

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 2844 1/2 Kelso Mesa Dr.
 Parcel No. 2943-303-43-038
 Subdivision Mesa Estates
 Filing 1 Block 4 Lot 38

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1523
 Sq. Ft. of Lot / Parcel 5307
 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 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 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 <u>R-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>JAR</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 6/4/07
 Department Approval JAR Gayle Henderson Date _____

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Don DA 5118</u>
Utility Accounting <u>Ruth Kover</u>	Date <u>11-5-7</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

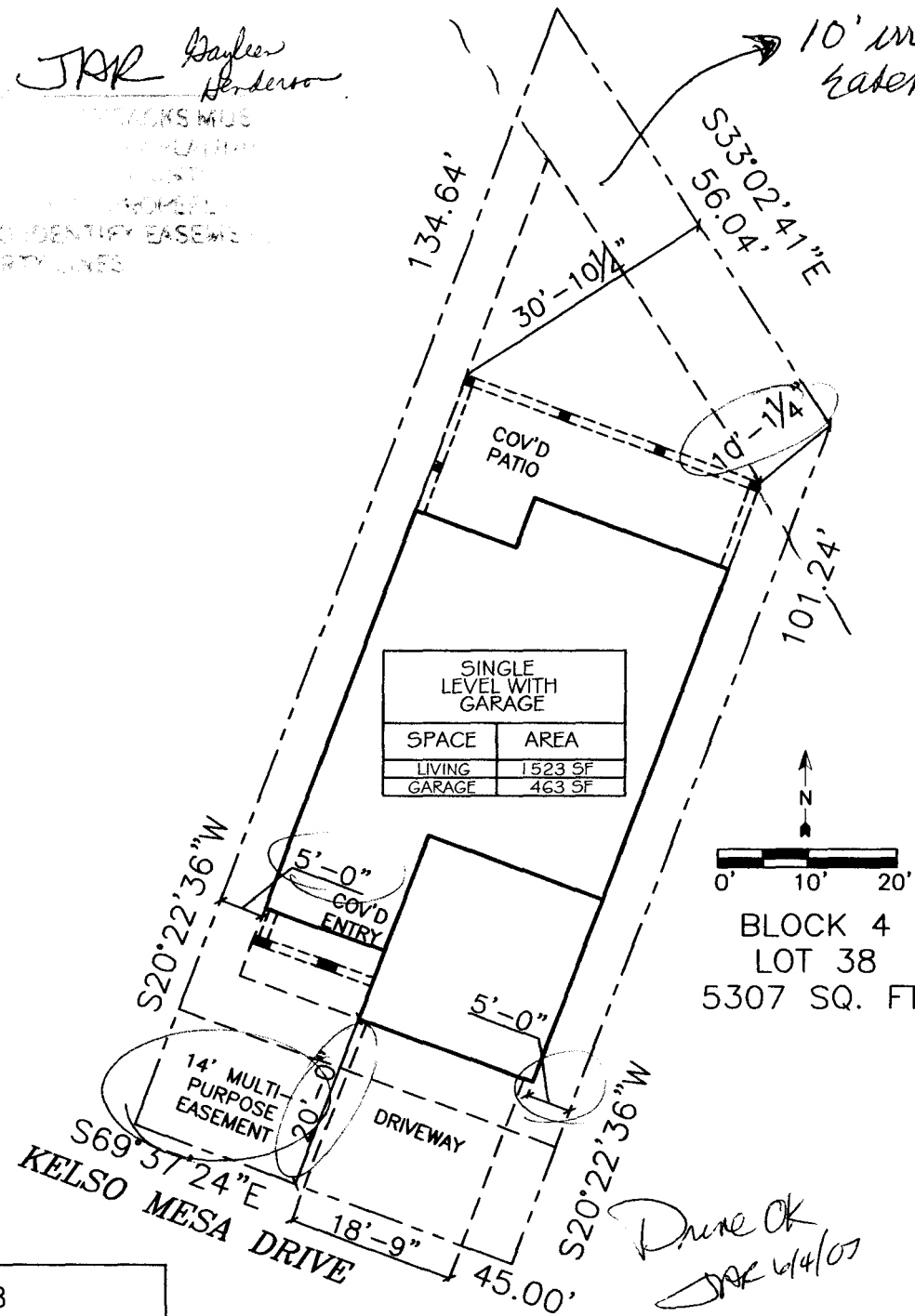
DAVIDSON HOMES
MESA ESTATES

2844 1/2 KELSO MESA DRIVE
GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2943-303-43-038 LOT 38 BLOCK 4

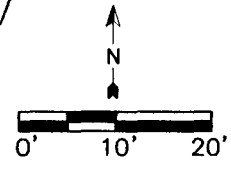
DATE: 4/14/05
DRAWN BY: JAR
CHECKED BY: DAYLEEN HENDERSON
SCALE: AS SHOWN
PROJECT: DAVIDSON HOMES
MESA ESTATES
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

JAR Dayleen Henderson

*10' m. & drain
easement*



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	1523 SF
GARAGE	463 SF



BLOCK 4
LOT 38
5307 SQ. FT.

*Done OK
JAR 4/14/05*

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