

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

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

BLDG PERMIT NO. _____

PH

Building Address 2846 Kelso Mesa
 Parcel No. 2943-303-43-039
 Subdivision Mesa Estates
 Filing 1 Block 374 Lot 39

No. of Existing Bldgs 0 No. Proposed ~~1~~ 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1909
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Davidson Homes at Mesa Estates
 Address 2139 N 12th St #10 PMB 9233
 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 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 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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions TYPE F house offset
 Voting District E Driveway Location Approval SH
 (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 8/27/07
 Department Approval SH Judith Ras... Date 8-27-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. pd@comsd

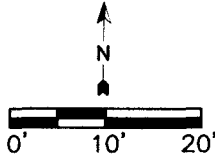
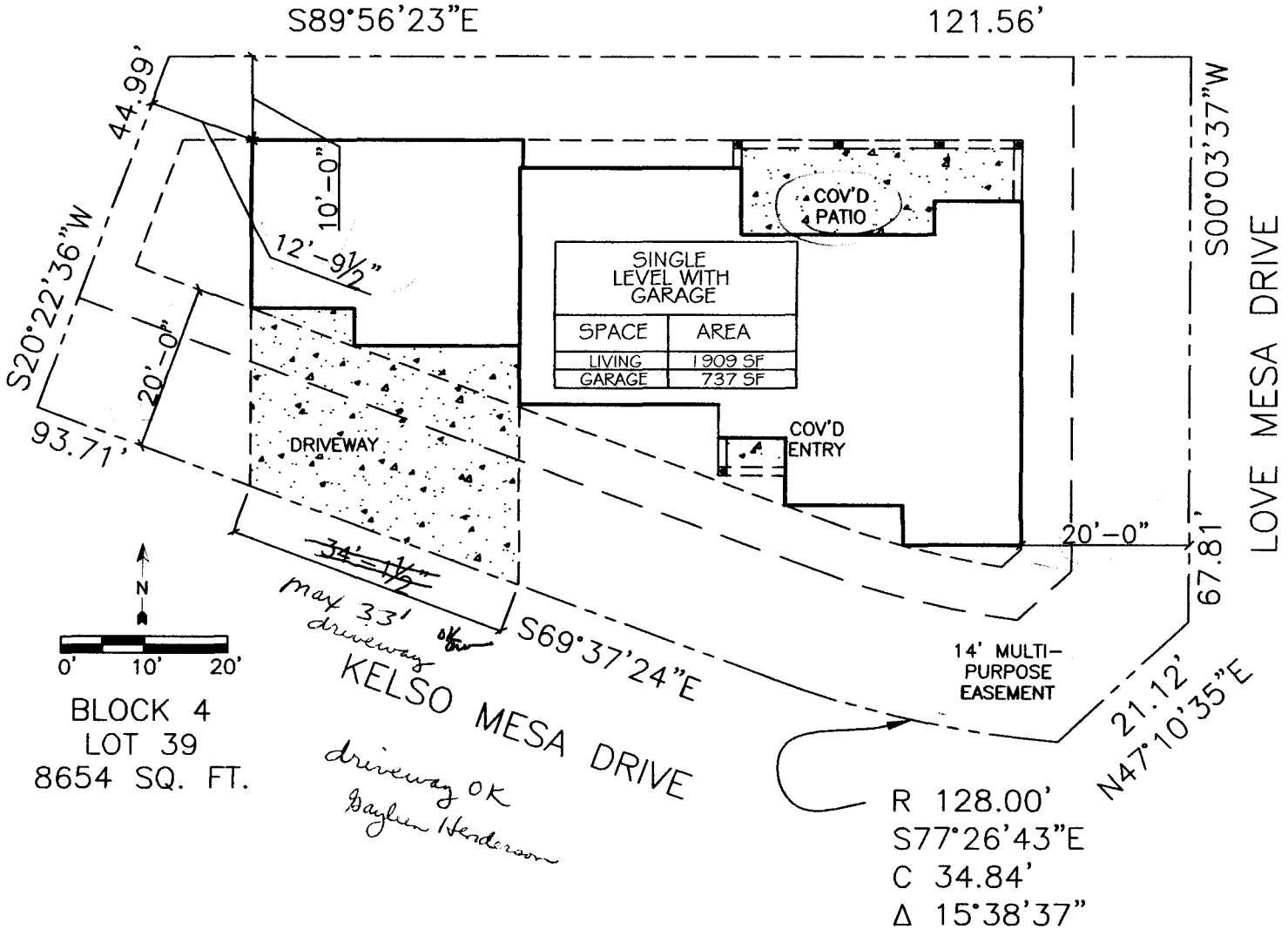
Utility Accounting SH Date 8/28/07

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)

8-28-07
 ACCEPTED *DH Tubaki Pura*
 ANY CHANGES OR SETBACKS MUST
 BE APPROVED BY THE PLANNING
 DEPARTMENT
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

SITE PLAN

DAVIDSON HOMES
 MESA ESTATES
 2846 KELSO MESA DRIVE
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-303-43-039 LOT 39 BLOCK 4



BLOCK 4
 LOT 39
 8654 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