

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

BLDG PERMIT NO.
<b>DEFERRED FEES</b>
X

Building Address 915 Kami Circle  
 Parcel No. 2701-234-00-552  
 Subdivision Garfield Estates  
 Filing \_\_\_\_\_ Block 1 Lot 14

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2388  
 Sq. Ft. of Lot / Parcel 8493  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3138  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Davidson Homes at Garfield  
 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 Precision Construction  
 Address P.O. Box 3200  
 City / State / Zip Grand Junction, CO 81502  
 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 Flood Plain Certificate Required YES  NO   
 Maximum Height of Structure(s) 35 Parking Requirement \_\_\_\_\_  
 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 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 Don M'Lee Date 11/11/09  
 Department Approval PD Lyndi Rybak Date 11/13/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.
Utility Accounting <u>Dotter Vaquer</u>	Date <u>12/17/09</u>	21575	

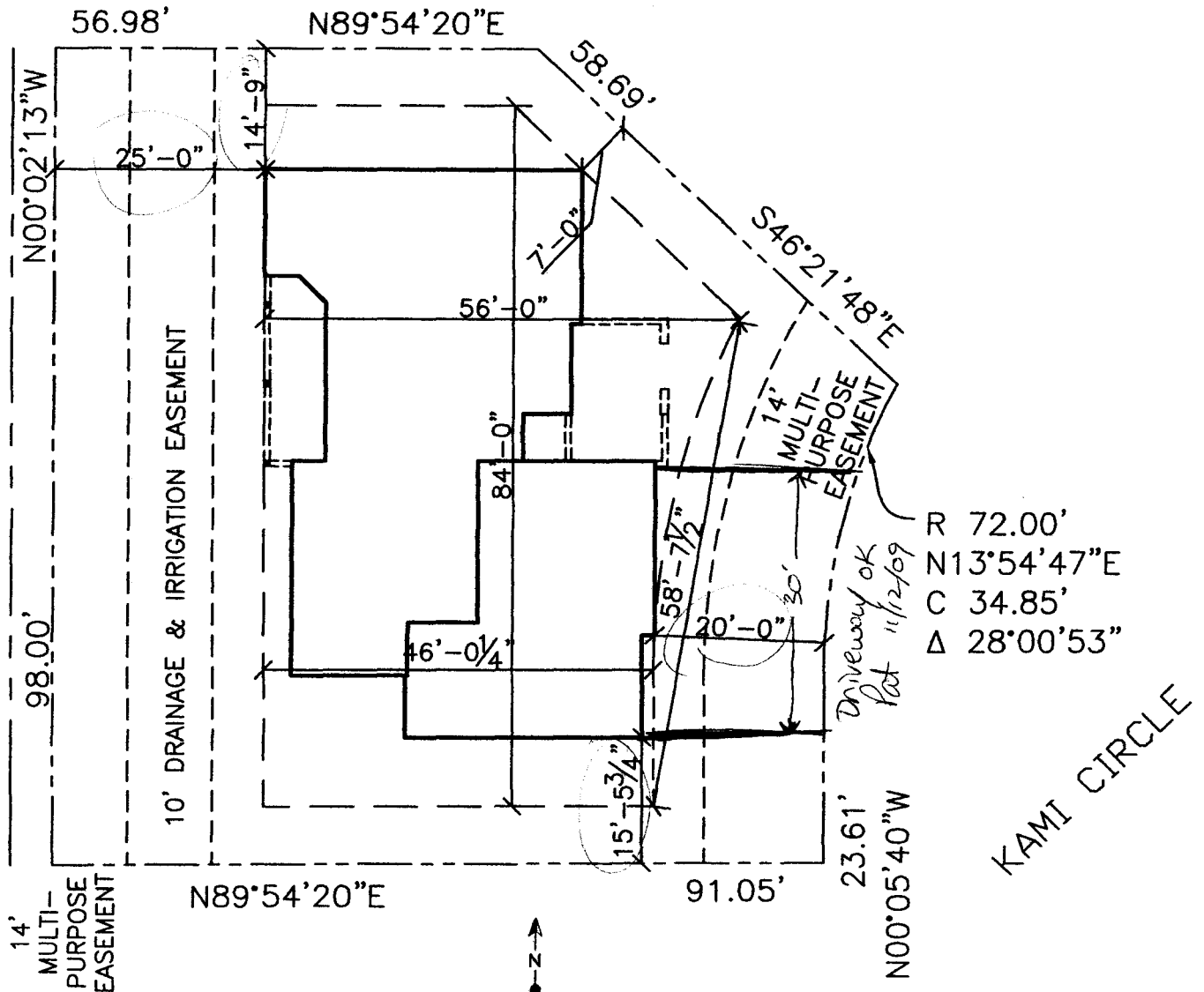
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**DEFERRED FEES**

# SITE PLAN

DAVIDSON HOMES  
GARFIELD ESTATES  
915 KAMI CIRCLE

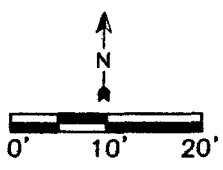
GRAND JUNCTION, MESA COUNTY, COLORADO  
TAX ID 2701-234-00-552 LOT 14 BLOCK 1



R 72.00'  
N13°54'47\"E  
C 34.85'  
Δ 28°00'53\"

KAMI CIRCLE

Driveway OK  
Per 11/2/09



BLOCK 1  
LOT 14  
8493 SQ.FT.

ACCEPTED *PD [Signature]*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY ALL INFORMATION AND TO OBTAIN ALL NECESSARY PERMITS.

RSF - 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

11/9/2009 1:33:05 PM