

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50581

TCP #500⁰⁰

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 780 S. Sedona Ct. TAX SCHEDULE NO. 2701-351-53-013
 SUBDIVISION Sedona SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3597⁴
 FILING 2 BLK - LOT 13 SQ. FT. OF EXISTING BLDG(S) N.A.
 (1) OWNER Bob & Tammy REECE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 780 S. Sedona Ct.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-1723 USE OF EXISTING BLDGS -
 (2) APPLICANT SUN KING DESCRIPTION OF WORK AND INTENDED USE: New Home
 (2) ADDRESS P.O. Box 3299
 (2) TELEPHONE 245-9173

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 PR4.2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 5'00 from PL Rear 20' from PL Special Conditions ACC approval
easement width (10') all 3 sides required.
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 17

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).

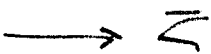
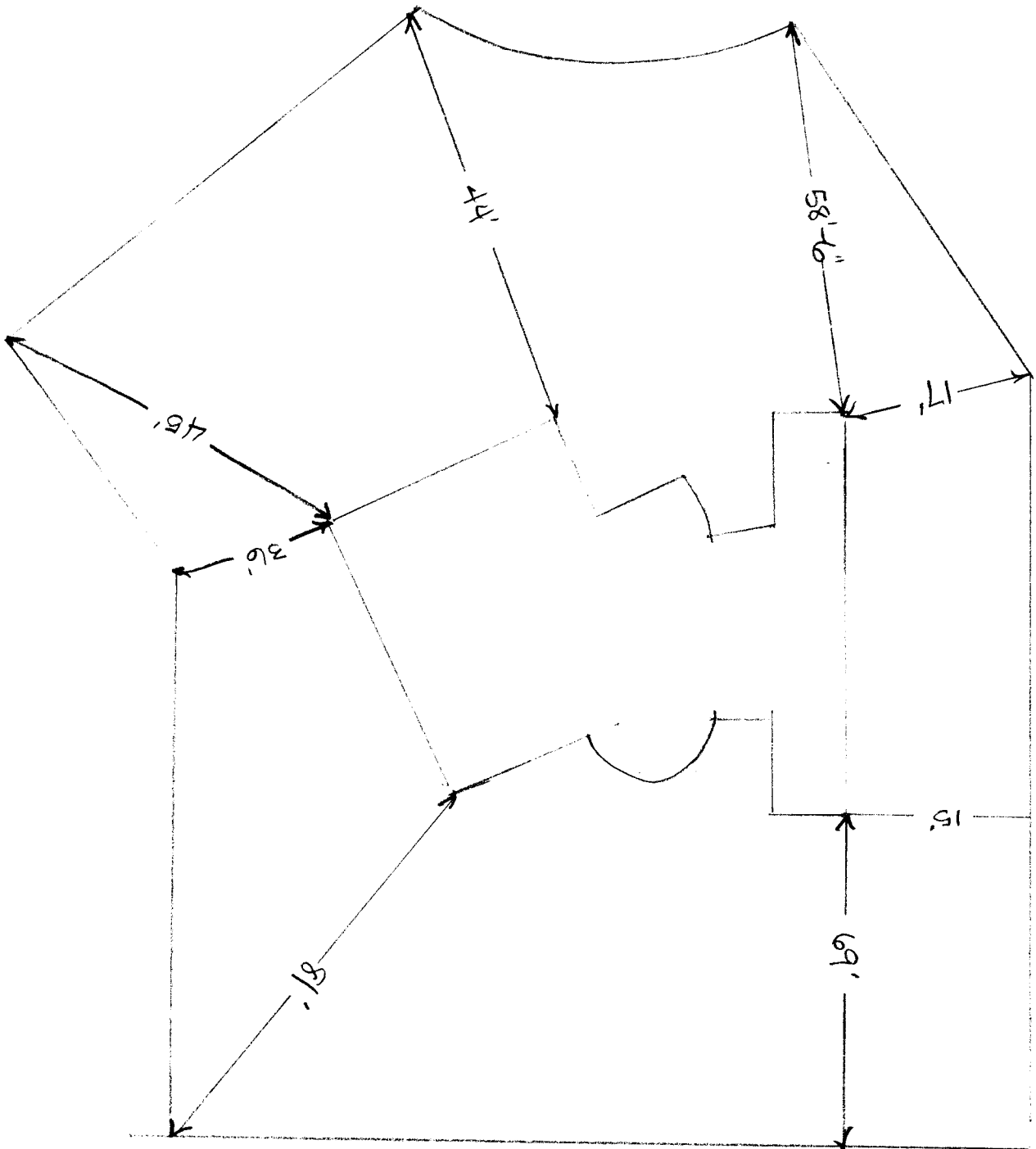
Applicant Signature Jody Motz Date 11/16/94
 Department Approval Ronnie Edwards Date 11/16/94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7965
 Utility Accounting Judy Kaper Date 11/16/94

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)

S. Sedona Ct.
780



ACCEPTED
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.

RSC
11/16/19