

FEE \$ 10.00
 TCP \$ 975.50
 SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 405 Johnson Ct.
 Parcel No. 2943-174-36-004
 Subdivision Westland Estates
 Filing 4 Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1695
 Sq. Ft. of Lot / Parcel 11,823
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Davidson Homes at Westland Est. LLC
 Address 2785 D Rd
 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): _____

APPLICANT INFORMATION:

Name Steve Voytelle
 Address 2785 D Rd
 City / State / Zip Grand Jct Co 81501
 Telephone 234 2000

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>5090</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>35'</u>	Special Conditions _____
Voting District <u>C</u> Driveway Location Approval _____ (Engineer's Initials)	

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 [Signature] Date 3-7-06
 Department Approval [Signature] Date 4-8-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19001</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/7/06</u>

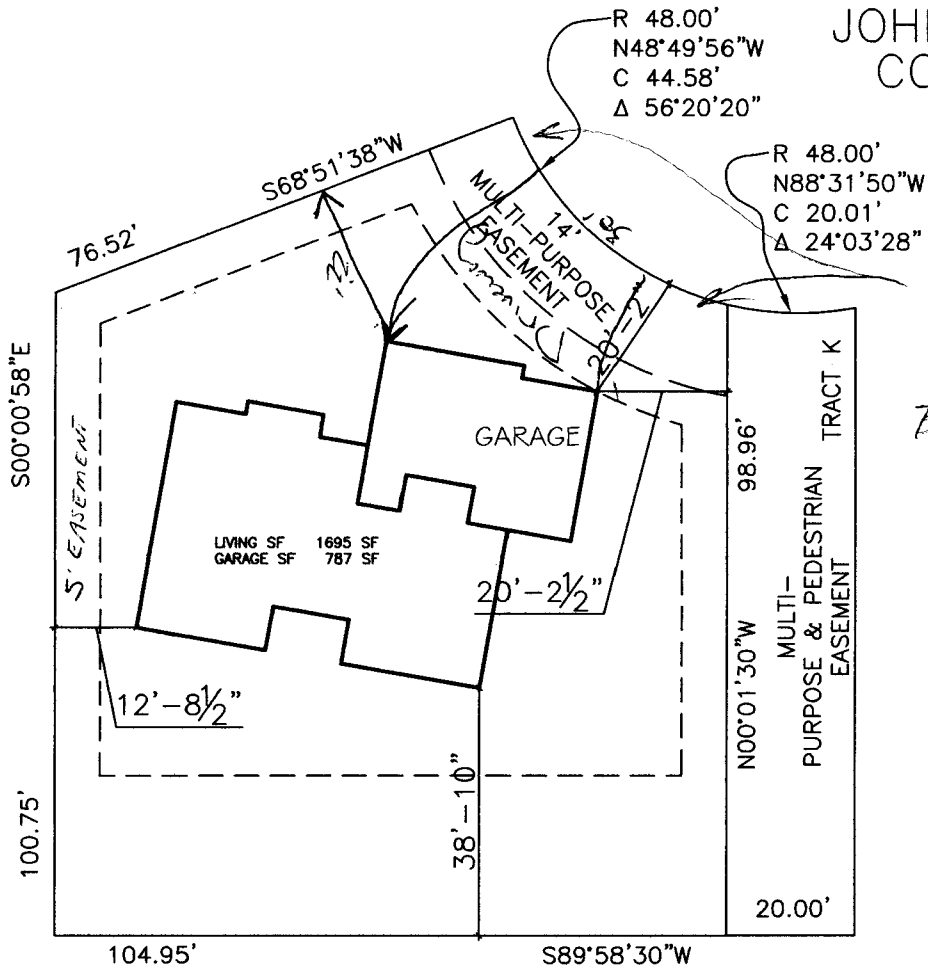
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE PLAN

PRECISION CONSTRUCTION
WESTLAND ESTATES FILING FOUR
405 JOHNEVAN COURT

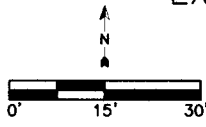
GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-174-36-004 LOT 4 BLOCK 2



5' MIN CLEAR TO DRIVE ON BOTH SIDES.

4-8-06
 Gayleen Henderson
 ALL DIMENSIONS MUST BE ACCURATE TO WITHIN 1/8" TYPICALLY. VERIFY LOCATIONS AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SITE PLAN
SCALE: 1" = 20'-0"

Done OK as modified RAD 3-8-06

RMF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

ATLAS ELECTRIC	4862
TOPS/GAS	2060723
TOPS/MASTER	187254
PRECISION CONSTRUCTION	2060561