

PCR-2010-312

~~DELEGATED FEES~~

BLDG PERMIT NO. 10-02478
Conf# 080773

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

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

ZONING

PCR-2011-142
Building Address 903 Kami 81506
Parcel No. 2701-234-04-008
Subdivision Garfield Estates
Filing _____ Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2419
Sq. Ft. of Lot / Parcel 8200 #1
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~3059~~ 3059
Height of Proposed Structure 20'

OWNER INFORMATION:

Name Minor Development / Davidson Homes
Address P.O. Box 3200
City / State / Zip Grand Jet, 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 - Jim or Carol

***TYPE OF HOME PROPOSED:**

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

NOTES: New Residence

~~FEES DEFERRED~~

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) 40' Floodplain Certificate Required NO
 Voting District "B" Driveway Location Approval JD Special Conditions _____
 (Engineer's Initials)

~~FEES DEFERRED~~

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 Jim Dyke Date 10/1/10
 Department Approval Pat Dunlap Date 10/5/10

PAID
AUG 9 5 2011
HH

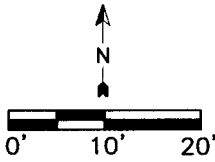
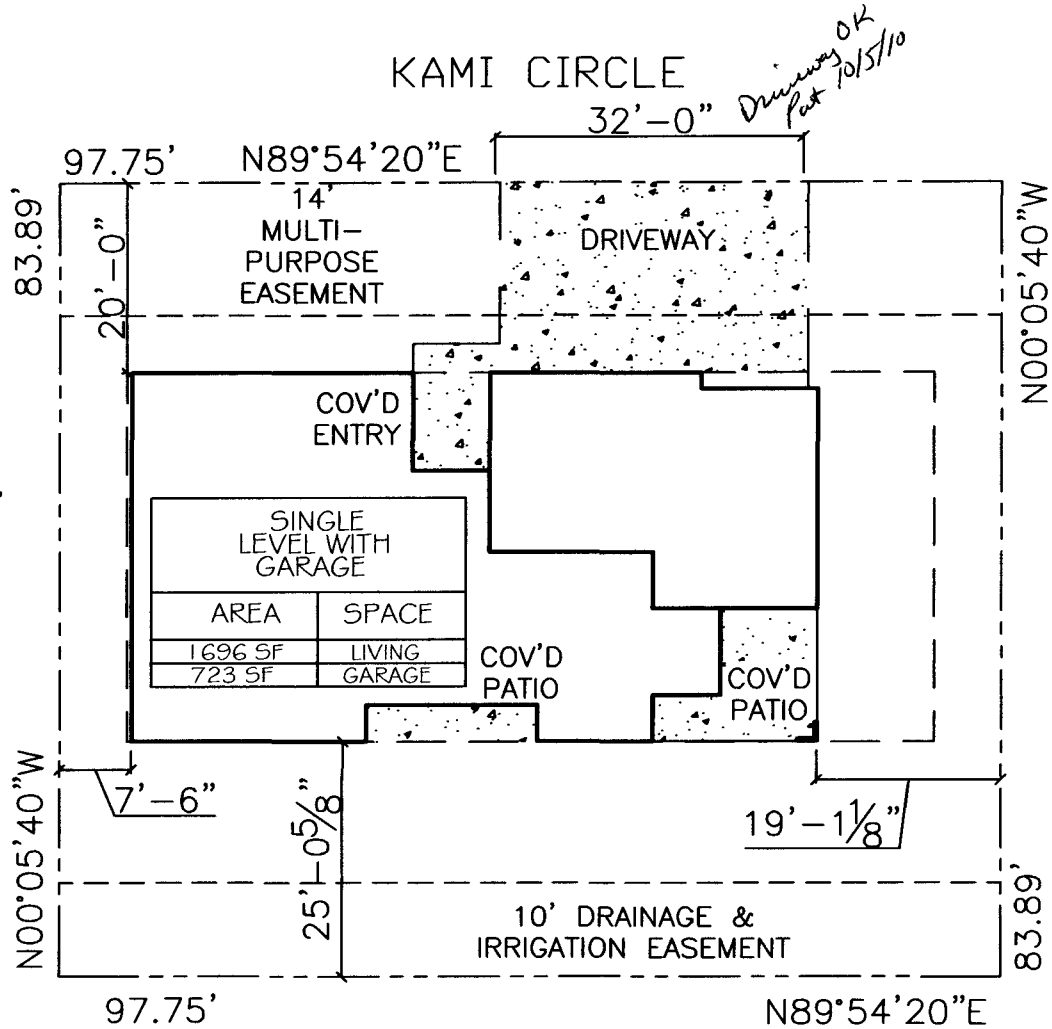
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Deferred FEES</u>
Utility Accounting <u>0</u>	Date <u>10/21/10</u>		

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
903 KAMI CIRCLE

GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2701-234-04-008 LOT 8 BLOCK 1



BLOCK 1
LOT 8
8200 SQ.FT.

ACCEPTED *Pat Dunlap 10/5/10*
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

C:\ADDRESS\GSA\GARFIELD ESTATES\BIL8\FLOOR-REV2\MIRROR.DWG