

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

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

Building Address 2837 Kelso Mesa No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-303-00-045 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1578  
 Subdivision Mesa Estates Sq. Ft. of Lot / Parcel 5400 Sq Ft  
 Filing 1 Block 3 Lot 26 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 20

**OWNER INFORMATION:**

Name Dawson Homes at Mesa Est  
 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 Voytilla  
 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</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 2/2/07  
 Department Approval NA Date 2/16/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CMSD</u>
Utility Accounting	<u>2/16/07</u>	Date	<u>2/16/07</u>

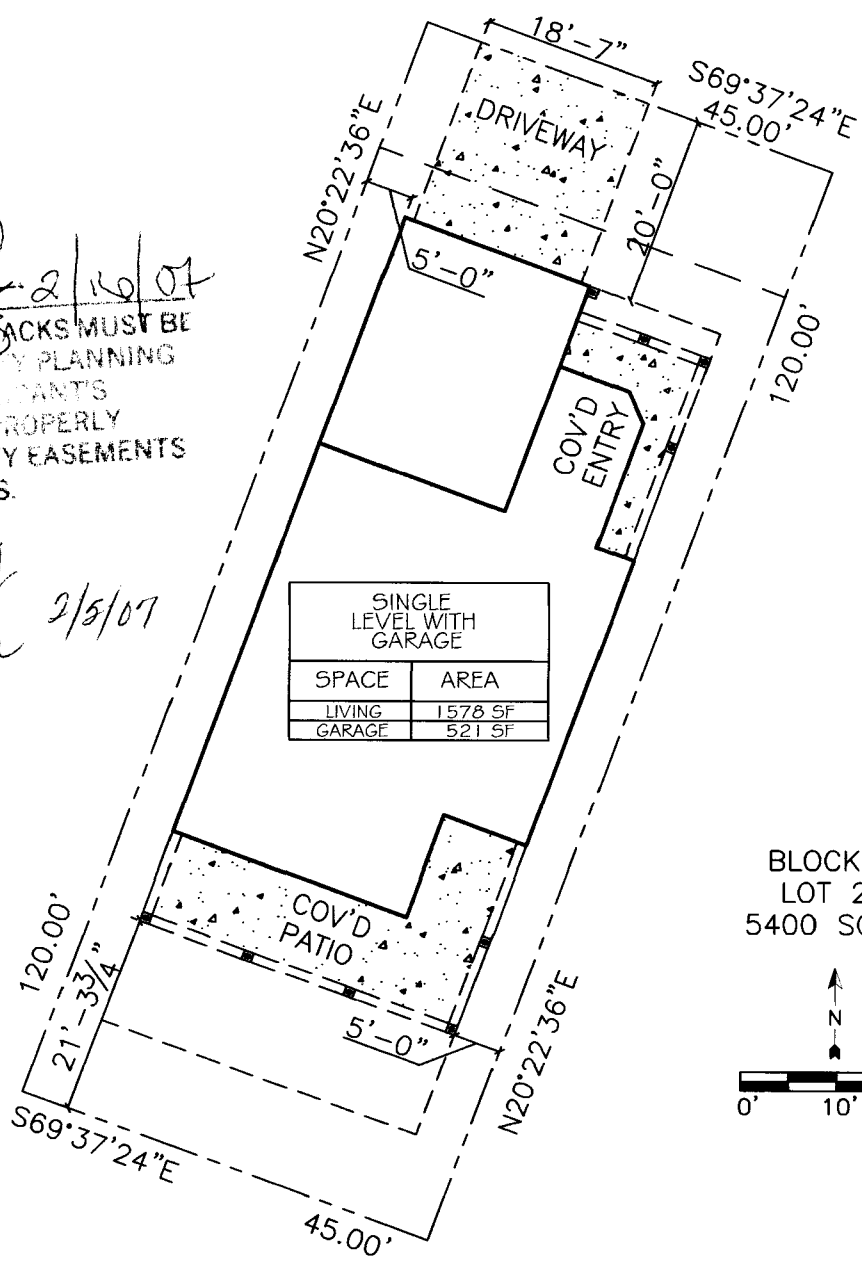
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# SITE PLAN

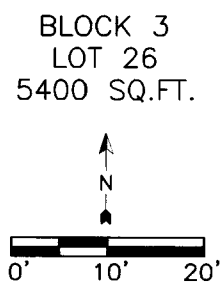
DAVIDSON HOMES  
MESA ESTATES  
2837 KELSO MESA DRIVE  
GRAND JUNCTION, MESA COUNTY, COLORADO  
TAX ID 2943-303-00-045 LOT 26 BLOCK 3

ACCEPTED *NA* 2/16/07  
 ANY CHANGE OR REVISIONS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Driveway okay*  
*4/15/07*  
*Chazra*



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	1578 SF
GARAGE	521 SF



RMF - 8		
Minimum Setbacks		
Front	Side	Rear
20	5	10

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

ACTION ELECTRIC	7174
TOPS/GAS	2060723
TOPS/MASTER	187254
PRECISION CONSTRUCTION	2060561