

FEE \$ 10.⁰⁰/₁
 TCP \$ 1539.⁰⁰/₁
 SIF \$ 460.⁰⁰/₁

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

BLDG PERMIT NO. _____

Building Address 2848C Kennedy Ave, G.J
 Parcel No. 2943-073-00-095
 Subdivision Camelot Gardens II
 Filing 2 Block _____ Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1082
 Sq. Ft. of Lot / Parcel 5291 Sq Ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1178
 Height of Proposed Structure 14' ±

OWNER INFORMATION:

Name Habitat for Humanity
 Address 225 N. 5th St, Suite 200
 City / State / Zip Grand Jct, CO 81501

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

APPLICANT INFORMATION:

Name Habitat for Humanity
 Address Same
 City / State / Zip _____
 Telephone 970-255-9850 260-4881

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>yes</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>C</u>	Driveway Location Approval <u>RAD</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 [Signature] Date 12-12-06
 Department Approval [Signature] Date 12/15/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19789</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/15/06</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)

2848C Kennedy Avenue, Grand Junction
 Lot 8, Camelot Gardens II Subdivision

S 0°03'03"E 68.01'

10.0' DRAINAGE EASEMENT

Lot 8

5.0' DRAINAGE ESMT

23°

44.0'

One story House
 1082 sq ft

24.5'

5.0' DRAINAGE ESMT

Lot 7

N 89°56'11"E 84.41'

Lot 10

N 90°00'E 81.68'

6.0'

6°

PATIO
 16°

12/15/06
Judith A. Pa...

DEVELOPER'S RESPONSIBILITY TO LOCATE AND MARK UTILITIES AND PROPERTY LINES

Concrete Drive
 27' WIDE MAX

UTILITY EASEMENT

Zoning RMF 8
 Front setback 20.0'
 Rear setback 10.0'
 Side yard 5.0'

19° Utility Esmt

7.80'

N 04°06'39"E 34.15'

Lot 9

10.0'

N 04°06'39"E 33.42'

Private Street 20'

David Ok...
12-13-06



Scale 1"=10'

Title: 2848C Kennedy Ave, Grand Jct	
Author:	
Date: Dec 12, 2006	Sheet: 1
Revision:	