

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. PA

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 ft<sup>2</sup>  
 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 <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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL	Rear <u>10'</u> from PL	Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>
Voting District <u>C</u>	Driveway Location Approval <u>did</u> <small>(Engineer's Initials)</small>	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 8/6/07

Department Approval [Signature] Date 8/6/07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20525

Utility Accounting [Signature] Date 8/7/07

S00°03'03"E 208.31'

10' Drainage Easement

19.05'

House Footprint

Lot 5

Lot 3

42'

26'

ACCEPTED

*[Handwritten signature]*  
8/16/07

BY CHANGE OF SETBACKS AND  
REVISIONS TO THE PLAT ALONG  
WITH THE ENDORSEMENT TO  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EXISTING  
AND PROPERTY, N/A.

10' Drainage Easement

6'

10.31'

75.05'

6'x13.8" Porch

Front of House

Shared  
Driveway  
OK

Exact location of Porch - TBD  
Location will be on front of house.

30'

10' Drainage  
& Utility  
Easement

Kennedy Ave

Lot 4 (No Scale)

2847 C Kennedy Ave.

N ←

Tract R

500'03'03" E 208.31'

10' Drainage Easement

19.05'

10-30-07  
Gayle Hardin

BACKS MUST BE  
PLANNING  
MENTS  
PROPERLY  
EASEMENTS

Lot 5

House Footprint

26'

42'

Slab only  
8'x12'

ACCEPTED 8/14/04  
8/16/04  
NO CHANGE IF SE...  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY...  
PROPERTY LINE

10' Drainage Easement

6'

6'x13'-8"

10.31'

75.05'

Lot 3

Shared  
Driveway  
OK

6'x13'-8" Porch

Front of House

11'-4"

Exact location of porch - TBD  
Location will be on front of house.

30'

20'

18'

Lot 4 (No Scale)

2847 C Kennedy Ave.

Kennedy Ave

10' Drainage  
& Utility  
Easement

N ←

Tract R

Driveway