

Conf # 057606

FEE \$	10.00
TCP \$	2554.00
SIF \$	466.00

Deferred Fees

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. 10-01135

Zoning Approval

Building Address 906 Kame Cir
 Parcel No. 2701-23405008
 Subdivision Garfield Estates
 Filing 1 Block 2 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3440
 Sq. Ft. of Lot / Parcel 8035
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3460
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Davidson Homes
 Address PO 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 PO Box 3200
 City / State / Zip Grand Junction, CO 81502
 Telephone 973-3355

*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 PLANNING 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 <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District <u>"B"</u> Driveway Location Approval <u>Bit</u> (Engineer's Initials)	Special Conditions _____

DEFERRED

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

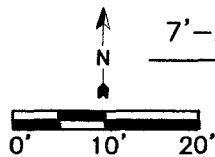
Applicant Signature Darwin Anderson Date 4/28/10
 Planning Approval Bit Pat Dunlop Date 5/10/10

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21700</u>
Utility Accounting <u>T. Bensley</u>	Date <u>7/16/10</u>

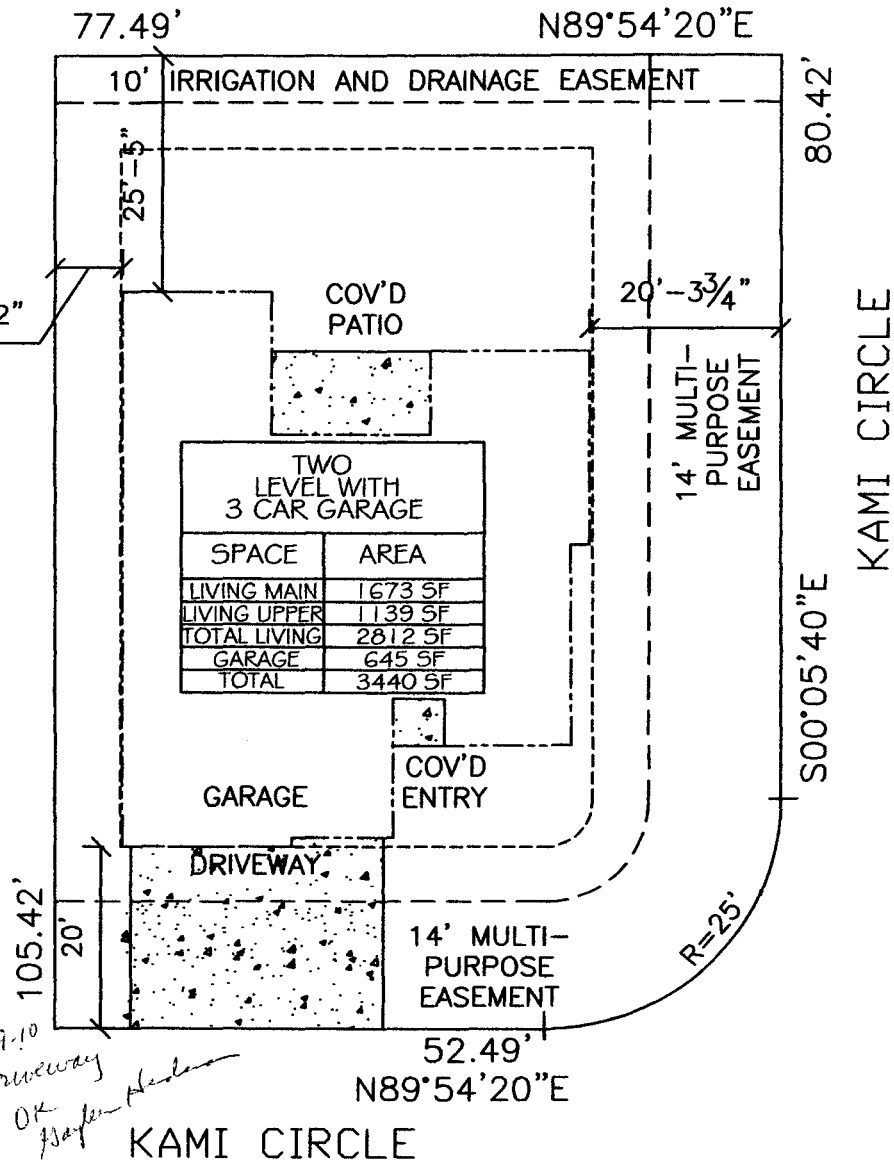
SITE PLAN

DAVIDSON HOMES
GARFIELD ESTATES
906 KAMI CIRCLE

GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2701-234-05-008 LOT 8 BLOCK 2



BLOCK 2
LOT 8
8035 SQ.FT.



*4.29.10
Driveway
OK
Hansen*

ACCEPTED *DH Pat Dunlap 5/10/10*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
THIS IS THE OFFICIAL CITY RESPONSIBILITY TO
REVIEW AND APPROVE THIS PLAN.

SITE PLAN

SCALE: 1" = 20'-0"

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RMF - 8		
Minimum Setbacks		
Front 20	Side 5	Rear 10