

FEE \$	10.00
TCP \$	1025.50
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. pd

Building Address 2985 Westland Av No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-37-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2002
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel 0.21ac
 Filing 4 Block 3 Lot 1 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 2139 N. 12th St #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 12th St #10 PMB 9233
 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 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>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>[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 7/19/07
 Department Approval [Signature] Date _____

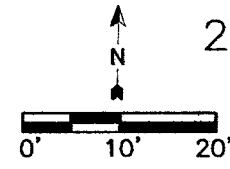
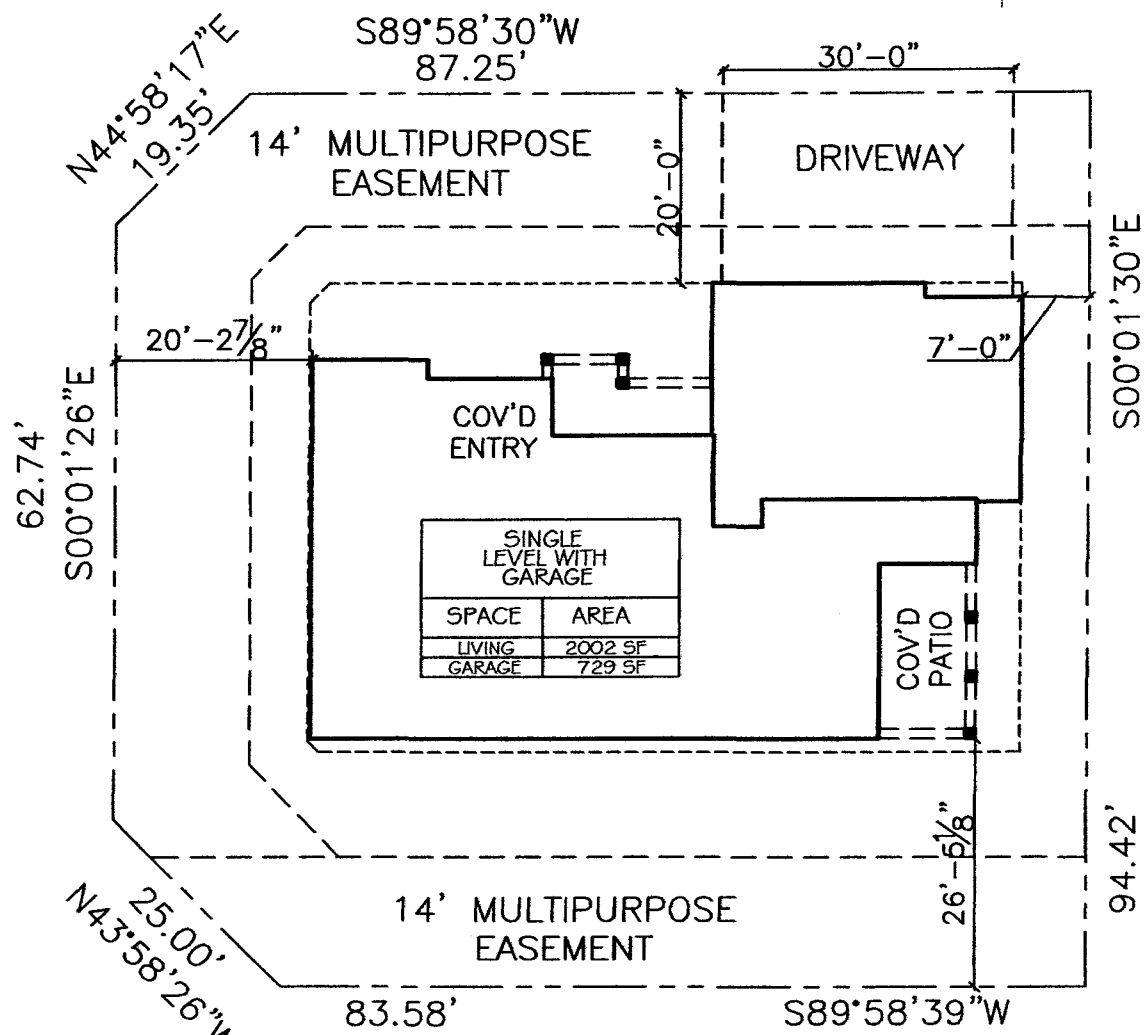
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20324</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/4/07</u>		

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
2985 WESTLAND AVENUE
GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2943-174-37-001 LOT 1 BLOCK 3

*Driveway OK
Perfor. - Hoken*



2985 WESTLAND AVE.
9280.1 SQ. FT.
0.21 ACRES

By Wendy Spurr

TOPS WUP
TOPS
TOPS
PROPERLY
IDENTIFY EASEMENTS
AND UTILITIES

RMF - 8		
Minimum Setbacks		
Front	Side	Rear
20	7	25

SITE PLAN
SCALE: 1" = 20'-0"

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

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