

DATE SUBMITTED 3/8/94

BUILDING PERMIT NO. 47821

FEE \$ 5.00

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

BLDG ADDRESS 787 Jordanna
SUBDIVISION Sedona
FILING 1 BLK 52 LOT 1
TAX SCHEDULE NO. 270135152003
OWNER John Stowall
ADDRESS 2033 N. Surrey
TELEPHONE (303) 242-4057

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3400
SQ. FT. OF EXISTING BLDG(S) N/A
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
DESCRIPTION OF WORK AND INTENDED USE:

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

ZONE PR
SETBACKS: Front 20 from property line or _____ from center of ROW, whichever is greater
Side 10 from property line
Rear 25 from property line
Maximum Height _____
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 16 TRAFFIC ZONE 13
PARKING REQ'MT _____
SPECIAL CONDITIONS: Acco Approved - see attached letter 3/4/94

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]
Date Approved 3/8/94

Applicant Signature [Signature]
Date _____

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

March 4, 1994

John Stowall
2033 N. Surrey
Grand Jct, Co. 81503

Dear John,

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.

This approval covers the design and positioning of the home as submitted, on Lot #1 of Sedona Subdivision, Filing 1, Jordanna St, Grand Junction. The one exception to your submission we understand is that you may have to eliminate one of the garage stalls to retain the 10 foot set back. This is alright with us if need be.

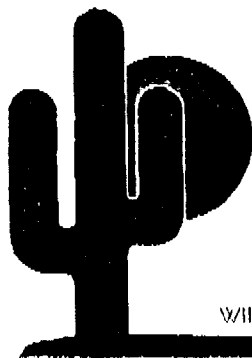
The wall materials approved are Stucco and Brick. We are unable to approve the extensive use of vinyl siding for the rear and side walls as our covenants read "limited use of wood, metal and vinyl siding". We also approve of the Tile or Shake roof. The two remaining items to be approved would be the color of Stucco and the Landscape plan. These must be approved prior to use, and prior to occupancy. Most colors other than white have been acceptable.

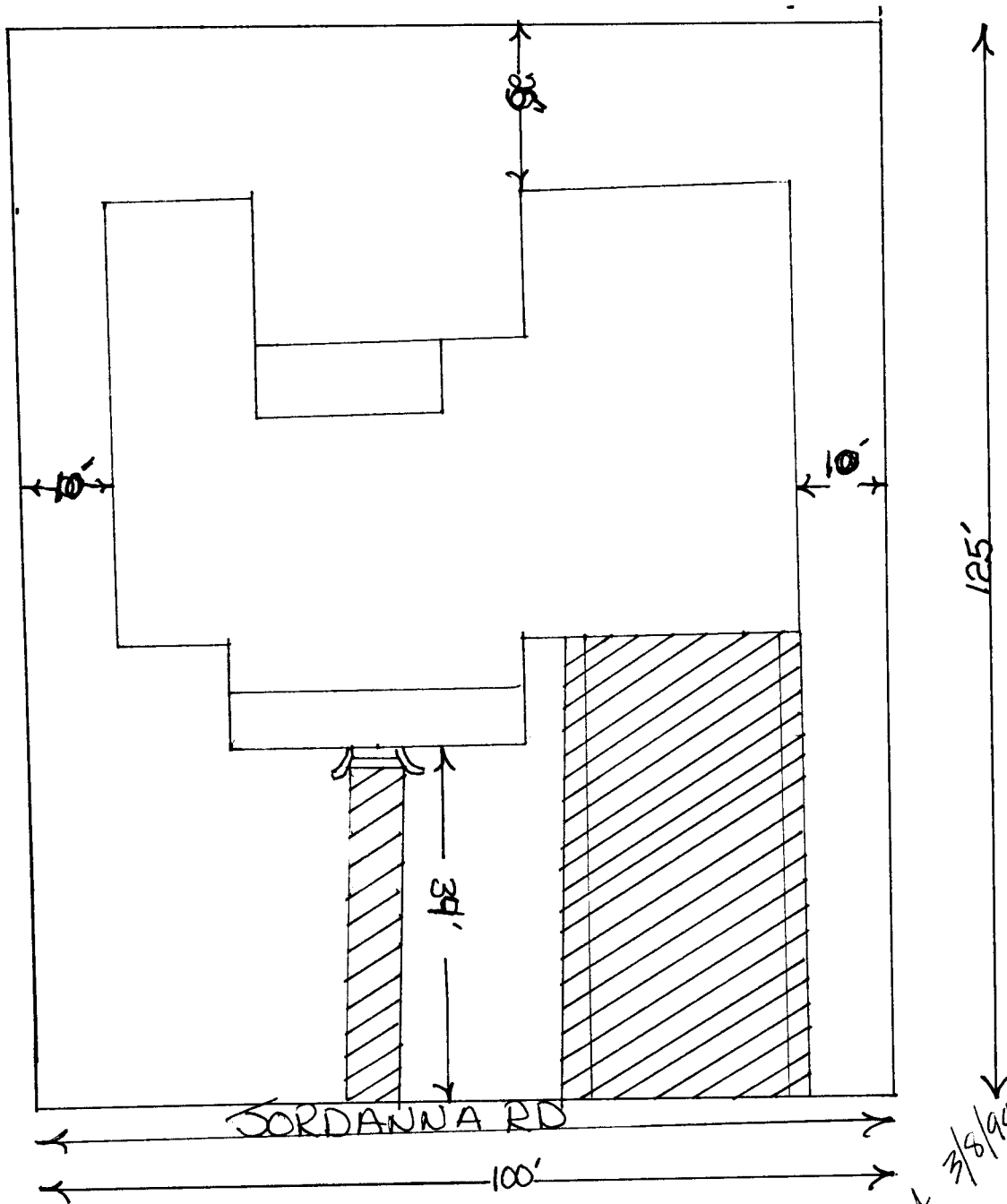
Your concious efforts in helping us follow the approved covenants is much appreciated. If you have any questions or concerns please don't hesitate to ask us. Unless the project is started, this approval will expire in 30 days. Best of Luck!

Sincerely,



Sedona Development





KKT 3/8/94
 AND PROCEED WITH PERMITS

787 JORDANNA - SITE PLAN
JOHN STOWALL - 242-4057