

FEE \$: 10.00  
 TCP \$: ~~39.75~~  
 SIF \$: 4120.00

975.50

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 404 Lauralynn Ct. No. of Existing Bldgs 0 No. Proposed ~~0~~ 1  
 Parcel No. ~~000~~ 2943-114-23-002 (Parent) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2314  
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel 9407  
 Filing 4 Block 2 Lot 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Davidson Homes at Westland Estates LLC  
 Address 2785 D Rd  
 City / State / Zip CO CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Steve Vaytelle  
 Address 2785 D Rd  
 City / State / Zip CO 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 DEVELOPEMENT DEPARTMENT STAFF**

ZONE RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 RAH  
 (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).

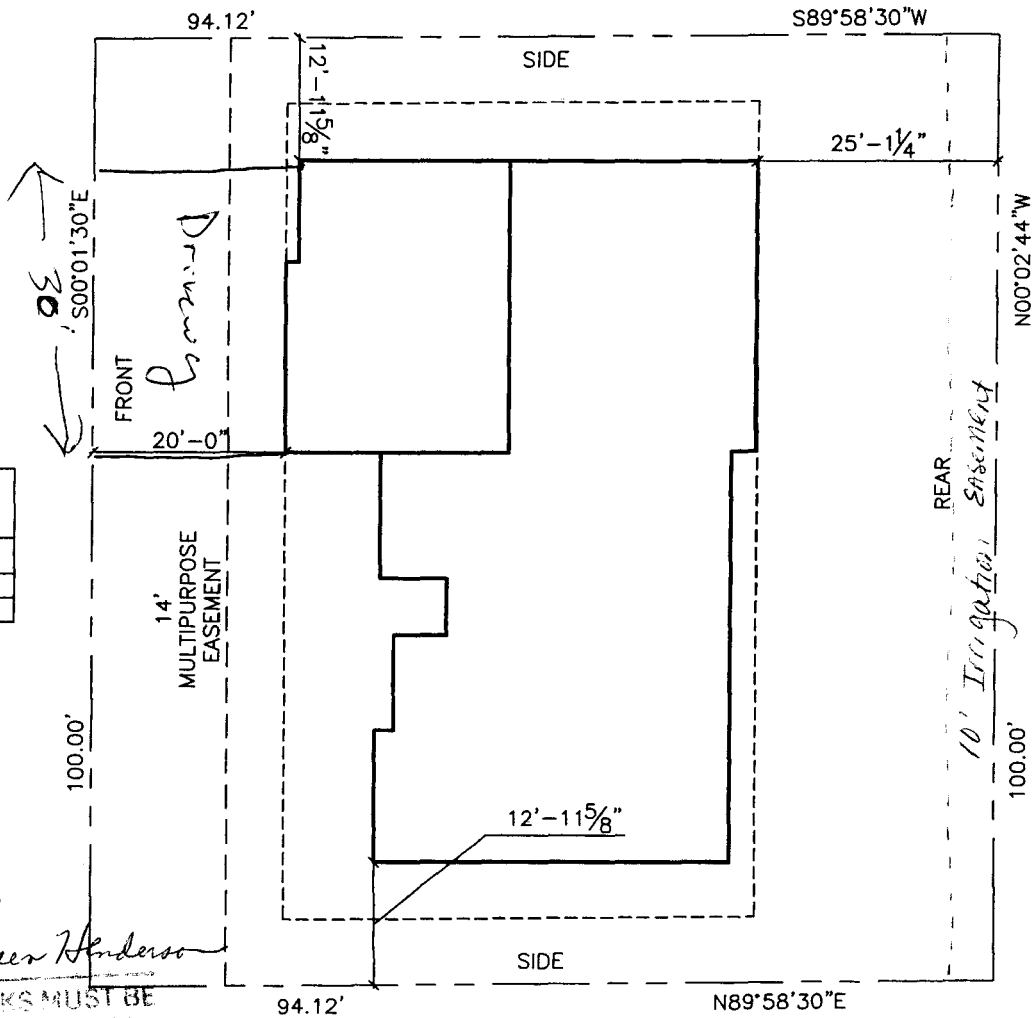
Applicant Signature [Signature] Date 2-24-06  
 Department Approval NA Gayleen Henderson Date 3/21/06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18930  
 Utility Accounting [Signature] Date 3/21/06

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 SUBDIVISION FILING 4  
 404 LAURALYNN COURT  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID \_\_\_\_\_ LOT 16 BLOCK 2



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING SF	2314 SF
GARAGE SF	708 SF

3/21/06  
 ACCEPTED NA *Dayleen Henderson*  
 ANY CHANGES OR DETRACKS MUST BE APPROVED BY THE CITY ENGINEERING DEPARTMENT. THE CITY ENGINEER RESERVES THE RIGHT TO CORRECTLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

RMF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

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

*Done OK  
 RAD  
 2-27-06*

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