

FEE \$	10 <sup>00</sup>
TCP \$	1025 <sup>50</sup>
SIF \$	4400 <sup>00</sup>

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

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

Building Address 411 Johnnevan  
 Parcel No. 2943-174-36-001  
 Subdivision Westland Estate  
 Filing 4 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 13170.6  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Davidson Home at Westland  
 Address 2139 N. 12<sup>th</sup> #10 PMB 9233  
 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 2139 N. 12<sup>th</sup> St #10 PMB 9233  
 City / State / Zip Grand Jct CO 81501  
 Telephone ~~303~~ 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>WS</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 3/19/07  
 Department Approval [Signature] Date 4-30-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20196</u>
Utility Accounting <u>Kate Ceberry</u>	Date <u>4/30/07</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)

# SITE PLAN

DAVIDSON HOMES

WESTLAND ESTATES FILING FOUR

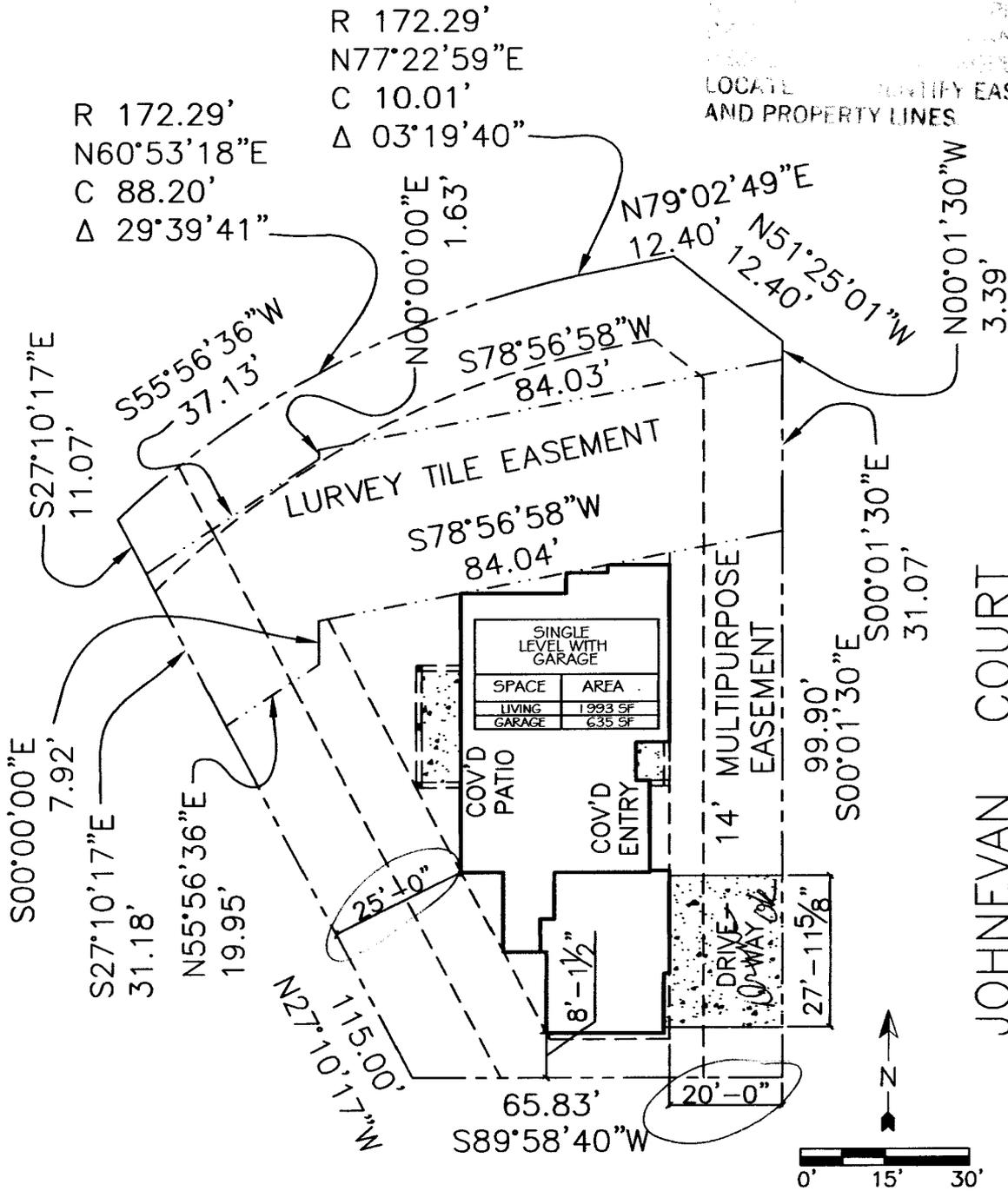
411 JOHNEVAN COURT

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-174-36-001 LOT 1 ACCEPTED BLOCK

*4/30/07*  
*W. J. Ashe*

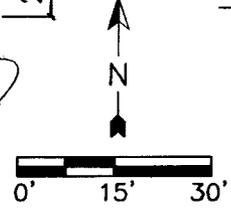
ANY CHANGES TO TRACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. PLEASE VERIFY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



JOHNEVAN COURT

LOT 1

13170.6 SQ. FT.  
0.30 ACRES



RSF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

SITE PLAN  
SCALE: 1" = 30'-0"

ACTION ELECTRIC	7174
TOPS/GAS	2071133
TOPS/MASTER	2071134
PRECISION CONSTRUCTION	2070879