

712

FEE \$ 10.00
TCP \$ 2554.00
SIF \$ 460.00

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

BLDG PERMIT NO. _____

PAID

JUN 18 2009

Building Address 911 Kami Cir
 Parcel No. 2701-234-04-012
 Subdivision Garfield Estates
 Filing _____ Block 1 Lot 12

No. of Existing Bldgs 0 **HH** No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1
 Sq. Ft. of Lot / Parcel 8,208
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 594
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Dawson Homes at Garfield Est
 Address P.O. Box 3200
 City / State / Zip Grand Junction, CO
81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Steve Voyhille
 Address P.O. Box 3200
 City / State / Zip Grand Junction
 Telephone 243-3355

***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 60 db Noise Contour
 Voting District "B" Driveway Location Approval SH Line - on property
 (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 [Signature] Date _____
 Department Approval SH [Signature] Date 5/28/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21427</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-18-09</u>

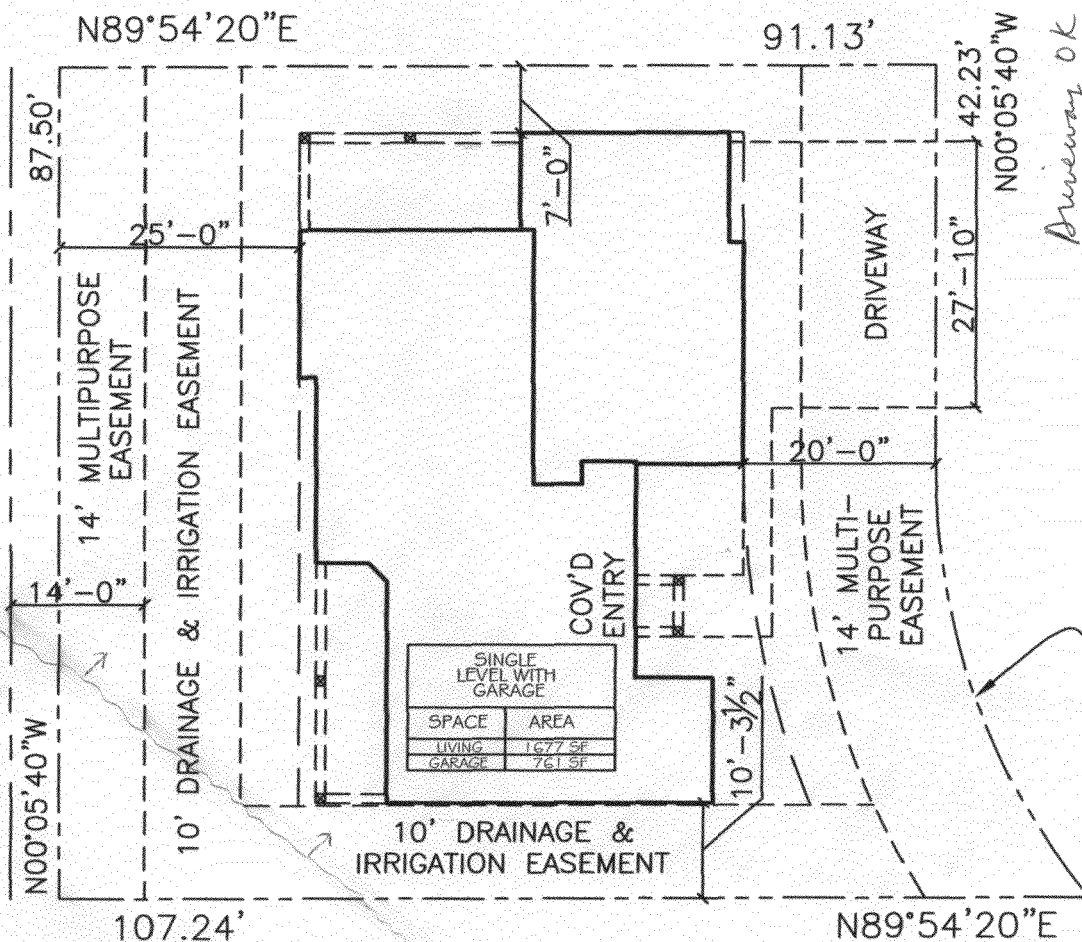
SITE PLAN

DAVIDSON HOMES
GARFIELD ESTATES
911 KAMI CIRCLE

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2701-234-00-552 LOT 12 BLOCK 1

04-012



*Driveway OK
Gayle Henderson*

BLOCK 1
LOT 11
8208 SQ.FT.

SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	1677 SF
GARAGE	761 SF

R 72.00'
S19°34'32"E
C 48.02'
Δ 38°57'44"

Approximate location of 60db Noise Contour line

ACCEPTED *9/10 [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 20	Side 7	Rear 25

SITE PLAN
SCALE: 1" = 20'-0"

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