

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. _____

Zoning Approval

FEES DEFERRED

Building Address 3049 Donna Roberts Ln
Parcel No. 2943-212-04-003
Subdivision John H Hoffman
Filing _____ Block _____ Lot 3

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1088
Sq. Ft. of Lot / Parcel 4935.7
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)
 Addition for Remodel Addition
Other (please specify): _____

APPLICANT INFORMATION:

Name Darwin L. Scott
Address (Same)
City / State / _____
Telephone (970) 234-0567

***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>2</u>		
Voting District <u>E</u> Driveway Location Approval <u>PO</u>	Special Conditions _____		
(Engineer's Initials)			

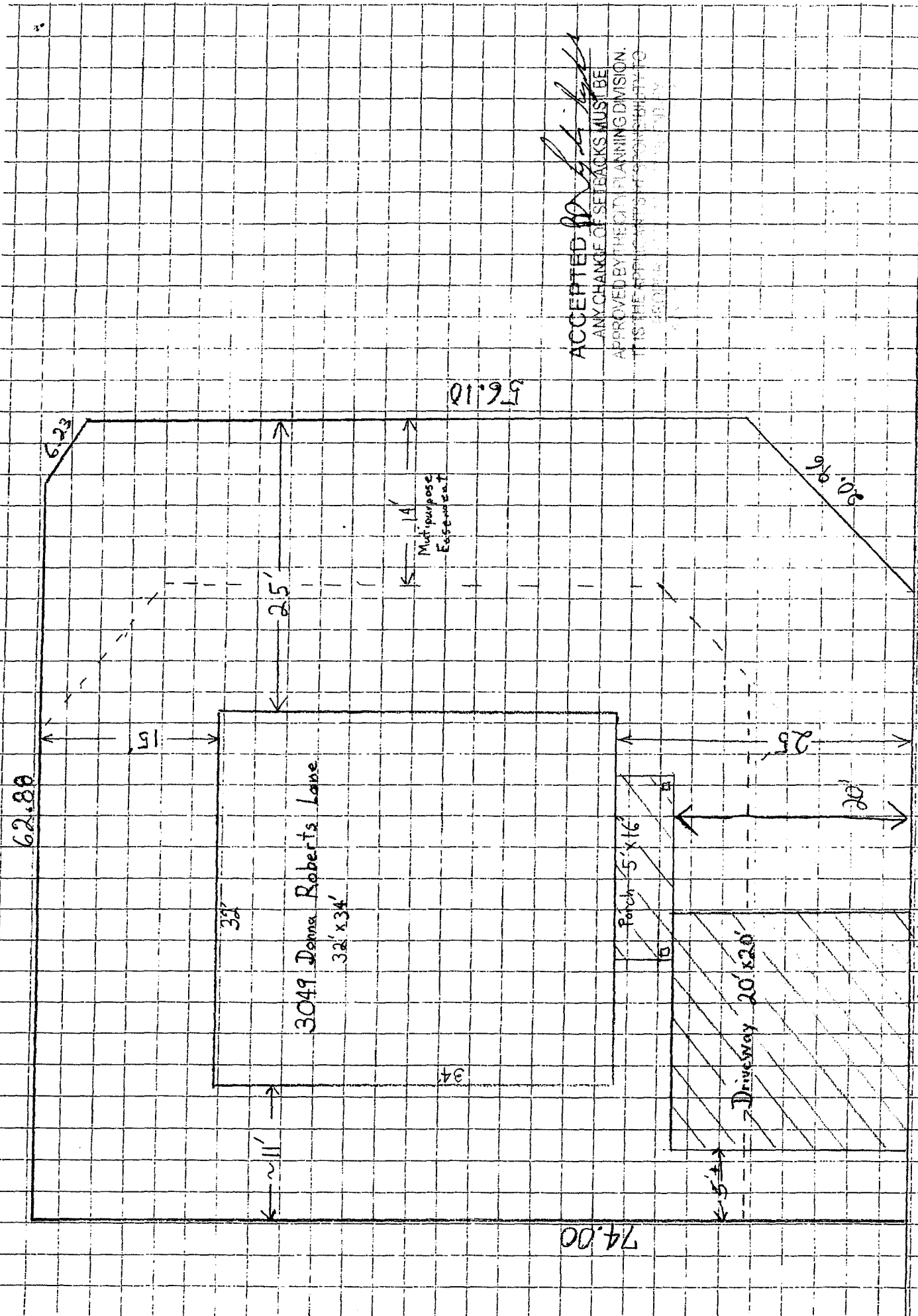
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Taylor Regier Date 8/13/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21739</u>
Utility Accounting <u>Patricia Gower</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)



ACCEPTED *DA [Signature]*
 AN EXCHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 VERIFY THE EXISTING SETBACKS.

3049 Donna Roberts Lane

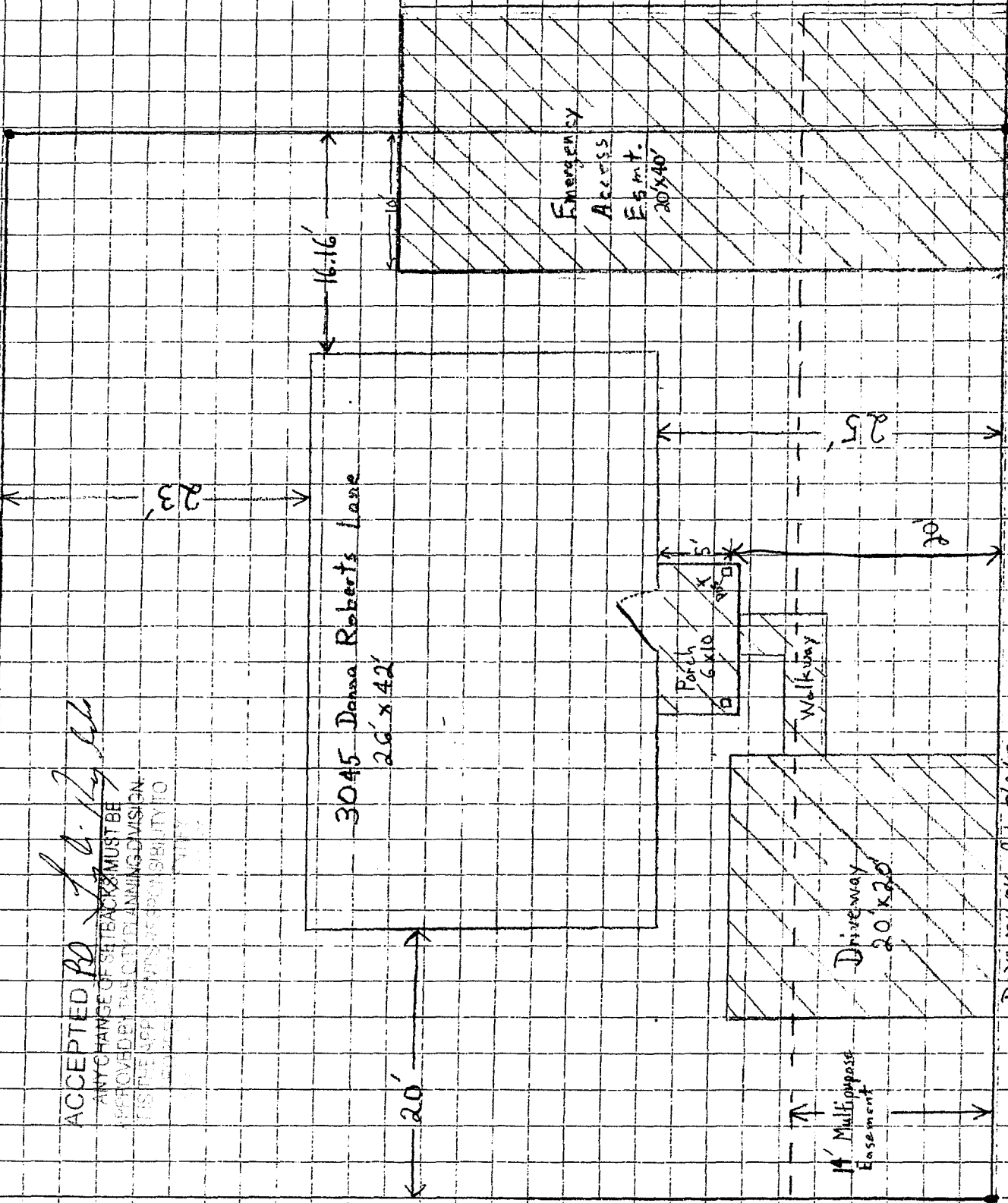
Driveway OK Pat 8/15/10

3049 Donna Roberts Lane

79.16'

ACCEPTED FOR [Signature]
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. THE APPLICANT'S RESPONSIBILITY TO [Signature]

74.00'



3045 Donna Roberts Lane
26' x 42'

Emergency Access
E. 5 ft.
20' x 40'

Porch
6' x 10'

Walkway

Driveway
20' x 30'

4' Multi-Use Easement

Driveway OK per 8/15/10

3045 Donna
Roberts Lane
Lot-1

