

~~Deferred Fees~~

FEE \$	10
TCP \$	2,554
SIF \$	460

PLANNING CLEARANCE

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

BLDG PERMIT NO. 10-01136

Zoning Approval

Building Address 929 Kami Cir
 Parcel No. 2701-234-04-021
 Subdivision Garfield Estates
 Filing 1 Block 1 Lot 21

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3628
 Sq. Ft. of Lot / Parcel 9,225
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3800 30%
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Davidson Homes at Garfield
 Address P.O. Box 3200
 City / State / Zip Grand Jct, 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 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) 35 Parking Requirement 2
 Voting District B Driveway Location Approval PP (Engineer's Initials) Special Conditions ~~FEES 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).

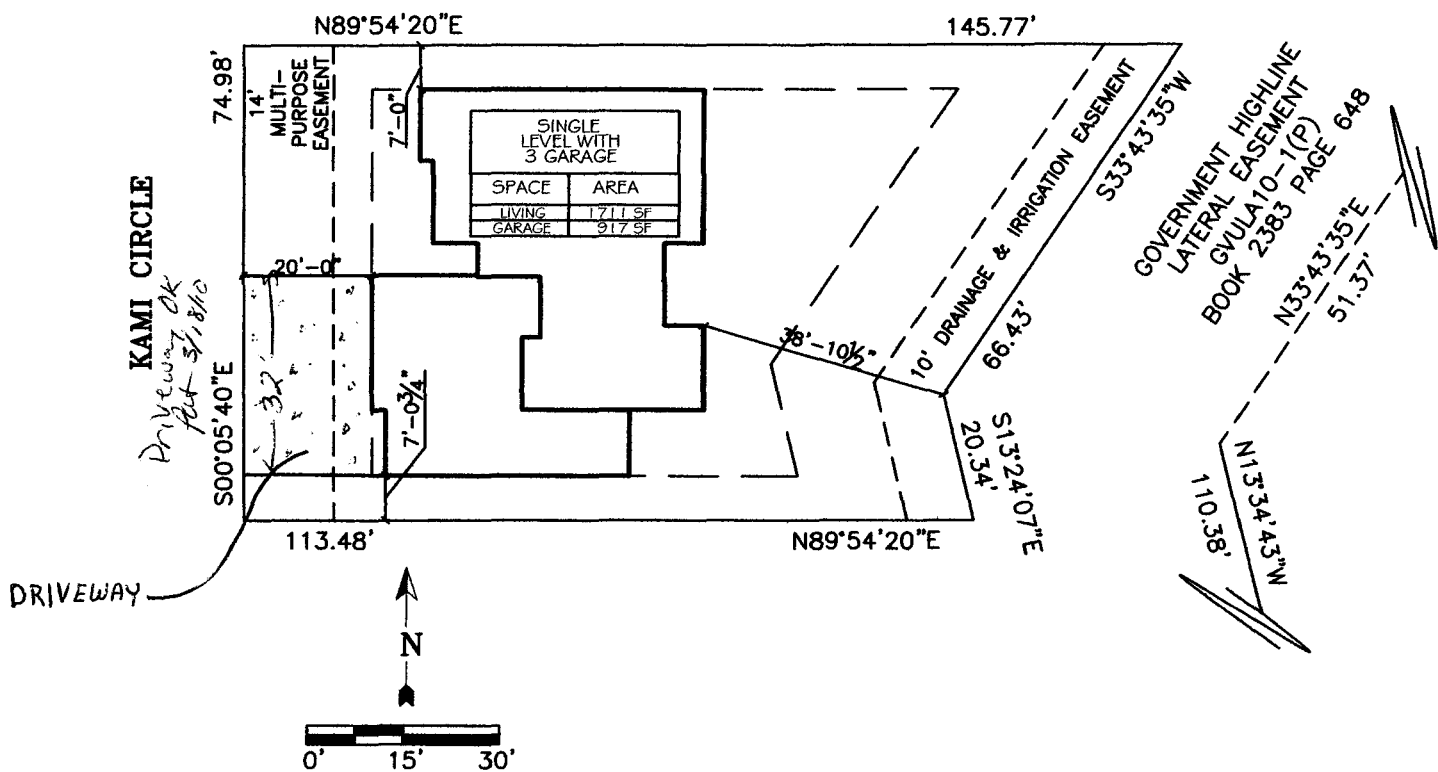
Applicant Signature Jane Davidson Date 3/15/10
 Planning Approval Pat Dunlavy Date 3/18/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21701</u>
Utility Accounting <u>Done</u>	Date <u>5/20/10</u>		

SITE PLAN

DAVIDSON HOMES
GARFIELD ESTATES
929 KAMI CIRCLE

GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2701-234-04-021 LOT 21 BLOCK 1



BLOCK 1
LOT 21
9225 SQ.FT.

ACCEPTED *Pat Denton 3/18/10*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

RSF - 4		
Minimum Setbacks		
Front 20	Side 7	Rear 25

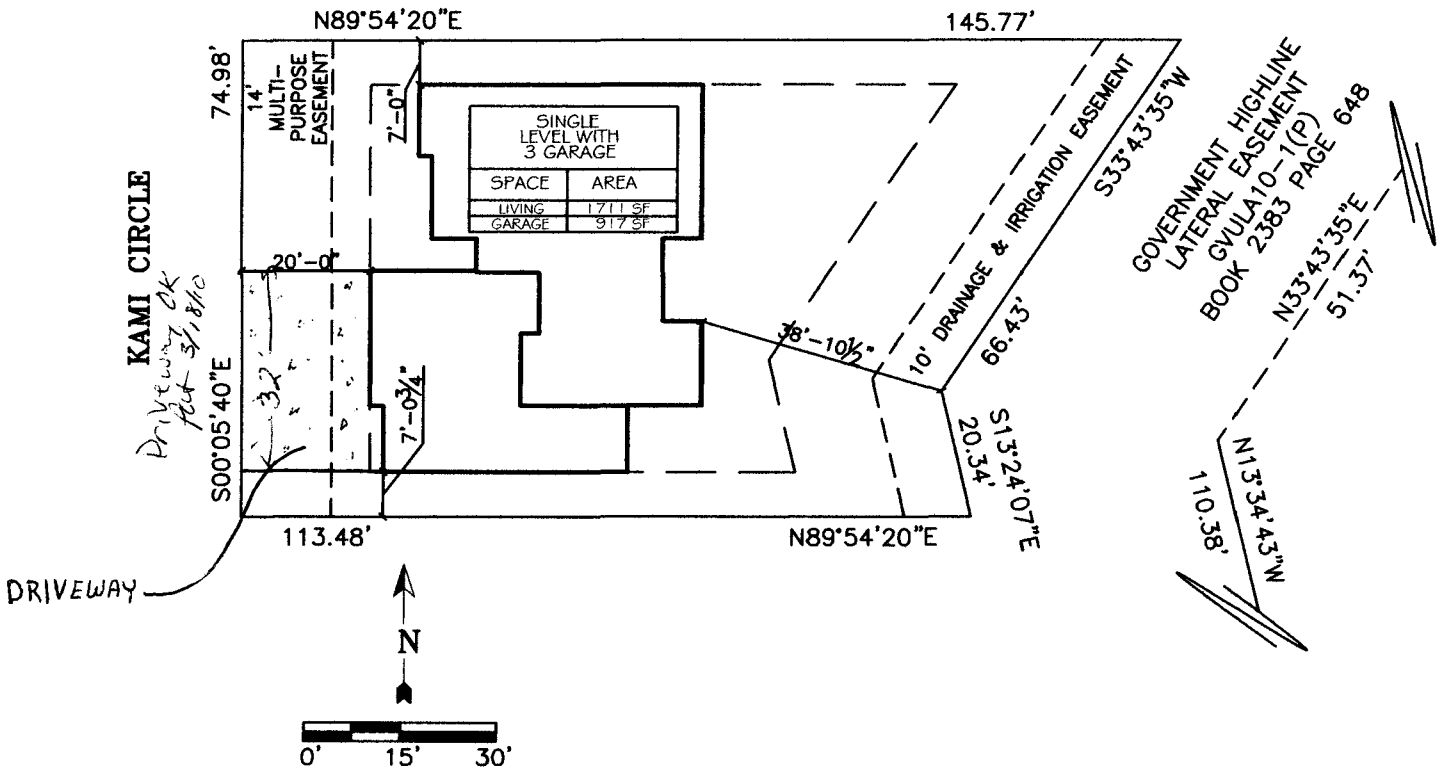
SITE PLAN
SCALE: 1" = 30'-0"

ACTION ELECTRIC	7174
TOPS/GAS	2071133
TOPS/MASTER	2071134
PRECISION CONSTRUCTION	2070879

SITE PLAN

DAVIDSON HOMES
GARFIELD ESTATES
929 KAMI CIRCLE

GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2701-234-04-021 LOT 21 BLOCK 1



BLOCK 1
LOT 21
9225 SQ.FT.

ACCEPTED *[Signature]* 3/18/10
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF GRAND JUNCTION.

RSF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

SITE PLAN

SCALE: 1" = 30'-0"

ACTION ELECTRIC	7174
TOPS/GAS	2071133
TOPS/MASTER	2071134
PRECISION CONSTRUCTION	2070879