

FEE \$ 5.00

LDG PERMIT NO. 48510

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2681 Amber way TAX SCHEDULE NO. 2701-351-53-014
 SUBDIVISION SADONA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3500
 FILING SADONA BLK 2 LOT 14 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Ralph Belcastio NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-5708 USE OF EXISTING BLDGS NO
 (2) APPLICANT Bishop Const. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2419 A Hidden Valley Single Family Home
 (2) TELEPHONE 243-8408

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-4.2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 20' from PL _____
 Maximum Height _____ CENSUS TRACT 14 TRAFFIC ZONE 13

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

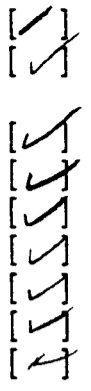
Applicant Signature [Signature] Date 5/5/94
 Department Approval [Signature] Date 5-5-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. #2537
 Utility Accounting [Signature] Date 5/5/94

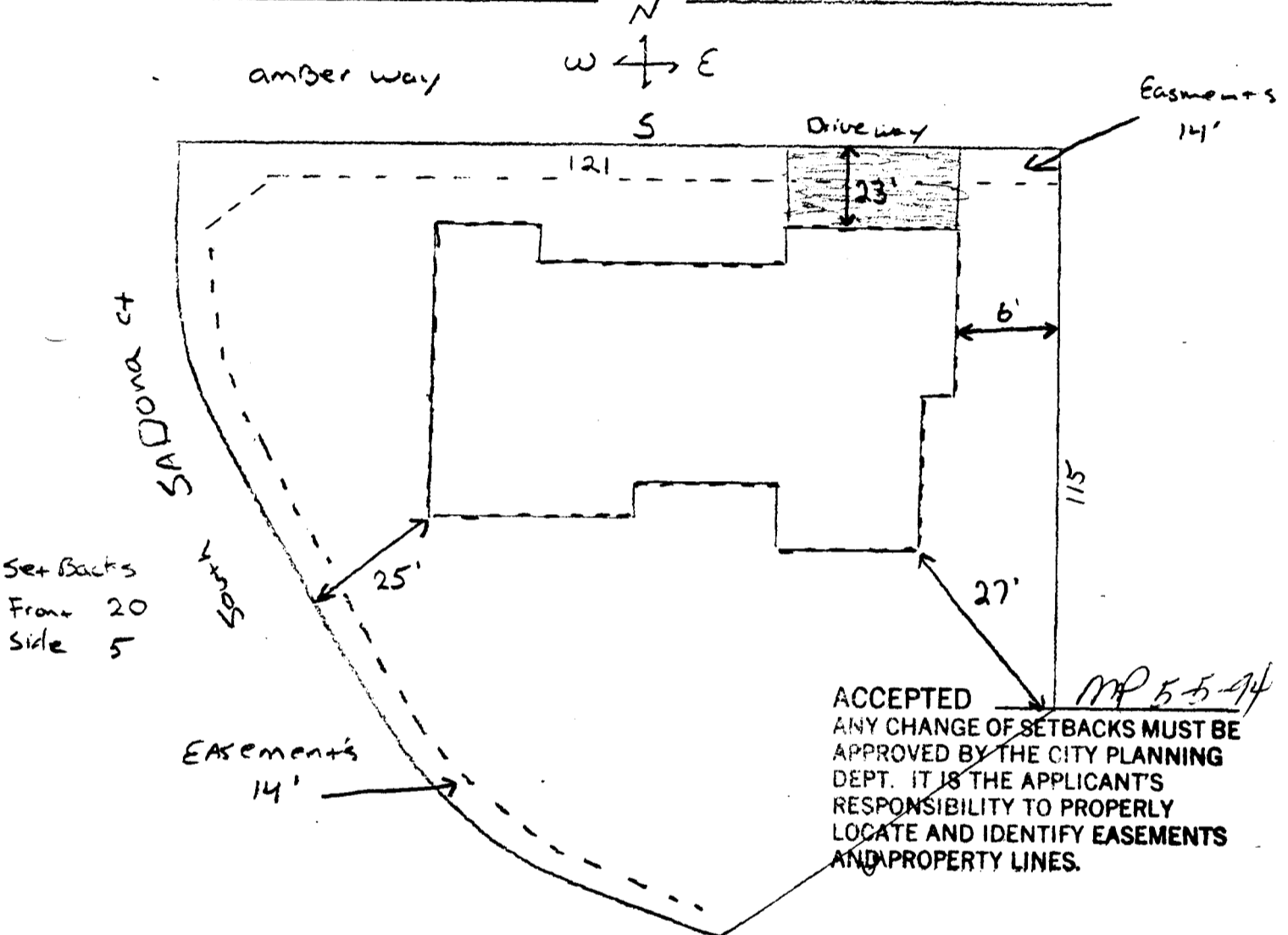
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions.
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks).
4. All EASEMENTS or RIGHTS-OF-WAY on the property.
5. All other STRUCTURES on the property.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS.
8. An arrow indicating NORTH.
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.



ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.



BY SIGNING BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD AT ANY CHANGE OF SETBACKS MUST BE APPROVED, IN WRITING BY THE CURRENT PLANNING AND DEVELOPMENT SECTION.

APPLICANT SIGNATURE: Tuel Bishop Const. DATE: 5/2/94

APPROVED BY: _____ DATE: _____

May 2, 1994

Ralph Belcastro
2655 Bahamas Way
Grand Jct, Co. 81506

Dear Ralph,

This letter will serve as your partial notice of approval from the Sedona Development Architectural Control Committee (ACC). You will need this letter to obtain your building permit from the City of Grand Junction. We have included a copy for them.

This approval covers the design and positioning of the home as submitted, on Lot #14 of Sedona Subdivision, Filing 2, 2681 Amber Way, Grand Junction. The brick color Prairie Grey is approved. We also approve of the charcoal tile roof, and white window frames and trim color. The one remaining item to be approved would be the Landscape plans including the rear retaining walls. They must be approved prior to occupancy.

Our only requirements are that the brick begin within ten inches of the ground, to keep the exposed foundation to a minimum, especially in the rear by the Master bedroom. Also that some decorative brick laying be done, such as "soldiering" the brick around the top or middle of the walls, or perhaps use of "pop-outs" on the corners.

Your concious efforts in helping us follow the approved covenants is much appreciated. If you have any questions or concerns please don't hesitate to ask us. This approval will expire in 90 days unless construction is started within that time. Any major deviation or addition to the plans must be reapproved. Best of Luck!

Sincerely,



Sedona Development
A.C.C. Committee

