

FEE \$ 10⁰⁰ /
 TCP \$ 1589.⁰⁰ /
 SIF \$ 460.⁰⁰ /

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>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 _____		
	(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).

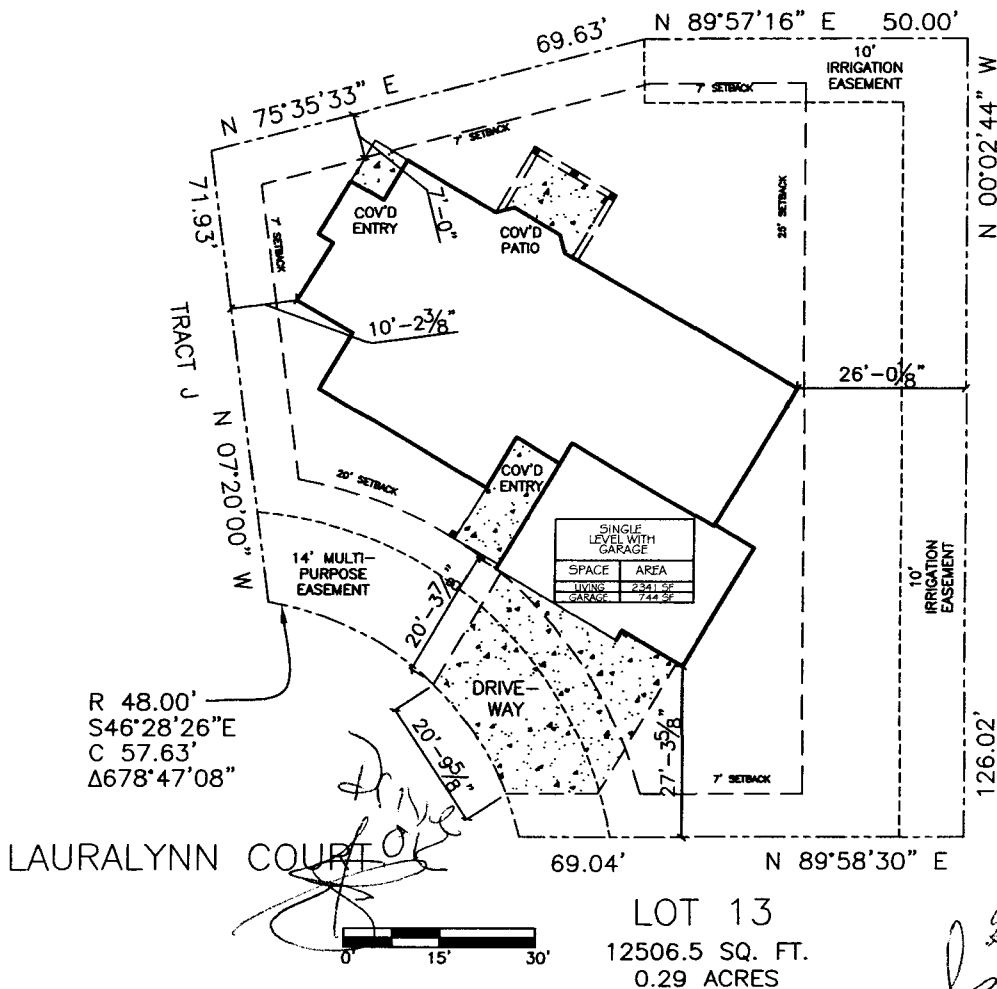
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Steve Vaytilla Date 3/1/07
 Department Approver 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>

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



R 48.00'
 S46°28'26\"E
 C 57.63'
 Δ678°47'08\"

LOT 13
 12506.5 SQ. FT.
 0.29 ACRES

3/16/07
 Gayle Henderson
Wendy Spurr

TRACKS MUST BE
 PLANNING
 SETS
 ERLY
 EASEMENTS
 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

3/1/2007 1:46:26 PM