

FEE \$ 10⁰⁰
 TCP \$ 0

BLDG PERMIT NO. 57759

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



3027-1710-02.9 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 785 N. Sedona Ct. TAX SCHEDULE NO. 2701-351-55-002
 SUBDIVISION (Sedona) (Rooney-Aust) SQ. FT. OF PROPOSED BLDG(S)/ADDITION 672
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 3200
 (1) OWNER Donald P. Aust NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 3 DPA THIS CONSTRUCTION
 (1) ADDRESS 785 N. Sedona Ct.
 (1) TELEPHONE 243-9292 (w) 241-7770 (h) NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Donald P. Aust USE OF EXISTING BLDGS home
 (2) ADDRESS Same as above DESCRIPTION OF WORK AND INTENDED USE: storage
 (2) TELEPHONE Same as above. and garage for antique car.

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 _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' easement from PL Rear 10' from PL
 Parking Req'mt _____
 Special Conditions _____
 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 Donald P. Aust Date Sept. 30, 1996

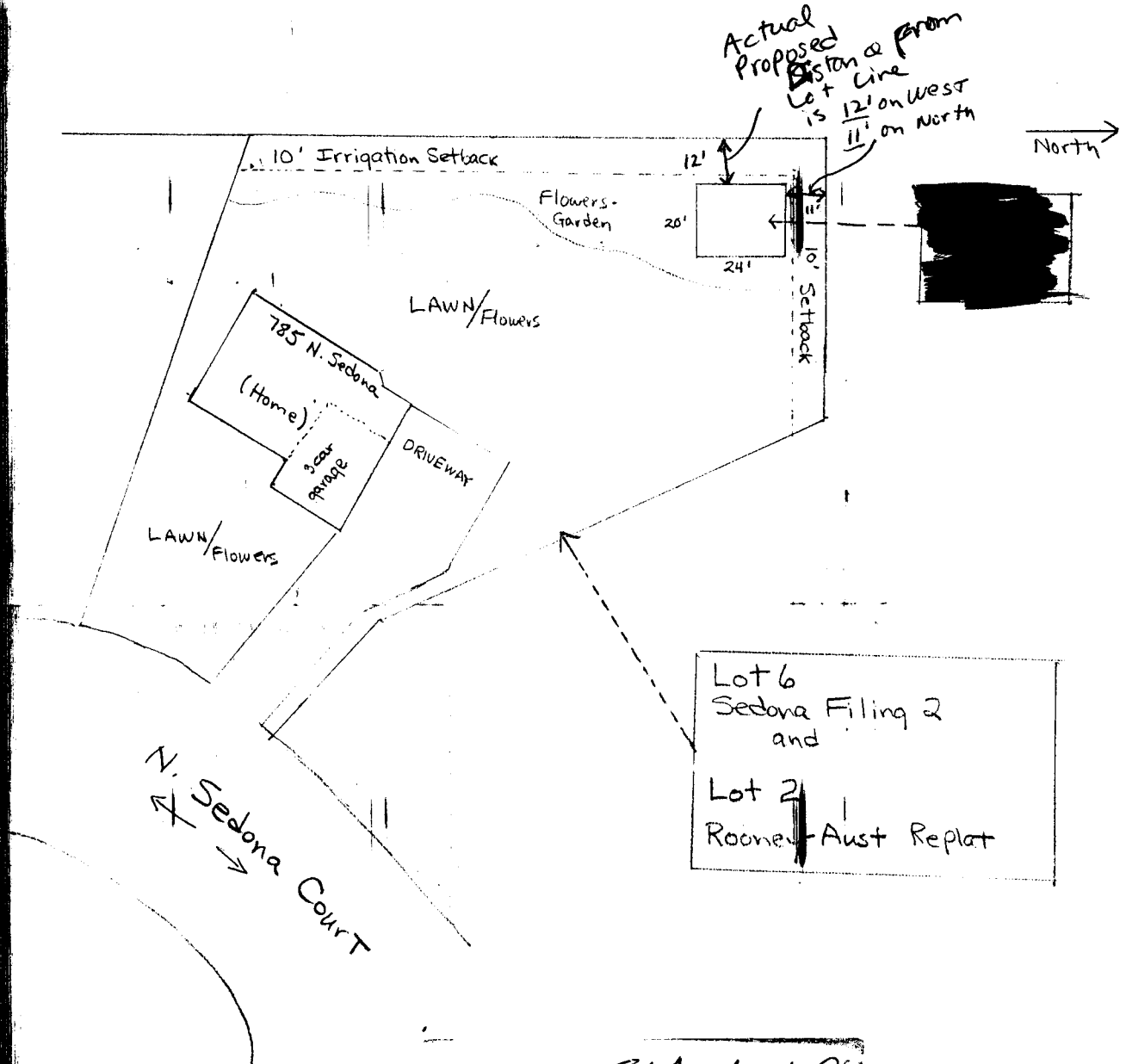
Department Approval Santa J. Castello Date 10-1-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F use

Utility Accounting Mellie Fowle Date 10-1-96

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)



ACCEPTED SLC 10-1-96
 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.

See Attached Plat
 of
 North Sedona Court