

FEE \$ 10 00  
 TCP \$ 1589.00  
 SIF \$ 460.00

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

BLDG PERMIT NO. 191

Building Address 213 Love Mesa  
 Parcel No. 2943-303-43 043  
 Subdivision Mesa Estates  
 Filing 1 Block 4 Lot 43

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1684  
 Sq. Ft. of Lot / Parcel 5543  
 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. 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 Voytilla  
 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.**

|                                                                               |                                                                                                    |
|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b> |                                                                                                    |
| ZONE <u>R1WF-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>4/26/07 NA</u><br>(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 4/25/07  
 Department Approval NA Judson AD 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>[Signature]</u>                                                                                      | Date <u>8-7-07</u>         |

# SITE PLAN

DAVIDSON HOMES

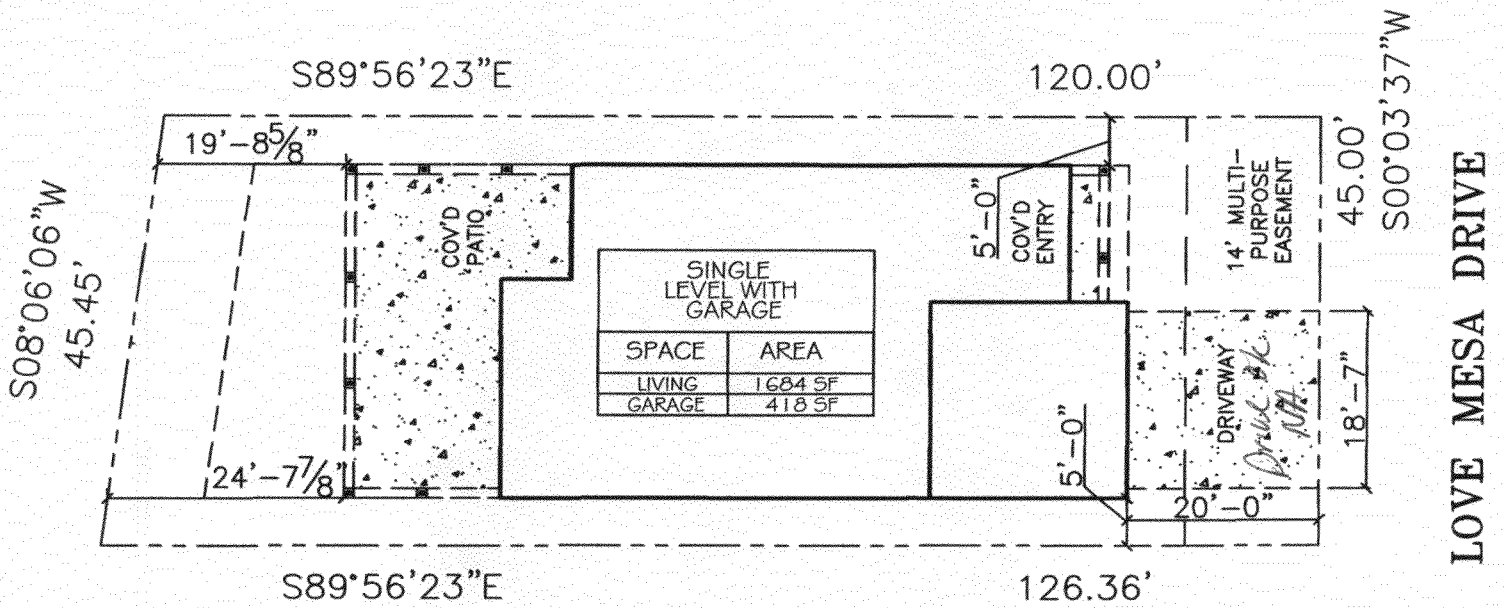
MESA ESTATES

213 LOVE MESA DRIVE

GRAND JUNCTION, MESA COUNTY, COLORADO

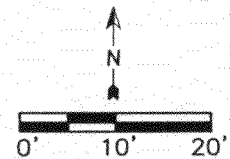
TAX ID 2943-303-~~00-045~~ LOT 43 BLOCK 4

43-043



| SINGLE LEVEL WITH GARAGE |         |
|--------------------------|---------|
| SPACE                    | AREA    |
| LIVING                   | 1684 SF |
| GARAGE                   | 418 SF  |

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



BLOCK 4  
 LOT 43  
 5543 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 |