

DATE SUBMITTED 2/23/94

BUILDING PERMIT NO. 47729

FEE \$ 5.00

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

BLDG ADDRESS 785 M. SEDOMA CT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3500
 SUBDIVISION SEDOMA SQ. FT. OF EXISTING BLDG(S) 0
 FILING 2 BLK _____ LOT 6 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2001-351-53-006 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
 OWNER DOM AVST DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 359 RODEL DR. SIM. FAM RES.
 TELEPHONE 291-7990

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 1 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 2/23/94 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)

February 12, 1994

Don and Beverly Aust
359 Rodell Dr.
Grand Jct, Co. 81503

Dear Don and Buzz,

This letter will serve as your 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 not only the design and positioning of the home on Lot #6 of Sedona Subdivision, known as 785 North Sedona Court, Grand Junction, but also the materials and colors as submitted in the photo as well as the submission form. Prior to occupancy a formal landscape plan must also be submitted. Any significant changes in these plans require reapproval.

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. Best of Luck!

Sincerely,



Sedona Development



AUST RESIDENTS

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D85
M. SPORNA CT.

ACCEPTED KKA 2/23/94
ANY OTHER USE OF THIS PLAN
APPROVED BY THE BOARD OF
DEVELOPMENT OF THE CITY OF
MOUNTAIN VIEW, TEXAS
LOCATE ALL EASEMENTS
AND PROPERTY LINES.