

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

1445.50

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2989 Westland Ave
 Parcel No. 2943-174-37-003
 Subdivision Westland Estates
 Filing 4 Block 3 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2002
 Sq. Ft. of Lot / Parcel 9494
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Davidsons Homes
 Address 2785 D. Rd
 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 Vaytilla
 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 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>WV</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 [Signature] Date 6-20-06
 Department Approval JR Wendy Spurr Date 7/11/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>9242</u>
Utility Accounting <u>Kate Gilsberry</u>	Date <u>7/11/06</u>

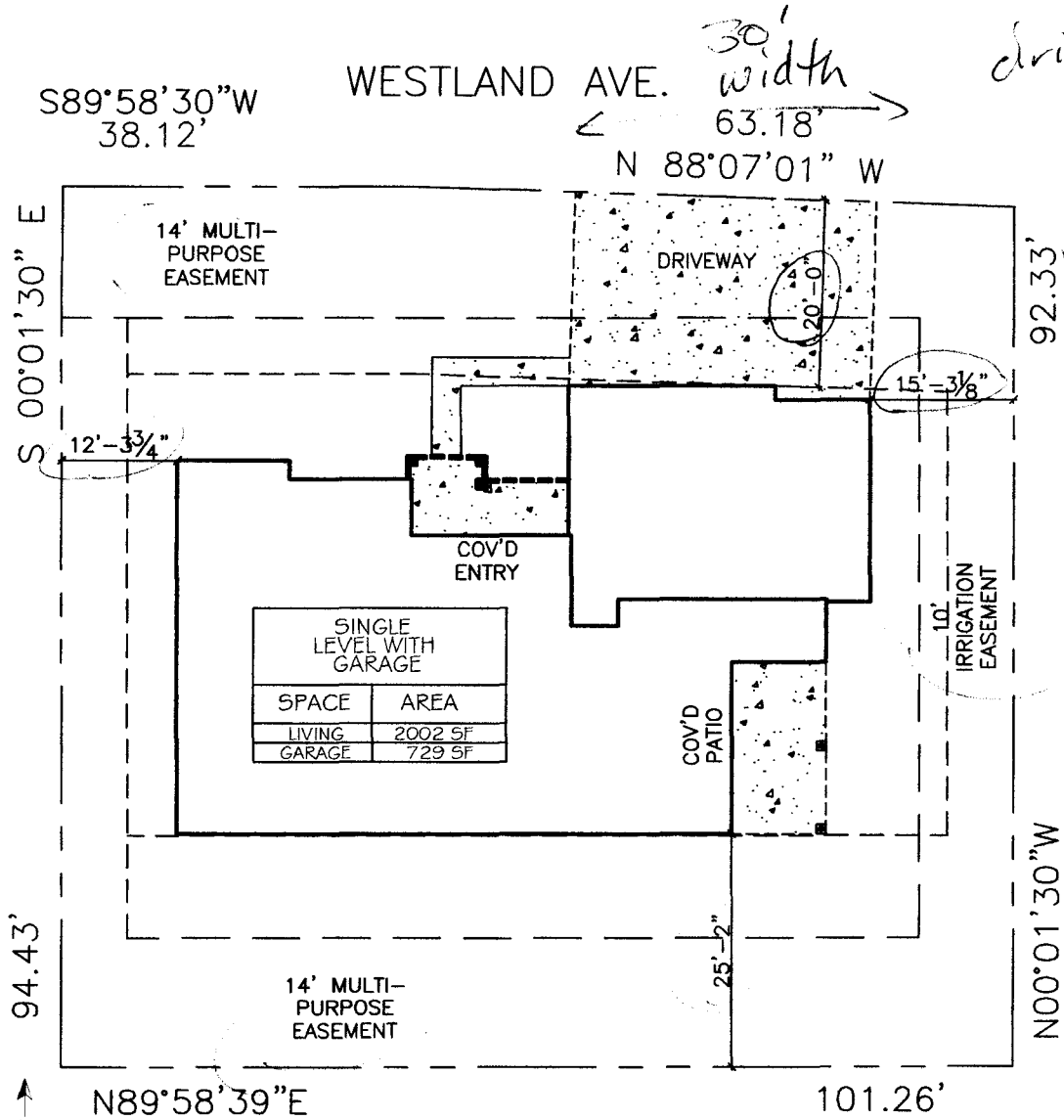
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE PLAN

DAVIDSON HOMES
 WESTLAND ESTATES FILING FOUR
 2989 WESTLAND AVENUE

GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-174-37-003 LOT 3 BLOCK 3

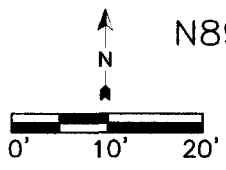
ACCEPTED *JAR*
 ANY CHANGE TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE SUBMITTER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



30' width
 ← 63.18' →
 N 88°07'01" W

drive on as noted
 6/23/06

SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	2002 SF
GARAGE	729 SF



LOT 3
 9496.2 SQ. FT.
 0.22 ACRES

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