

97559

FEE \$	10.00/
TCP \$	<del>1200.00</del>
SIF \$	460.00/

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 2987 Westland  
 Parcel No. 2943-174-37-002  
 Subdivision Westland Estates  
 Filing #4 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1887  
 Sq. Ft. of Lot / Parcel 9673  
 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 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 2785 D Rd  
 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 <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 <u>none</u>
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).

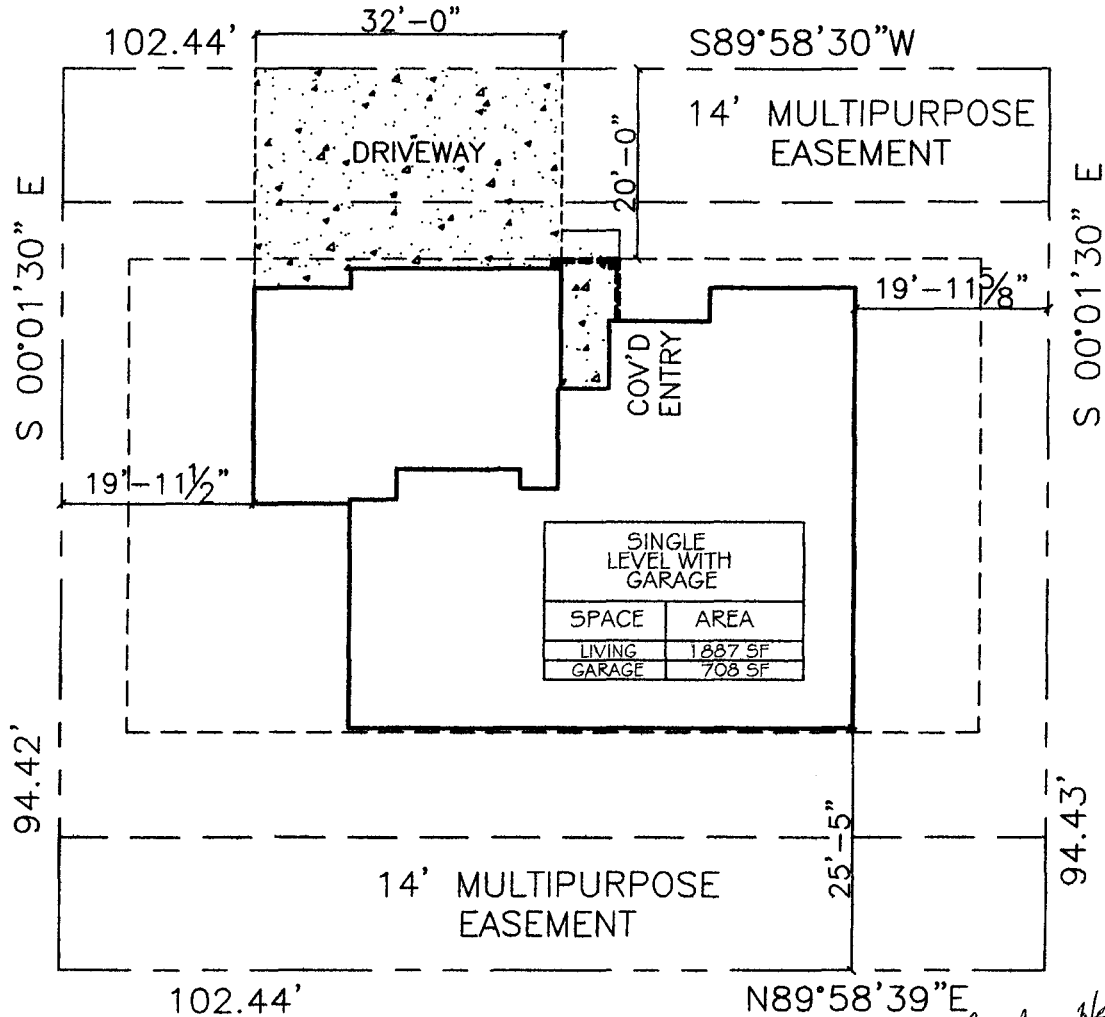
Applicant Signature Steve Voytilla Date 7/4/06  
 Department Approval Gayle Henderson Date 7-18-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19318</u>
Utility Accounting <u>Catherine Crowe</u>	Date <u>7-18-06</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)

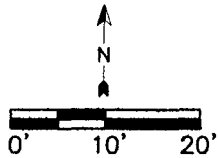
# SITE PLAN

DAVIDSON HOMES  
 WESTLAND ESTATES FILING FOUR  
 2987 WESTLAND AVENUE  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-174-37-002 LOT 2 BLOCK 3



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	1887 SF
GARAGE	708 SF

LOT 2  
 BLOCK 3  
 9673.1 SQ. FT.  
 0.22 ACRES



*Dayleen Henderson*  
 ACCURACY OF THIS SITE PLAN MUST BE  
 VERIFIED BY THE PLANNING  
 DEPARTMENT'S  
 FIELD STAFF TO FULLY  
 LOCATE ALL UTILITIES, EASEMENTS  
 AND PROPERTY LINES.  
*David OK*  
 RAD  
 7-11-06

RSF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

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

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