

FEE \$ 10.00  
 TCP \$ 1589.00  
 SIF \$ 460.00

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

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

Building Address 2847-D Kennedy Ave  
 Parcel No. 2943-073-38-003  
 Subdivision Camelot  
 Filing II Block \_\_\_\_\_ Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1092  
 Sq. Ft. of Lot / Parcel 5110  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 1593  
 Height of Proposed Structure ~ 16'

**OWNER INFORMATION:**

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

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

**APPLICANT INFORMATION:**

Name Darwin L. Scott  
 Address P.O. Box 4947  
 City / State / Zip Grand Junction, CO 81502  
 Telephone (970) 255-9850 cell 237-0507

\*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>R-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>1</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>C</u> Driveway Location Approval _____ (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 Darwin L. Scott Date 7-19-07  
 Department Approval Justin Koppman Wendy Spier Date 7/19/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>20495</u>
Utility Accounting <u>Walter Kover</u>	Date <u>7/26/07</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)

63.49'

Parcel 2943-073-38-003

10' Drainage Easement

House Foot Print

20' Drainage Easement

Lot 3

Lot 4

75.05'

Porch

6'x13'

Concrete

5.49'

Wanda Spurr

Concrete Patio

42'

26'

18'

Driveway

20'

23.10'

85.16'

← N

2847 D

~~2849~~ D

Kennedy Ave.

Drive OK  
7/19/07

Asphalt Private Street

(No Scale)