

FEE \$	*10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 1

125059-44251

Building Address 2337 MERIDIAN CT
 Parcel No. 2945 203 -55-022
 Subdivision REDLANDS MESA
 Filing 3 Block 4 Lot 22

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 144
 Sq. Ft. of Lot / Parcel 1,488 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5200
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name VICTOR & SANDRA HOEFNER
 Address 2337 MERIDIAN CRT
 City / State / Zip G.I. Co 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): ~~23~~

APPLICANT INFORMATION:

Name DENNIS WILTZER
 Address PO Box 3741
 City / State / Zip G. J. Co 81502
 Telephone 970-260-6205

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

ACCO approval required
 NOTES: NEW STAIRS & ENCLOSE EXISTING
VIBRO ROOM

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 PLANNING STAFF	
ZONE <u>PD</u> <u>NOV 14 2008</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) <u>RB</u>	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 _____

Planning Approval [Signature] Date 11/14/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer or water</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/14/08</u>		

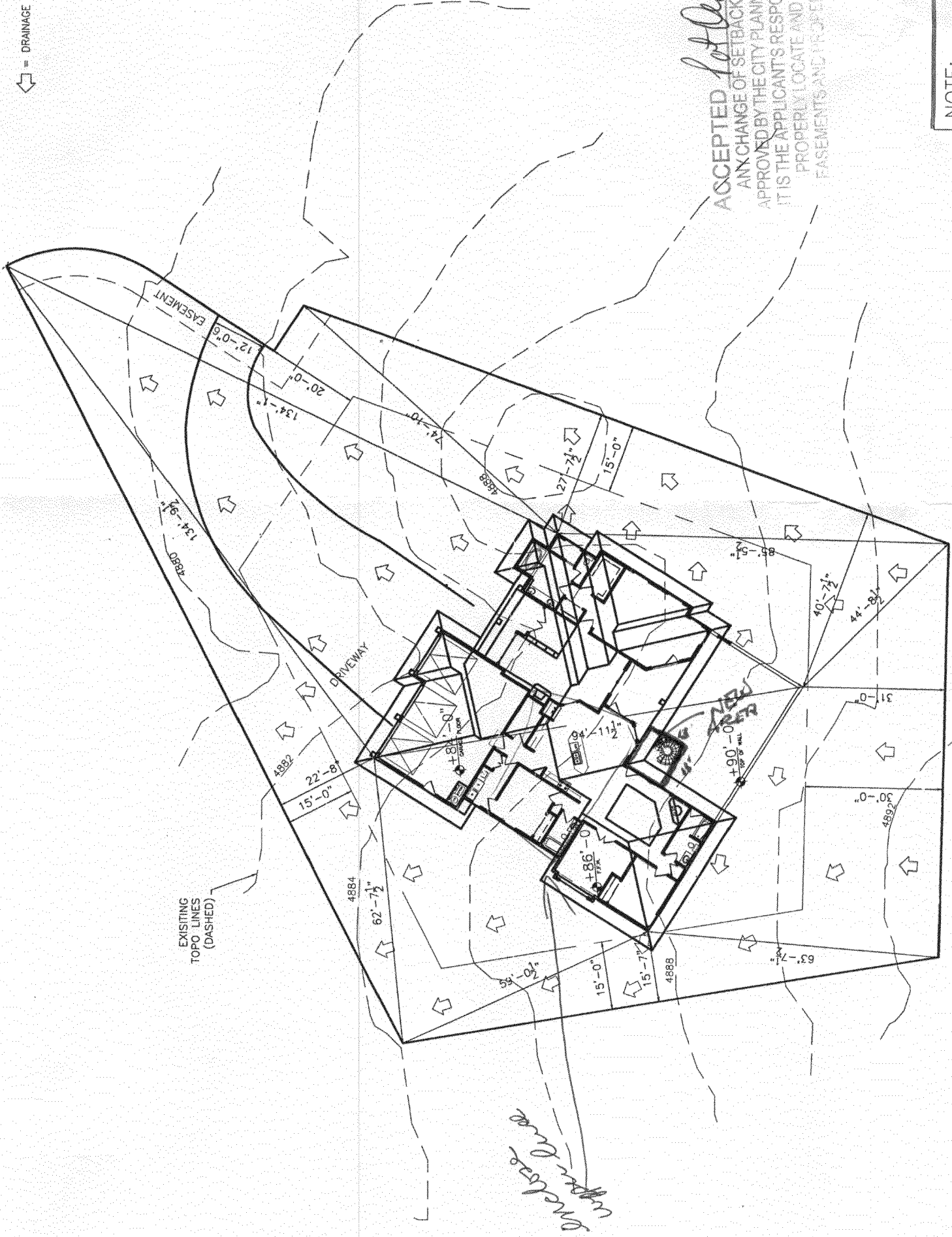
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

REDLANDS MESA

FILLING 3

LOT 22 BLOCK 4

.488 ACRES



ACCEPTED Lot Overlay 11/14/08
AN CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION