

FEE \$	10.00
TCP \$	Ø
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 91054



Your Bridge to a Better Community

BLDG ADDRESS 2336 MERIDIAN COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 3488

TAX SCHEDULE NO. 2945 203 55 002 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 3488

FILING 3 BLK 4 LOT 2

(1) OWNER MICHAEL D. ROBERTS

(1) ADDRESS 411 CONSTOCK DR FRUITA, CO

(1) TELEPHONE 970/257-1500

(2) APPLICANT CASTLE ROCK CONSTRUCTION

(2) ADDRESS PO BOX 1533 PAUSADE CO

(2) TELEPHONE 970/234-2400

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

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

USE OF EXISTING BUILDINGS None

DESCRIPTION OF WORK & INTENDED USE HOME CONSTRUCTION

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 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 2

Maximum Height 32'

Special Conditions _____

"A" 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 Robert Helot Date 8-18-03

Department Approval Dir. Fay Gibson Date 8/25/03

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>16473</u>
Utility Accounting <u>Ø</u>			Date <u>8/28/03</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)

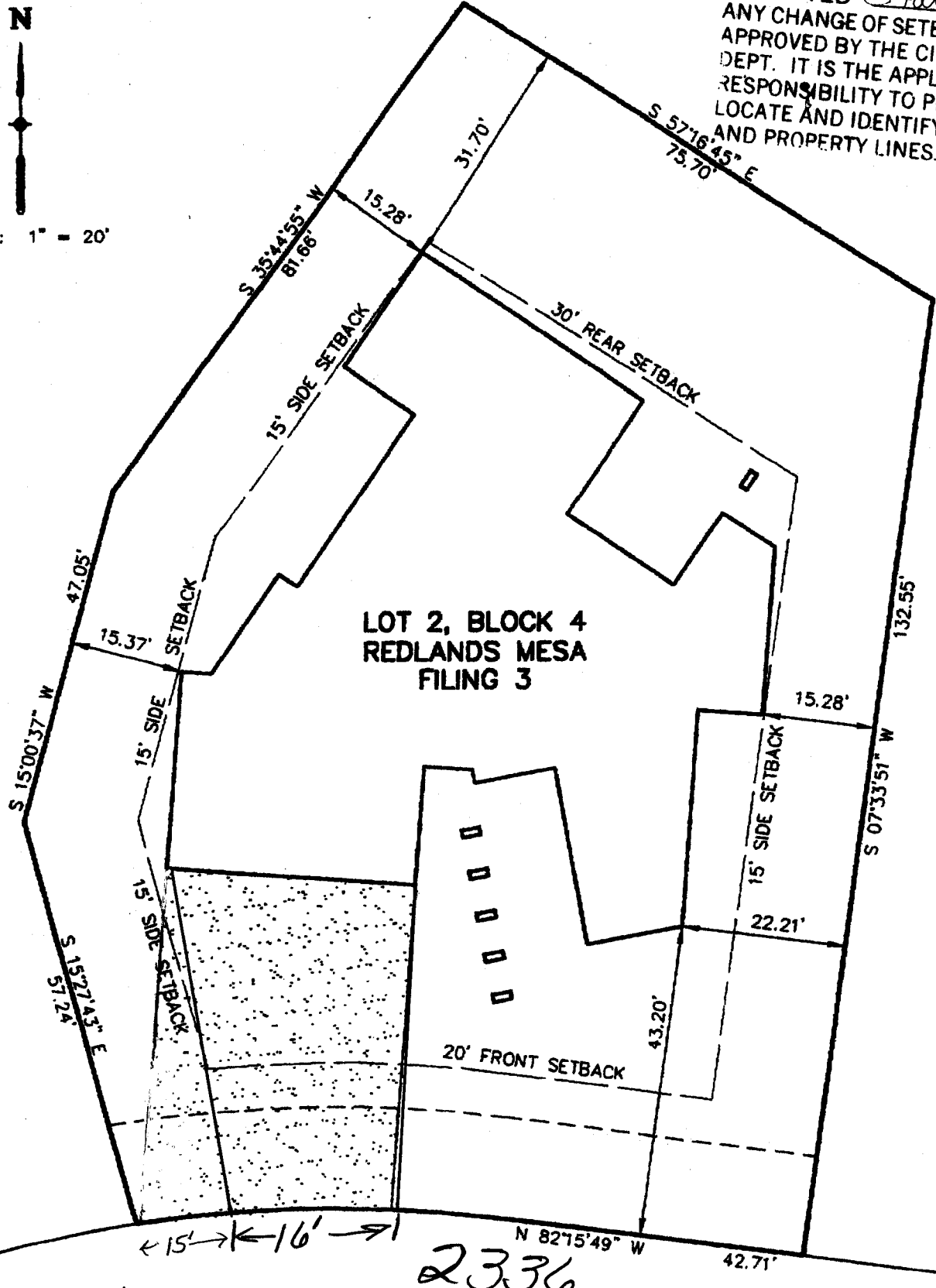
8/25/03

ACCEPTED *C. J. 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.

N



SCALE: 1" = 20'



LOT 2, BLOCK 4
REDLANDS MESA
FILING 3

2336
MERIDIAN COURT

OK
8/21/03

DATE: 8-15-03
JOB NO. 4094.00-06