

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

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

BLDG PERMIT NO. _____

PH

Building Address 2847 C
~~2847 DE~~ Kennedy Ave
 Parcel No. 2943-073-38-004
 Subdivision Camelot Gardens II
 Filing II Block _____ Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1092
 Sq. Ft. of Lot / Parcel # 4574
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0, 1593 ft²
 Height of Proposed Structure ~16'

OWNER INFORMATION:

Name Habitat for Humanity
 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 234-0507

***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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District C Driveway Location Approval sid _____
 (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 8/6/07
 Department Approval [Signature] Date 8/6/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20525</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>8/7/07</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)

