

FEE \$ 5.00

BLDG PERMIT NO. 49184

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 783 N Sedona CT TAX SCHEDULE NO. 2701-351-53-007

SUBDIVISION Sedona SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2797

FILING 2 BLK \_\_\_\_\_ LOT 7 SQ. FT. OF EXISTING BLDG(S) n/a

(1) OWNER Doug Beyer NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2340 Cypress Ct NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-3679 USE OF EXISTING BLDGS 0

(2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS same

(2) TELEPHONE same single residence new construction

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 2

Side 5' from PL Rear 20' 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 Crystal Harper (Duco) Date 6/29/94

Department Approval Gonnie Edwards Date 6/29/94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 7686

Utility Accounting Millie Fowler Date 6-29-94

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

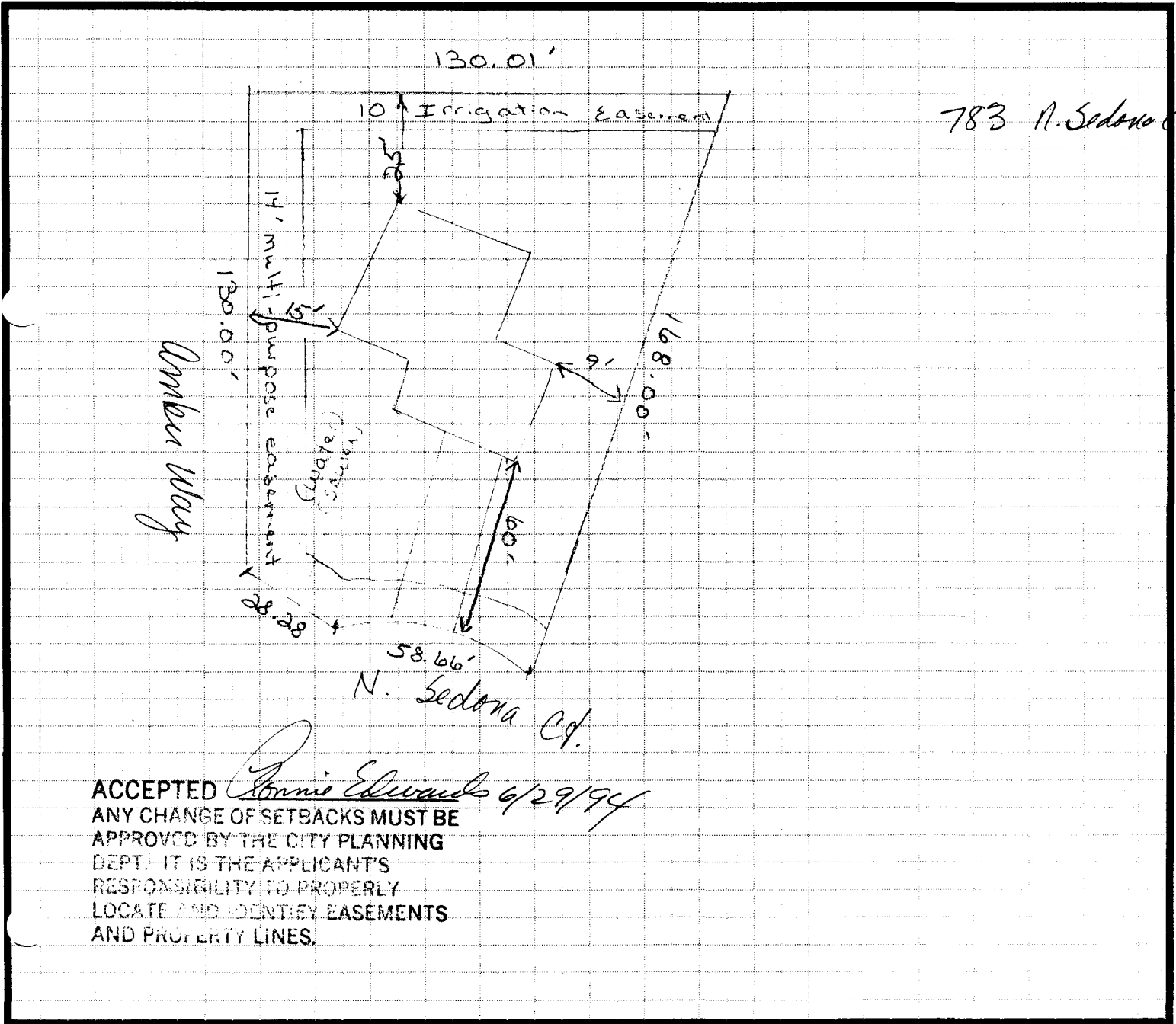
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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



1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE 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, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

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



783 N. Sedona Ct.

**ACCEPTED** *Ronnie Edwards 6/29/94*  
 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.

June 20, 1994

Doug & Maureen Beyer  
2340 Cypress Crt.  
Grand Jct, Co. 81506

Dear Doug & Maureen,

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 #7 of Sedona Subdivision, Filing 2, 783 North Sedona Court, Grand Junction. The Stucco color, "Pueblo" is approved. We also approve of the "Mission Red Flashed" tile roof, and white or bronze window frames. The one remaining item to be approved would be the Landscape plan including any fencing. It must be approved prior to occupancy.

Our only strong recommendation, not requirement, would be for you to consider the use of "pop-outs" around the windows instead of the exposed wood header. These are simply an extra layer of styrofoam and stucco around the window. They could even be "tiled or blocked" like the header above the front entry on your existing plans, which if you'll notice would match your roof tiles. We think you'd loose that "unfinished" look and you wouldn't have to worry about the heavy maintenance of the wood.

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

