

Planning \$	Drainage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>FP-2005-279</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2848-B Kennedy Ave TAX SCHEDULE NO. 2943-073-38-010
 SUBDIVISION Camelot Gardens SQ. FT. OF EXISTING BLDG(S) none
 FILING II BLK - LOT 10 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 8'x28'
 OWNER HABITAI FOR HUMANITY OF GRAND MULTI-FAMILY:
 ADDRESS 225 N. 5th ST SUITE 200 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP GRAND JUNCTION CO 81501 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 APPLICANT AJ JOHNSON USE OF ALL EXISTING BLDG(S) vacant
 ADDRESS PO Box 4947 DESCRIPTION OF WORK & INTENDED USE: place a
 CITY/STATE/ZIP Grand Junction CO 81501 Construction (Temporary) trailer
 TELEPHONE 970-2559858 (electrical service only)
 Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RMF-8</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>N/A</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>within subdivision area</u> SPECIAL CONDITIONS: <u>*(no water/sewer service to trailer)</u>
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Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

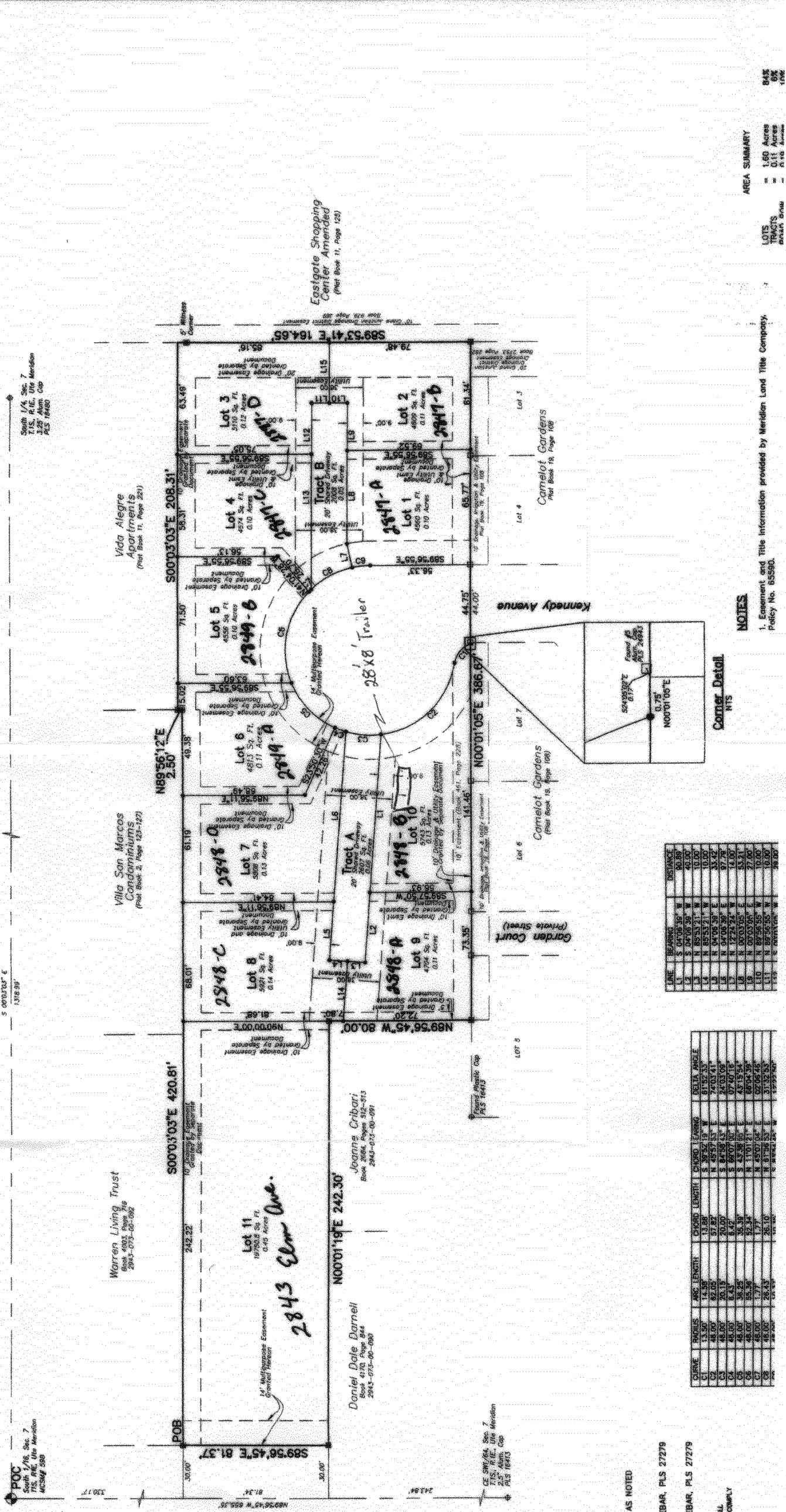
Applicant's Signature [Signature] DIRECTOR Date 5/31/07
 Department Approval [Signature] Date 5/31/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water-no sewer</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/31/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CAMELOT GARDENS II SUBDIVISION



LINE	BEARINGS	DISTANCE
L1	S 04°05'30" W	90.80'
L2	S 04°05'30" W	40.00'
L3	N 85°53'21" W	10.00'
L4	N 85°53'21" W	10.00'
L5	N 04°06'59" E	33.42'
L6	N 04°06'59" E	97.79'
L7	N 12°24'24" W	6.00'
L8	N 00°03'05" E	53.21'
L9	N 89°56'55" W	27.90'
L10	N 89°56'55" W	10.00'
L11	N 89°56'55" W	10.00'
L12	N 89°56'55" W	38.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.50'	14.58'	13.88'	S 29°54'19" W	61°57'53"
C2	48.00'	62.05'	57.87'	N 45°57'53" E	74°03'41"
C3	48.00'	20.19'	20.00'	S 84°58'43" E	21°03'00"
C4	48.00'	6.43'	6.42'	S 89°07'00" E	07°40'16"
C5	48.00'	36.25'	36.39'	S 43°39'20" E	43°13'54"
C6	48.00'	59.39'	59.34'	N 11°01'21" E	68°04'39"
C7	48.00'	17.77'	17.77'	N 45°01'28" E	92°08'45"
C8	48.00'	28.43'	28.10'	N 81°36'25" E	31°32'53"
C9	48.00'	106.24'	106.24'	N 04°06'28" E	175°59'48"

ALL TO COMPLY

REBAR, PLS 27279

REBAR, PLS 27279

AS NOTED

NOTES
1. Easement and Title Information provided by Meridian Land Title Company. Policy No. 65590.

AREA SUMMARY
= 1.60 Acres
= 0.11 Acres
= 0.15 Acres

South 1/4, Sec. 7
T15, R12, 11th Meridian
2.57' Altum CD
PLS 18460

POC
South 1/16, Sec. 7
T15, R12, 11th Meridian
4024'g 586

CE SHY 1/16, Sec. 7
T15, R12, 11th Meridian
2.57' Altum CD
PLS 18413