

FEE, \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

JK

Building Address 2848 A Kennedy Ave
 Parcel No. 2943-073-38-009
 Subdivision Camelot Gardens II
 Filing II Block _____ Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1092.
 Sq. Ft. of Lot / Parcel 4704
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1267.8 26%
 Height of Proposed Structure ~15'

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 Scott
 Address 225 N. 5th st., Suite 200
 City / State / Zip Grand Junction, CO 81501

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

Telephone (970) 234-0507

PAID
 NOV 12 2008

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	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>all lots on shared drives must</u>		
Voting District <u>C</u>	Driveway Location Approval <u>PD</u> (Engineer's Initials)	<u>access off shared drive</u> <u>No Flood Plain Certificate Required</u>	

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 L. Scott Date 10/23/08
 Department Approval PO Crocke Date 10/30/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21267</u>
Utility Accounting <u>UBensley</u>	Date <u>11/4/08</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)

Lot 8

Lot 7

Private Drive

Lot 10

Lot 9

PD 11-4-08

ACCEPTED C. Moller

ACCEPTED SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS WITH PROPERTY LINES.

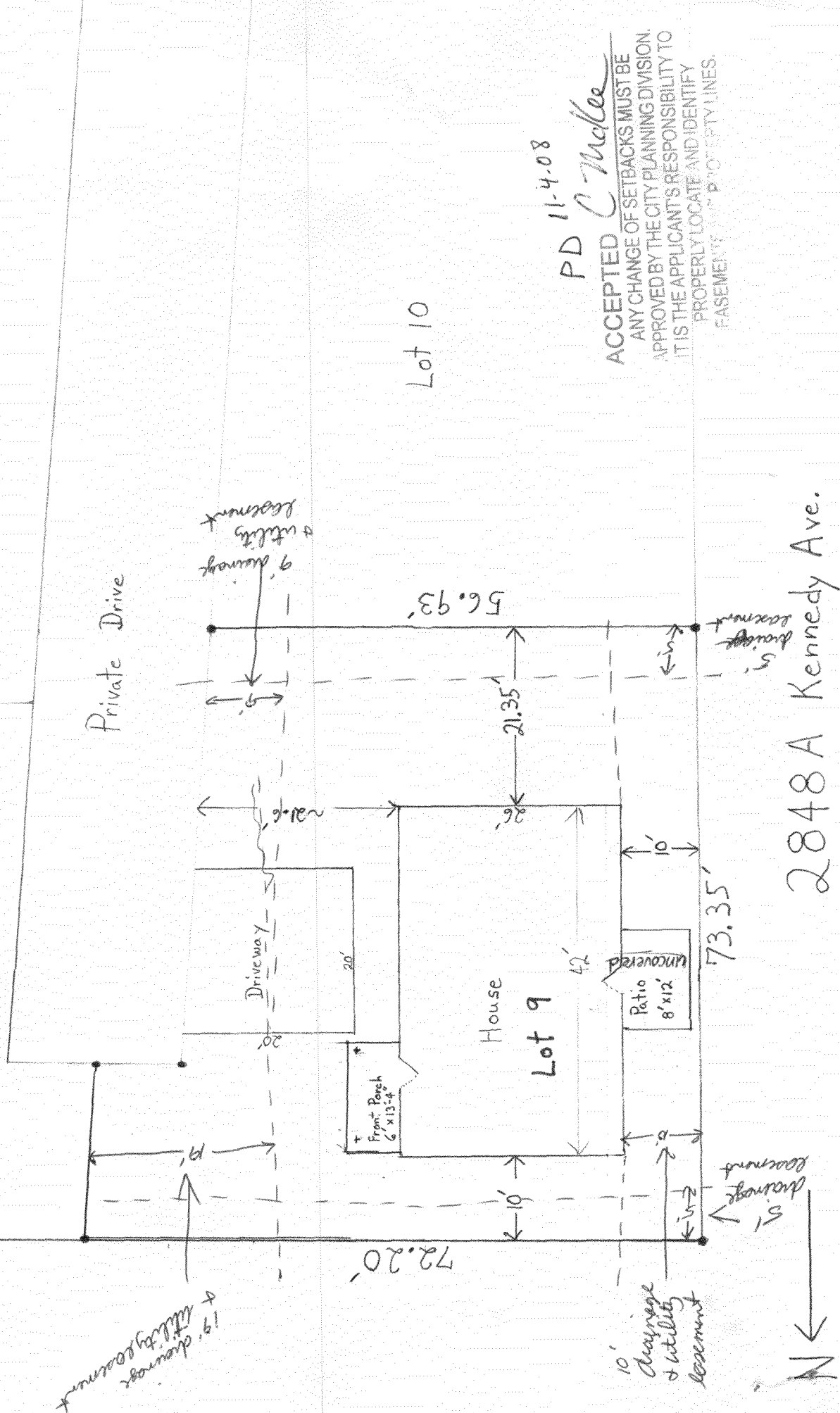
19' drainage & utility easement

9' drainage & utility easement

10' drainage & utility easement

5' drainage easement

5' drainage easement



2848 A Kennedy Ave.

Camelot Gardens II