

FEE \$ 10-
 TCP \$ 1589-
 SIF \$ 460-

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

BLDG PERMIT NO. _____

Building Address 2664 I Rd
 Parcel No. 2701-234-00-552
 Subdivision Garfield Estates
 Filing 1 Block 1 Lot 26

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2076
 Sq. Ft. of Lot / Parcel 8872
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2798
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Davidson Homes at Garfield Estates
 Address P.O. Box 9233
 City / State / Zip Grand Jct, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Steve Vaytilla
 Address P.O. Box 9233
 City / State / Zip Grand Jct, CO 81501
 Telephone 234-2000

***TYPE OF HOME PROPOSED:**

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

NOTES: New Home

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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District B Driveway Location Approval PD _____
 (Engineer's Initials)

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 Steve Vaytilla Date 11/12/07
 Department Approval PD Judson Pica Date 1-16-08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20845</u>
Utility Accounting	Date <u>1-16-08</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)

SITE PLAN

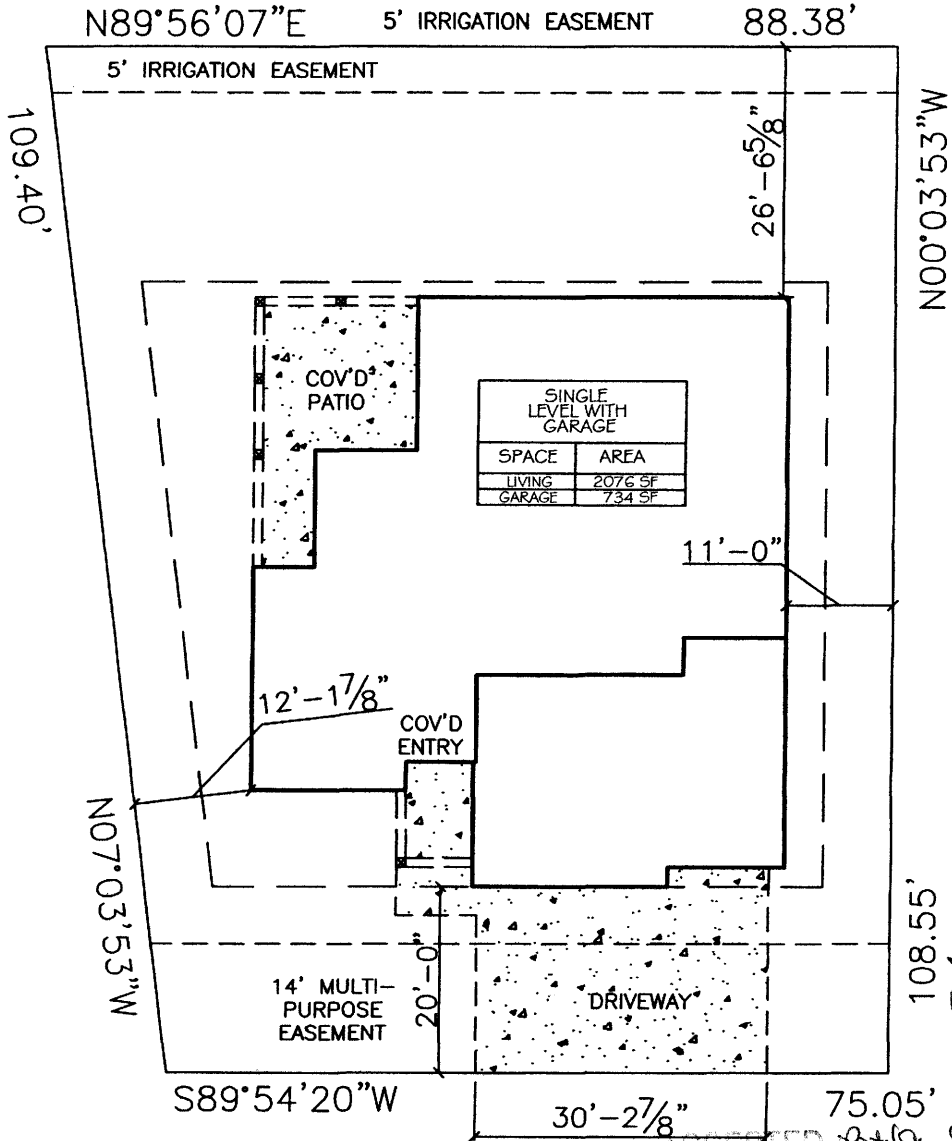
DAVIDSON HOMES

GARFIELD ESTATES

2664 I ROAD

GRAND JUNCTION, MESA COUNTY, COLORADO

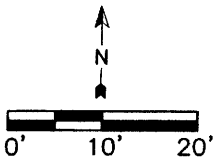
TAX ID 2701-234-00-552 LOT 26 BLOCK 1



Driveway Of PD 11/13/07

1-16-08
Teddy Price

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
PROPOSED TO CITY PLANNING
DEPARTMENT FOR APPROVAL
EQUIPMENT MUST BE PROPERLY
LOCATED AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



BLOCK 1
LOT 26
8872 SQ.FT.

I ROAD

RMF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

SITE PLAN

SCALE: 1" = 20'-0"

ACTION ELECTRIC	7174
TOPS/GAS	2071133
TOPS/MASTER	2071134
PRECISION CONSTRUCTION	2070879

11/17/2007 11:25:00 AM