

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

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

BLDG PERMIT NO. _____

Building Address 2666 I Rd
2701-234-04-027
Parcel No. 2701-234-00-552
Subdivision Garfield Estates
Filing 1 Block 1 Lot 27

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2514
Sq. Ft. of Lot / Parcel 15692
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3134
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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>B</u>	Driveway Location Approval _____ (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 3/11/08
Department Approval PH Jackson A. [Signature] Date 4/22/08

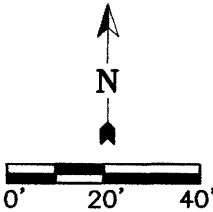
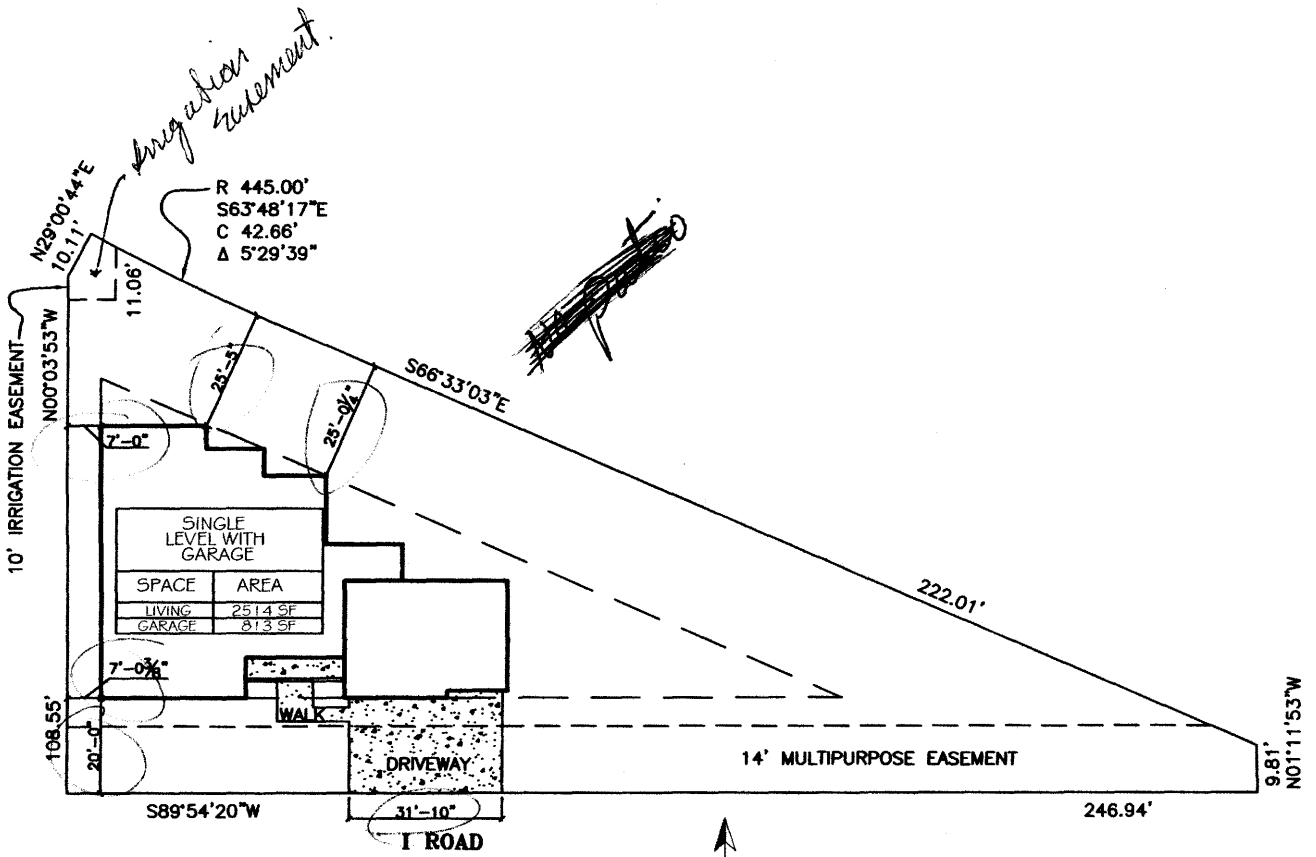
Additional water and/or sewer tap fee(s) are required: YES / NO	W/O No. <u>20989</u>
Utility Accounting <u>C Benseley</u>	Date <u>4/22/08</u>

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
2666 I ROAD

GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2701-234-00-552 LOT 27 BLOCK 1



BLOCK 1
LOT 27
15692 SQ.FT.

ACCEPTED PH Jacobs A.T. [Signature]

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

RSF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

SITE PLAN
SCALE: 1" = 40'-0"

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

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