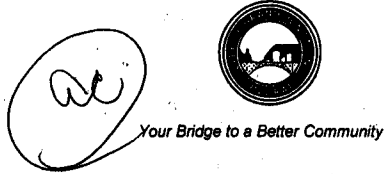


FEE \$	70.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 86149



BLDG ADDRESS 2329 Meridian Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 3100
 TAX SCHEDULE NO. 2945-203-55-018 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 3100
 FILING 3 BLK 4 LOT 18
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER DICK HARTMAN
 (1) ADDRESS 911 Diane Ct
 (1) TELEPHONE (970) 888-9525
 (2) APPLICANT JAY Johnston
 (2) ADDRESS 19634 32 RD
 (2) TELEPHONE (970) 434/2868
 USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE single family res. Construction
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 PD Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions per bldg envelope
 CENSUS 1401 TRAFFIC 96 ANNEX# _____

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).

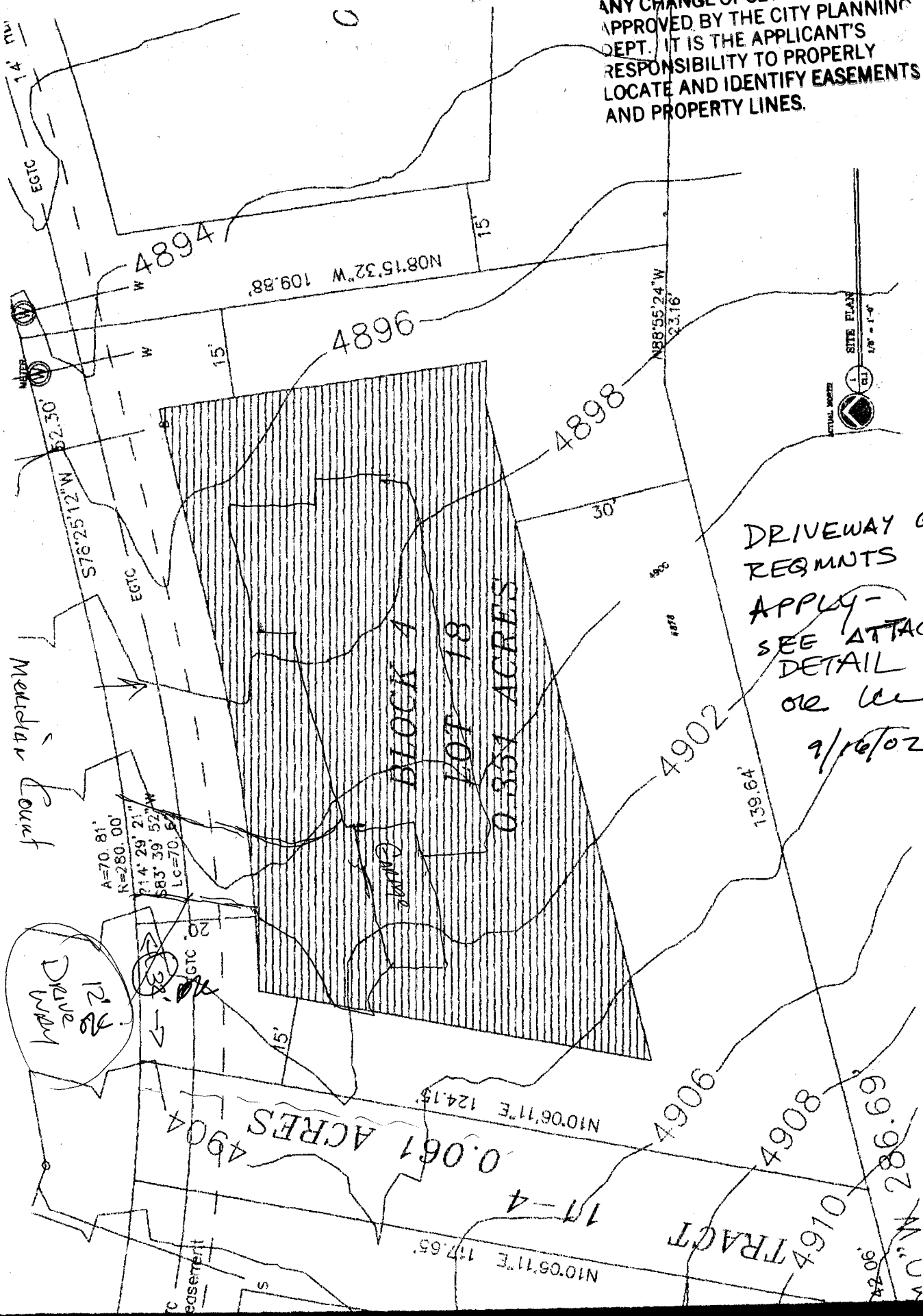
Applicant Signature [Signature] Date 9/16/2002
 Department Approval [Signature] Gayleen Henderson Date 9-17-02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>104719</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/17/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

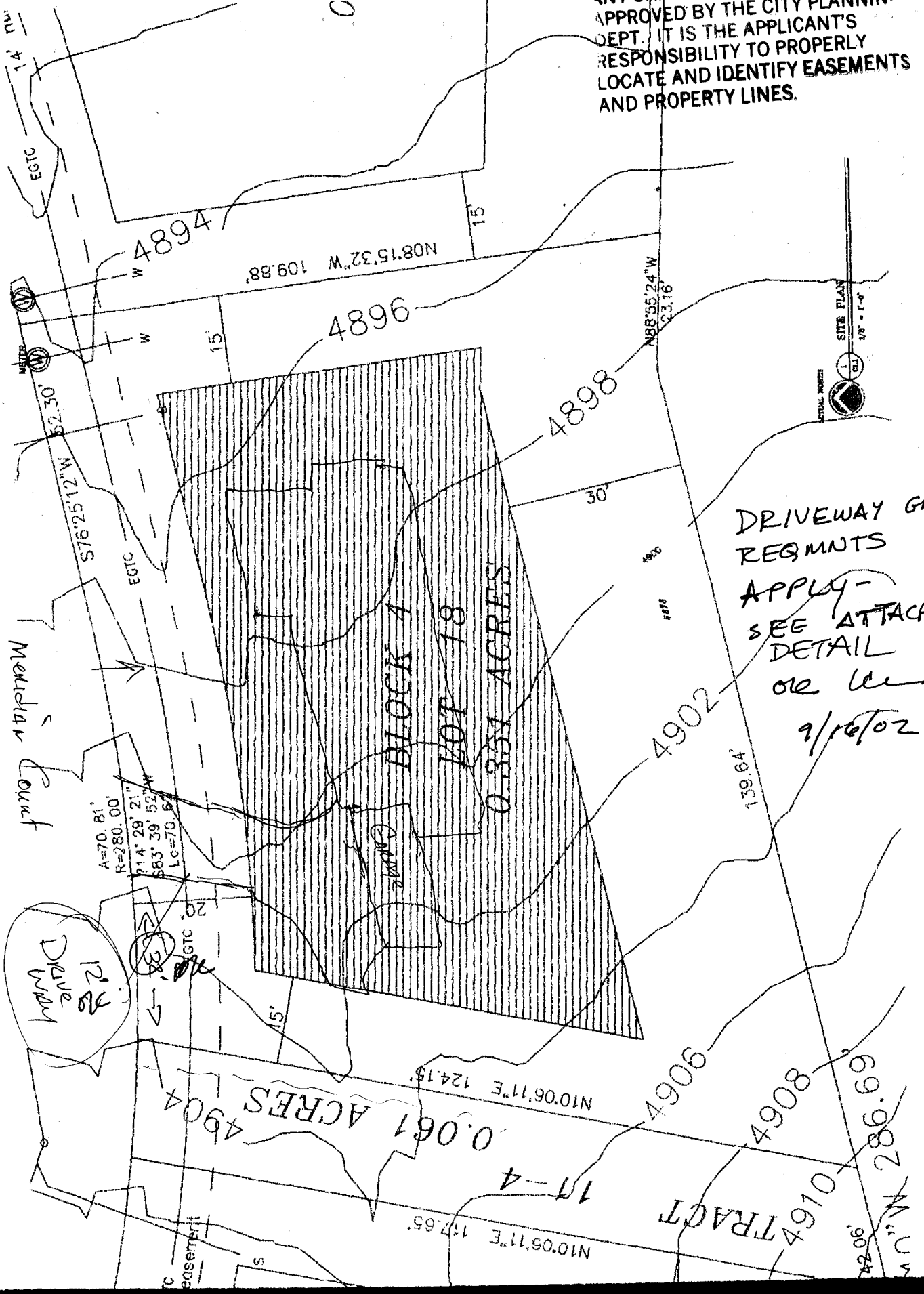
9-17-02 *Dayleen Henderson*
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVEWAY GRADING
 REQ. MNTS
 APPLY -
 SEE ATTACHED
 DETAIL
 OR SEE
 9/16/02

9-17-02 *Gayleen Henderson*

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



DRIVEWAY GRADING
REQMNTS
APPLY -
SEE ATTACHED
DETAIL
OR see
9/16/02

