


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

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

BLDG PERMIT NO. 88817



Your Bridge to a Better Community

BLDG ADDRESS 2317 MERIDIAN CT SQ. FT. OF PROPOSED BLDGS/ADDITION 3,902 SF
 TAX SCHEDULE NO. 2945-203-55-012 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 3,902 SF
 FILING 3 BLK 4 LOT 12 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER DENNIS AND JOAN NOGA NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 646 COUNTRY CLUB DRIVE USE OF EXISTING BUILDINGS SINGLE FAMILY DWELLING
 (1) TELEPHONE (586) 296-5027 DESCRIPTION OF WORK & INTENDED USE CONSTRUCT NEW RES.
 (2) APPLICANT J. DYER CONST., INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS 2335 INTERSTATE AVE. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970 245-8610 _____ 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 30' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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).

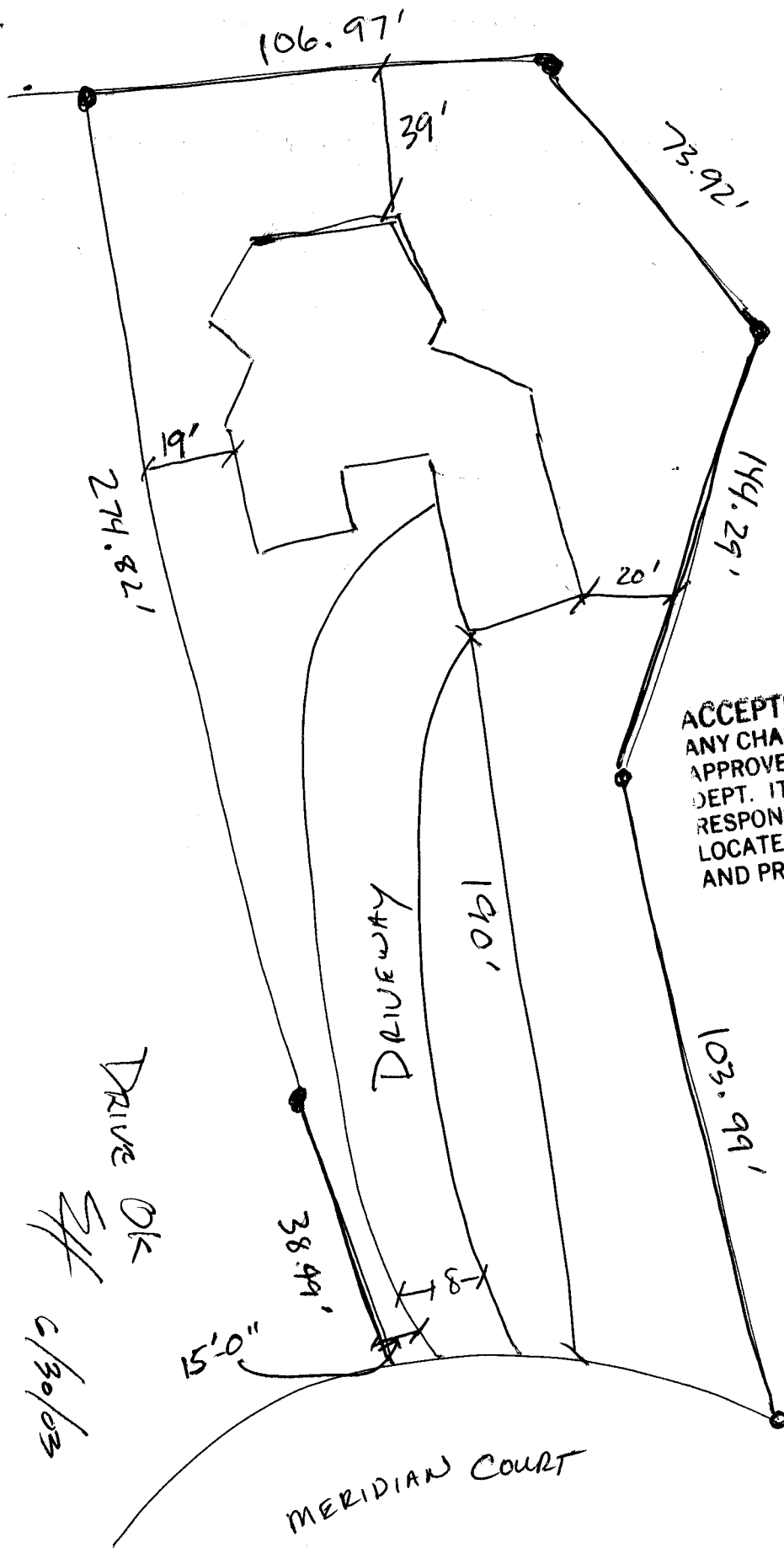
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jan K. Dyer Date 6/30/03
 Department Approval Jayne Gibson Date 6/30/03

Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	W/O No <u>16256</u>
Utility Accounting	<u>Overhot</u>	Date	<u>6/30/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



ACCEPTED *C. June Nelson* 6/30/03
 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.

DRIVE OK
SK
 6/30/03

2317 MERIDIAN CT.	
NOGA RESIDENCE	
SITE PLAN	
NTS	6/30/03