

FEE \$	10 <sup>-</sup>
TCP \$	1589 <sup>-</sup>
SIF \$	460 <sup>-</sup>

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

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

Building Address 210 1/2 Love Mesa  
 Parcel No. 2943-303-00-045  
 Subdivision Mesa Estates  
 Filing 1 Block 3 Lot 4

No. of Existing Bldgs 0 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1705  
 Sq. Ft. of Lot / Parcel 5939  
 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 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 <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 Voytilla Date 3/30/07  
 Department Approval WS Judith A. 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 @ OMSP</u>
Utility Accounting <u>Kate Ebbert</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

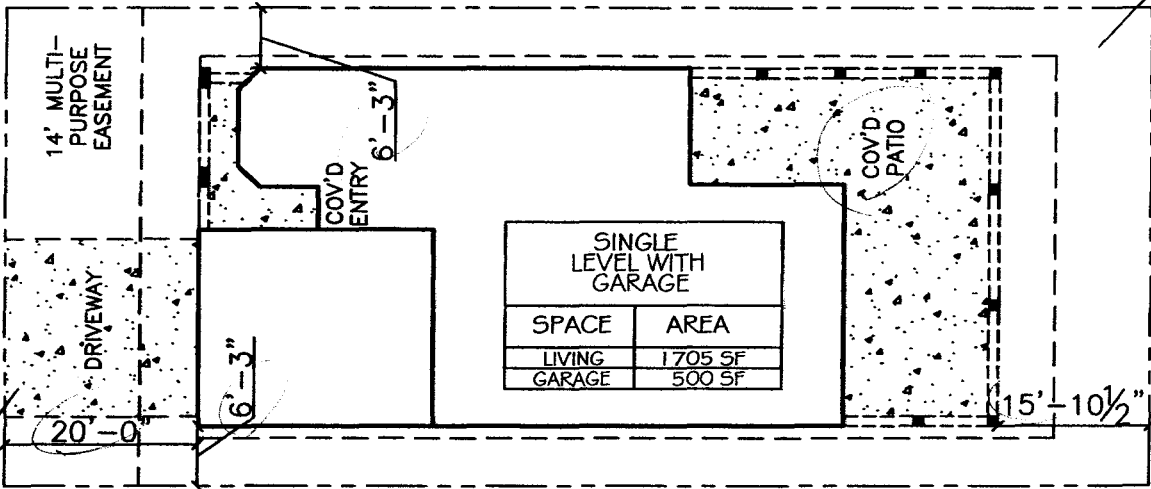
210 1/2 LOVE MESA DRIVE  
GRAND JUNCTION, MESA COUNTY, COLORADO  
TAX ID 2943-303-00-045 LOT 4 BLOCK 3

*WS Judith A. Rau*

THIS PLAN IS TO BE USED FOR THE  
CONSTRUCTION OF A SINGLE LEVEL WITH  
GARAGE AND A COVERED PATIO.  
IT IS TO BE LOCATED ON THE EAST SIDE OF  
LOVE MESA DRIVE AND BEING 210 1/2 FEET  
AND BEING 50 FEET WIDE.

LOVE MESA DRIVE

50.00'  
S00°03'37"W  
18'-7 1/2"



*10' Easement*

50.00'  
S00°03'37"W

*View of*



BLOCK 3  
LOT 4  
5939 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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