

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 2986 Lurvey Ln
 Parcel No. 2943-174-35-082
 Subdivision Westland Estates
 Filing 4 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3162
 Sq. Ft. of Lot / Parcel 11924.9
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Davidson Homes at Westland Est
 Address 2785 D Road
 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 Voytilla
 Address 2785 D Road
 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 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	Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>C</u>	Driveway Location Approval <u>RAD</u> <small>(Engineer's Initials)</small>	Special Conditions _____	

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 10/5/04
 Department Approval NA Judith A. [Signature] Date 10/01/04

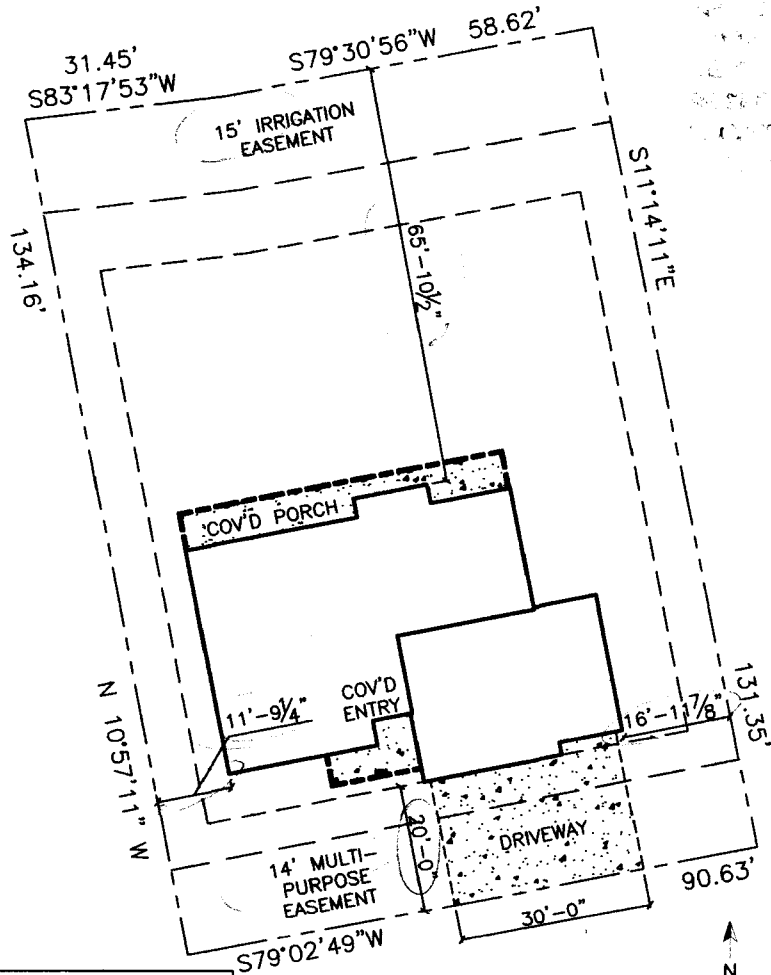
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19635</u>
Utility Accounting <u>Kate Elsberry</u>	Date <u>11/1/06</u>		

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

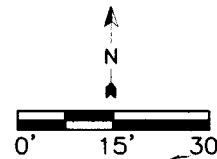
DAVIDSON HOMES
 WESTLAND ESTATES FILING FOUR
 2986 LURVEY LANE
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-174-35-002 LOT 2 BLOCK 1

10/31/06
NA Davidson



TWO LEVEL WITH 3 CAR GARAGE	
SPACE	AREA
LIVING MAIN	1508 SF
LIVING UPPER	928 SF
TOTAL LIVING	2436 SF
GARAGE	726 SF
TOTAL	3162 SF

BLOCK 1
 LOT 2
 11926.9 SQ. FT.
 0.27 ACRES



LURVEY LANE

Done OK
TRAD
10-10-06

RSF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

SITE PLAN

SCALE: 1" = 30'-0"

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