

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

1445.50

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Building Address 409 Johnevan  
 Parcel No. 2943-174-36-002  
 Subdivision Westland Estates  
 Filing 4 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2064  
 Sq. Ft. of Lot / Parcel 8542  
 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  
 Address 2785 D Road  
 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 Voytilla  
 Address 2785 D Road  
 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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 7 from PL Rear 25 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35 Special Conditions \_\_\_\_\_  
 Voting District C Driveway Location Approval RAD  
 (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 6-20-06  
 Department Approval [Signature] Date 6/22/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19214</u>
Utility Accounting <u>Kate C Isberry</u>	Date <u>7/11/06</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

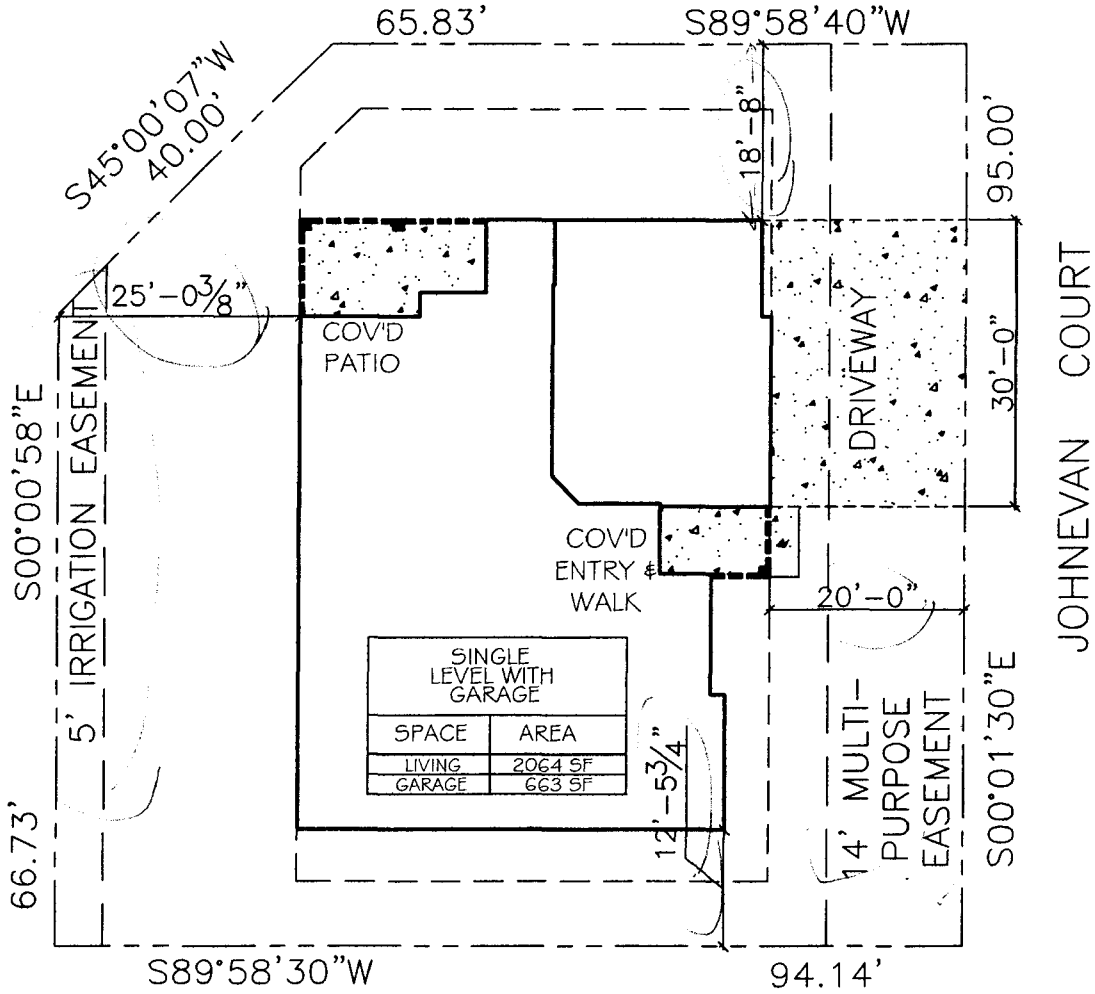
WESTLAND ESTATES FILING FOUR

409 JOHNEVAN COURT

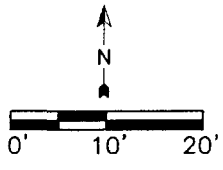
GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-174-36-002 LOT 2 BLOCK 2

ACCEPTED *SA*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. PLANNING DEPARTMENT'S BEST EFFORTS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	2064 SF
GARAGE	663 SF



BLOCK 2  
 LOT 2  
 8542.5 SQ. FT.  
 0.20 ACRES

*Done OK  
 TRAD  
 6-21-06*

RMF - 4		
Minimum Setbacks		
Front 20	Side 7	Rear 25

## SITE PLAN

SCALE: 1" = 20'-0"

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