

PCR-2011-126

~~DELETED FEES~~

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

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

ZONING

Building Address 922 Kami Ci <sup>81500</sup> No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-234-05-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1762  
 Subdivision Garfield Estates Sq. Ft. of Lot / Parcel 8,001  
 Filing 1 Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2320  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Manor Development  
 Address 1204 N. 7th St  
 City / State / Zip Grand Jct, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

~~FEES DEFERRED~~

**APPLICANT INFORMATION:**

Name Precision Construction  
 Address PO Box 3200  
 City / State / Zip Grand Jct, CO 81502  
 Telephone 243-3355

**\*TYPE OF HOME PROPOSED:**

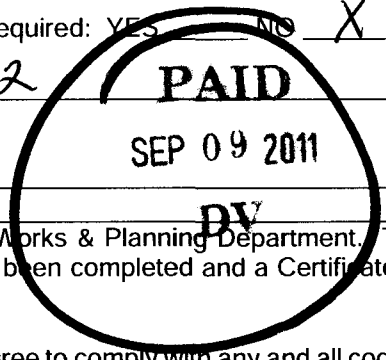
Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

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 PLANNING STAFF**

ZONE R-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 7/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 40' Parking Requirement 2  
 Voting District B Driveway Location Approval PD (Engineer's Initials) Special Conditions \_\_\_\_\_



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 Jim Dyke Date 7/22/10  
 Planning Approval PD Gaylen Henderson Date 7-23-10 8-4-10 picked up

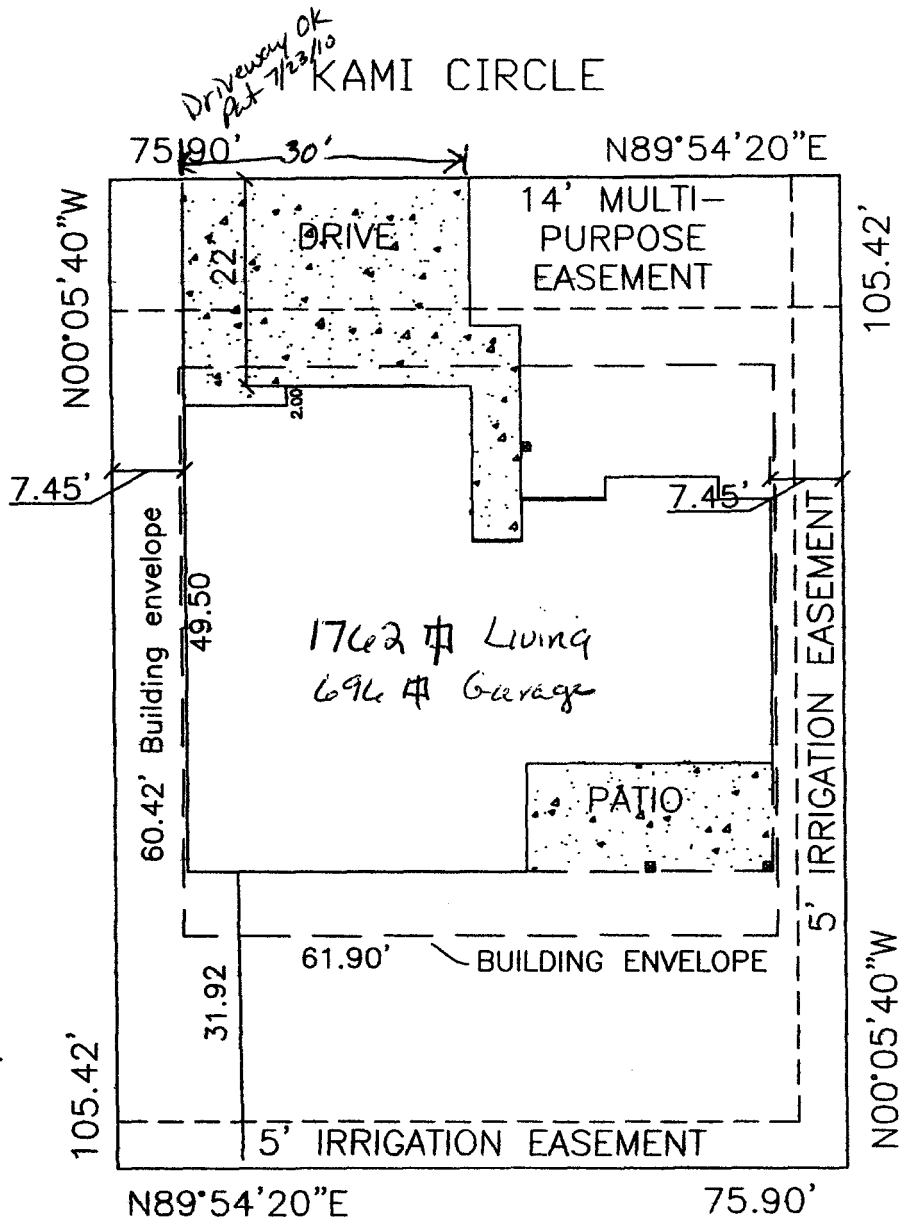
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21735</u>
Utility Accounting <u>D Raover PB</u>	Date <u>8-4-10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# SITE PLAN

DAVIDSON HOMES  
GARFIELD ESTATES  
922 KAMI CIRCLE

GRAND JUNCTION, MESA COUNTY, COLORADO  
TAX ID 2701-234-00-003 LOT 3 BLOCK 2



BLOCK 2  
LOT 3  
8001 SQ.FT.

1762 # Living  
696 # Garage

C:\VACDRAWINGS\GARFIELD ESTATES\B2L3\FLOOR-FINAL.DWG

RSF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

## SITE PLAN

SCALE: 1" = 20'-0"

7-23-10  
ACCEPTED *PO Jeffrey Anderson*  
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 ENCUMBRANCES.