

Planning \$ <u>PD</u>	Drainag <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

JG PERMIT NO.
FILE # <u>MSP 2008 292</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2321 Meridian Ct.
 SUBDIVISION Redlands Mesa
 FILING 3 BLK 4 LOT 15

TAX SCHEDULE NO. 2945-203-55-015
 SQ. FT. OF EXISTING BLDG(S) 6792
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 550

OWNER Steve & Connie Kelly
 ADDRESS 2321 Meridian Ct.
 CITY/STATE/ZIP Grand Jct, Co. 81503

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT Mark Fenske
 ADDRESS 6600 Kannah Ck Rd
 CITY/STATE/ZIP Whitewater, Co 81527
 TELEPHONE 242-7765 / 640-2424

USE OF ALL EXISTING BLDG(S) _____
 DESCRIPTION OF WORK & INTENDED USE: Sun screen over existing patio area for sun protection

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PD</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>15'</u> from PL REAR: <u>10'</u> per from PL MAX. HEIGHT <u>out of sight line analysis per approved plan</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>35%</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>N/C</u> SPECIAL CONDITIONS: <u>MSP 2008 292 approval 1/13/09</u>
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Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Mark Paul Fenske Date 8-21-08
 Department Approval Thonda Edwards Date 1-13-09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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

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



RECORD OF DECISION / FINDINGS OF FACT

DATE: January 13, 2009

FILE: MSP-2008-292

LOCATION: 2321 Meridian Court

PETITIONER: Stephen and Connie Kelly
2321 Meridian Court
Grand Junction, CO 81503

REPRESENTATIVE: 245-2222

PLANNER: Ronnie Edwards

PROJECT IS: **Approved**

The Grand Junction Public Works and Planning Department, in accordance with Section 2.12.F.3.a of the Zoning and Development Code, approves the amendment of the building envelope for Lot 15, Block 4, Redlands Mesa Filing 3 by creating an additional 25' of buildable area on the south side of the property. The applicant must be aware that any construction in this additional area on the rear of the property must also consider any ridgeline impacts and sight line analysis issues from Monument Road per the original approved subdivision plans. Any future structures proposed in this area shall be reviewed prior to construction to verify the site is in conformance with the original plan approval. Staff has also approved in accordance with Section 2.2.D.5.c of the Zoning and Development Code, the construction of a sunscreen for an existing patio area. The sunscreen will be attached to the rear of the residence and be made of the same types of materials to be compatible with the neighborhood. This approval is based on plans dated January 6, 2009.

A planning clearance will be required for the proposed structure but no fees will be required. This approval shall only be valid for 180 days. Please schedule a site check with staff once construction is completed.

Respectfully,

Ronnie Edwards
Associate Planner

LOT 15 BLOCK 4 FILING 3 EXHIBIT ONLY

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.

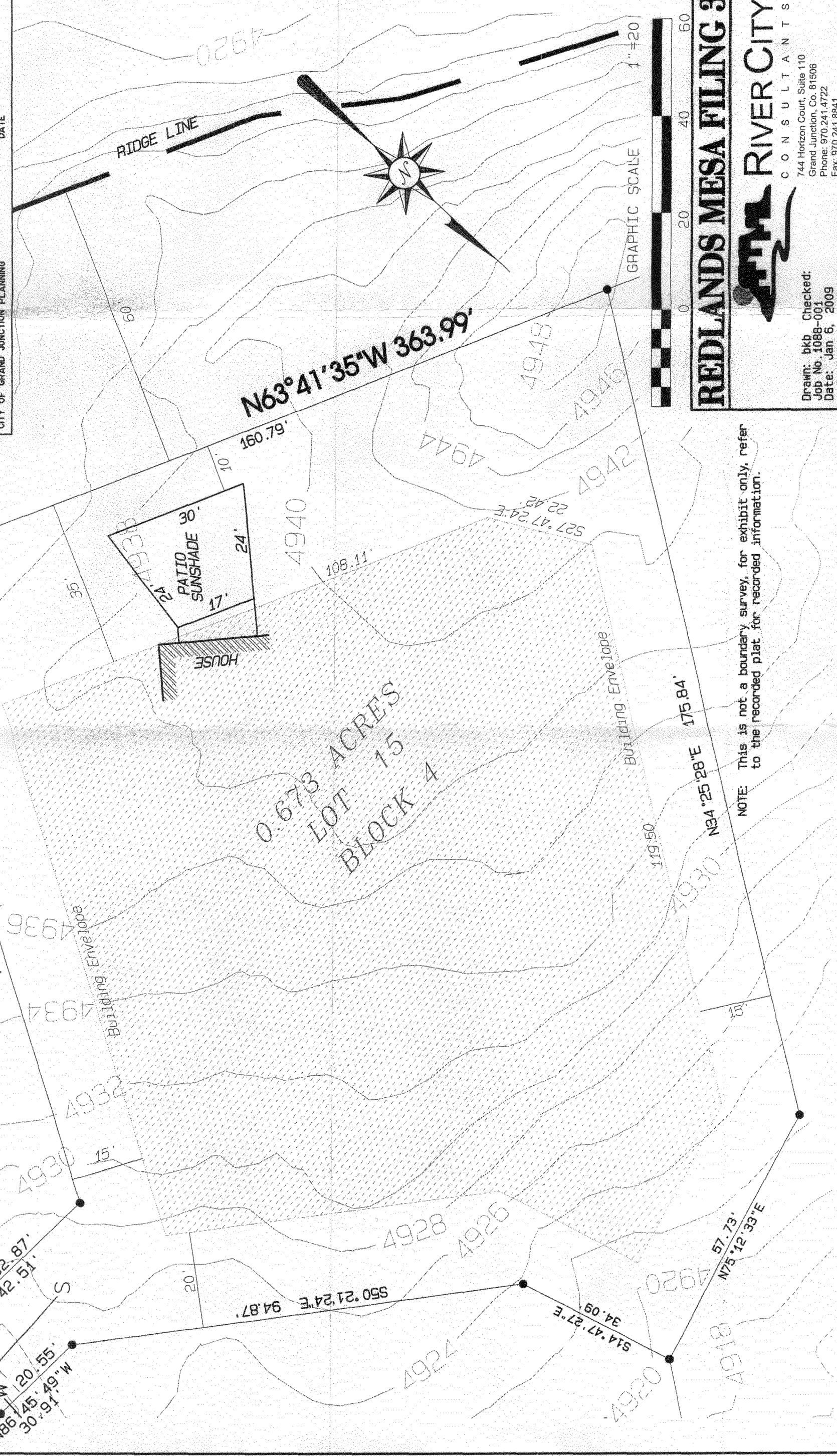
[Signature] 1-13-09
DATE

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEERING

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.

[Signature] 1-13-09
DATE

CITY OF GRAND JUNCTION PLANNING



REDLANDS MESA FILING 3

RTM RIVER CITY
CONSULTANTS

744 Horizon Court, Suite 110
Grand Junction, Co. 81506
Phone: 970.241.4722
Fax: 970.241.8841

Drawn: bkb Checked:
Job No. 1088-001
Date: Jan 6, 2009

NOTE: This is not a boundary survey, for exhibit only, refer to the recorded plat for recorded information.