

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 2849 A^o B Kennedy Ave No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-073-38-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1248
 Subdivision Camelot Gardens Sq. Ft. of Lot / Parcel 4556
 Filing II Block _____ Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:
 Name Habitat for Humanity
 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 Darwin Scott
 Address P.O. Box 4947
 City / State / Zip Grand Junction, CO 81502
 Telephone (619) 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>10</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>0</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	_____

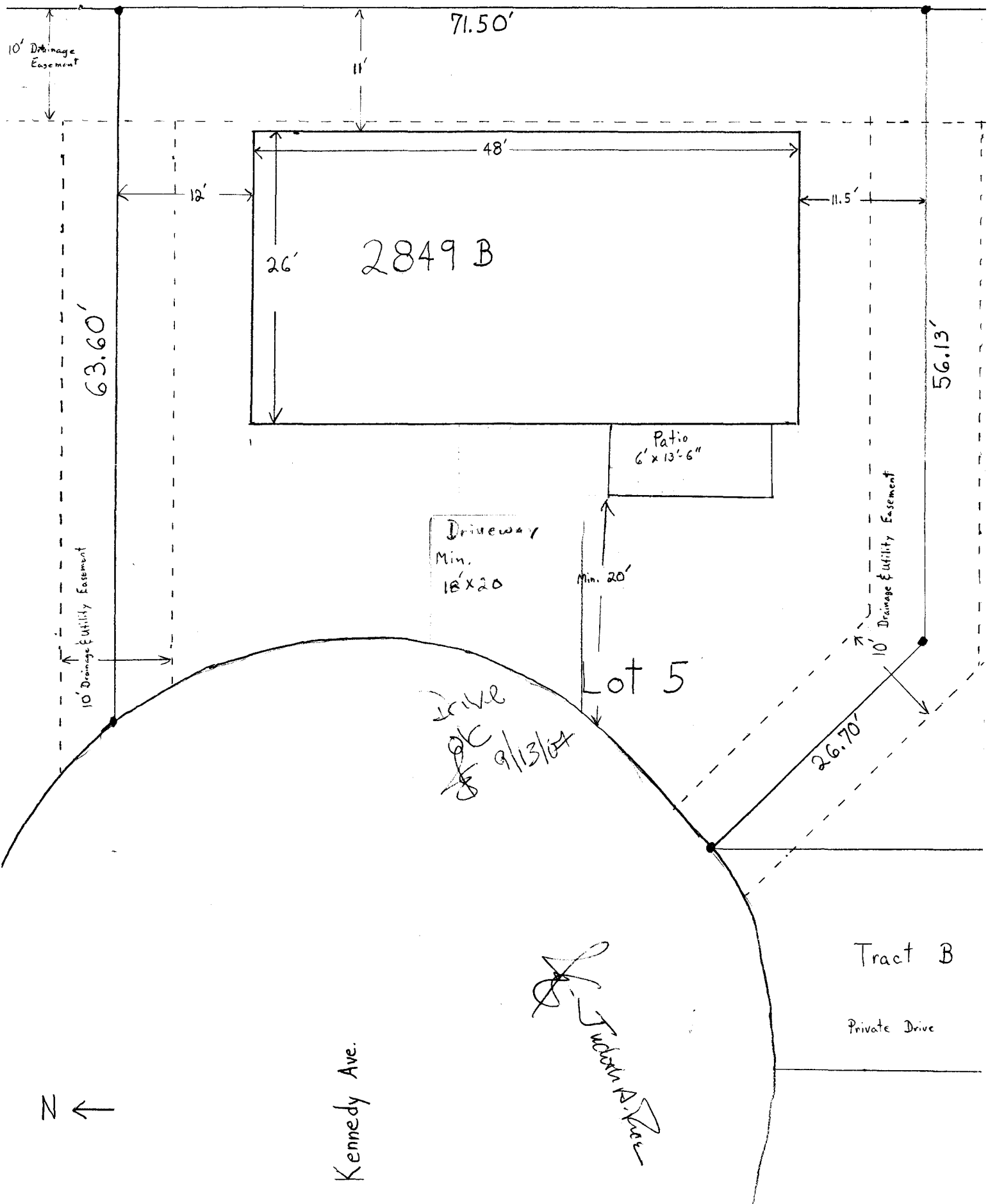
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 9/12/07
 Department Approval [Signature] Date 9/13/07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>20622</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/17/07</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)



71.50'

10' Drainage Easement

11'

48'

12'

11.5'

26'

2849 B

63.60'

56.13'

Patio
6' x 13'-6"

Driveway
Min.
18' x 20'

Min. 20'

10' Drainage & Utility Easement

10' Drainage & Utility Easement

Lot 5

Drive
OK
9/13/04

26.70'

Tract B

Private Drive

Kennedy Ave.

Judith A. Rose

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