

Planning \$	10 -
TCP \$	—
Drainage \$	—
SIF\$	—

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 221 3/4 Hwy Mesa Dr
 Parcel No. 2943-303-41-000
 Subdivision Mesa Estates
 Filing _____ Block 2 Lot _____

Multifamily Only:
 No. of Existing Units 0 No. Proposed 1
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 8x8 (72.25)
 Sq. Ft. of Lot / Parcel 111x136
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Davidson Homes at Mesa Estates
 Address P.O. Box 9233
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: pump house

APPLICANT INFORMATION:

Name Steve Voytilla
 Address P.O. Box 9233
 City / State / Zip Grand Jct., CO 81501
 Telephone 234-2000

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: HOA Pump House
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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>R8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval <u>N/A</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).

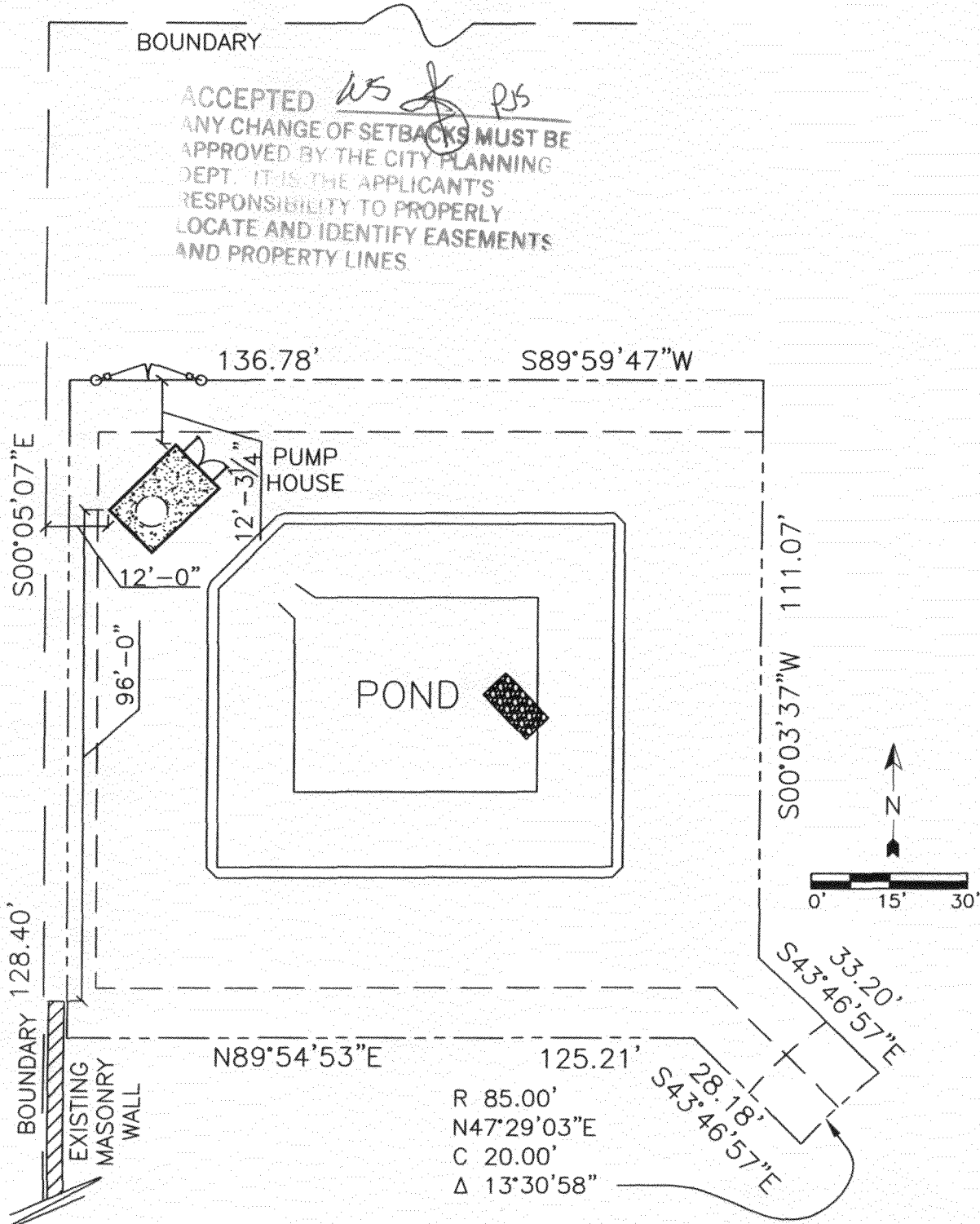
Applicant Signature Steve Voytilla Date 7/27/07

Department Approval WS Justin Kopman Date 8/8/07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES <input type="radio"/> NO	W/O No. <u>No Change Sewer/Water</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-14-07</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
MESA ESTATES
GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2943-303-41-000



ACCEPTED *WS & PS*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

RMF - 8		
Minimum Setbacks		
Front	Side	Rear
20	5	10

SITE PLAN
 SCALE: 1" = 30'-0"

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