

DATE SUBMITTED 2-15-94

BUILDING PERMIT NO. 47649

FEE \$ 5.00

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

BLDG ADDRESS 786^N SEDONA CT
SUBDIVISION SEDONA
FILING 2 BLK _____ LOT 3
TAX SCHEDULE NO. 2701 351 53 003
OWNER RON ROZGA
ADDRESS 1741 RIDGE DR
TELEPHONE 241-0587

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3100
SQ. FT. OF EXISTING BLDG(S) NA
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
DESCRIPTION OF WORK AND INTENDED USE:
Build New Home

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

ZONE PR-4.2
SETBACKS: Front 33' from property line or _____ from center of ROW, whichever is greater
Side 12' from property line
Rear 62' from property line
Maximum Height 30'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO
CENSUS TRACT 10 TRAFFIC ZONE 17
PARKING REQ'MT _____
SPECIAL CONDITIONS: Acc Approval

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 Angeline Barrett Applicant Signature Richard Witt
Date Approved 2/15/94 Date 2-15-94

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

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

Ron and Zoe Rozga
1741 Ridge Dr.
Grand Jct, Co. 61506

Dear Ron and Zoe,

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.

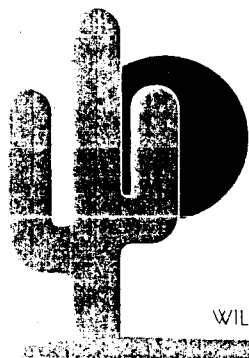
This approval covers only the design and positioning of the home on Lot #3 of Sedona Subdivision, known as 786 North Sedona Court, Grand Junction. Materials and Colors need to be submitted for approval prior to installation. Prior to occupancy a formal landscape plan must also be submitted. Any significant 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



WILLIAM SHUMAN · DARROW STEMPEL · RODNEY SNIDER · JAMES PENDELTON

10-IRRIGATION EASEMENT

25.00

LOT 4

N 89° 40' 23" W 145.05'

N 00° 00' 21" E 144.41'

12.00

RATIO

REAR PORCH

62'

180'

N 90° 00' 00" W 145.05'

180'

330'

WALK

DRIVE

14' MULTI-PURPOSE EASEMENT

LOT 2

186 NORTH SEDONA COURT

LOT 3 (17,373 SF)

SEDONA SUBDIVISION FILING NO. 2

NORTH SEDONA CT

24' 3" EP, 24' SC 18' 21" E

R=4700'

ADDED: SUPPLY

ADDED: (CEILING)

STUDS @ 16" O.C. SHEATHING

T&G STUDS WOOD OSB

FLOOR JOIST @ 16" O.C.

R=19

18' EP

4 STUDS WOOD OSB

ADDED: 16" O.C. EP WOOD SHL

STUDS @ 16" O.C.