

|                |
|----------------|
| FEE \$ 10.00   |
| TCP \$ 1589.00 |
| SIF \$ 460.00  |

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

BLDG PERMIT NO. PH

Building Address 217 Love Mesa  
 Parcel No. 2943-303-43-045  
 Subdivision Mesa Estates  
 Filing 1 Block 4 Lot 45

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1592  
 Sq. Ft. of Lot / Parcel 5400  
 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): ~~SE~~

**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.**

| 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>JS</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 4/9/07  
 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>[Signature]</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

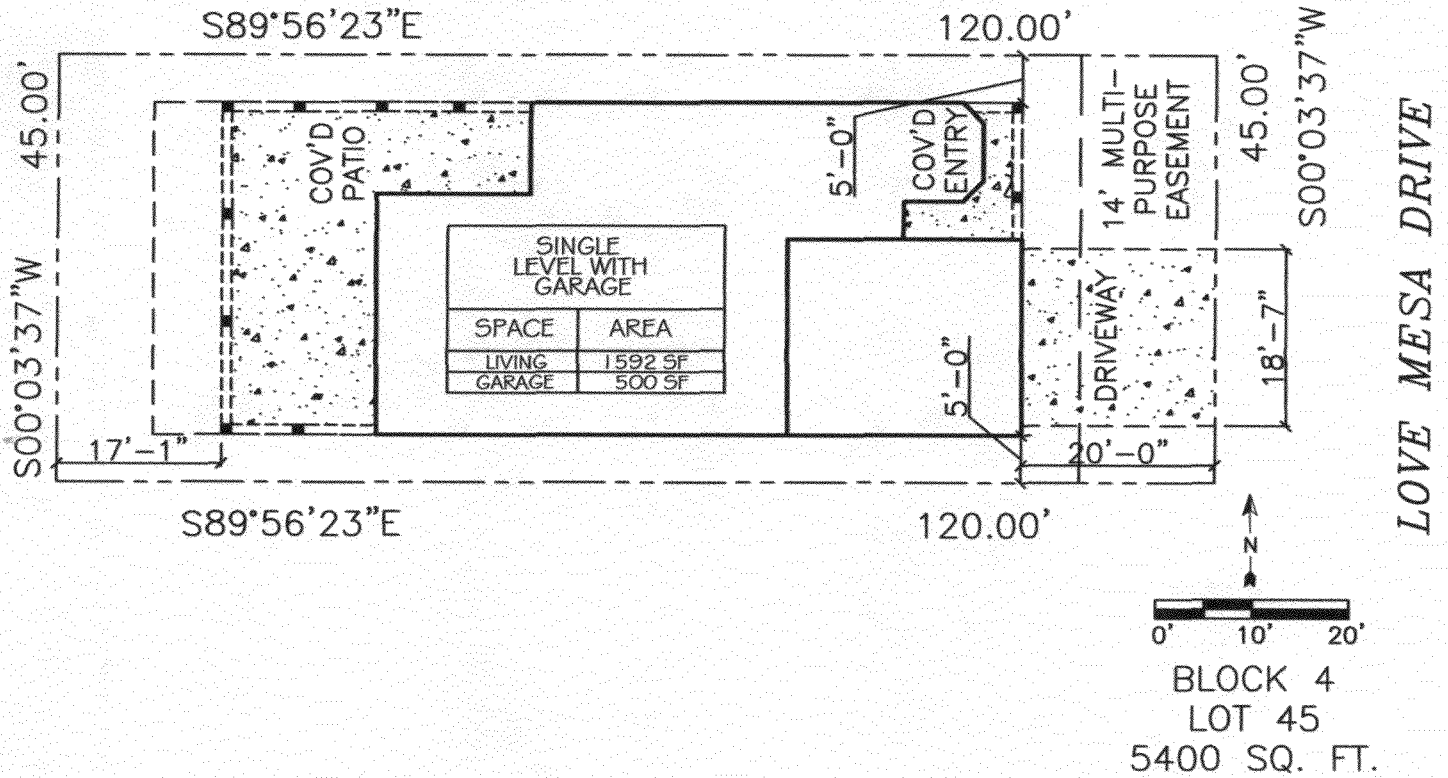
MESA ESTATES

217 LOVE MESA DRIVE

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-303-~~00~~-045 LOT 45 BLOCK 4

43



ACCEPTED *pt Wendy Spurr*  
 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.

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