

FEE \$	10. ⁰⁰ / ₁₀₀
TCP \$	1589. ⁰⁰ / ₁₀₀
SIF \$	460. ⁰⁰ / ₁₀₀

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

BLDG PERMIT NO. _____

Building Address 2835 1/2 Kelso Mesa No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-30300-045 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1580
 Subdivision Mesa Estates Sq. Ft. of Lot / Parcel 5160 Sq. Ft.
 Filing _____ Block 3 Lot 27 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Davidson Homes at Mesa Est
 Address 239 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 239 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>24'</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>[Signature]</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 1/18/07
 Department Approval [Signature] Date 2/2/07

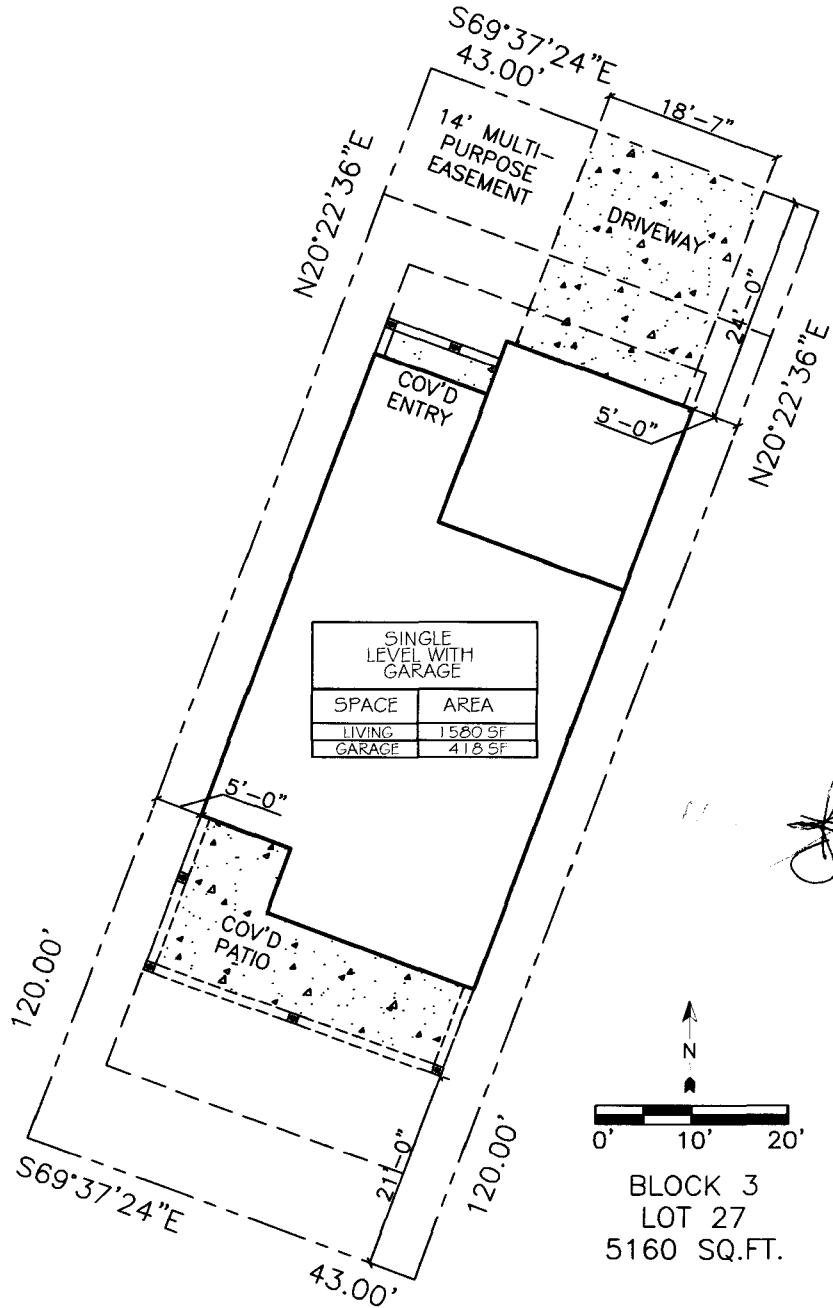
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7d@omsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/2/07</u>		

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

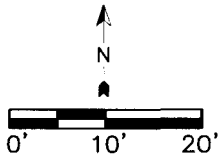
2835 1/2 KELSO MESA DRIVE
GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2943-303-00-045 LOT 27 BLOCK 3



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	1580 SF
GARAGE	418 SF

DINE
OIL

Julia Rose 2/2/07



BLOCK 3
LOT 27
5160 SQ.FT.

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