

DATE SUBMITTED 11/5/93

BUILDING PERMIT NO. 46800
FEE \$ 5.00

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

BLDG ADDRESS 781 - South Sedona
SUBDIVISION Sedona
FILING 1 BLK 1 LOT 8
TAX SCHEDULE NO. 2701-357-53-008
OWNER Spike Howard
ADDRESS -
TELEPHONE 434-5523

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800
SQ. FT. OF EXISTING BLDG(S) NA

NO. OF FAMILY UNITS 1

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

DESCRIPTION OF WORK AND INTENDED USE:
New single family house

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

ZONE PR

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 20 from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side 5 from property line

CENSUS TRACT 16 TRAFFIC ZONE 13

Rear 20 from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

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 [Signature]

Applicant Signature [Signature]

Date Approved 11/5/93

Date Nov 5-93

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

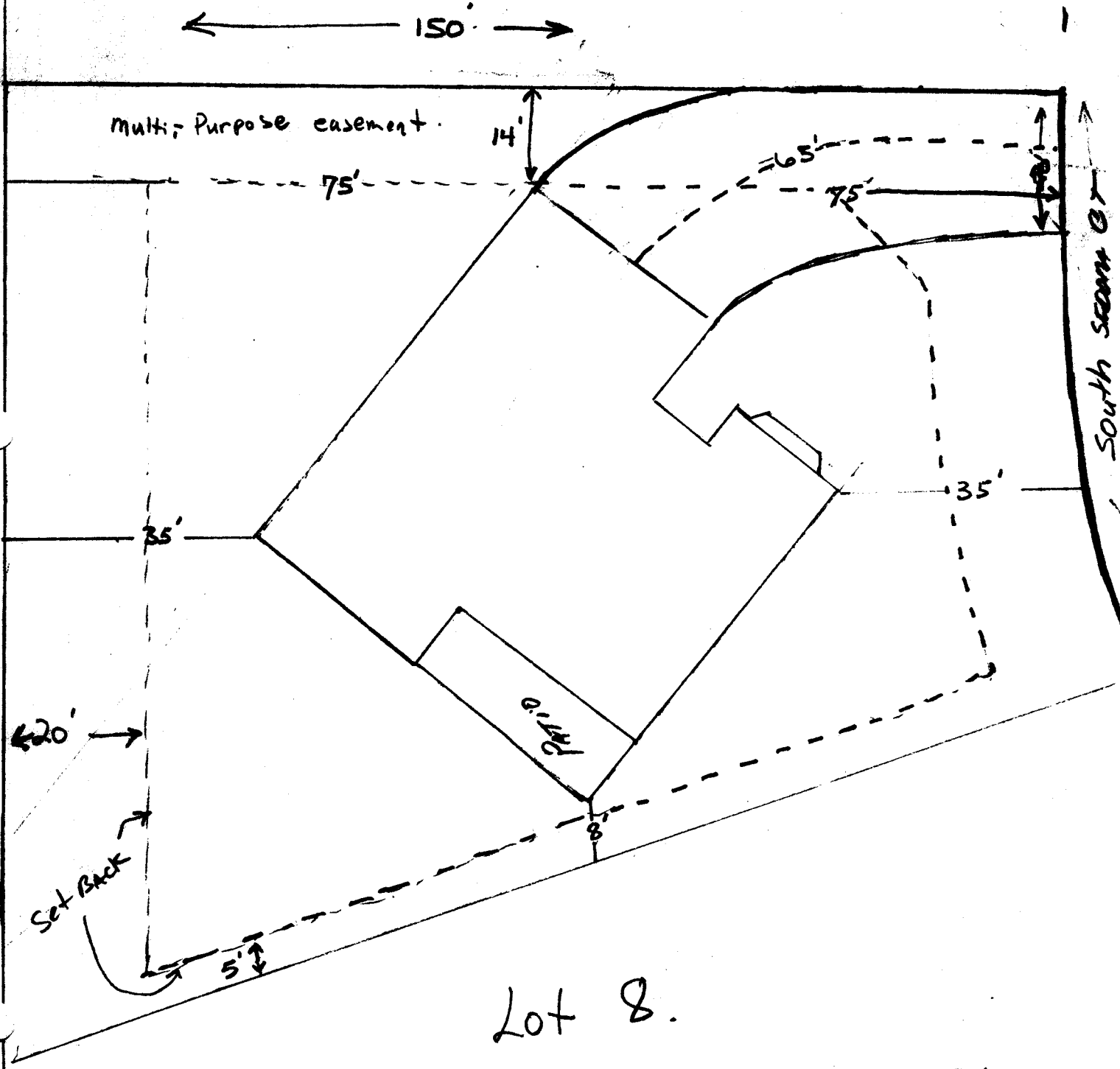
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

Tax # 2701-351-53-008

AMBER WAY



Lot 8.
781 South Sedona Ct.

October 29, 1993

Dear City Planner,

Thank you for your cooperation in having builders obtain prior approval from our Architectural Control Committee (A.C.C.) before releasing building permits. We very much appreciate that.

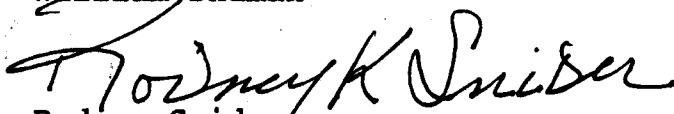
To date we have approved plans for Lopez Construction on the Howard Home at 781 South Sedona Court and plans for Jim West, Builder on the Rooney Home at 787 north Sedona Court, both in Filing 2. In Filing 1, only two homes have been approved, one for T.L. Bentsen and one for Davis Construction. Both of these homes are on Jordanna Street.

Your continued cooperation is very much appreciated.

Sincerely yours,


Darrow Stemple


William Shuman


Rodney Snider


T.L. Bentsen

