

FEE \$ 5.00

BLDG PERMIT NO. 49770

TCP-500.00

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 779 S. Sedona Ct. TAX SCHEDULE NO. 2701-351-53-009  
 SUBDIVISION Sedona Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2756  
 FILING 2 BLK \_\_\_\_\_ LOT 9 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Steve & Helen Love NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1921 N. 17th  
 (1) TELEPHONE 242-2495 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Sunking USE OF EXISTING BLDGS Home  
 (2) ADDRESS P.O. Box ~~3299~~ 3299 DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 245-9173 New House - S/F

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-4.2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 20' from PL  
 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).

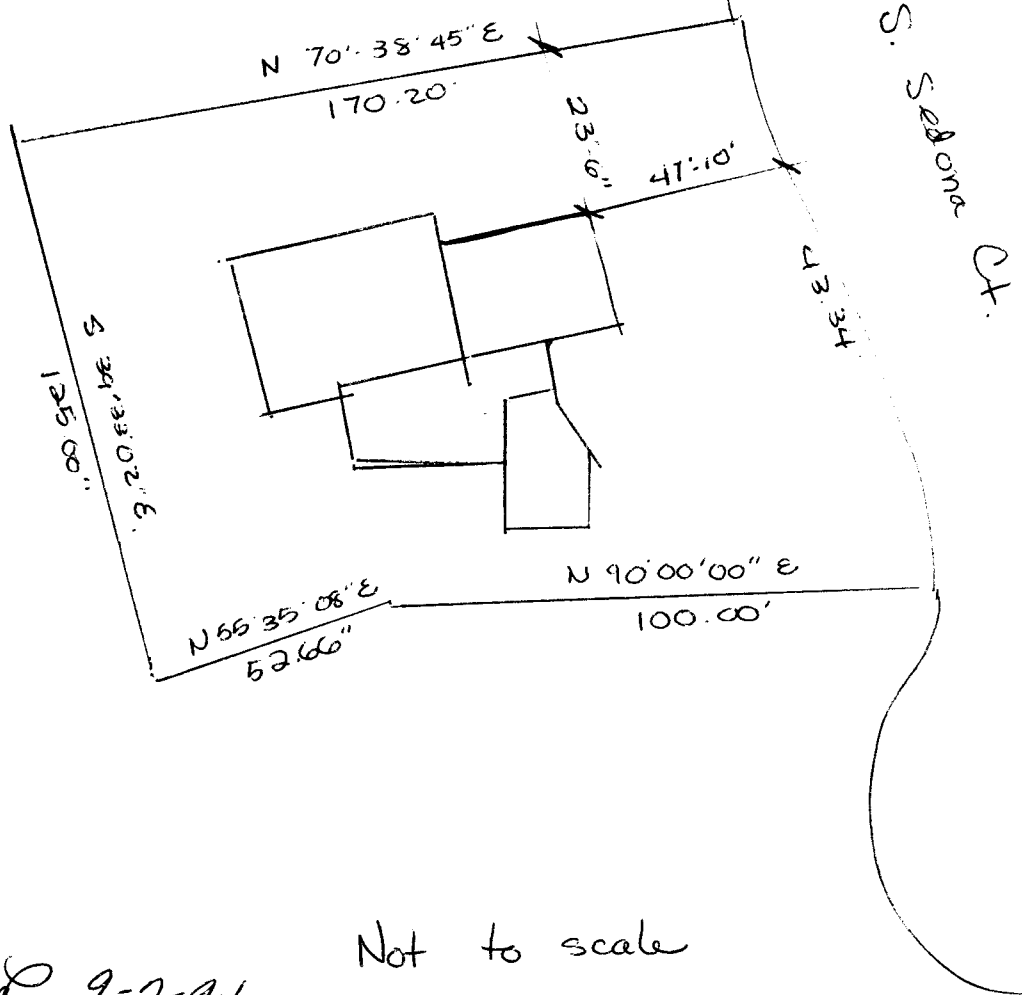
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jody Motz Date 9/7/94  
 Department Approval Marcia Putz Date 9-7-94

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 7829  
 Utility Accounting Jackie S. Borrey Date 9/8/94

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)



Not to scale

ACCEPTED *MP* 9-7-94  
 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.

September 6, 1994

Steve & Helen Love  
1921 N 17th St.  
Grand Jct, Co. 81506

*Copy*

Dear Steve & Helen,

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. We have included a copy for them.

This approval covers the design and positioning of the home as submitted, on Lot #9 of Sedona Subdivision, Filing 2, 779 South Sedona Court, Grand Junction. The approval also covers the colors as noted on the plans. The one remaining item to be approved would be the Landscape plan including any fencing. It must be approved within the next 60 days.

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,

*Darow Stemple*

Sedona Development  
A.C.C. Committee