

FEE \$	1000
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO.

107839-60773

Building Address 410 Gohnevan Ct
 Parcel No. 2943-174-36-007
 Subdivision Westland Estates
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 80 sq ft
 Sq. Ft. of Lot / Parcel .22 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 8 ft

OWNER INFORMATION:

Name Douglas & Deidra Miller
 Address 410 Gohnevan Ct
 City / State / Zip Grand Jct, Co 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed 8 x 10'

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 970-433-7375

***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>50%</u>		
SETBACKS: ^{accessory} Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement <u>/</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____		
	(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 Deidra Miller Date 1/26/07
 Department Approval Jurkovich A. [Signature] Date 1/26/2007

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO change SWR</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-26-07</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)

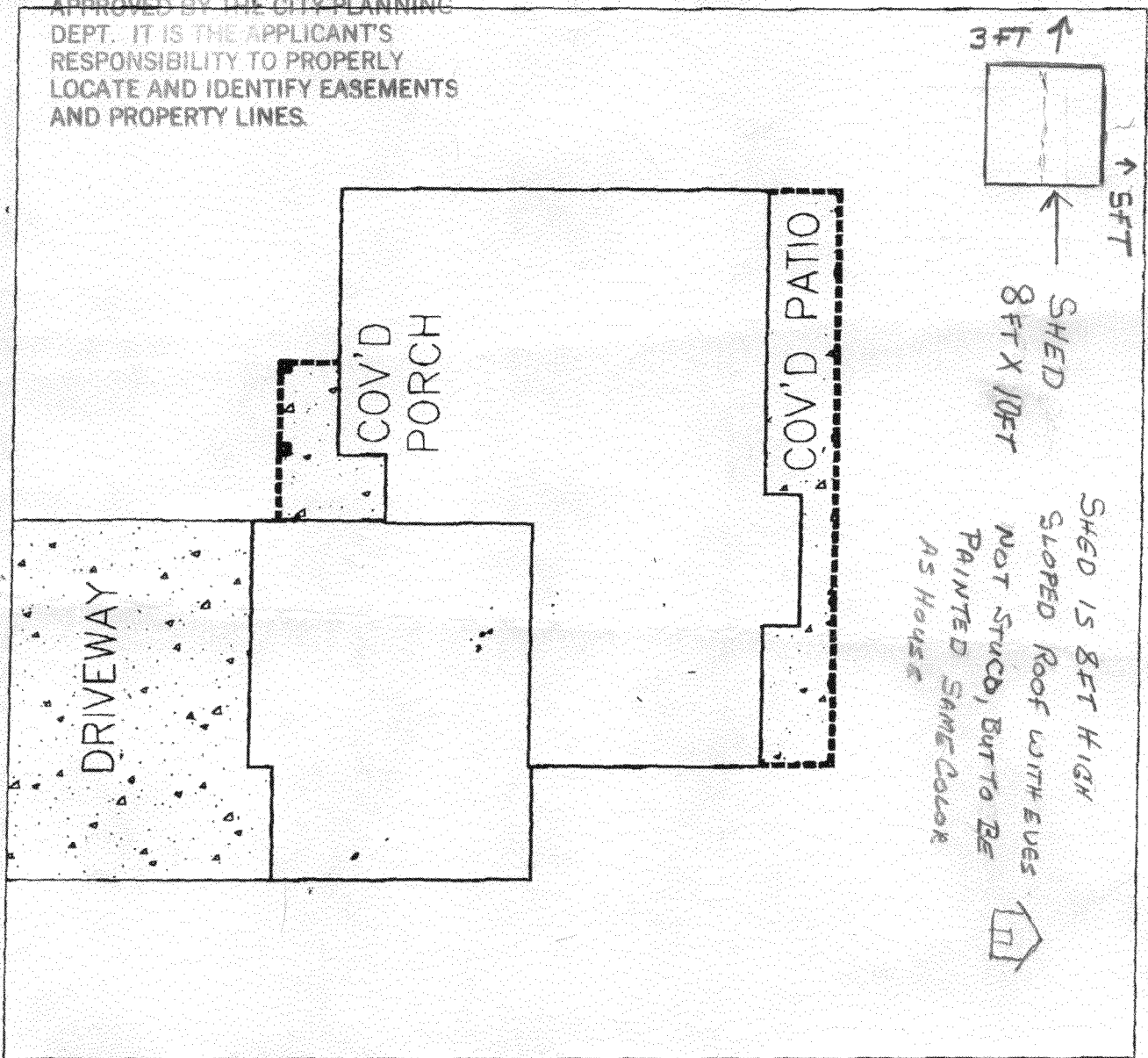
LANDSCAPE & FENCE PLAN

DAVIDSON HOMES
WESTLAND ESTATES FILING FOUR
410 JOHNEVAN COURT
GRAND JUNCTION, COLORADO


ACCEPTED *Judith Pica 1/26/07*

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

JOHNEVAN COURT



3 FT ↑
 5 FT ↑
 SHED
 8 FT X 10 FT
 SHED IS 8 FT HIGH
 SLOPED ROOF WITH EYES
 NOT STUCK, BUT TO BE
 PAINTED SAME COLOR
 AS HOUSE



All grading, landscaping and planting performed or conducted by the Owner shall first be approved by the Architectural Control Committee, and once installed in accordance with the approval of the Architectural Control committee shall not be changed from its appearance. Please refer to Covenants.
 Precision Construction/Davidson Homes 243-3355.

DOUG AND DEDE MILLER
 SHED LOCATION AT
 410 JOHNEVAN COURT