldg envelope

Permanent Foundation Required: YES NO _____
 Parking Requirement 2
 Special Conditions _____

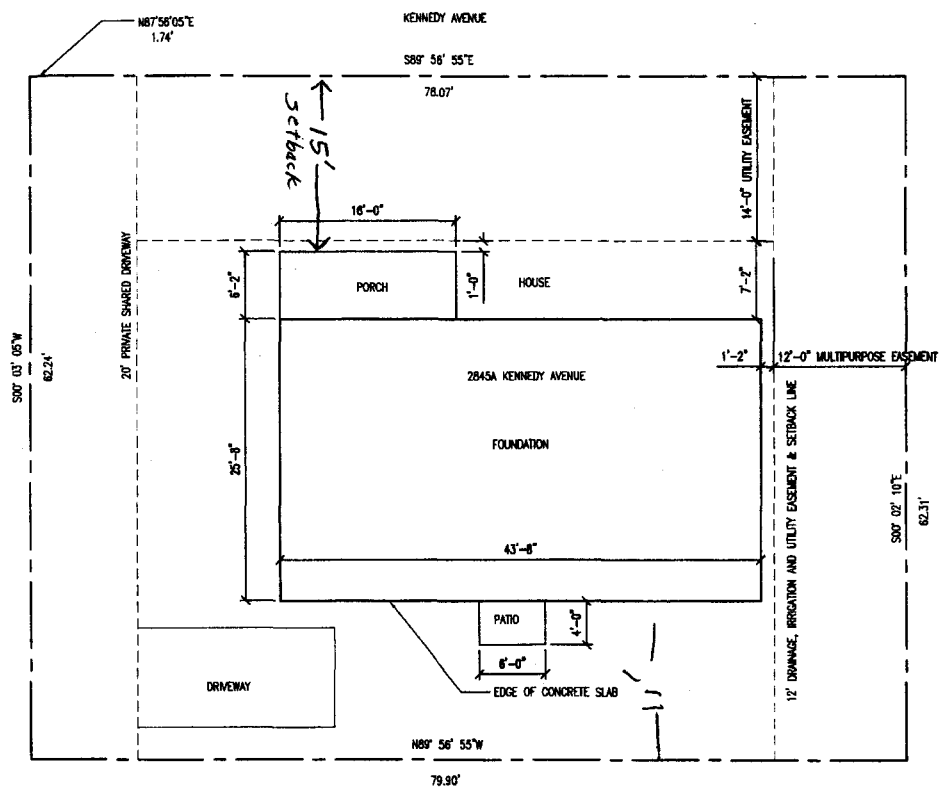
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 9-26-05
 Department Approval [Signature] Date 9/27/05

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 18438
 Utility Accounting [Signature] Date 9/27/05

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)



drive
in
9/27/05

116

HABITAT FOR HUMANITY
2845A KENNEDY GRAND JUNCTION COLORADO

FOR CONSTRUCTION

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

ACCEPTED *Clay Hall* 9/27/05
 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.

Date: 09/02/05
 Scale: 1/8"=1'-0"
 Drawn by: EIDM
 Sheet #:

A1-0