

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 55739

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

✓
 TAP *→*

3027-1760-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 775 S. SEDONA G. TAX SCHEDULE NO. 2701-351-53-010
 SUBDIVISION SEDONA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,792
 FILING 2 BLK - LOT 10 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER FIELDING & DEBRAH BRAFFEN NO. OF DWELLING UNITS
3765 PEECHWOOD BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS GRAND JUNCTION, CO. 81506
 (1) TELEPHONE 970 741-9697 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT MOGENSEN & KATE HARRIS USE OF EXISTING BLDGS N/A.
 (2) ADDRESS 1216 100th DESCRIPTION OF WORK AND INTENDED USE:
GRAND JUNCTION, CO. 81506
 * (2) TELEPHONE (970) 241-7067 SINGLE FAMILY RESIDENCE

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 Special Conditions ACC approval Req'd
 Side 5' from PL Rear 20' from PL
 Maximum Height _____
 CENS.T. 16 T.ZONE 17 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).

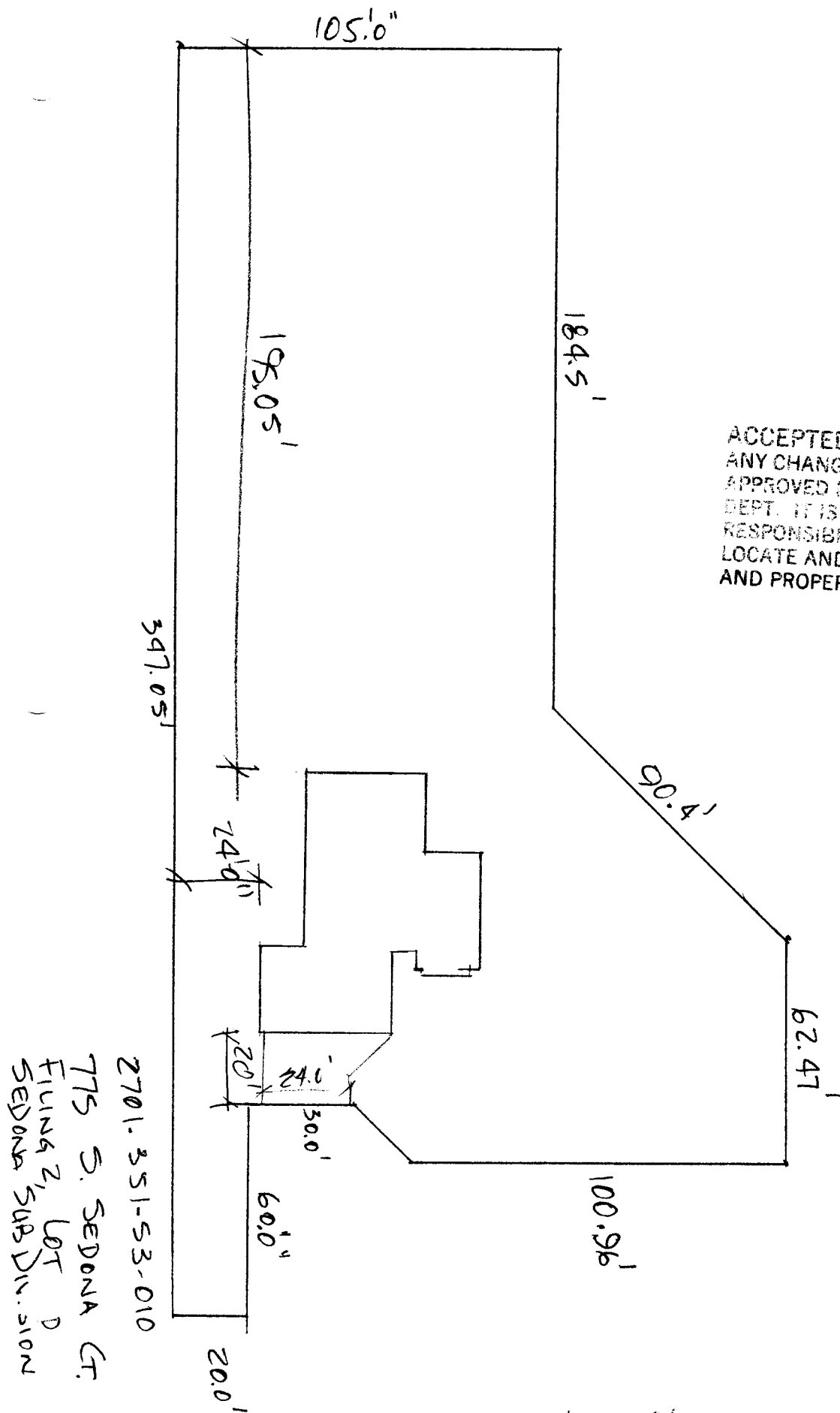
Applicant Signature [Signature] Date APRIL 8, 1996
 Department Approval [Signature] Date 4-8-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. WD 9109- S/F

Utility Accounting Millie Fowler Date 4-9-96

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)

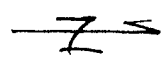


ACCEPTED Apr 4-8-96
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

775 S. SEDONA CT.
 FILING 2, LOT D
 SEDONA SUBDIVISION

2701.351-53-010

DRIVEWAY
 LOCATION OK
J. R. Rida
 4-9-96



S. Sedona Ct.
 (Front)