

Planning \$ <u>500</u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File #

Single Family PLANNING CLEARANCE

~~(site plan review, multi-family development, non-residential development)~~
Grand Junction Public Works & Planning Department

BUILDING ADDRESS <u>210 1/2 Lovell Mesa Dr</u>	TAX SCHEDULE NO. <u>2943-303-42-004</u>
SUBDIVISION <u>Mesa Estates</u>	SQ. FT. OF EXISTING BLDG(S) <u>1747</u>
FILING _____ BLK <u>3</u> LOT <u>4</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>430</u>
OWNER <u>Charlotta Karlo</u>	Sq Ft of lot <u>5924.16</u> 2177 36%
ADDRESS <u>210 1/2 Lovell Mesa Dr</u>	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION
CITY/STATE/ZIP <u>Grand Jet Co 81503</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION
APPLICANT <u>Charlotta Karlo</u>	USE OF ALL EXISTING BLDG(S) <u>RESIDENCE</u>
ADDRESS <u>PC Box 40289</u>	DESCRIPTION OF WORK & INTENDED USE: _____
CITY/STATE/ZIP <u>Grand Jet 81503</u>	<u>Family Room - Enclose ^{covered} patio</u>
TELEPHONE <u>422-2064 760/678</u>	<u>to create family room</u>

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-8</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT <u>35</u>	SPECIAL CONDITIONS: PAID
MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

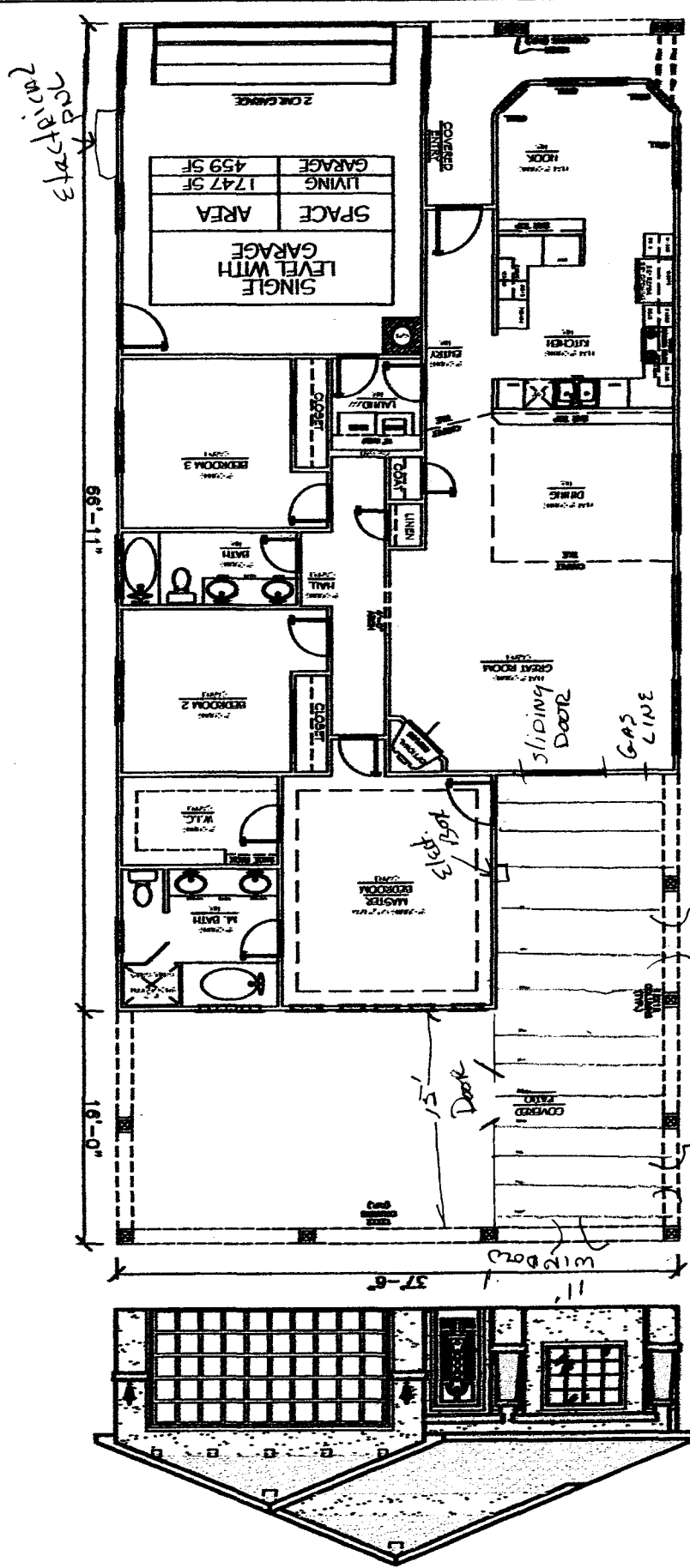
Applicant's Signature <u>Charlotta Karlo</u>	Date <u>Feb 1 2010</u>
Planning Approval <u>Neddy Spurr</u>	Date <u>2/1/10</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>2/1/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DAVIDSON HOMES
 MESA 1705 - 210 1/2 LOVE MESA DRIVE
 GRAND JUNCTION, COLORADO



Floor Joice - 16" L Treated 2x4 / 3/4 OSB Floor
 Walls Frames 16" L 2x4 1/2 OSB EXTERIOR
 Stud Exterior
 Sheed Rock Intefierion
 R-19 Insulation walls
 Insulate Floor/UPPOR BARRIER

Window 7' 7" 7' 7' 7' 7'

ACCEPTED *Wendy Spurr*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES