

FEE \$	10. <sup>00</sup>
TCP \$	1589. <sup>00</sup>
SIF \$	460. <sup>00</sup>

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

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

Building Address 300 Love Mesa  
Parcel No. 2943-303-00-045  
Subdivision Mesa Estates  
Filing 1 Block 3 Lot 12

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1705  
Sq. Ft. of Lot / Parcel 8192  
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 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>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 Vaytilla Date 3/6/07  
Department Approval Wendy Spurr Date 5-18-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>PAID @ OMSD</u>
Utility Accounting <u>W. Albers</u> Date <u>5/18/07</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

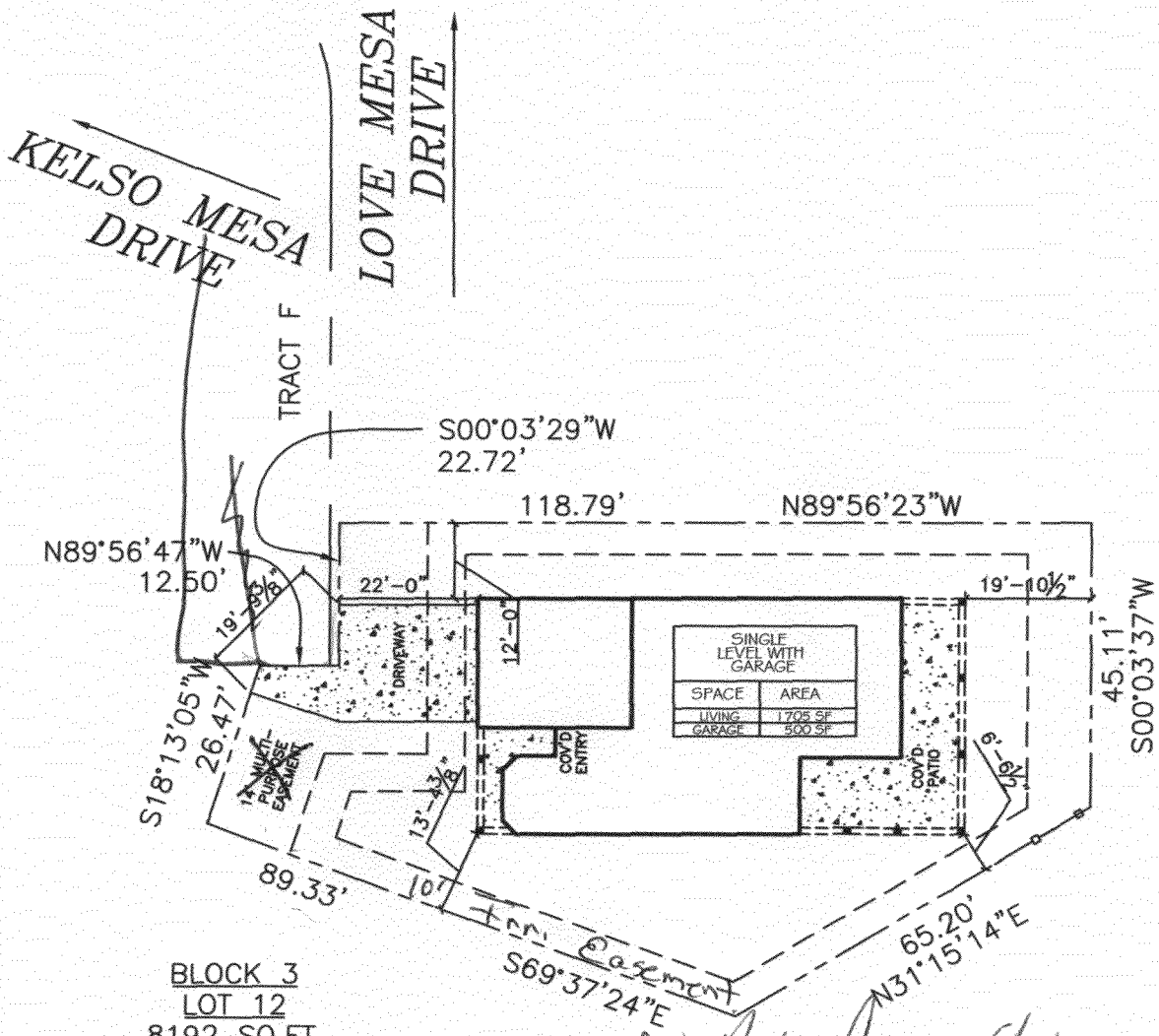
DAVIDSON HOMES

MESA ESTATES

200 LOVE MESA DRIVE

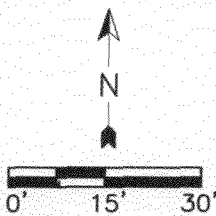
GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-303-00-045 LOT 12 BLOCK 3



ACCEPTED  
ANY CHANGES TO SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*U. Adam Chagnon 5/15/07*



RMF - 8

Minimum Setbacks

Front	Side	Rear
20	5	10

SITE PLAN

SCALE: 1" = 30'-0"

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

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