

FEE \$	70.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 204 Love Mesa
Parcel No. 2943-303-00-045
Subdivision Mesa Estates
Filing 1 Block 3 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1812
Sq. Ft. of Lot / Parcel 5774
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 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>A</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 _____

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>Kate Crosby</u>	Date <u>5/30/07</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

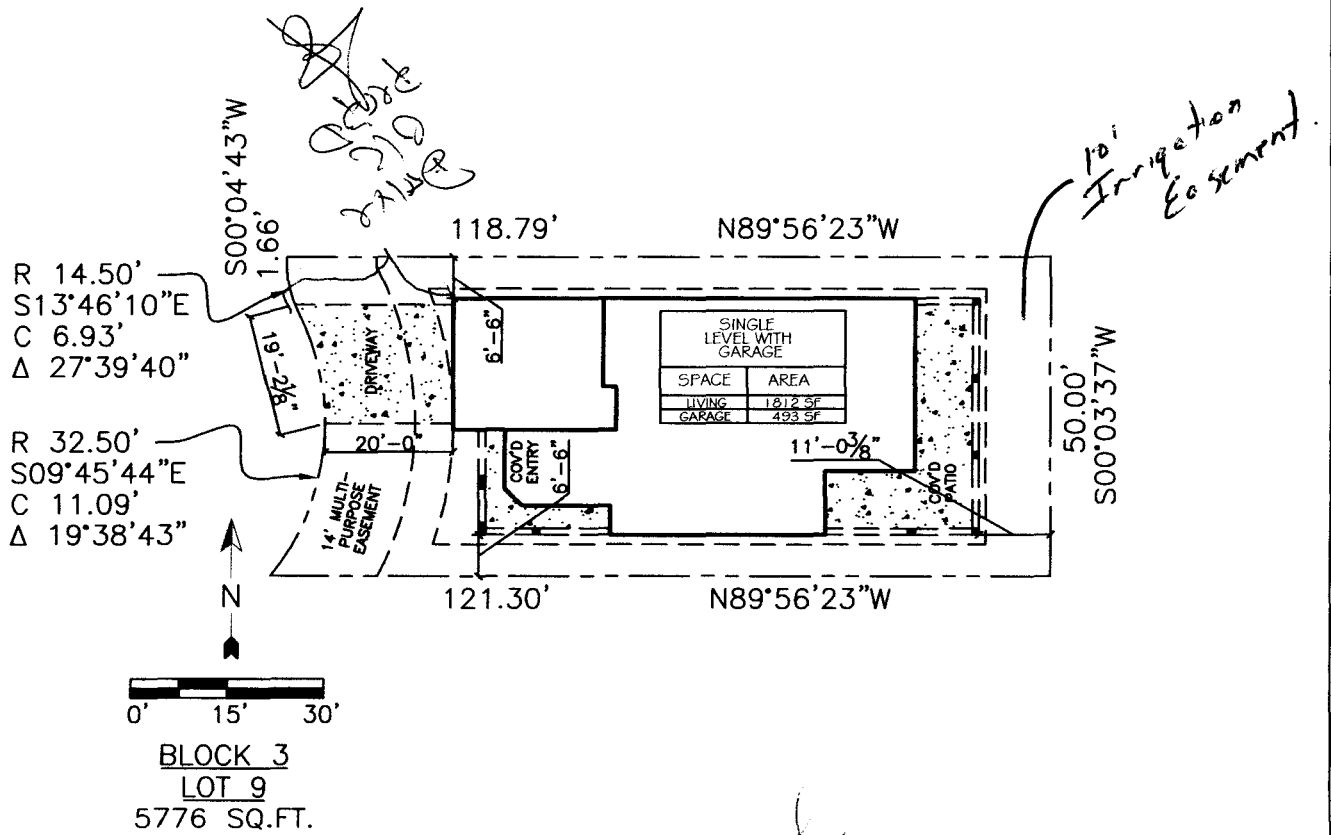
DAVIDSON HOMES

MESA ESTATES

204 LOVE MESA DRIVE

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-303-00-045 LOT 9 BLOCK 3



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

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