

FEE \$	10 <sup>-</sup>
TCP \$	158 <sup>-</sup>
SIF \$	460 <sup>-</sup>

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

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

Building Address 206 Love Mesa Dr. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-303-00-045 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1705  
 Subdivision Mesa Estates Sq. Ft. of Lot / Parcel 5939  
 Filing 1 Block 3 Lot 8  
 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. 12<sup>th</sup> 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. 12<sup>th</sup> 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 <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>WS</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).

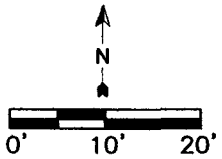
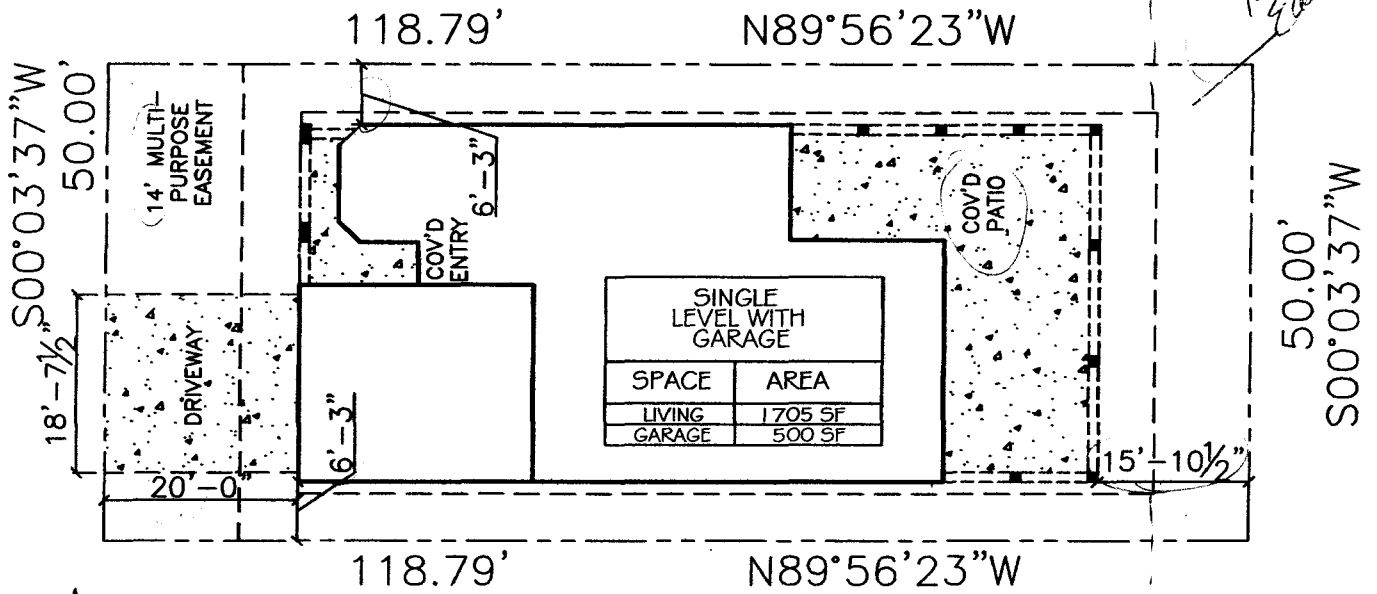
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Steve Vaytilla Date 3/30/07  
 Department Approval WS Indira P 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 @ OMSP</u>
Utility Accounting <u>Watersbury</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**  
**206 LOVE MESA DRIVE**  
**GRAND JUNCTION, MESA COUNTY, COLORADO**  
**TAX ID 2943-303-00-045 LOT 8 BLOCK 3**



**BLOCK 3**  
**LOT 8**  
**5939 SQ.FT.**

*WS Jackson Rose*

ACCEPTED FOR RECORD  
 07/21/2007 7:40:47 AM  
 THE FOLLOWING INFORMATION MUST BE  
 FILED WITH THIS PLAN:  
 1. ALL EASEMENTS  
 2. ALL RIGHTS OF WAY  
 3. ALL ENCUMBRANCES  
 4. ALL LIENS  
 5. ALL INTERESTS  
 6. ALL RIGHTS OF FIRST REFUSAL  
 7. ALL RIGHTS OF REDEMPTION  
 8. ALL RIGHTS OF RESCUE  
 9. ALL RIGHTS OF PURCHASE  
 10. ALL RIGHTS OF REVERSION  
 11. ALL RIGHTS OF RETURN  
 12. ALL RIGHTS OF RANSOM  
 13. ALL RIGHTS OF REDEMPTION  
 14. ALL RIGHTS OF RESCUE  
 15. ALL RIGHTS OF PURCHASE  
 16. ALL RIGHTS OF REVERSION  
 17. ALL RIGHTS OF RETURN  
 18. ALL RIGHTS OF RANSOM

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

07/21/2007 7:40:47 AM