

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

BLDG PERMIT NO. 57650
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

*TOP 5*

3027-1120-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>781 JORDANNA</u>	TAX SCHEDULE NO. <u>270135152006</u>
SUBDIVISION <u>JEDONNA</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>—</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>4</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
(1) OWNER <u>BELCASTRO</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>527 FOY DR.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>257-0607</u>	USE OF EXISTING BLDGS <u>NOT RESIDENCE</u>
(2) APPLICANT <u>MONUMENT HOMES</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>NEW SINGLE FAM. H</u>
(2) ADDRESS <u>759 HORIZON DR</u>	
(2) TELEPHONE <u>243-4890</u>	

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 <u>PR 4.2</u>	Maximum coverage of lot by structures <u>                    </u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>          </u> from center of ROW, whichever is greater	Parking Req'mt <u>                    </u>
Side <u>10'</u> from PL Rear <u>25'</u> from PL <u>or easement.</u>	Special Conditions <u>ACCO Reg'd</u>
Maximum Height <u>                    </u>	CENS.T. <u>16</u> T.ZONE <u>13</u> ANN# <u>          </u>

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).

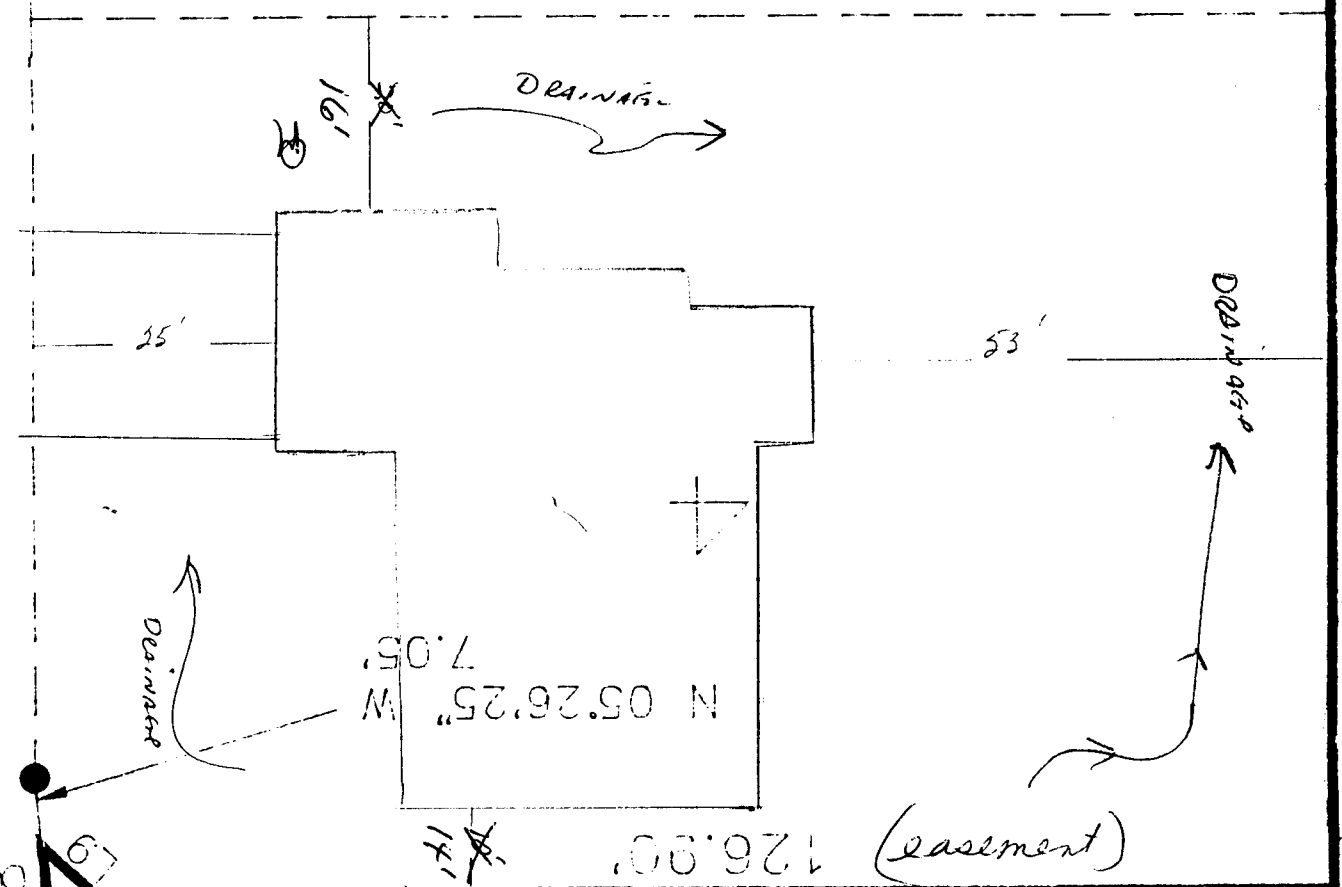
Applicant Signature <u>[Signature]</u>	Date <u>9-27</u>
Department Approval <u>[Signature]</u>	Date <u>9-28-96</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>9532 S/F</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-25-96</u>

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)

Second Sub Filing

2/28/98 181



TRACT B 126.99' (easement) 980 SF. & open space

TRACT C 920 SF.

DRIVEWAY LOCATION OK

*J. B. Bula*

9-24-96

rough location of driveway  
 front yard  
 strip line  
 see file # 12

05°26'25" E 84.38'

71.82'

16'

35'

53'

RD. 111

RD. 111

021

Ⓢ

September 13, 1996

Bobby Belcastro

Grand Junction, CO 81501

Dear Bobby,

The Sedona ACC approves your building plans and set backs for a home on lot #4 of the Sedona Subdivision filing #1.

Just a reminder, we do require an "overhang" on the home to 18 inches including the gutter, as per our covenant requirements. Any retaining walls must be finished with either paint, stucco or washed to expose the aggregate.

We approve the Tile roofing as well as the materials and colors as submitted. The Stucco is also approved as illustrated on the plans.

We agree to delay the required Landscape plan submission to "prior to occupancy".

Should you wish to change any of these choices you may submit the change to the ACC for approval.

We have given you two copies of this approval as the city will require one copy to issue a building permit.

If construction does not commence within 90 days re-approval will be required.

Sincerely,



Darrow L. Stemple  
Secretary ACC

