

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 2848D Kennedy Ave, G.J. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-073-00-095 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1144
 Subdivision Camelot Gardens II Subdivision Sq. Ft. of Lot / Parcel 5808
 Filing _____ Block _____ Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1500 ±
 Height of Proposed Structure 16'

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 225 N 5th St. Suite 200
 City / State / Zip Grand Jct, CO 81501
 Telephone 970-255-9850

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Agent - Dennis Johnson
970-260-4881

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>35</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>+</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>A</u> Driveway Location Approval _____ <small>(Engineer's Initials)</small>	

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 12-28-06
 Department Approval [Signature] Date 1/04/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19907</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-4-07</u>

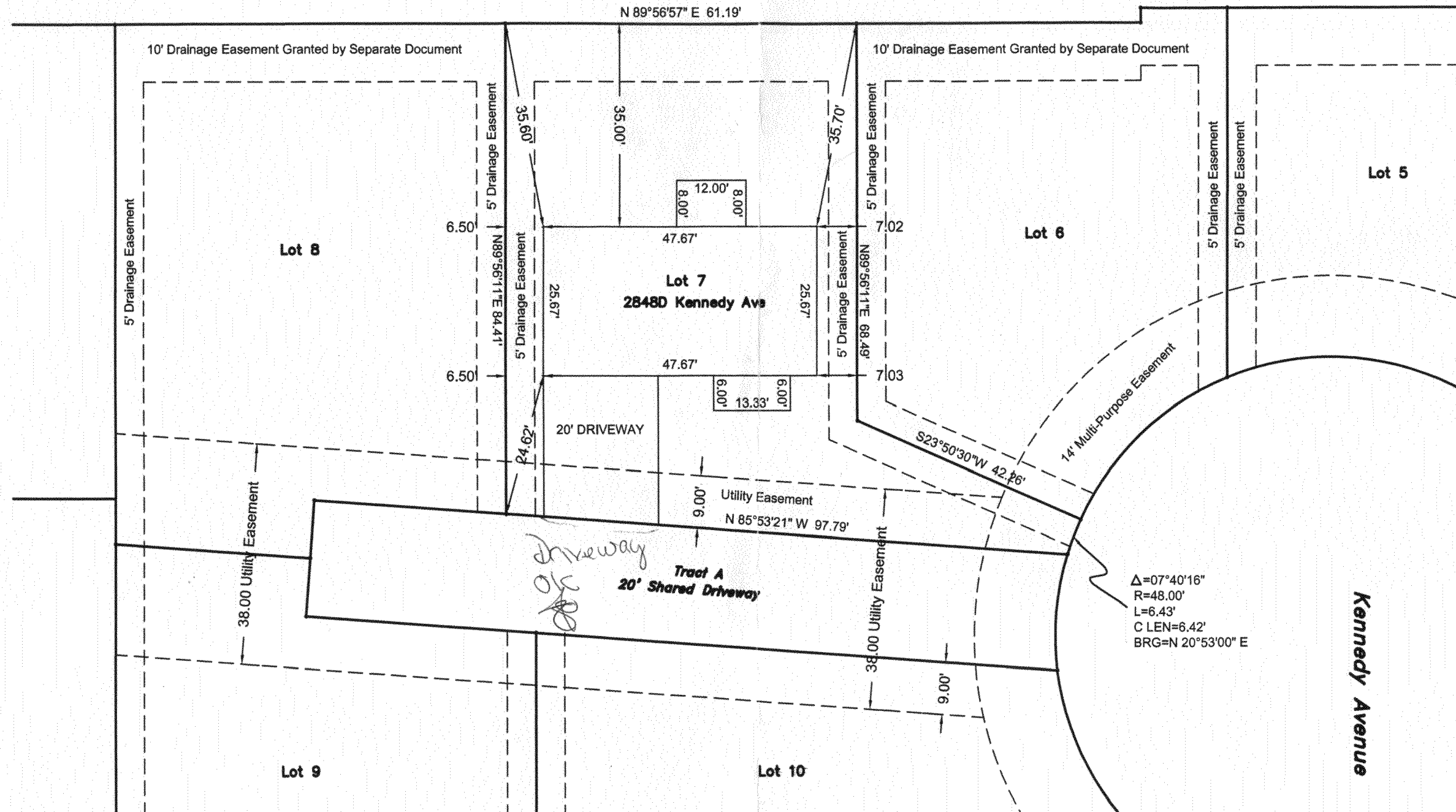
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 ANY
 APPEALS
 DEPT.
 RESP.
 LOCAL
 AND P.

Gayleen Henderson
 ALL DOCUMENTS MUST BE
 FILED WITH THE CITY PLANNING
 DEPARTMENT TO BE PROPERLY
 IDENTIFIED EASEMENTS
 AND EASEMENTS.



SCALE: 1"=20'



DATE

12-27-06

SCALE

1" = 20'

2848D KENNEDY AVE.
 GRAND JUNCTION, CO



PO Box 4947 • Grand Junction, Colorado 81502-4947
 225 N. 5th St., Suite 200 • Grand Junction, Colorado 81501
 www.hfhmesa.org

CAMELOT GARDENS II
 SUBDIVISION
 SITEPLAN

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