

FEE \$	10.00
TCP \$	975.50
SIF \$	460.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

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

Building Address 2984 Lurvey Ln  
 Parcel No. 2989-174-35-001  
 Subdivision Westland Estates  
 Filing 4 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2044  
 Sq. Ft. of Lot / Parcel 12299.1 sq ft  
 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 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 Voytilla  
 Address P.O. Box 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 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>26'</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>RAV</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 Voytilla Date 12/1/06  
 Department Approval NA Judith A. Rain Date 12/12/06

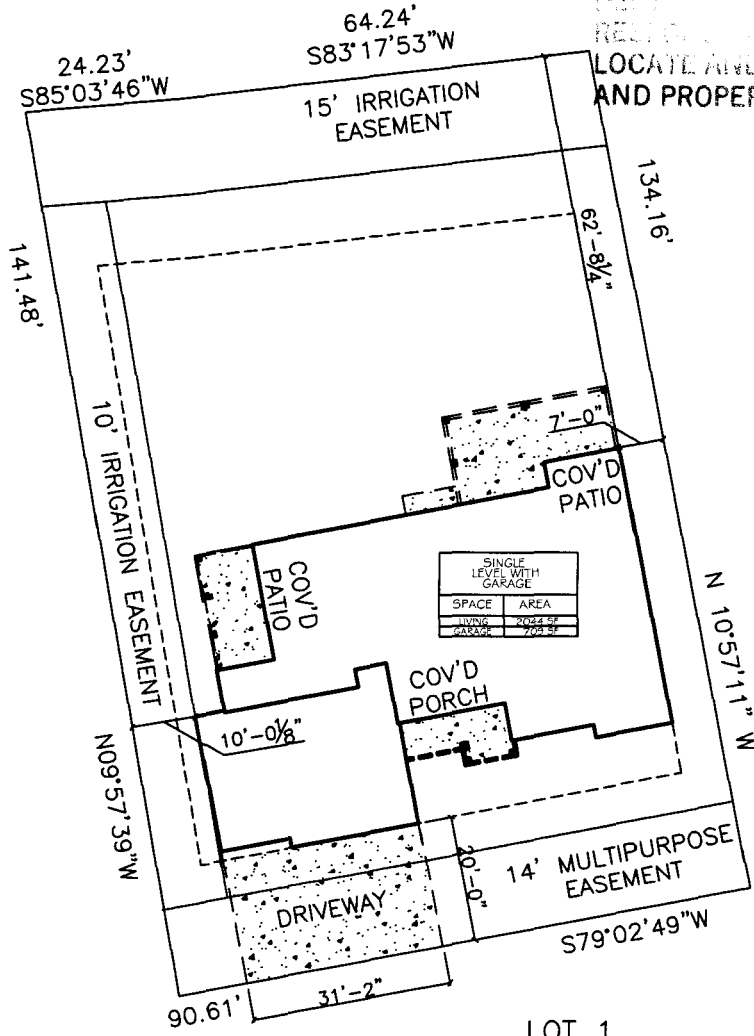
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19769</u>
Utility Accounting <u>0</u>	Date <u>12/12/06</u>		

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)

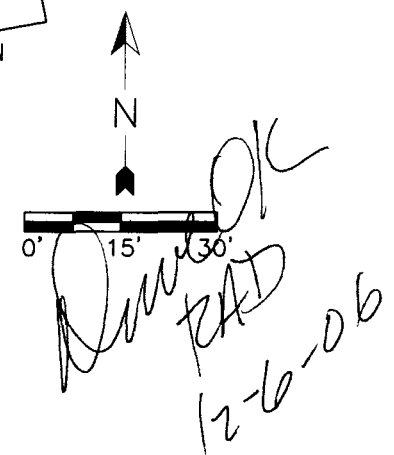
# SITE PLAN

DAVIDSON HOMES  
 WESTLAND ESTATES FILING FOUR  
 2984 LURVEY LANE  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-174-35-001 LOT 1 BLOCK 1

ACCEPTED NA *Judith A. Ricci* 12/12/06  
 ANY OTHER SETBACK PACKS MUST BE  
 APPROVED BY PLANNING  
 DEPARTMENT. RESIDENTS  
 MUST PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



LOT 1  
 12299.1 SQ. FT.  
 0.28 ACRES



## SITE PLAN

SCALE: 1" = 30'-0"

RMF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

ATLAS ELECTRIC	4862
TOPS/GAS	2060723
TOPS/MASTER	187254
PRECISION CONSTRUCTION	2060561