

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 2843 Kelso Mesa  
 Parcel No. 2943-303-00-045  
 Subdivision Mosa Estates  
 Filing 1 Block 3 Lot 20

No. of Existing Bldgs D No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1569 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 5400  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 20'

### OWNER INFORMATION:

Name Durdsan Homes at Mosa Estates  
 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 Vaytilla  
 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.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 <u>SH</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).

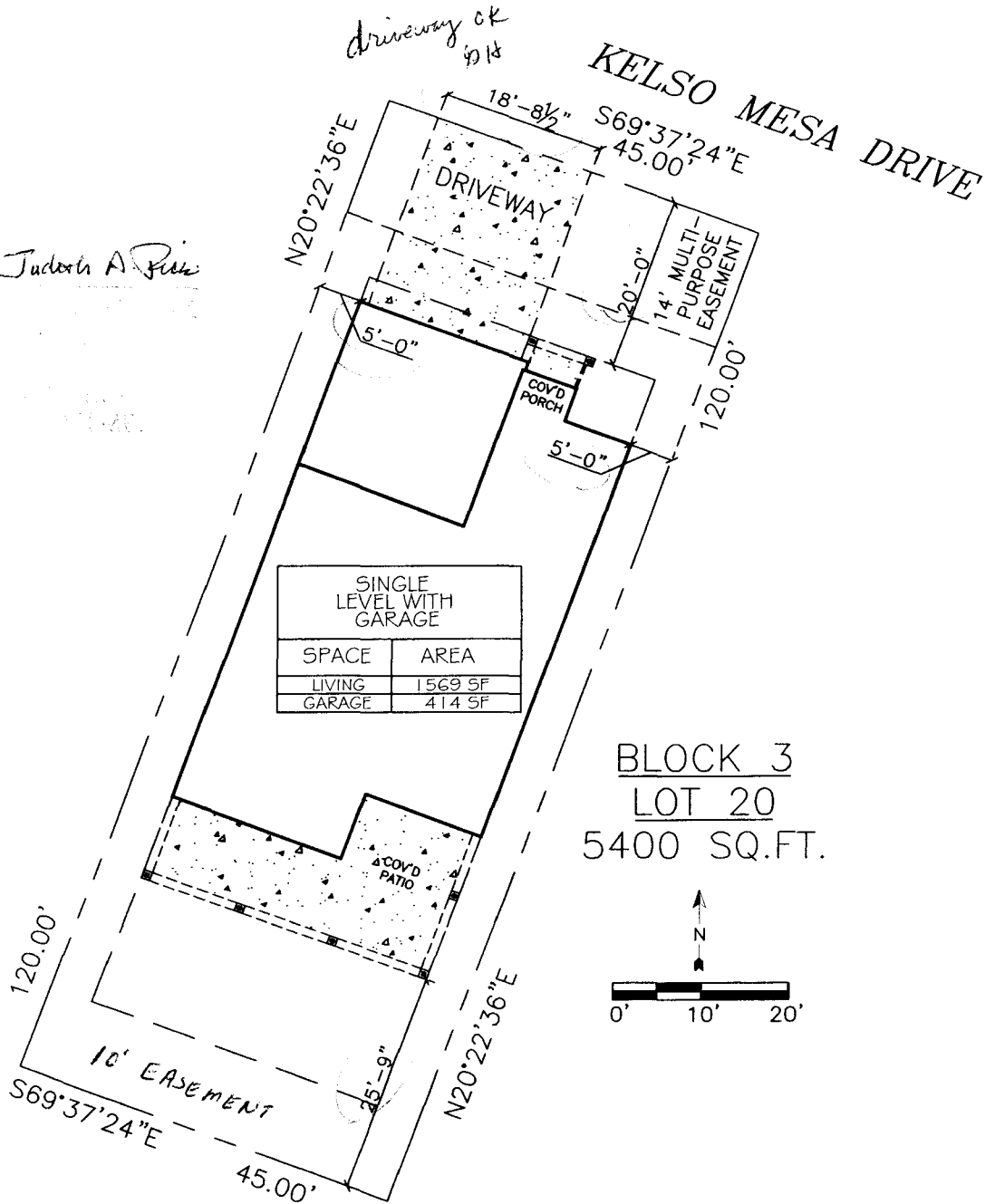
Applicant Signature Steve Vaytilla Date 2/19/07  
 Department Approval John A. [Signature] Date 4/4/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>Pd @ DmsD</u>
Utility Accounting <u>[Signature]</u> Date <u>4/4/07</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)

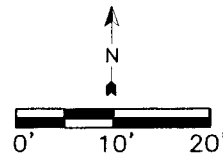
**SITE PLAN**  
 DAVIDSON HOMES  
 MESA ESTATES  
 2843 KELSO MESA DRIVE  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-303-00-045 LOT 20 BLOCK 3

ACCEPTED BY *Judith A. Pisci*  
 APPROVED BY  
 APPROVED BY  
 APPROVED BY  
 APPROVED BY  
 APPROVED BY  
 APPROVED BY



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	1569 SF
GARAGE	414 SF

BLOCK 3  
 LOT 20  
 5400 SQ.FT.



RMF - 8		
Minimum Setbacks		
Front	Side	Rear
20	5	10

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

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