

FEE \$ 5.00

BLDG PERMIT NO. 49783

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3027-1045-02-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 775 Jordanna Rd TAX SCHEDULE NO. 2701-354-52-009

SUBDIVISION Sedona SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING 1 BLK — LOT 7 SQ. FT. OF EXISTING BLDG(S) 2

(1) OWNER Roger & Suzanne Merrill NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 775 Jordanna Rd

(1) TELEPHONE 245-2298 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Roger & Suzanne Merrill USE OF EXISTING BLDGS Covered Patio Home

(2) ADDRESS 775 Jordanna Rd DESCRIPTION OF WORK AND INTENDED USE: Covered Patio

(2) TELEPHONE 245-2298

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 Maximum coverage of lot by structures —

SETBACKS: Front 20 from property line (PL) or
— from center of ROW, whichever is greater Parking Req'mt —

Side 10 from PL Rear 25 from PL Special Conditions —

Maximum Height —

CENSUS TRACT 16 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 Suzanne Merrill Date 9/13/94

Department Approval [Signature] Date 9/13/94

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A

Utility Accounting Millie Fowler Date 9-13-94 S/F use no change

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)

IMPROVEMENT LOCATION CERTIFICATE

778 JORDANNA ROAD

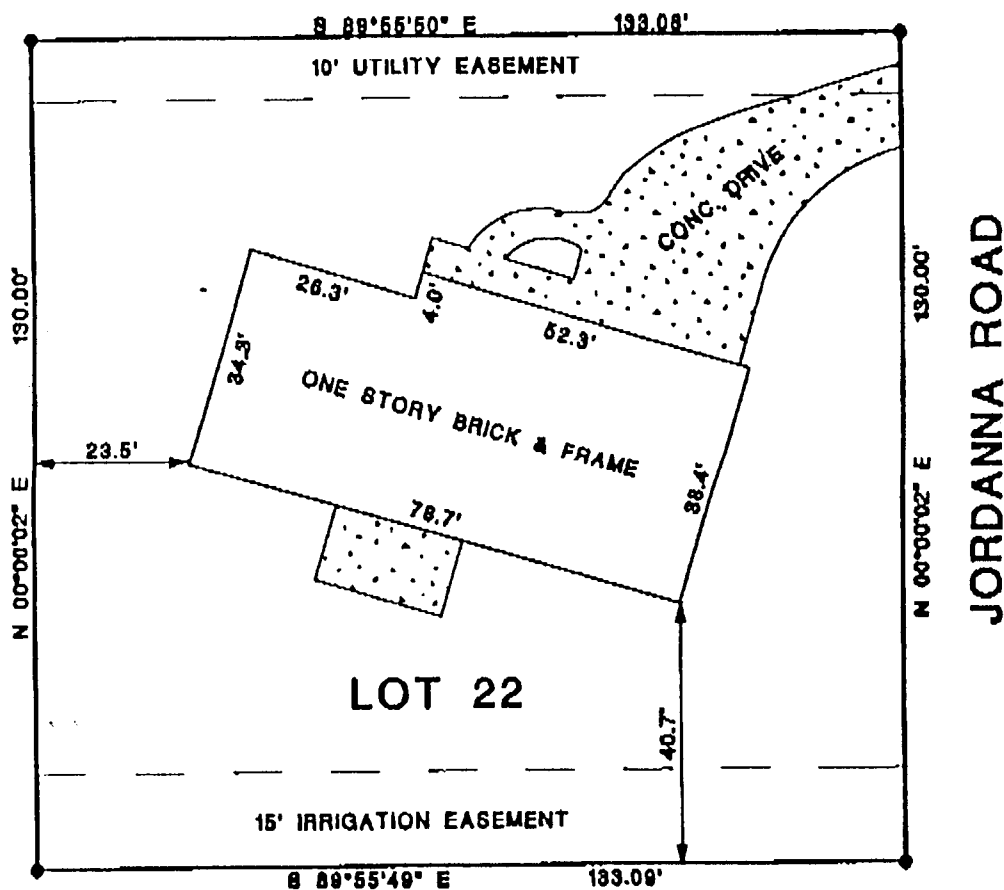
ACCEPTED KKA 9/13/94
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

AMERICAN LAND TITLE CO. #115242
 MERRILL ACCT.

LOT 7 SEDONA SUBDIVISION, FILING NO. 1, A REPLAT OF PARTS OF LOTS 1 & 2,
 CASA DE DOMINGUEZ, FILING THREE,
 MESA COUNTY, COLORADO.



SCALE: 1" = 30'



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR F.B.B. MORTGAGE CORP.,
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
 OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
 THIS DATE, 9/23/93 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS
 SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS
 INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS

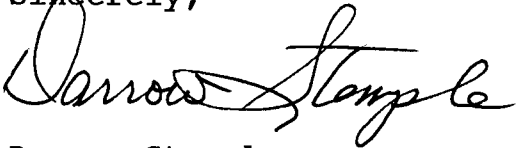
September 12, 1994

Roger & Suzanne Merrill
775 Jordanna Rd.
Grand Jct, CO. 81506

Dear Roger and Suzanne,

This letter will serve as the A.C.C. approval of your proposed extension on the rear of your home. Please use the same materials and colors as is on the rest of the home. Any changes in the plans submitted to us must be re-approved.

Sincerely,



Darrow Stemple
ACC Chairman



WILLIAM SHUMAN DARROW STEMPLE RODNEY SNIDER JAMES PENDELTON