

FEE \$	10.00
TCP \$	975.50
SIF \$	400.00

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Building Address 408 Laura Lynn Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-174-36-014 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel 8507  
 Filing 4 Block 14 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 20

**OWNER INFORMATION:**

Name Davison Homes at Westland Est.  
 Address 2785 D Road  
 City / State / Zip Grand Junction, 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 Junction, 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>R8F-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 _____	Driveway Location Approval <u>PAD</u> <small>(Engineer's Initials)</small>		

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 \_\_\_\_\_

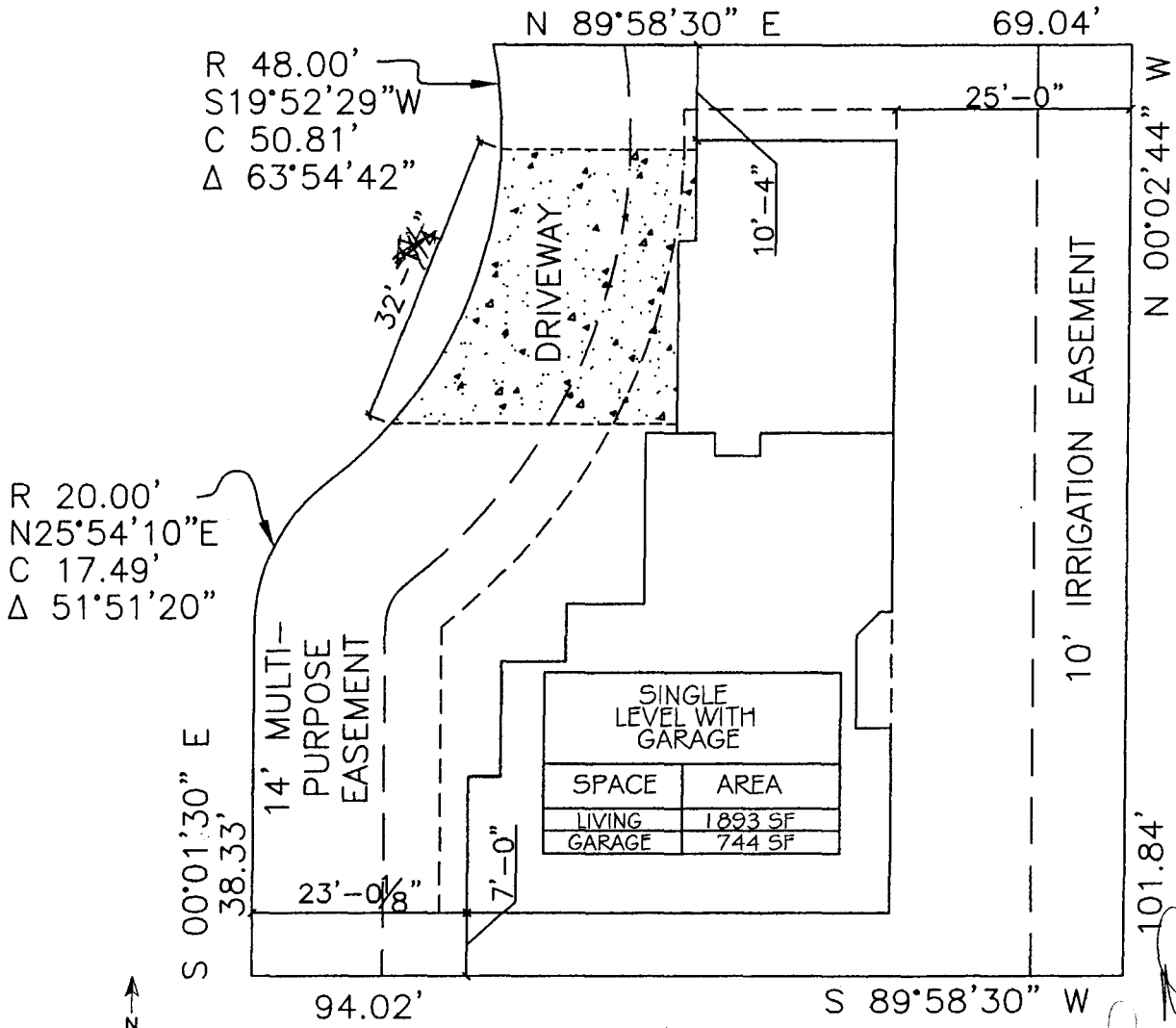
Department Approval [Signature] Date 9/11/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19454</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/11/06</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

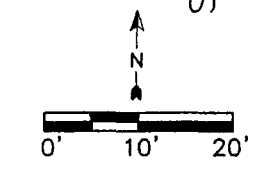
DAVIDSON HOMES  
 WESTLAND ESTATES FILING FOUR  
 408 LAURALYNN COURT  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-174-36-014 LOT 14 BLOCK 2



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	1893 SF
GARAGE	744 SF

R 20.00'  
 N25°54'10"E  
 C 17.49'  
 Δ 51°51'20"

R 48.00'  
 S19°52'29"W  
 C 50.81'  
 Δ 63°54'42"



LOT 14  
 8507.5 SQ. FT.  
 0.20 ACRES

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

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

*Done OK  
 RAT  
 9-6-06*