

FEE \$	10.00
TCP \$	39.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2979 WESTLAND AVE
 Parcel No. 2943-174-26-003
 Subdivision WESTLANDS
 Filing II Block 1 Lot 3

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

OWNER INFORMATION:

Name JOHN ROLLING
 Address 1751 W. DRY CREEK RD
 City / State / Zip LITTLETON CO 80120

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

APPLICANT INFORMATION:

Name JOHN ROLLING
 Address 1751 W DRY CREEK
 City / State / Zip LITTLETON, CO 80120
 Telephone 303 795 4339

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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>9%</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>EH</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 John Rolling Date 2-16-06
 Department Approval SH C. Lane Date 2/17/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18831
 Utility Accounting [Signature] Date 2/17/06

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)



2/17/06
 Clay Hall

ACCEPTED
 ANY CHANGES MUST BE
 APPROVED BY THE BOARD
 AND THE CITY ENGINEER

DRIVE OK
 SH 2/17/06

JOHN MOLLING CONST. CO.	
SCALE: 1/8" = 1'-0"	APPROVED BY: <i>DIAPER</i>
DATE: 2-9-06	
JOB: 9979-WESTLAND-AVE. Q.J.	
DRAWING NUMBER: 1-303-818-0253	

PLOT PLAN LOT 30