

97550

FEE \$	10.00
TCP \$	159.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 408 Johnson
 Parcel No. 2943-174-36-006
 Subdivision Westland Estates
 Filing 4 Block 2 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1593
 Sq. Ft. of Lot / Parcel 9595
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Davidson Homes at Westland Est.
 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 Hoytille
 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>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>35'</u>	Special Conditions <u>None</u>
Voting District <u>C</u> Driveway Location Approval <u>RAD</u> (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 5-10-06
 Department Approval [Signature] Date 5-18-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19098</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/18/06</u>

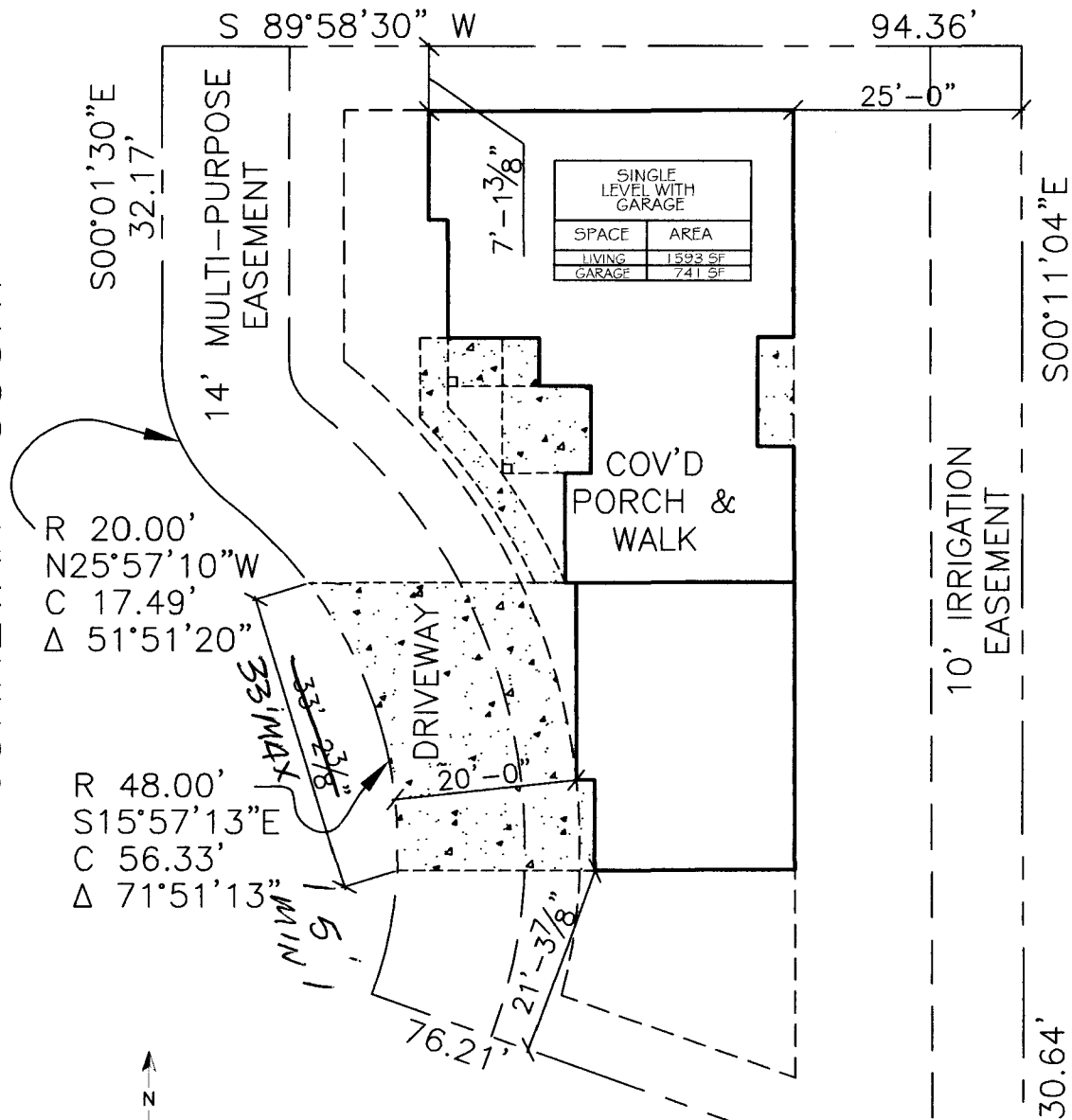
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE PLAN

DAVIDSON HOMES
 WESTLAND ESTATES FILING FOUR
 408 JOHNEVAN COURT
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-174-36-006 LOT 6 BLOCK 2

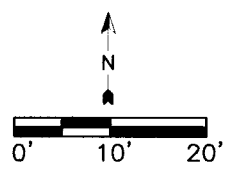
Raylen Henderson
 ACCEPTED *Adrian* 5/18/06
 ANY CHANGE TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPT. BEFORE ANY PERMITS ARE ISSUED. LOCAL ORDINANCES AND REGULATIONS APPLY.

JOHNEVAN COURT



R 20.00'
 N25°57'10"W
 C 17.49'
 Δ 51°51'20"

R 48.00'
 S15°57'13"E
 C 56.33'
 Δ 71°51'13"



LOT 6
 9595.7 SQ. FT.
 0.22 ACRES

Drive OK
TRAT
5-11-06

S RMF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

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

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