

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 86174

ac



Your Bridge to a Better Community

BLDG ADDRESS 2330 Meridian Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3344

TAX SCHEDULE NO. 2945-203-55-005 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Redlands MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 3344

FILING 3 BLK 4 LOT 5

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) OWNER Bruce Williams

(1) ADDRESS P.O. Box 5210

(1) TELEPHONE 970-949-0561

USE OF EXISTING BUILDINGS NA

(2) APPLICANT LOPEZ CONST.

DESCRIPTION OF WORK & INTENDED USE Single Family Res.

(2) ADDRESS 3032-E 1/2 ROAD

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 434-5954, 234-9451

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.

SEP 06 2002
18

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD

Maximum coverage of lot by structures 3590

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 15' from PL, Rear 20' from PL

Parking Req'mt 0

Maximum Height 32'

Special Conditions _____

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 Chuck Lopez

Date Aug-28-02

Department Approval T. C. Faye Olson

Date 9/6/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15282</u>
Utility Accounting	<u>T. Bensley</u>		Date <u>9/6/02</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)

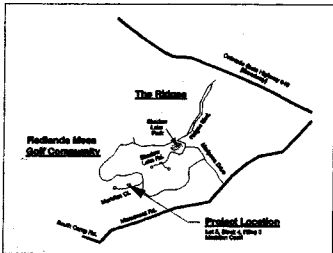
ACCEPTED *C. Clay Wilson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Concrete slab? Yes

*DRIVE OK
 2/4 9/9/02*

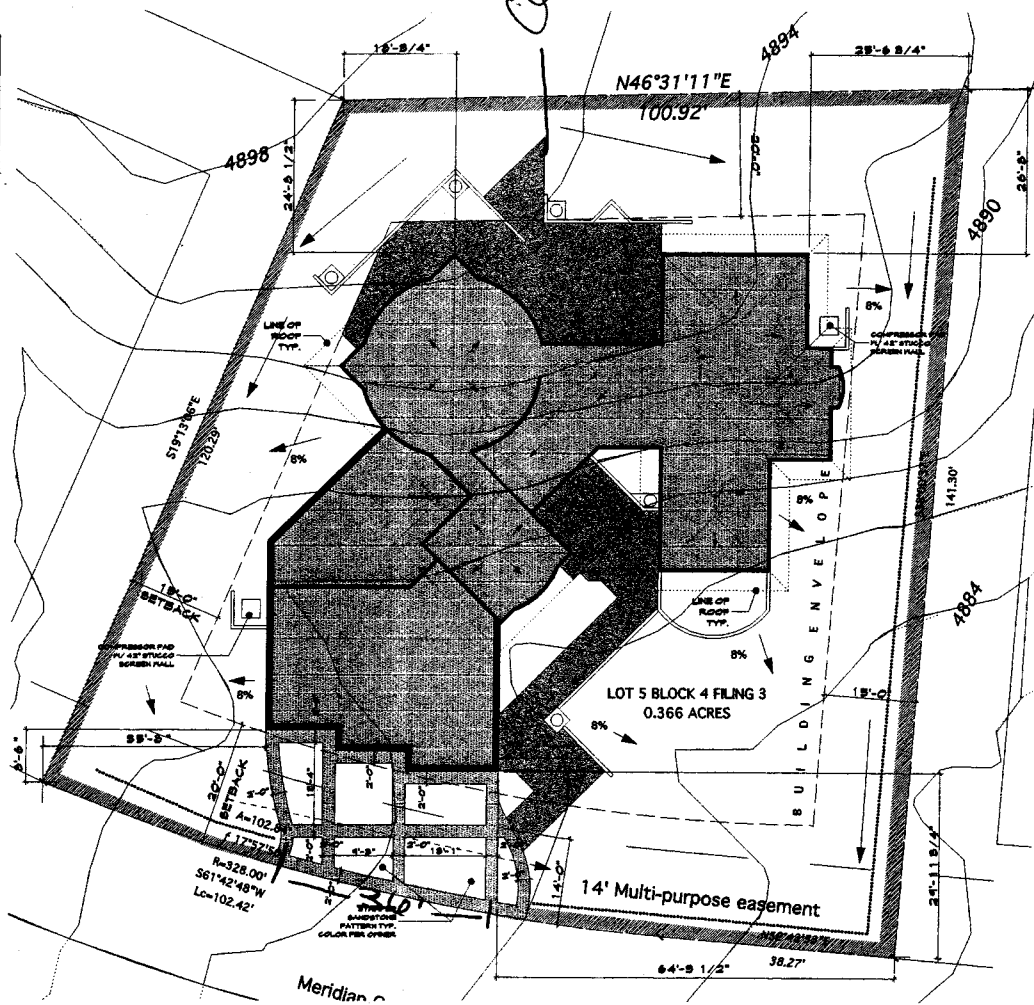
LEGEND

- PROPOSED DRAINAGE (% Grade)
- ▨ CONSTRUCTION BOUNDARY
- EROSION CONTROL - Silt Mesh



KEY SITE PLAN
 NOT TO SCALE

NOTE:
 For landscape, grading and drainage plans see Landscape Architect's Sheets.



970.245.6993
 P.O. Box 1851
 Grand Junction, CO 81502

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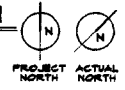
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 Date Issued 07-18-02
 REVISIONS

LOT 5/BLOCK 4 / FILING 3 - REDLANDS MESA
CUSTOM RESIDENCE
 011008 - WILLIAMS RESIDENCE
 REDLANDS MESA, GRAND JUNCTION COLORADO

LOT 5/BLOCK 4/FILING 3
 3,344 GSF (Livable) 1,147 GSF (Garage/Storage)

BUILDING LOCATION PLAN

SCALE: 1/8" = 1'-0"



BUILDING LAYOUT PLAN

C-1.0

SHEET 2 OF 12