

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2338 Meridian Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3272 livable, 4,520 total

TAX SCHEDULE NO. 2945-203-55-001 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Redlands Mesa #3 TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 3 BLK 4 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Paul and Gail Buegler NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 0 this Construction

(1) ADDRESS 76-670 Rancho La Quinta Dr La Quinta, CA 92253 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 760-777-9437 DESCRIPTION OF WORK & INTENDED USE Residence

(2) APPLICANT Mares Construction TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS P.O. Box 670 Fruita, Co.
 (2) TELEPHONE 970-234-0659

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 30' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 7-26-06

Department Approval [Signature] Date 8/4/06

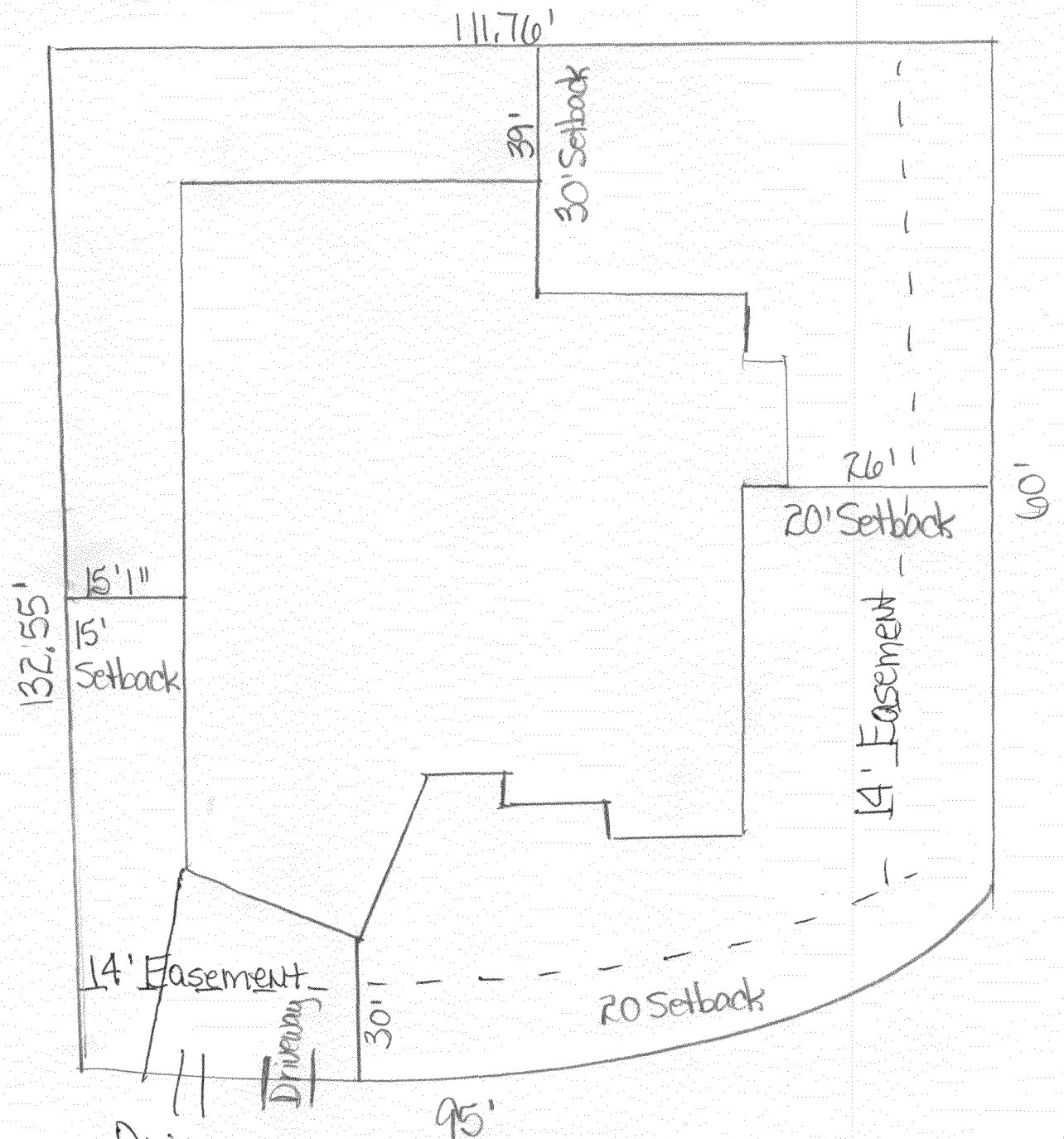
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>1936b</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/4/06</u>

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

Marks Construction

Lot 1 Blk 4 Redlands Mesa #3

2945-203-55-001



Driveway
35.92'

95'

Meridian Ct

32' max
driveway ok as
noted u.c.
8/2/04

ACCEPTED Sid Wendy Spurr 8/4/04
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.