

FEE \$	10.00
TCP \$	975.50
SIF \$	4600.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 410 Johnson Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-36-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2436
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel 8861
 Filing 4 Block 2 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 24

OWNER INFORMATION:

Name Davidson Homes
 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 Voytlo
 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 _____
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 6-6-06
 Department Approval NA Wendy Spurr Date 6/12/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19187</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/12/06</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

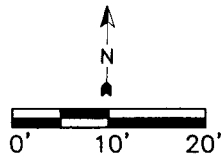
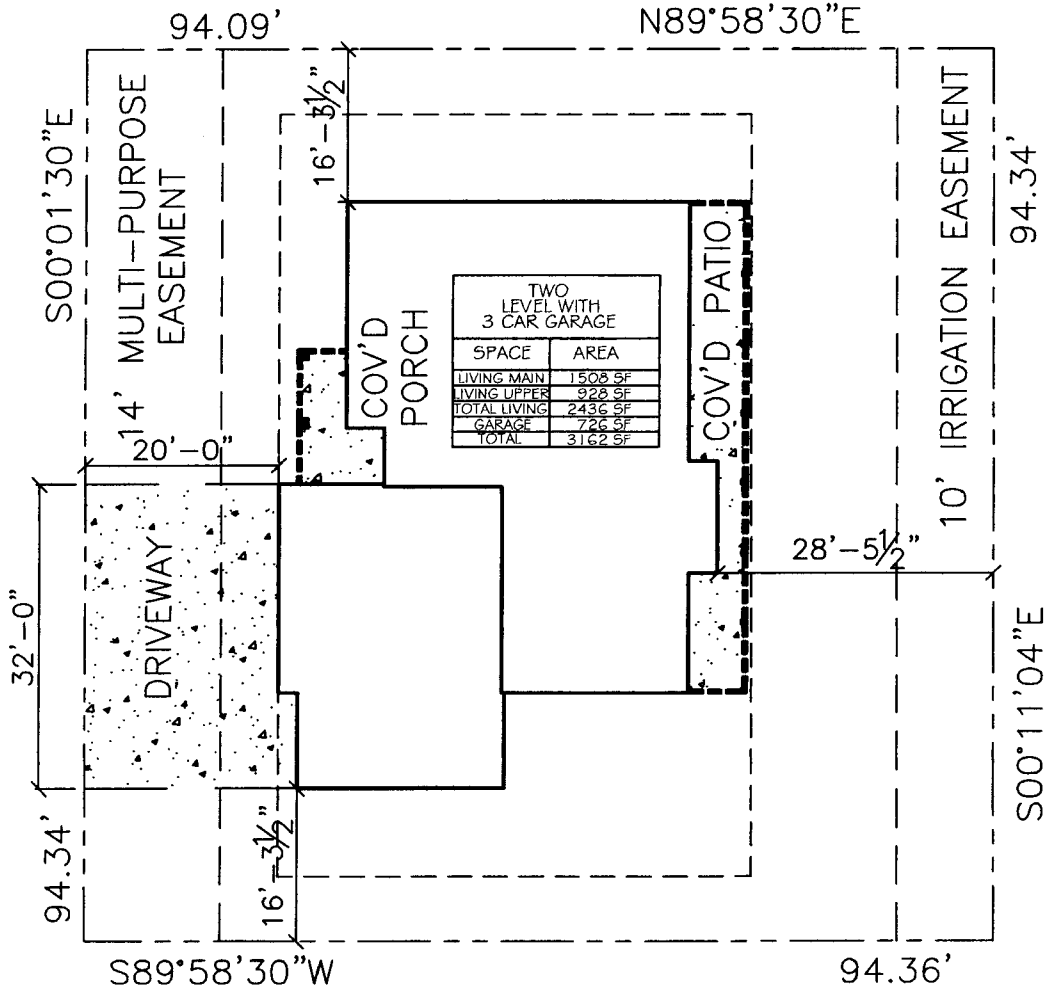
WESTLAND ESTATES FILING FOUR

410 JOHNEVAN COURT

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-174-36-007 LOT 7 BLOCK 2

JOHNEVAN COURT



BLOCK 2

LOT 7

8861.2 SQ. FT.

0.20 ACRES

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND PROPERLY
 REFERRED TO THE CITY PLANNING
 DEPARTMENT TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Dave
 Rick Davis
 6-12-06
 11/10/11

SITE PLAN

SCALE: 1" = 20'-0"

RSF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

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