

FEE \$10.⁰⁰ /
 TCP \$1589.⁰⁰ /
 SIF \$460.⁰⁰ /

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2842 1/2 Kelso Mesa No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-303-43-036 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1818
 Subdivision Mesa Estates Sq. Ft. of Lot / Parcel 4932
 Filing 1 Block 4 Lot 36 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 P.O. Box 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 P.O. Box 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>R-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 <u>20' setback provision</u>
Voting District <u>E</u> Driveway Location Approval _____ (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 9/13/07
 Department Approval Gayleen Henderson Date 3/31/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PLAN</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-31-08</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)

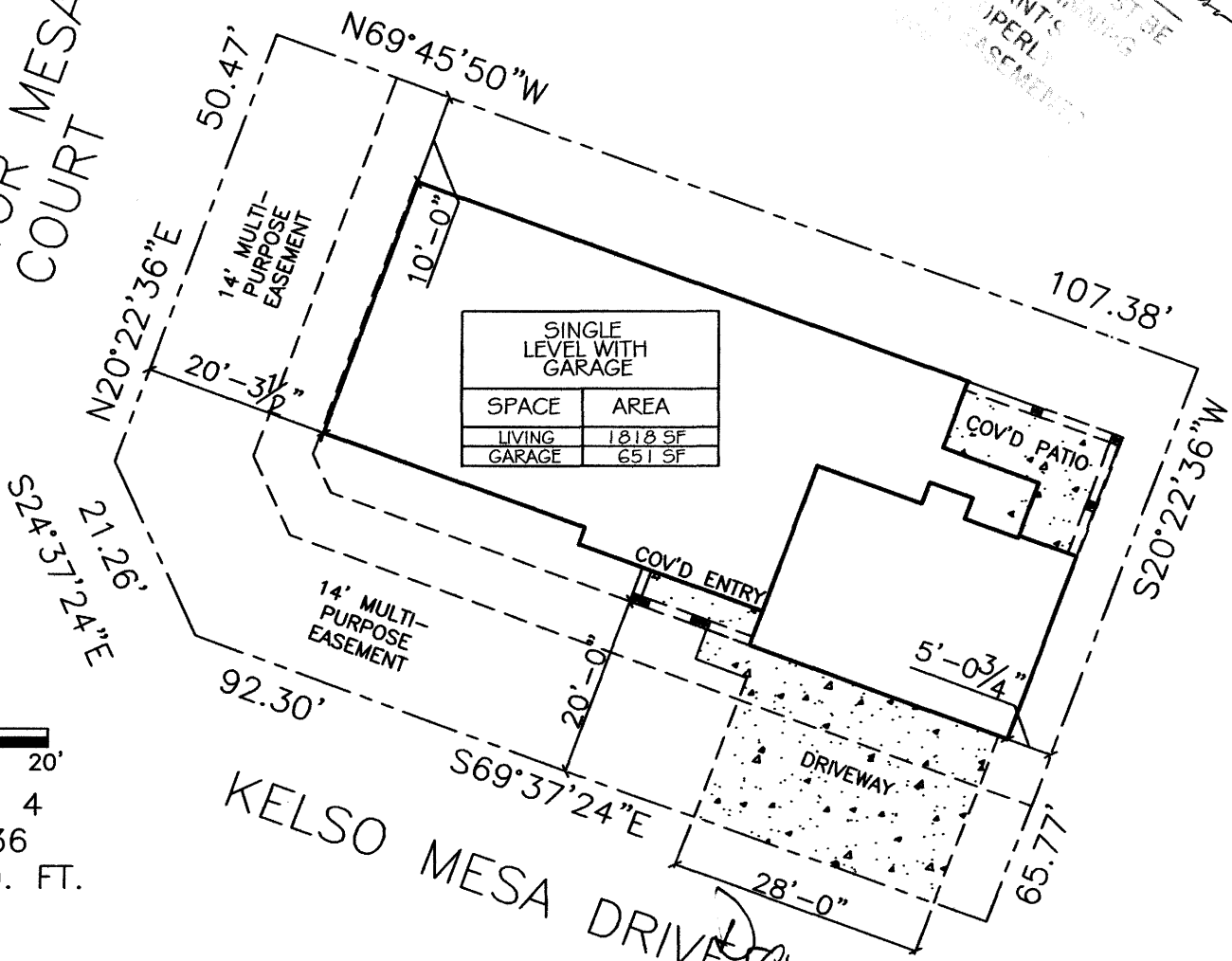
SITE PLAN

DAVIDSON HOMES
MESA ESTATES

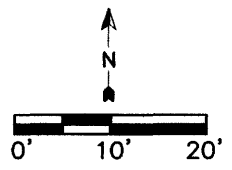
2842 1/2 KELSO MESA DRIVE
GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2943-303-43-036 LOT 36 BLOCK 4

Davidson Homes
ALL RIGHTS RESERVED
THIS PLAN MUST BE
APPROVED BY THE
COUNTY ENGINEER
BEFORE CONSTRUCTION
PERMITS ARE ISSUED

MONITOR MESA
COURT



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	1818 SF
GARAGE	651 SF



BLOCK 4
LOT 36
6932 SQ. FT.

KELSO MESA DRIVE

Davidson Homes
2/14/07

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