

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 2321 MERIDIAN CR. SQ. FT. OF PROPOSED BLDGS/ADDITION 6792

TAX SCHEDULE NO 2945-203-55015 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION REPLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 6792

FILING 3 BLK 4 LOT 15

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

(1) OWNER DR. STEVE KELLY

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

(1) ADDRESS 3641 RIDGE CIRCLE DR.

USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENTIAL

(1) TELEPHONE 243-465-2

DESCRIPTION OF WORK & INTENDED USE Residential

(2) APPLICANT FENSKE CONSTRUCTION

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

(2) ADDRESS 6600 KANNAH CREEK RD

(2) TELEPHONE 242-7765

**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 PP

Maximum coverage of lot by structures \_\_\_\_\_

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 35 from PL

Parking Req'mt 2

Maximum Height \_\_\_\_\_

Special Conditions \_\_\_\_\_

Only one kitchen allowed  
There will be a wet bar with no stove or kitchen facilities  
in addition to the single kitchen (will have sink & fridge)

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 Nov-20-03

Department Approval [Signature]

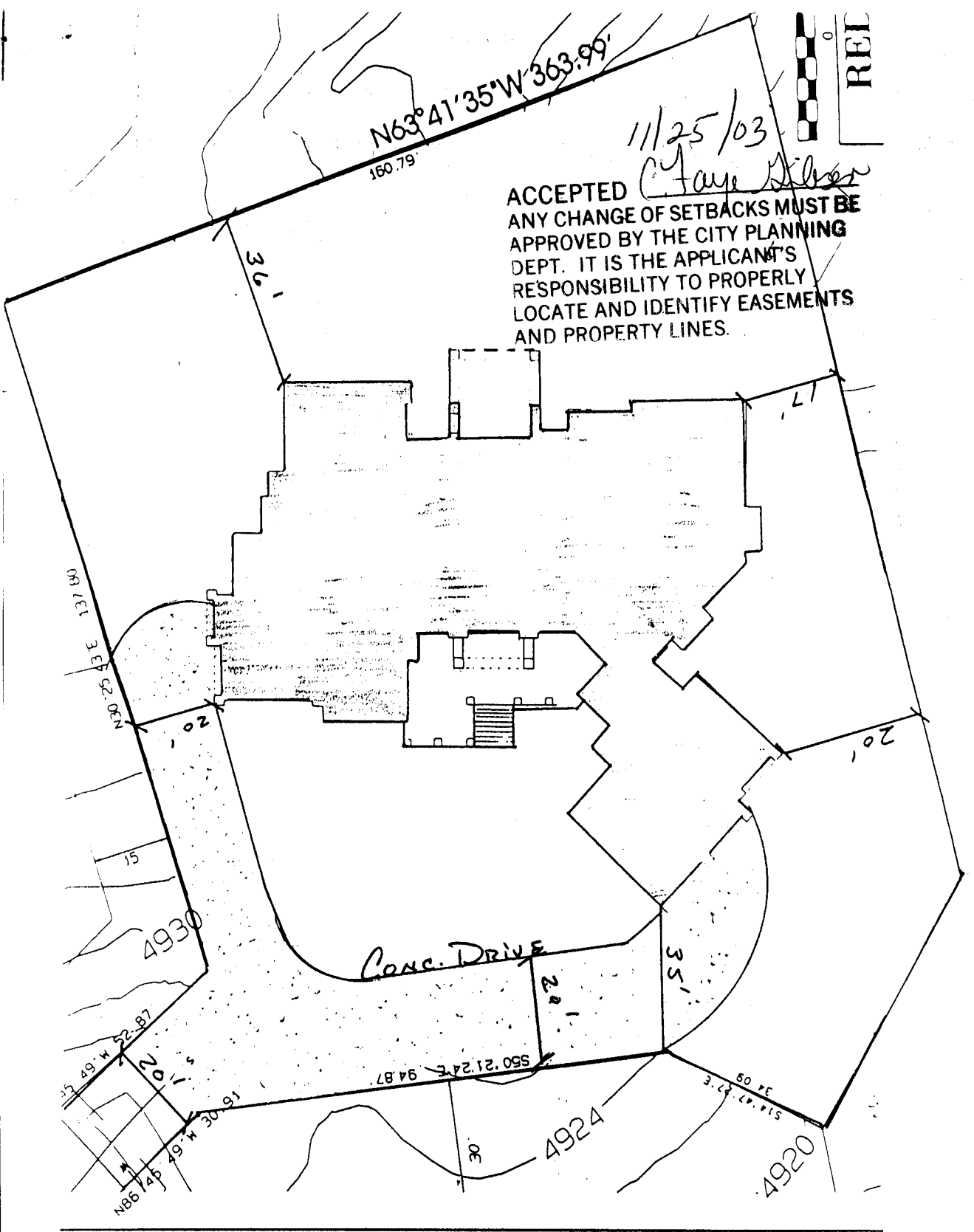
Date 11/24/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16764</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-25-03</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)

# LOT 15 BLOCK 4 FILING 3



**REDLANDS MESA  
FILING 3**

*OK  
W  
11/21/03*