

P98

| | |
|--------|---------|
| FEE \$ | 12.00 |
| TCP \$ | 1589.00 |
| SIF \$ | 400.00 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 207 Love Mesa
 Parcel No. 2943-303-43-040
 Subdivision Mesa Estates
 Filing 1 Block 4 Lot 40

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1971
 Sq. Ft. of Lot / Parcel 5922
 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 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 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 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 24' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Need 40 s how 10'
 Voting District E Driveway Location Approval 4/22/07 NA irrigation easement at Rear.
 (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 4/25/05

Department Approval NA Judith Pen 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 @ OUSD</u> |
| Utility Accounting <u>NA</u> | Date <u>8-7-07</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

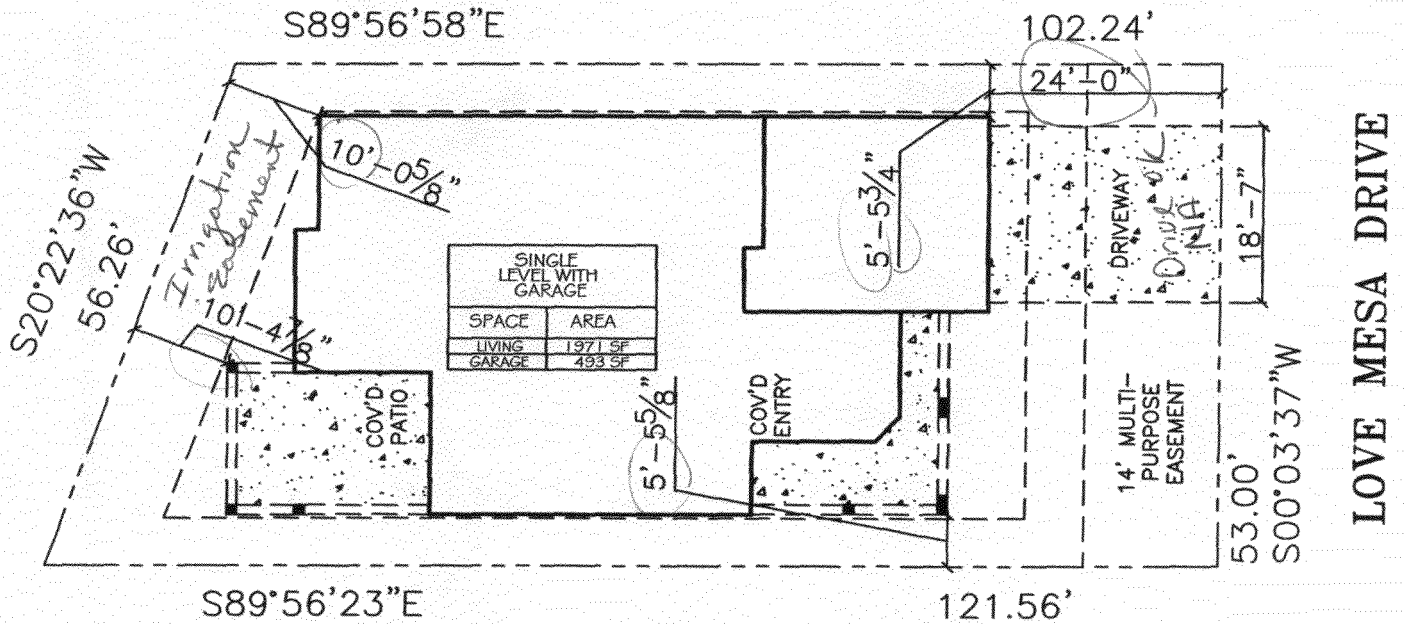
MESA ESTATES

207 LOVE MESA DRIVE

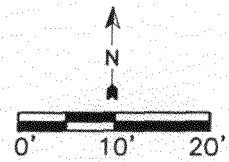
GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-303-~~00-045~~ LOT 40 BLOCK 4

43-040



| SINGLE LEVEL WITH GARAGE | |
|--------------------------|---------|
| SPACE | AREA |
| LIVING | 1371 SF |
| GARAGE | 493 SF |



ACCEPTED *NA Judohi Pica*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

BLOCK 4
 LOT 40
 5922 SQ. FT.

| | | |
|------------------|------|------|
| 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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