



# MESA COUNTY

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

200 S. Spruce Street • PO Box 20,000-5022 • Grand Junction, Colorado • 81502  
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## Residential & Agriculture Site Plan Application (Planning Clearance)

Mesa County Land Development Code is available online at <a href="http://www.mesacounty.us/planning">www.mesacounty.us/planning</a>						Project Number: _____					
Date Received:			Date Released:			Driveway Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No					
Received By:			Released By:			If a driveway permit is required, this form also serves as a permit application					
TIF Fee: \$ _____		TIF:	<input type="checkbox"/> District West (182-80421)			Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No					
SLD Fee: \$ _____			<input type="checkbox"/> District East (182-80422) <span style="float:right"><b>\$1902.00</b></span>								
PC Fee: \$ _____		SLD:	<input type="checkbox"/> Mesa County School District 51 (605.60201)			Check #: _____					
Total: \$ _____			<input type="checkbox"/> Plateau Valley School District 50 (606.60201) <span style="float:right"><b>\$920.00</b></span>								
Owner:				Email:				Phone:			
Applicant:				Email:				Phone:			
Street Address of Construction:						City:			Zip Code:		
Tax Schedule Number: _____ - _____ - _____											
Proposed Principal Structure Residence Type (please show only on proposed structure per application)											
<input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Attached Garage <input type="checkbox"/> Duplex <input type="checkbox"/> Addition (specify) <input type="checkbox"/> Interior Remodel											
Proposed Accessory Structure Type (please show only on proposed structure per application)											
<input type="checkbox"/> Barn		<input type="checkbox"/> Shed		<input type="checkbox"/> Pool		<input type="checkbox"/> Accessory Dwelling Unit (approved ADU application required)					
<input type="checkbox"/> Carport		<input type="checkbox"/> Shop		<input type="checkbox"/> Solar		<b>Note: Mobile Homes Are not allowed to be used as storage buildings</b>					
<input type="checkbox"/> Detached Garage		<input type="checkbox"/> Greenhouse		<input type="checkbox"/> Other							
Describe Proposed Use: _____											
HUD Mobile Home Number (Required for all Mobile Homes) _____ (3 letters, 6 numbers)											
Subject Parcel						Proposed Structure					
Size (acres)		Impervious Surface (sq. ft.)				Size (sq. ft.)		Maximum Height (ft.)			
Gross Floor Area (all buildings)				Construction: <input type="checkbox"/> Manufactured <input type="checkbox"/> Site Built							
Are there any livestock pens, corrals or buildings on adjacent lands within 100 ft. of the proposed structure? <input type="checkbox"/> Yes <input type="checkbox"/> No											
Number of Dwelling Units Before Construction?				After Construction?				Parking Spaces Available on Property?			
<p><b><u>By signing below, the applicant certifies that the information provided is accurate and accepts the responsibility for the following:</u></b></p> <ul style="list-style-type: none"> <li>■ An 8 ½" x 11" scaled site plan is provided for proposed structure.</li> <li>■ The location and dimensions of the proposed structure that is cross-hatched and labeled proposed construction and all existing structures on the property are accurately depicted on the site plan.</li> <li>■ On the site plan shows all distance to: easements, property lines, right-of-ways, adjacent streets, streams, drainages, septic systems and leach fields.</li> <li>■ The Site Plan accurately shows all: existing parking, existing and proposed driveways.</li> <li>■ Floor plan same one as Building Department on 8 ½" x 11"</li> <li>■ Construction cannot begin until an approved Residential Site Plan has been issued.</li> <li>■ Any change in the proposed construction, including location, shall be approved in writing by Mesa County Planning before construction begins.</li> <li>■ Applications shall be submitted in person.</li> </ul> <p><b>Failure to provide complete and accurate information on this form may result in a delay in review and/or denial of this application.</b></p>						<p><b>APPLICANTS PLEASE NOTE:</b> Approval of this Site Plan approves ONLY the structure which is cross-hatched and labeled as <b>PROPOSED CONSTRUCTION</b>. No other structures, including any existing structures or driveways (existing or proposed), are approved by approval of this Site Plan</p> <p>Per §4.16.C.4 of the 2020 Land Development Code, any approval of this Application shall lapse and be of no further effect if the proposed construction is not completed within the time frame to complete a valid building permit.</p> <p>Approval of this Site Plan does not approve the identified access to public roads. Questions regarding access should be directed to Traffic Services at 244-1817.</p> <p>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)</p>					
Applicant's Signature: _____						Date: _____					

**-- THIS SIDE FOR OFFICE USE ONLY --**

Zoning District: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Setbacks: Street: \_\_\_\_\_ / \_\_\_\_\_ Side: \_\_\_\_\_ / \_\_\_\_\_ Rear: \_\_\_\_\_ / \_\_\_\_\_  
 Street: \_\_\_\_\_ / \_\_\_\_\_ (for properties adjoining a local road in the AFT and RSF-R Zoning Districts)  
 PUD or Special Setback Conditions (if applicable): \_\_\_\_\_

Item	Yes	No	N/A	Note
Structure Located within Building Envelope				
Are there any conditions on the recorded site plan				Applicant sign below if checked Yes
Property Owner Verified				
Tax Schedule Number matches application				
Number of Dwelling Units (per GIS) matches application				
Zoning Verified				
Property is in Urbanized Area (Stormwater)				If yes, and project will disturb more than 1 acre, refer to Stormwater administrator.
Proposed Use is allowed in zone (table 6.01)				
Proposed Use requires approved ISDS permit				Principal and accessory dwellings only. If yes refer for Septic Permit.
School Land Dedication Fee applicable				Applicable School District:
Overlay District Standards Applied				
Unresolved Code Enforcement complaint				
Identifiable Hazard Areas per County GIS (8.07) <input type="checkbox"/> Steep slopes <input type="checkbox"/> Wildfire Hazard <input type="checkbox"/> Mud flow/landslide				If Identified, applicant must sign paperwork.
Ridge Line requirements met 8.07.D)				
Referred to Floodplain Administrator				
Known Easements are encroached upon				
Within 100 ft. of domestic livestock pen, corral or building.				Principal and accessory dwellings only
Minimum Off-Street Parking requirements met (8.01)				
Maximum Height requirements met (5.02)				Principal and accessory structures
Maximum Lot Coverage requirements met (5.02)				
Proposed Accessory Structure located in the rear 1/2 of lot, meets accessory side setbacks				
Proposed Accessory Structure located in the front 1/2 of lot, meets principal side setbacks				
Referred to Grand Valley Drainage District (If drain ditch or easement is on or adjacent to property)				

**Comments/Special Conditions:**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Planning Staff signature or initials below indicates this application has been approved subject to any Special Conditions noted above, but does not constitute approval of a driveway permit. A separate approval form will be issued if a driveway permit is approved.

**Department Approval:** \_\_\_\_\_ **Date:** \_\_\_\_\_

(If special conditions)  
**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_