

PCR-2011-121

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

~~Deferred Fees~~
PLANNING CLEARANCE

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

BLDG PERMIT NO. 10-02046
 Zoning Approval

~~FEES DEFERRED~~

Building Address 3045 Donna Roberts Ln.
 Parcel No. 2943-212-04-001 8/504
 Subdivision John H. Hoffman
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1092
 Sq. Ft. of Lot / Parcel 5856.7 5857.84
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1666
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Habitat for Humanity of Mesa County
 Address 225 N. 5th St, Suite 200
 City / State / 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 Same - (Darwin Scott)
 Address _____
 City / State / _____
 Telephone (970) 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 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 <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>20</u>
Voting District <u>E</u> Driveway Location Approval <u>PO</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 Darwin L. Scott Date 8/12/10
 Planning Approval PO Lydia Reynolds Date 8/13/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21741</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-16-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

79.16'

ACCEPTED PD *[Signature]*

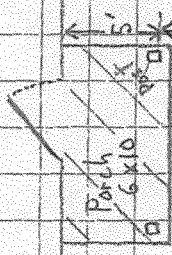
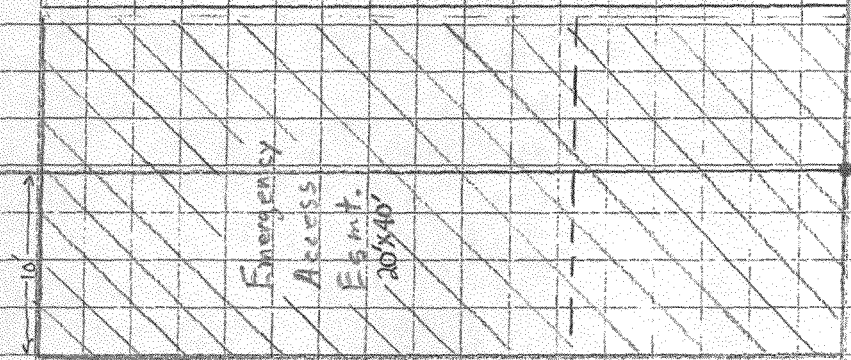
ANY CHANGE OF USE BACK MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

23'

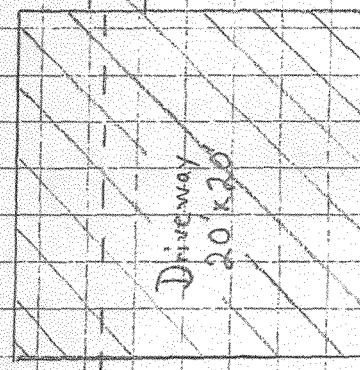
3045 Donna Roberts Lane
26' x 42'

16.16'

20'



Walkway



Driveway
20' x 20'

4' Multipurpose Easement

25'

lot

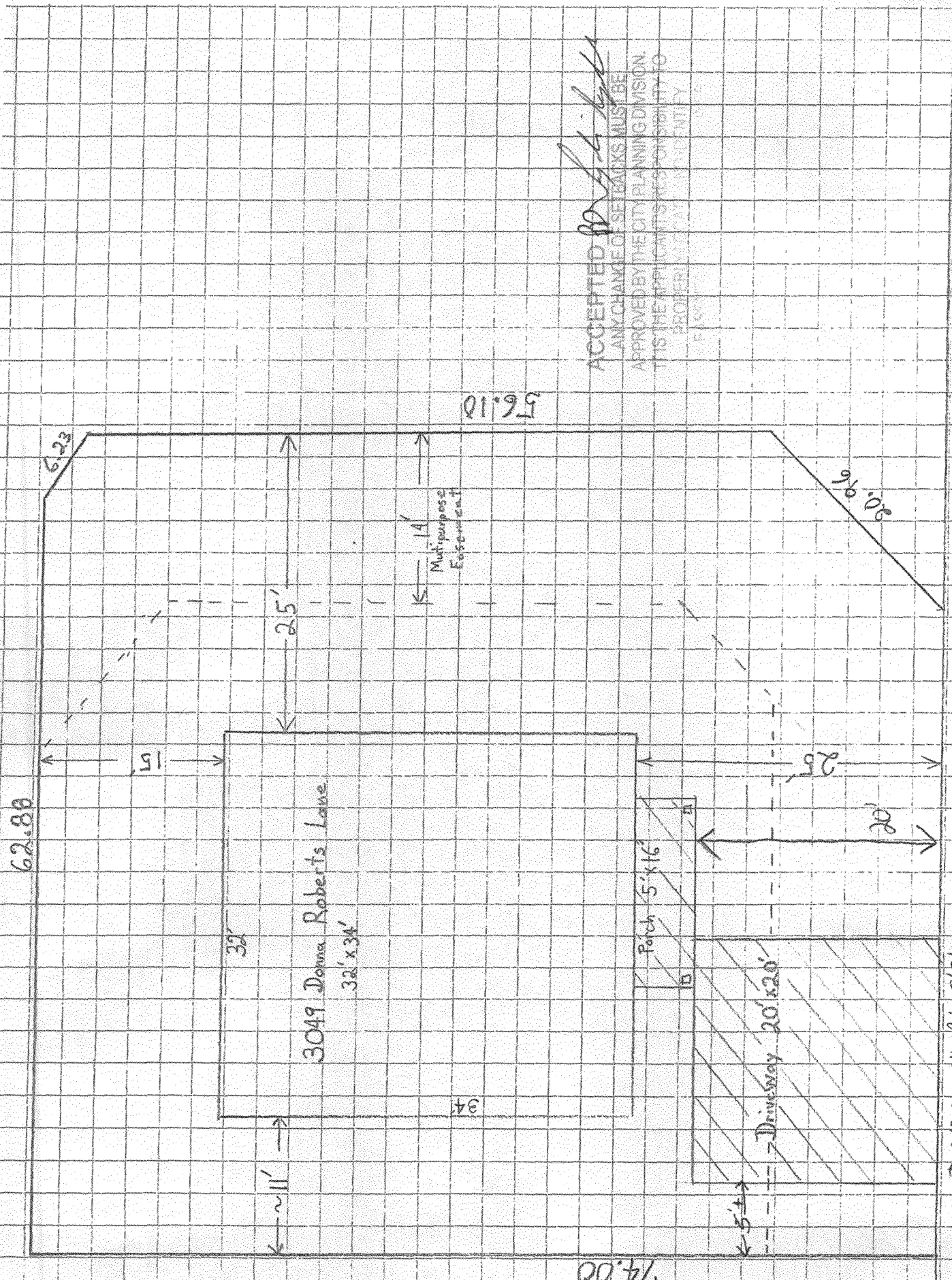
Driveway OK Per 8/12/10

N

3045 Donna

Roberts Lane
Lot-

74.00'



ACCEPTED *Donna Roberts*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY MAINTAIN PROPERTY.
 ELS

3049 Donna Roberts Lane
 Donna Roberts
 Driveway ok Pub 8/13/10

74.00

56.10

Multi-Purpose Easement

3049 Donna Roberts Lane
 32' x 34'

Patch 5' x 16'

Driveway 20' x 20'

Driveway ok Pub 8/13/10

3049

N