

FEE \$: 10<sup>00</sup>  
 TCP \$ 2554<sup>00</sup>  
 SIF \$ 460<sup>00</sup>

**PLANNING CLEARANCE**

BLDG PERMIT NO. \_\_\_\_\_

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

**PAID** Zoning Approval

**FEES DEFERRED**

JAN 25 2011

PCR-2011-584  
 Building Address 3047 Donna Roberts  
 Parcel No. 2943-212-04-002  
 Subdivision John H. Hoffman  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot ZAC

No. of Existing Bldgs AP No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1088  
 Sq. Ft. of Lot / Parcel 4800.4  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1662  
 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 Darwin Scott  
 Address Same  
 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>	Permanent Foundation Required: YES <u>X</u> NO _____	Floodplain Certificate Required: YES _____ NO <u>X</u>
SETBACKS: Front <u>20</u> from property line (PL)	Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>	Special Conditions _____
Maximum Height of Structure(s) <u>40'</u>	Voting District <u>E</u> Driveway Location Approval <u>PO</u> (Engineer's Initials)		

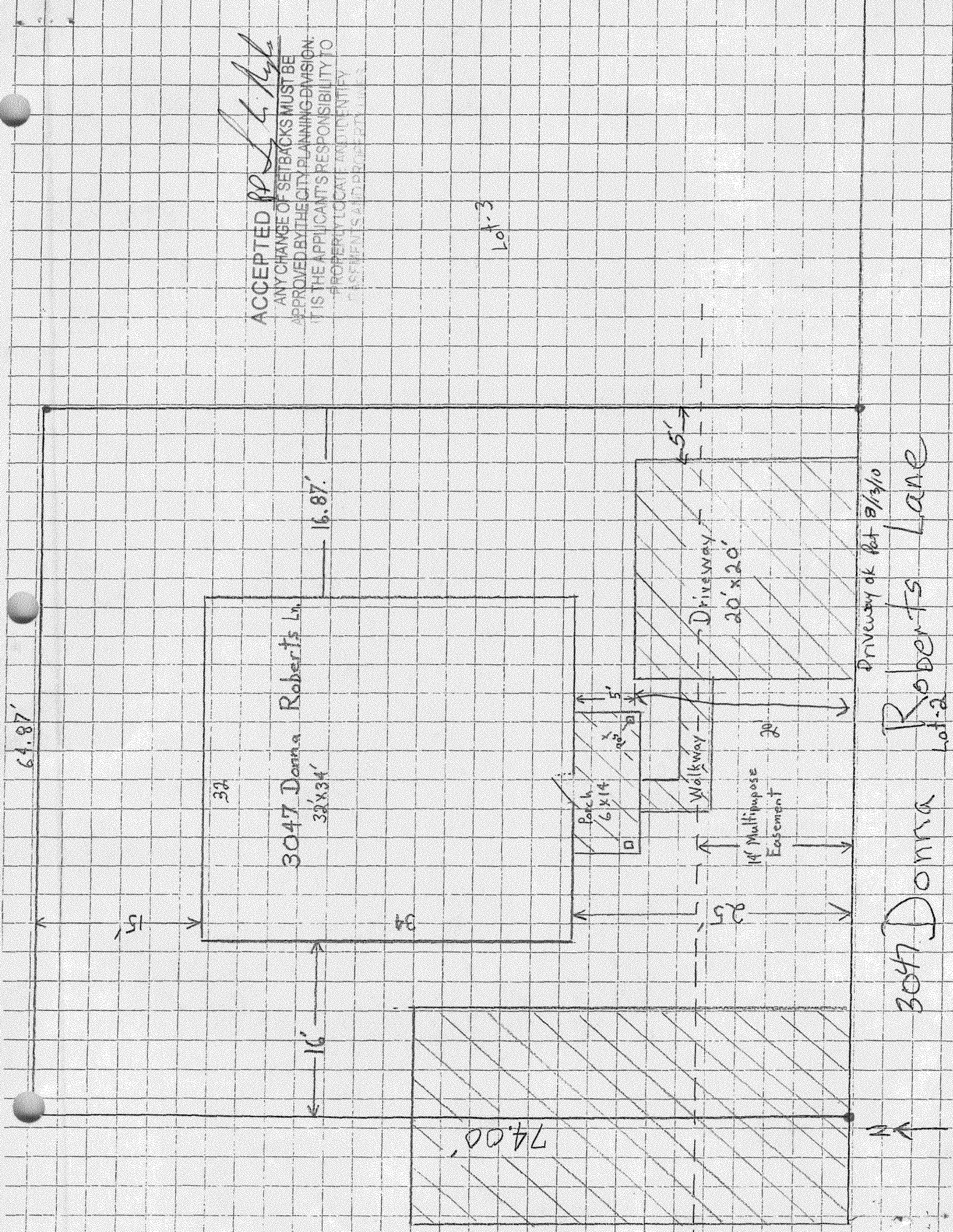
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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  NO  W/O No. 21742  
 Utility Accounting Daniel Arner Date 8-16-10

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)



61.87'

15'

32

3047 Donna Roberts Ln.

32' x 34'

16'

16.87'

32

74.00'

Porch  
6' x 4'

5'

Walkway

14' Multipurpose  
Easement

25'

Driveway  
20' x 20'

5'

Driveway ok per 8/3/10

3047 Donna  
Lot 2

Roberts Lane



ACCEPTED *[Signature]*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE EASEMENTS,  
 EASEMENTS AND PROPERTY

Lot-3