

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2344 MERIDIAN CRT SQ. FT. OF PROPOSED BLDGS/ADDITION 3300

TAX SCHEDULE NO. 2945-203-55-024 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 3300

FILING 3 BLK 4 LOT 24 NO. OF DWELLING UNITS:  
 Before: 0 After: 2 this Construction

(1) OWNER CASTLE ROCK NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 2 this Construction

(1) ADDRESS BOX 1533 USE OF EXISTING BUILDINGS HOME

(1) TELEPHONE 234-2400 DESCRIPTION OF WORK & INTENDED USE HOME

(2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions TB  
per building envelop

CENSUS 1401 TRAFFIC 96 ANN# \_\_\_\_\_

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).

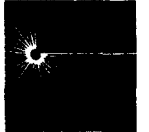
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Robert Melot Date 8-27-02

Department Approval PH Gayle Henderson Date 8-28-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15252</u>
Utility Accounting <u>C. Bensley</u>	Date <u>8/28/02</u>		

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



Genesis Designs  
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A Professional Corporation

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P.O. Box 1851  
Grand Junction, CO 81502

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Date Issued: 08-16-02  
MHC/MSK



REDLANDS MESA  
**COLFER RESIDENCE**

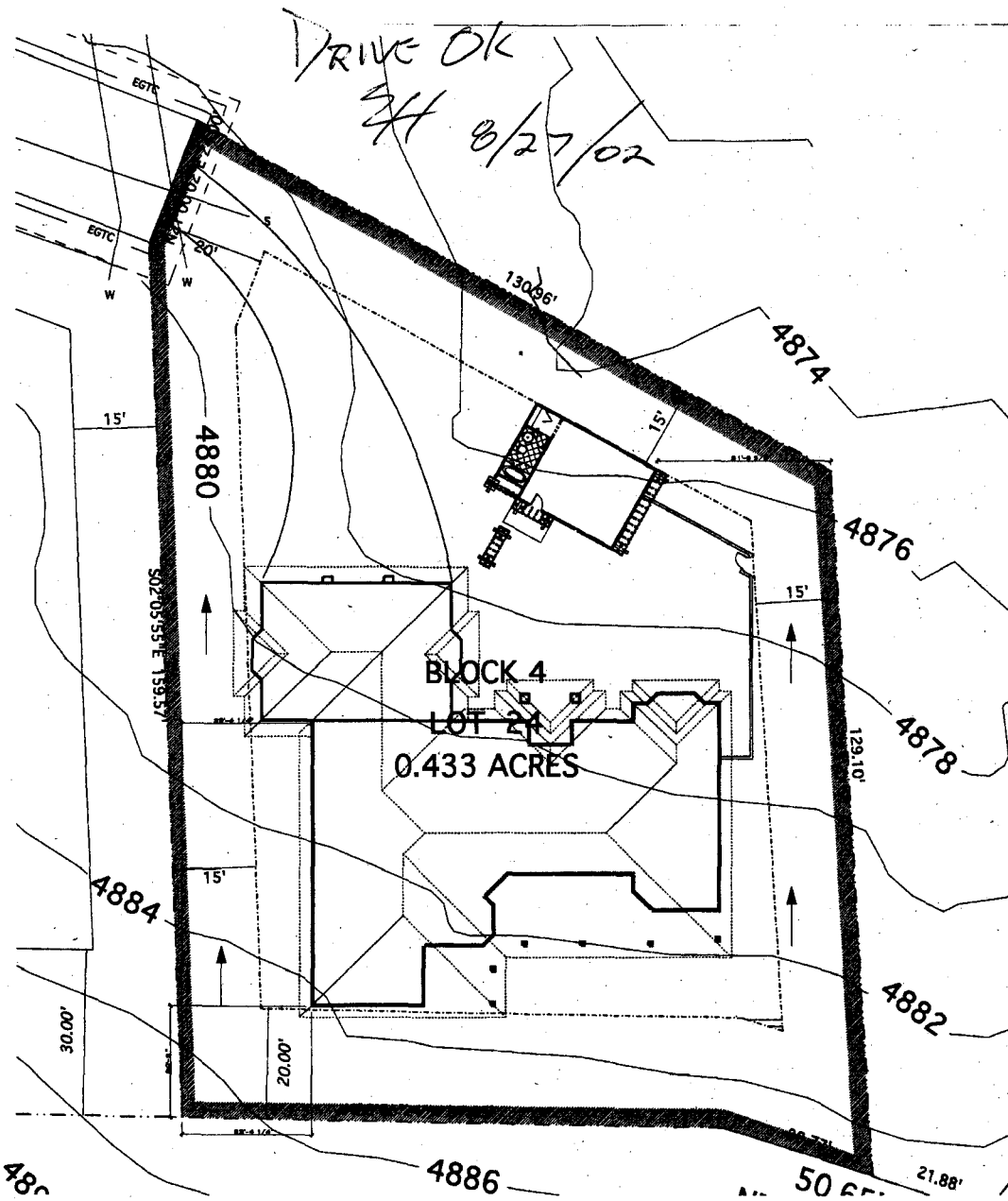
070101  
REDLANDS MESA, GRAND JUNCTION COLORADO

BUILDING LOCATION PLAN

**C.1.0**

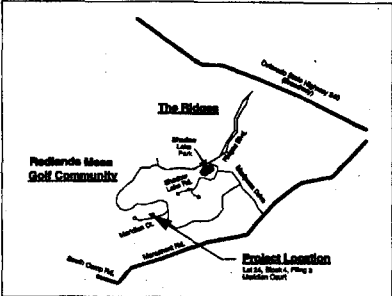
SHEET 2 OF 8

NOTE: To the recorded plat for recorded information. This is not a boundary survey, for exhibit only, refer



**LEGEND**

- ▶ PROPOSED DRAINAGE (% Grade)
- CONSTRUCTION BOUNDARY
- ▨ EROSION CONTROL - Straw Bale



**KEY SITE PLAN**  
NOT TO SCALE

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

8-28-02  
**ACCEPTED** *Dayle Henderson*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**FILING 3 - LOT 24**

RESIDENCE (Shown Shaded)  
2868 SF (Livable) w/ 910 SF (Garage) W/ 410 CASITA

**BUILDING LOCATION PLAN**

SCALE: 1" = 10'-0"

ACTUAL NORTH PROJECT NORTH