

FEE \$ 10.⁰⁰/₁₀₀
 TCP \$ 1539.⁰⁰/₁₀₀
 SIF \$ 400.⁰⁰/₁₀₀

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 406 Lauralynn Ct
 Parcel No. 2943-174-36-015
 Subdivision Westland Estates
 Filing 4 Block 2 Lot 15

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3162
 Sq. Ft. of Lot / Parcel 9403.5
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 24

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 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 Residence

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 <u>X</u> NO _____		
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>UV</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 Steve Voytilla Date 9/12/06
 Department Approval [Signature] Date 9/12/06 9/19/06

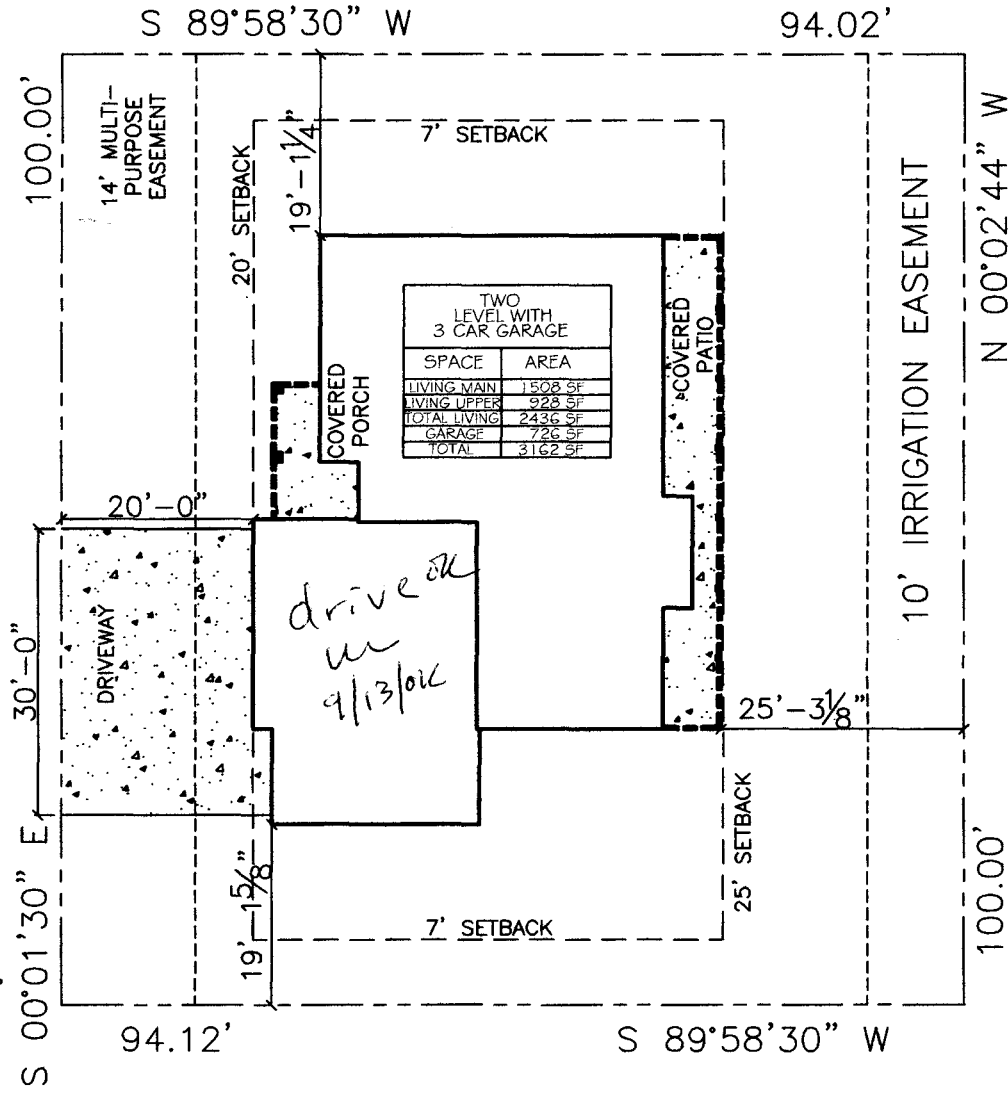
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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
 406 LAURALYNN COURT
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-174-36-015 LOT 15 BLOCK 2

LAURALYNN COURT

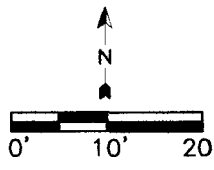


TWO LEVEL WITH 3 CAR GARAGE	
SPACE	AREA
LIVING MAIN	1508 SF
LIVING UPPER	928 SF
TOTAL LIVING	2436 SF
GARAGE	726 SF
TOTAL	3162 SF

drive ok
w
9/13/02

ACCEPTED
 ANY OTHER
 APPLICABLE
 DEPARTMENT
 REGULATIONS
 LOCAL ORDINANCES
 AND PROVISIONS
 MUST BE
 OBTAINED
 FROM THE
 APPLICABLE
 AGENCIES
 PRIOR TO
 CONSTRUCTION

9/14/02
Swinda



LOT 15
 9403.5 SQ. FT.
 0.22 ACRES

RSF - 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