

FEE \$ 10<sup>00</sup>  
TCP \$ —

BLDG PERMIT NO. 56010

### PLANNING CLEARANCE

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



3027-1680-02-4 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 786 N Sedona Ct TAX SCHEDULE NO. 270135153003  
 SUBDIVISION Grand Junction, CO 81504 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x14  
Sedona  
 FILING 2 BLK — LOT 3 SQ. FT. OF EXISTING BLDG(S) 3202 #  
 (1) OWNER Carl + Elizabeth Fechal NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 786 N Sedona Ct  
54 CO 81506 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 970-241-3219 (HM) USE OF EXISTING BLDGS Home  
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE 970-248-4800 (WK) New Garden Street

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

Accessory

ZONE PR 4.2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Special Conditions no overhangs in easements.  
 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 [Signature] Date 4/26/96  
 Department Approval Connie Edwards Date 4/26/96

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

Utility Accounting Mellie Fowler Date 4-26-96

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)

