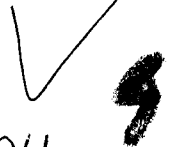


FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 52554

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 774 S. SEDONA CT. TAX SCHEDULE NO. 2701-351-53-011  
SUBDIVISION SEDONA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,260  
FILING 2 BLK \_\_\_\_\_ LOT 11 SQ. FT. OF EXISTING BLDG(S) —  
(1) OWNER ORVILLE BROWN NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2705 CROSSROADS BLVD. NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 242 3915 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
(2) APPLICANT TRENT WILSON USE OF EXISTING BLDGS RESIDENCE  
(2) ADDRESS 1811 ELM AVE DESCRIPTION OF WORK AND INTENDED USE: NEW HOME  
(2) TELEPHONE 241-9624

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) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL Rear 20' from PL Special Conditions ACCD approval  
Maximum Height \_\_\_\_\_ required  
CENS.T. 10 T.ZONE B ANN# \_\_\_\_\_

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 Trent Wilson Date June 16, 95

Department Approval Marcia Patideaux Date 6/16/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8394

Utility Accounting Richardson Date 6-16-95

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

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

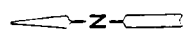
REVISIONS	BY	DATE

BROWN'S RESIDENCE

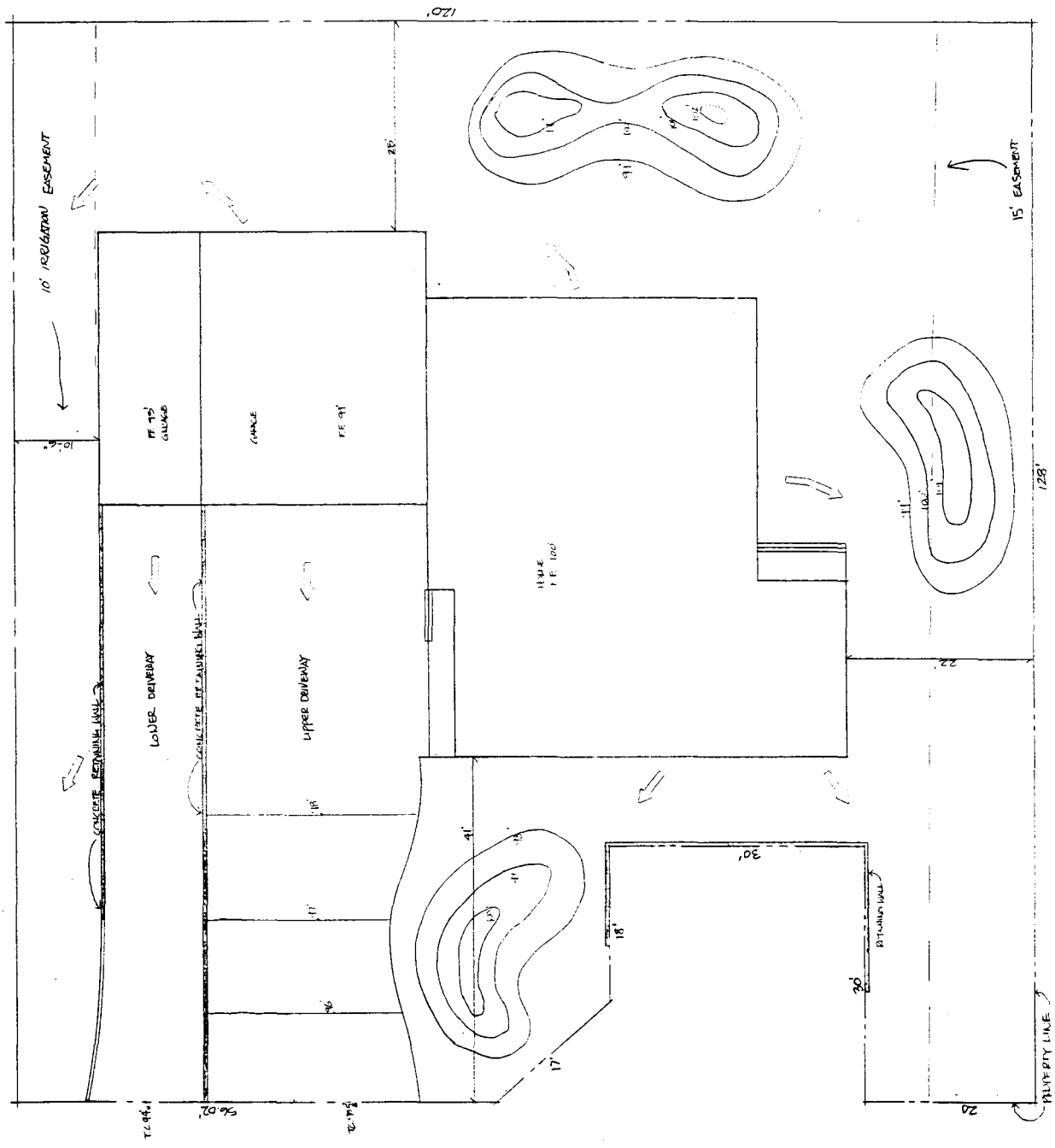
DRAWN	CHECKED	DATE	SCALE	SHEET NO.	SHEET

ACCEPTED *MR. 6-16-95*  
 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.

Accepted by:



15'-0"



779 S. Sedona Ct

KCE