

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 409 Lanchester Ct
 Parcel No. 2943-174-36-012
 Subdivision Westland Estates
 Filing 4 Block 2 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1585
 Sq. Ft. of Lot / Parcel 8739
 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
 Address 2785 D Rd
 City / State / Zip Grand Jct Co 81501

APPLICANT INFORMATION:

Name Steve Vaytilla
 Address 2785 D Rd.
 City / State / Zip GJ Co 81501
 Telephone 243-3355

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

***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>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).

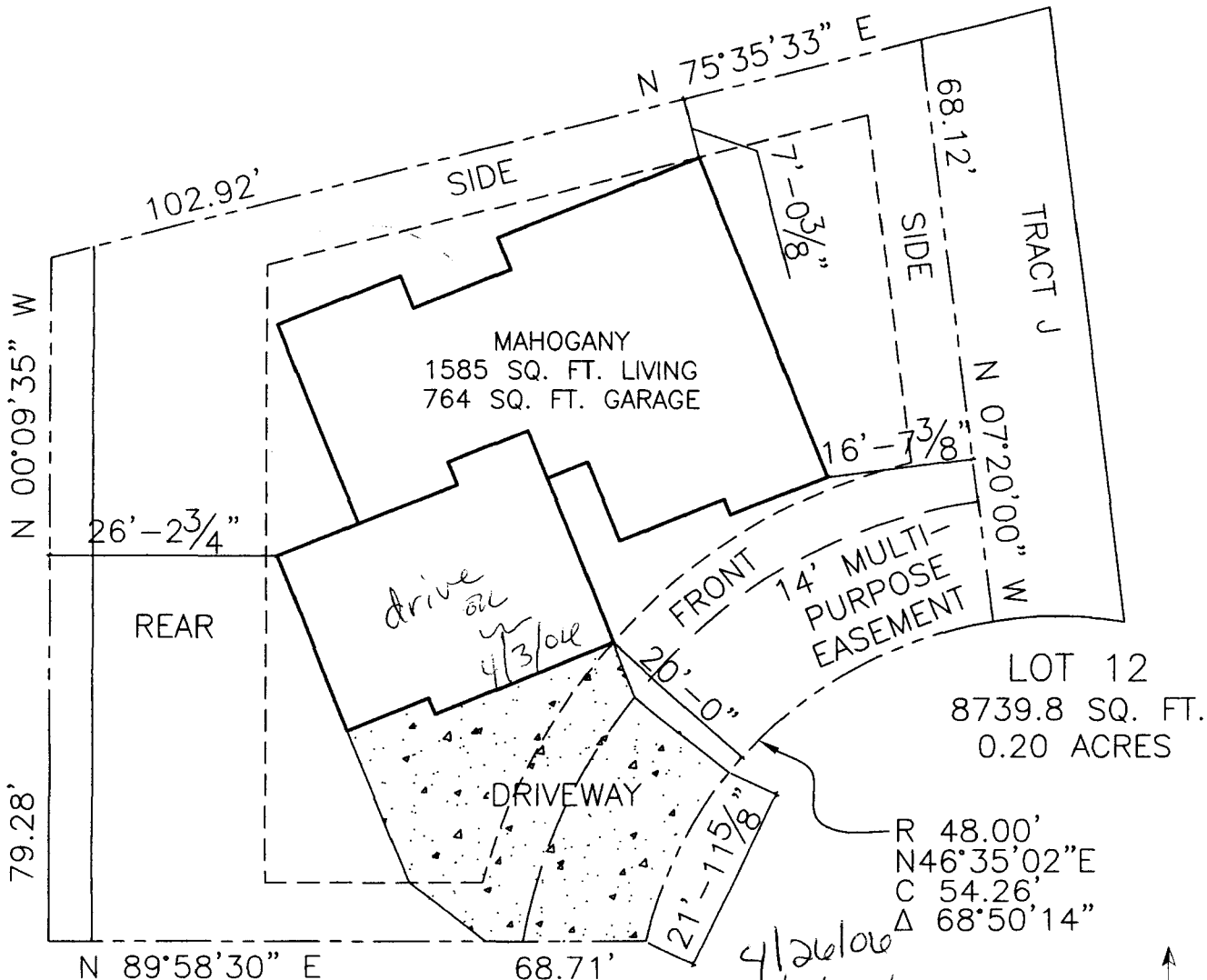
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Steve Vaytilla Date 3-30-06
 Department Approval NA Gayleen Henderson Date 4/20/06

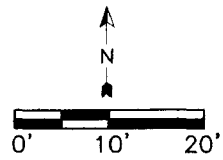
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19045</u>
Utility Accounting <u>f. Bensley</u>	Date <u>4/20/06</u>

SITE PLAN

DAVIDSON HOMES
 WESTLAND ESTATES FILING FOUR
 409 LAURALYNN COURT
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-174-36-012 LOT 12 BLOCK 2



ACCEPTED NA *Gayleen Henderson*
 LAURALYNN COURT
 ALL SETBACKS OF SETBACKS MUST BE
 THE CITY PLANNING
 THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



RMF - 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