

FEE \$	10-
TCP \$	1589-
SIF \$	460-

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

BLDG PERMIT NO. _____

Building Address 2847 B Kennedy Ave.
 Parcel No. 2943-073-38-002
 Subdivision Camelot Gardens II
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1088
 Sq. Ft. of Lot / Parcel 4609
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1624
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Habitat for Humanity, Mesa County
 Address 225 N. 5th St.
 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 ~~Dave~~ Habitat for Humanity
 Address PO Box 4947
 City / State / Zip Grand Junction, CO 81502
 Telephone (970) 234-0507 Darwin Scott

***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 _____
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 <u>Patio / Porch in easement/ setbacks; must be uncovered</u>
Voting District <u>C</u> Driveway Location Approval <u>PD</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 Darwin R. Scott Date 12-12-07

Department Approval PD Paul Henneluck Date 12/14/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20821</u>
Utility Accounting <u>Dottie Kruener</u>	Date <u>12/19/07</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)

61.34'

Lot 2 → N

↑
10'
easement
↓

↑
10'
↓

← 23.34' →

2847 B Kennedy Ave.

← 20'
Drainage
Easement →

Concrete Patio
8' x 12'
slab only

← 6' →

69.52'

79.4'

Porch 6' x 13'-4"

↓ 1.52' ↑

Driveway
18' x 20'

← 5'-
easement →

25.52'

↑
9' easement
↓

Drive OK
Pet Runge

Tract B
Shared Driveway

Lot - 1

12-19-07

ACCEPTED *PD Paul Hornbach*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

Lot 3