

FEE \$	10 ⁰⁰
TCP \$	254 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2848 B Kennedy Ave
 Parcel No. 2943-073-38-010
 Subdivision Camelot Gardens II
 Filing II Block _____ Lot 10

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1242
 Sq. Ft. of Lot / Parcel 5742.6 Sq. Ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1900 Sq. Ft. 33%
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name Habitat for Humanity of Mesa County
 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 **JAN 20 2009 RB**
 Address 225 N. 5th St., Suite 200
 City / State / Zip Grand Junction, CO 81501
 Telephone (970) 23A-0507

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Energy Star Certified

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 PLANNING 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	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>C</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	Special Conditions _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 1/15/09
 Planning Approval [Signature] Date 1/20/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21321</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/20/09</u>	

Private Drive
TRACT A

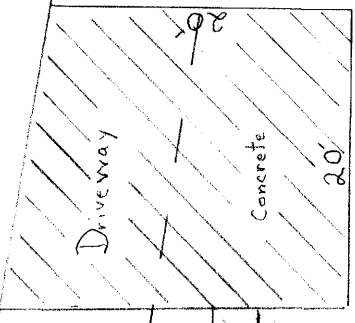
See Drawing 1/2/09

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Lot 9
(2848 A)

56.93'

10' Drainage & Utility Easement



9' Irrigation Easement

Lot 10

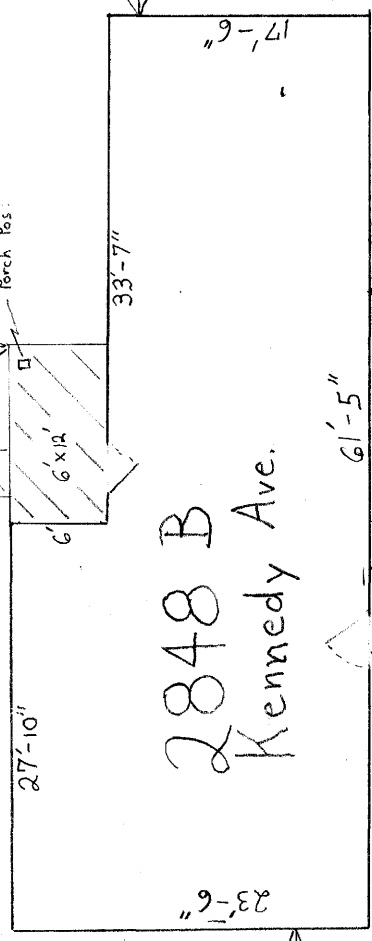
~51'

14' Multipurpose Easement

Sidewalk

10' Drainage & Utility Easement

Mailboxes



2848 B
Kennedy Ave.

61'-5"

141.46'

Camelot Gardens II