

DATE SUBMITTED 9-23-93

BUILDING PERMIT NO. 46584

FEE \$ 5.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 787 N. SEDONA CT
SUBDIVISION Sedona Sub.
FILING 2 BLK _____ LOT 5
TAX SCHEDULE NO. 2701-351-53-005
OWNER DICK ROONEY
ADDRESS 787 N. SEDONA CT.
TELEPHONE 242-4310

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2156 SQ FT
SQ. FT. OF EXISTING BLDG(S) NONE
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

DESCRIPTION OF WORK AND INTENDED USE:
NEW SINGLE FAMILY RESIDENCE

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which about the parcel.

ZONE PR-4.2
SETBACKS: Front 20' from property line or from center of ROW, whichever is greater
Side 5' from property line
Rear 20' from property line
Maximum Height _____
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO
CENSUS TRACT 13 TRAFFIC ZONE 14
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Pitz
Date Approved 9-23-93

Applicant Signature Janet D. [Signature]
Date 23 Sept. 1993

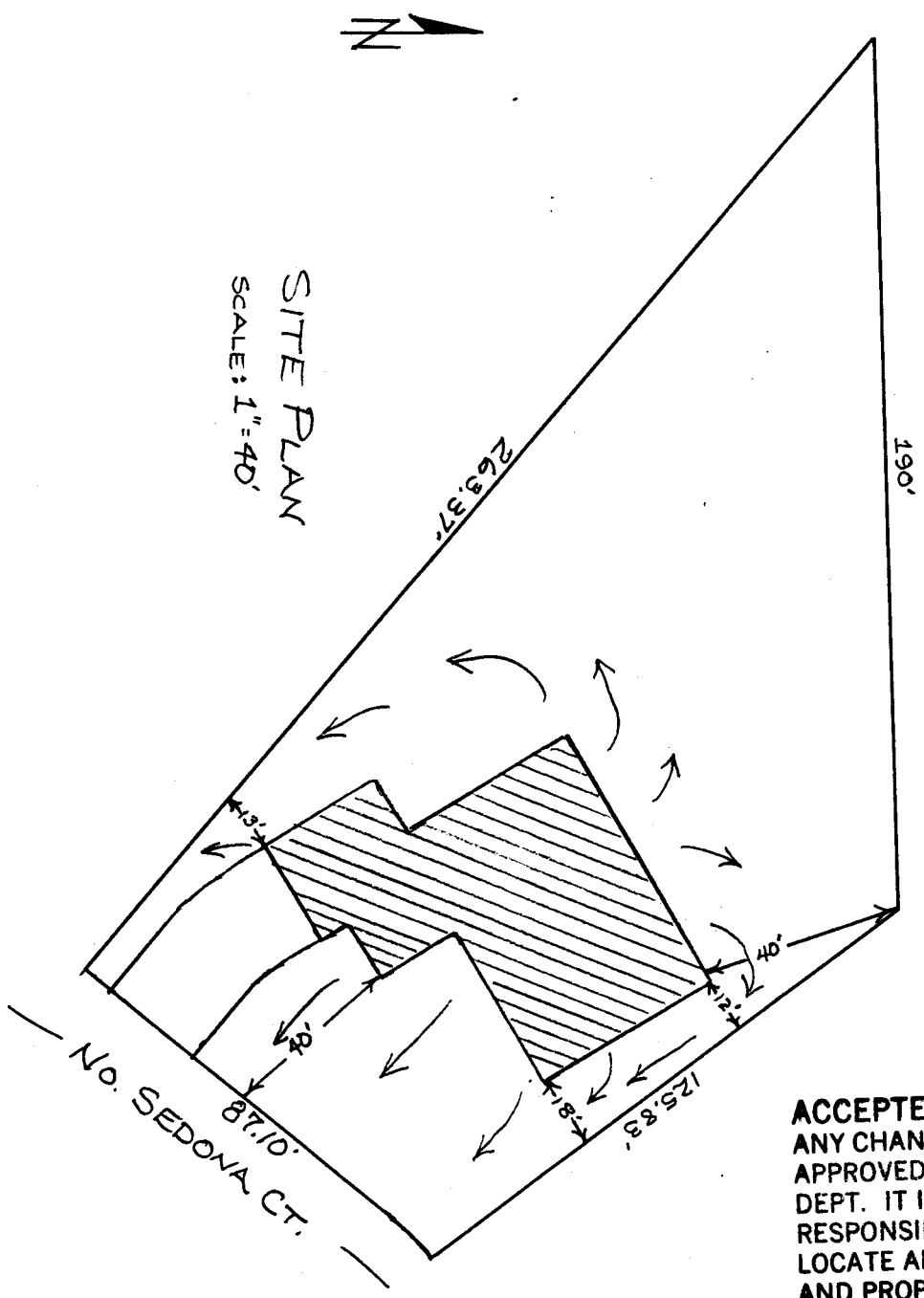
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

MEL AND DICK ROONEY HOME
LOT 5, FILING 2
SEDONA SUB.



SITE PLAN
SCALE: 1"=40'

No. SEDONA CT.

ACCEPTED 9-23-93
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.