

975.50

FEE \$ 10.00/
TCP \$ 1559
SIF \$ 460.00/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 407 Laura Lynn Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-36-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1892
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel 0.19 acres
 Filing 4 Block 2 Lot 11 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 P.O. Box 9233
 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 P.O. Box 9233
 City / State / Zip Grand Junction, CO 81501
 Telephone 234-2000

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New Residence

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 12/20/06
 Department Approval [Signature] Date 1/8/07

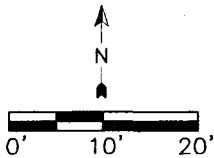
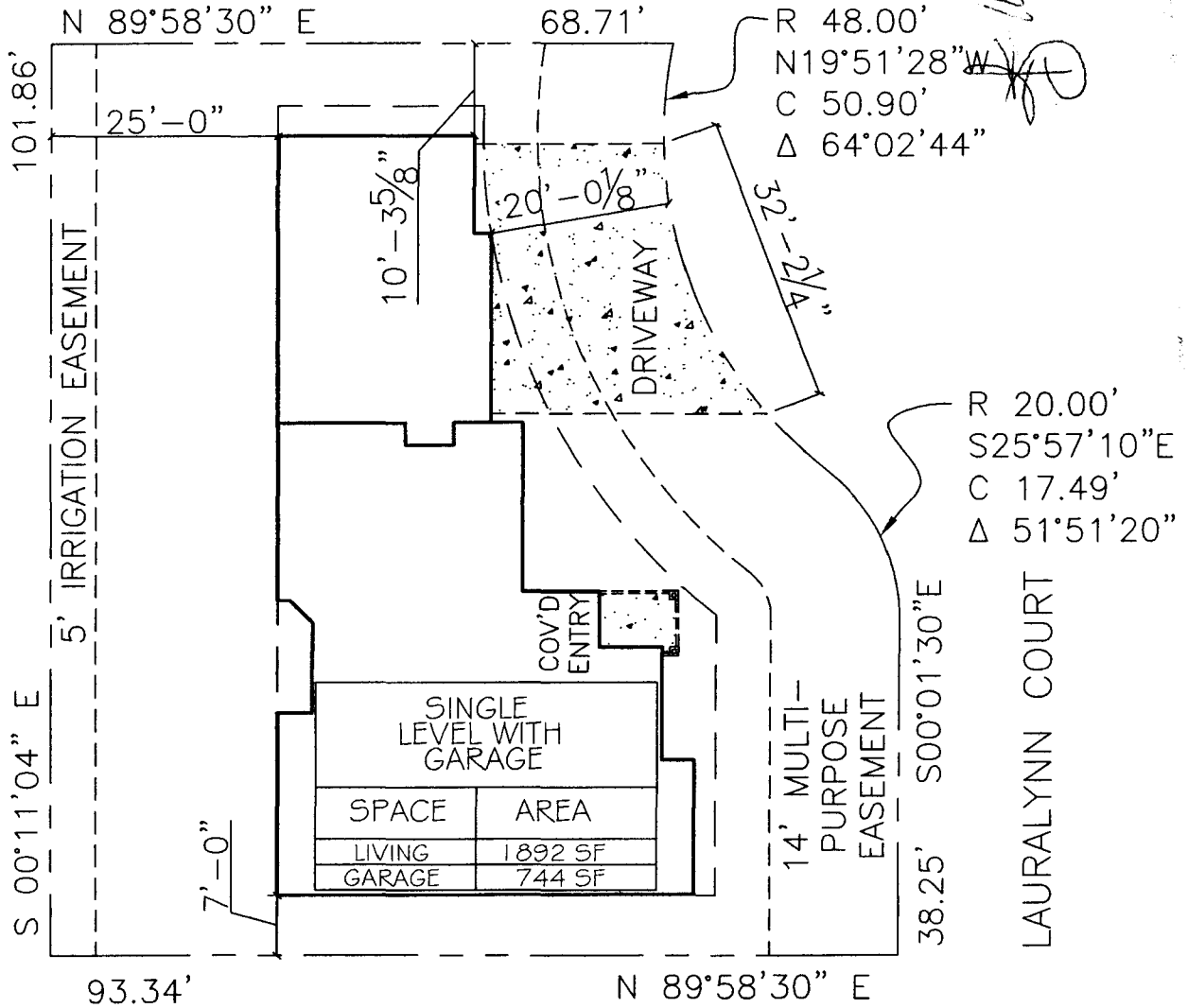
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>19918</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-8-07</u>

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
 407 LAURALYNN COURT
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-174-36-011 LOT 11 BLOCK 2

Wendell Spurr



LOT 11
 8454.4 SQ. FT.
 0.19 ACRES

RSF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

SITE PLAN

SCALE: 1" = 20'-0"

<i>Action Electric</i>		<i>7174</i>
ATLAS ELECTRIC		4862
TOPS/GAS		2060723
TOPS/MASTER		187254
PRECISION CONSTRUCTION		2060561