

FEE \$ -	10 ⁰²
TCP \$	2554 ⁰⁰
SIF \$	440 ⁰²

~~DEFERRED~~

BLDG PERMIT NO. _____

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

FEES DEFERRED

Building Address 910 Kami Circle
 Parcel No. 2701-234-05-006
 Subdivision Garfield Estates
 Filing _____ Block 2 Lot 6

No. of Existing Bldgs 0 No. Proposed _____
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2701
 Sq. Ft. of Lot / Parcel 8,001
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 8
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Davidson Homes @ Garfield Est
 Address P.O. Box 3200
 City / State / Zip Grand Jct, CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dan McKee
 Address P.O. Box 3200
 City / State / Zip Grand Jct, CO 81502
 Telephone 243-3355

***TYPE OF HOME PROPOSED:**

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

NOTES: New Home
within the 60 dB AIRPORT noise contour

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 _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certification Required Yes _____ No <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District <u>B</u> Driveway Location Approval <u>RD</u> (Engineer's Initials)	Special Conditions _____
	<u>APR 28 2010</u>

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).

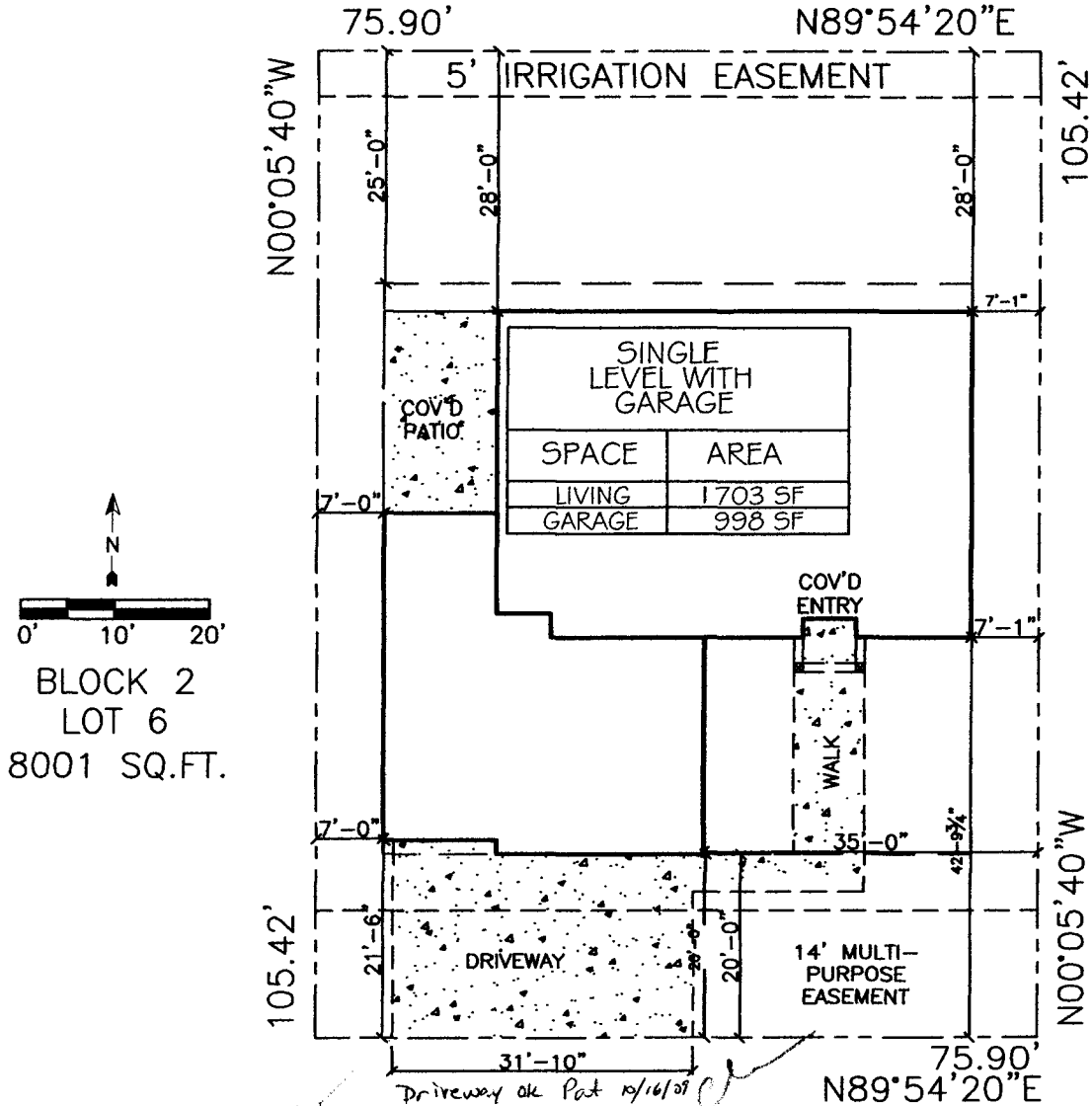
Applicant Signature Dan McKee Date 10/15/09
 Department Approval RD C McKee Date 10/16/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21541</u>
Utility Accounting <u>UBewsey</u>	Date <u>10/20/09</u>

SITE PLAN

DAVIDSON HOMES
GARFIELD ESTATES
910 KAMI CIRCLE

GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2701-234-05-006 LOT 6 BLOCK 2



BLOCK 2
LOT 6
8001 SQ.FT.

ACCEPTED *Pat Denlog 10/16/09*
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.

910 KAMI CIRCLE

RSF - 4		
Minimum Setbacks		
Front 20	Side 7	Rear 25

SITE PLAN

SCALE: 1" = 20'-0"

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