



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

200 S. Spruce Street • PO Box 20,000-5022 • Grand Junction, Colorado • 81502
 Telephone: 970.244.1636 • Fax: 970.244.1769 • www.mesacounty.us/planning

Residential Site Plan Application (Planning Clearance)

This Residential Site Plan is valid for 180 days from the date of approval

Project Number:	Received:	Status:
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All residential site plans require:

A complete floor plan of the proposed construction

An 8 ½ x 11 site plan which designate with crosshatching the proposed construction/use change area with dimensions to:

<input type="checkbox"/> All property lines	<input type="checkbox"/> Location of existing/proposed driveway
<input type="checkbox"/> Any easements, rights-of-way, drainage areas	<input type="checkbox"/> Designated parking area(s)

TIF Fee: \$ _____	TIF:	District West (182-80421)		Driveway Permit
SLD Fee: \$ _____		District East (182-80422)	\$1902.00	Required/Requested?
PC Fee: \$ _____	SLD:	Mesa County School District 51 (605.60201)		<input type="checkbox"/> Yes <input type="checkbox"/> No
Total: \$ _____		Plateau Valley School District 50 (606.60201)	\$920.00	

Owner of Property:	Daytime Phone:
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Applicant:	Daytime Phone:
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Primary Contact Email Address: _____

Street Address of Construction:	City:	Zip Code:
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Subject Parcel Number ----- _____

Structure / Project Type

<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Interior Remodel	<input type="checkbox"/> Shed	<input type="checkbox"/> Pool
<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Shop	<input type="checkbox"/> Solar
<input type="checkbox"/> Duplex	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Barn	<input type="checkbox"/> Greenhouse
<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Carport	<input type="checkbox"/> Change of use	

Describe Proposed Use of Structure: _____

HUD Mobile Home Number (Required for all Mobile Homes) _____ (3 letters, 6 numbers)

Is the structure an Accessory Dwelling Unit (ADU)? Yes No Vacation/ Short Term Rental? Yes No

Size (sq. ft. and dimensions):	Maximum Height (ft.):
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Subject Parcel

Note: The minimum parcel size on which an accessory dwelling unit can be approved is 6,500 sq. ft.

Dwelling Units Before Construction?	After Construction?	Number of Parking Spaces Available:
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Are there any livestock pens, corrals, or buildings on adjacent lands within 100 ft. of the proposed structure? Yes No

Are there any dwelling units within 100 ft. of the proposed livestock building or structure? Yes No

Vacation/Short Term Rental Information - Note: Property owner must reside in one of the units if the vacation rental is in duplex or ADU. *Failure to maintain compliance with the standards of Section 6.02.BB of the LDC shall result in revocation of approval.* Required Attachments: Floor plan showing rental area Site Plan showing designated parking spaces

Representative:	Phone:
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Primary or accessory dwelling unit?	Whole or partial dwelling?
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Description of Vacation Rental Area (number of bedrooms, max number of guests, accessible sanitary/bathing facilities)

Residential Site Plan Application - Continued

Accessory Dwelling Unit (ADU) Information

Required Attachments: Floor Plan w/ dimensions Photo of existing dwelling Photo/drawing of proposed dwelling

Which unit will the property owner be residing in? Principal ADU

Principle Dwelling Size (Sq. Ft.) | Is principle dwelling a single family structure? Yes No

Is the ADU attached or detached from the principal dwelling? Attached Detached

If detached, will the ADU be an independent structure or within an accessory structure (I.e. barn, garage)?

Separate Within – Describe type of structure ADU is contained within:

Construction description of proposed ADU (structure, materials, color, roof type):

Additional Information for Approval of Clearance:

Mesa County Planning will submit a copy of this Residential Site Plan to Traffic Services if a driveway permit is needed (may take 10 – 14 days). Approval of this Site Plan does not approve the identified access to public roads. Access questions should be directed to Traffic Services at 244-1817.

I certify under penalty of perjury in the second degree that all of the above information provided is accurate and correct. I understand that submission of this application does not guarantee approval of the proposed project nor does it constitute approval to proceed for construction purposes. Approval of this site plan applies only to the structure described in the application. Any changes to the location or proposed construction shall be approved in writing by Mesa County Planning prior to the start of construction. **Should a vacation rental receive three (3) or more formal, verified nuisance, health and/or safety complaints in a calendar year, the Planning Director may revoke the site plan approval. I also understand that failure to provide complete and accurate information at the time of submission may result in delay or denial of this application.**

Applicant's Signature:

Date: