

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

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

BLDG PERMIT NO. 87334



Your Bridge to a Better Community

BLDG ADDRESS 2332 Meridian Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2903
 TAX SCHEDULE NO. 2945-203-55-004 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Redlands mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 2903
 FILING 3 BLK 4 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Charles or Sandea Altland NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS Palisades Cleaners USE OF EXISTING BUILDINGS Dwellings
 (1) TELEPHONE (970) 464-5942 DESCRIPTION OF WORK & INTENDED USE single family res. construction
 (2) APPLICANT JAY JOHNSTON TYPE OF HOME PROPOSED:
 (2) ADDRESS 196 3/4 32 ROAD GJ. Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (2) TELEPHONE (970) 434-2868
for 434-3305

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 3590
 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 20' 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 9-17-2002
 Department Approval [Signature] Date 12/3/02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>15531</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/3/02</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)

JUN 14 02 09:30 AM CENTRE SKY ARCHITECTURE 1 JUN 04 02 09:30 AM P.1

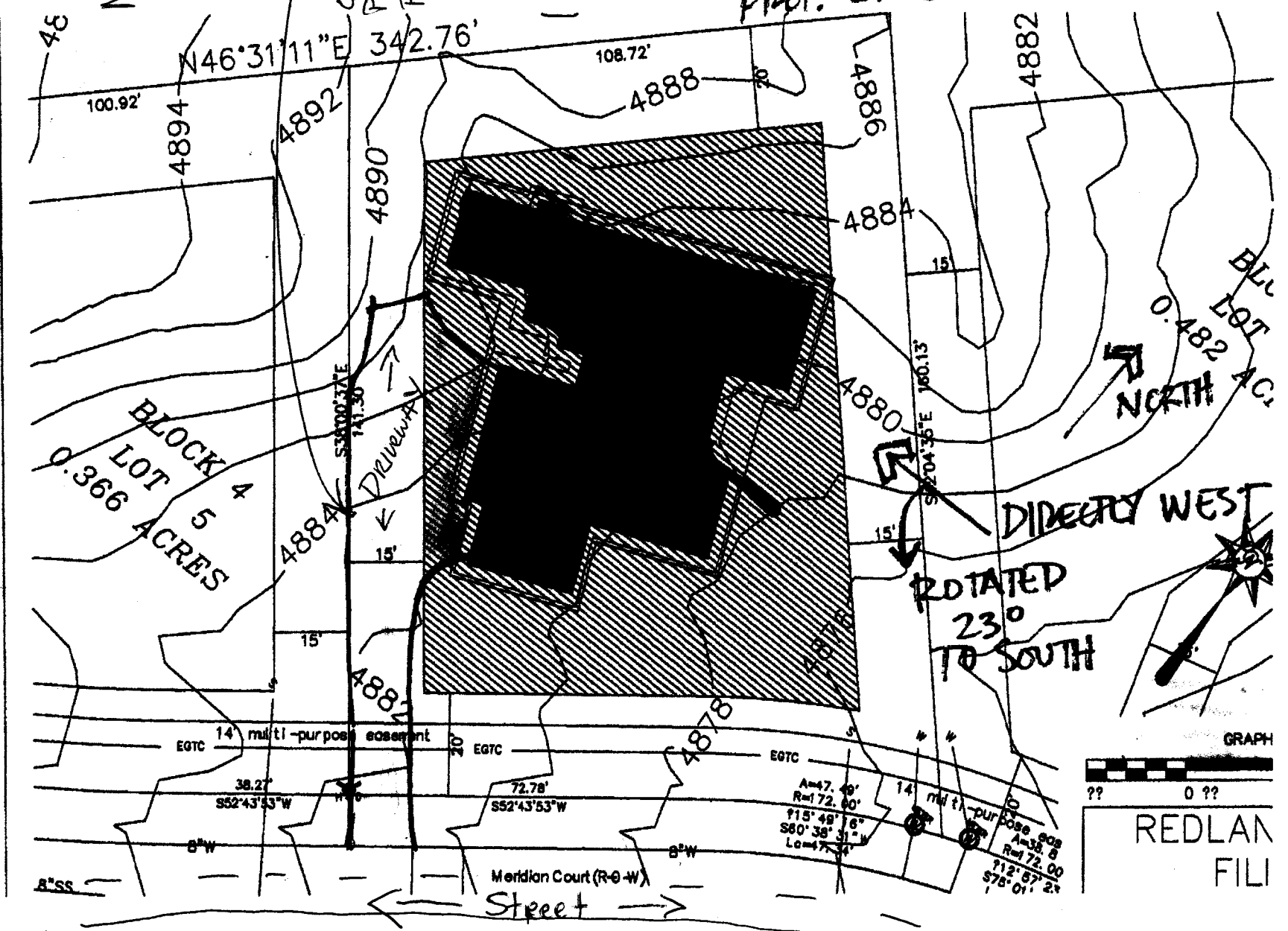
12/3/02

ACCEPTED *C. Faye Johnson*
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.

Need more information
9/18/02
M

5' MINIMUM OFFSET FROM PROPERTY LINE PER BUILDER.
OK M
9/23/02

SHAPED DRIVE?
IF SO ~~IN~~ DRIVE CAN SIT ADOLE
PROP. LINE



Memo

To: Jay Johnston, Building Permit Applicant
From: Laura C. Lamberty, Development Engineer 
CC: Charles or Sandra Altland, Property Owner
Date: September 18, 2002
Re: Driveway at 2332 Meridian Court, Redlands Mesa, Filing 3, Block 4, Lot 4

The subject application shows a driveway location that does not meet our standard which requires a driveway location a minimum of 5' from the property line. Our concern is primarily adequate maneuver room without encroachment on the neighboring parcel.

We could consider allowing a variance from this standard, which can be approved at my level, if you can adequately demonstrate:

- 1) Lot grading of driveway will not encroach on the neighboring property. Plan indicates a significant natural slope to the west and northwest in the driveway hammerhead area.
- 2) Adequate room for maneuvering exists in and out of the driveway and garage without any encroachment onto the neighboring property. This should be able to be accomplished if there was fencing or other improvements located on the property line and from all garage stall locations.

Please provide me with this information or revise the plan to meet our standards. If you have questions, please contact me at 256-4155.