

PR 2010-341

~~DEVELOPMENT FEES~~

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

P-D ZONING

PR 201-143

Building Address 921 Kami Cir 8506
 Parcel No. 2701-234-04-017
 Subdivision Garfield Estates
 Filing _____ Block 1 Lot 17

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2773
 Sq. Ft. of Lot / Parcel 8083 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3073
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Davidson 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 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

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 <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>40'</u>	Floodplain Certificate Required <u>NO</u>
Voting District <u>"B"</u> Driveway Location Approval <u>JK</u> (Engineer's Initials)	Special Conditions _____

~~RECEIVED~~ **PAID**
 SEP 09 2010

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 Carol M'Kee Date 9/28/10
 Department Approval JK Pat Dunlap Date 10/5/10

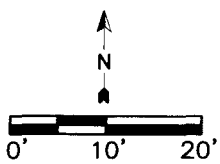
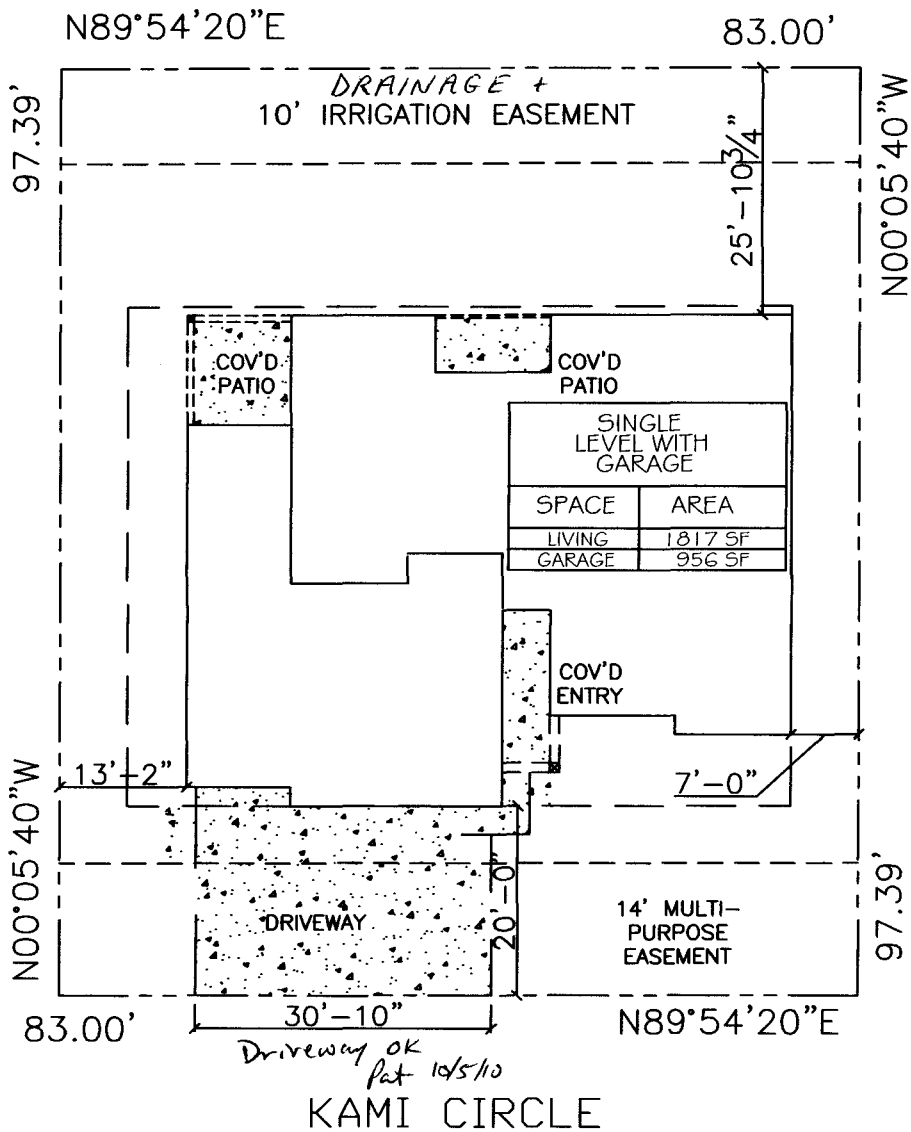
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>21779</u>
Utility Accounting <u>JK</u>	Date <u>8-4-10</u>		

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
921 KAMI CIRCLE

GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2701-234-04-017 LOT 16 BLOCK 1



BLOCK 1
LOT 17
8083 SQ.FT.

Driveway OK Pat 10/5/10

KAMI CIRCLE

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\GCS\GARFIELD ESTATES\BIL17\FLOOR8-2-10 MIRRORREVISE