

FEE \$10.00
 TCP \$1589.00
 SIF \$46.00

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

BLDG PERMIT NO. _____

Building Address 410 Laura Lynn Ct
 Parcel No. 2943-174-36-013
 Subdivision Westland Estates
 Filing 4 Block 2 Lot 13

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2341
 Sq. Ft. of Lot / Parcel 29
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Davidson Homes at Westland
 Address PMB 9233 2139 N. 12th St.
 City / State / Zip Grand Junction, 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 PMB 9233-2139 N. 12th St
 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>5070</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
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>[Signature]</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).

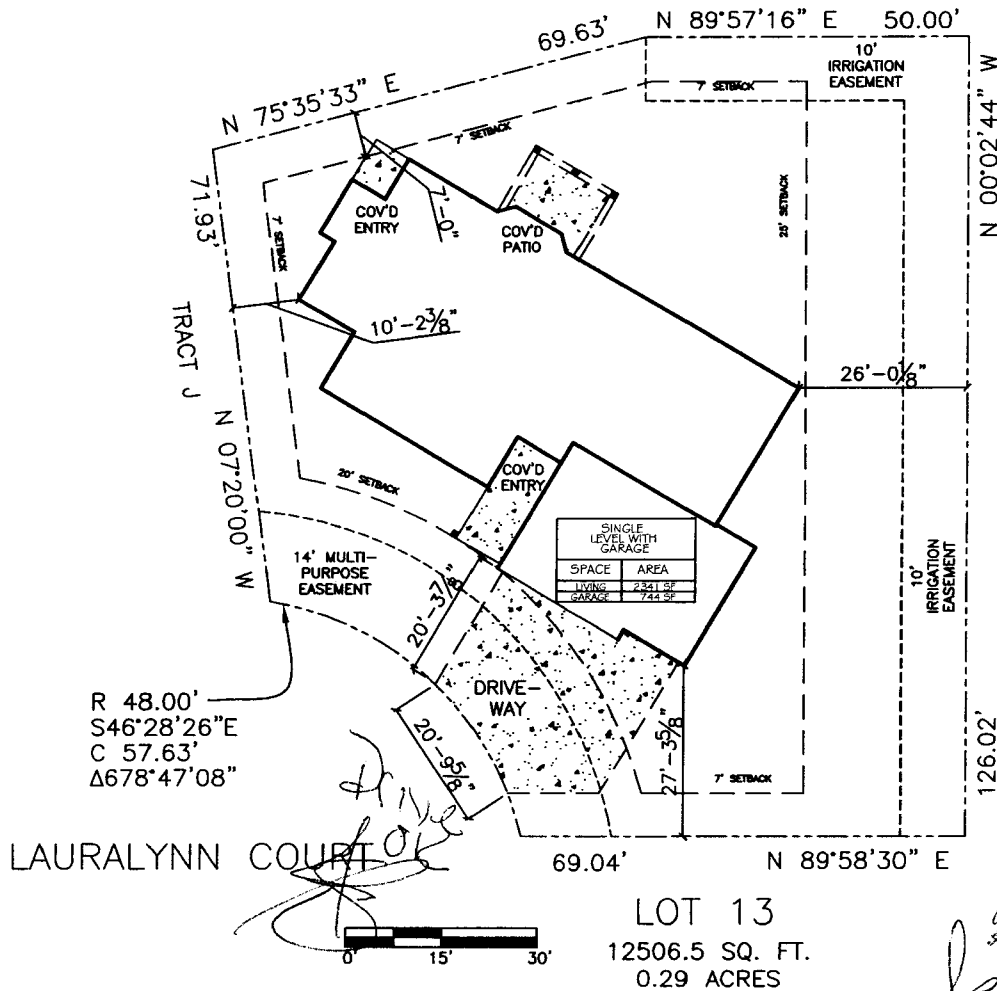
Applicant Signature Steve Vaytilla Date 3/1/07
 Department Approval Wendy Spurr Date 3-16-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20041</u>
Utility Accounting <u>Mark Anderson</u>	Date <u>3/16/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.0.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE PLAN

DAVIDSON HOMES
 WESTLAND ESTATES FILING FOUR
 410 LAURALYNN COURT
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-174-36-013 LOT 13 BLOCK 2



3-16-07
 Gayleen Henderson
Wendy Spar

ALL SETBACKS MUST BE
 PERMITTED BY PLANNING
 DEPARTMENT
 ALL UTILITIES
 SHALL BE DEEPLY EASEMENTS
 AND NOT OWNERS LINES

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