

FEE \$	10.00
TCP \$	500.00
SIF \$	0



BLDG PERMIT NO.	60118
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 788 N. Sedona Ct TAX SCHEDULE NO. 2701-351-53-004
 SUBDIVISION Sedona SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2040
 FILING 2 BLK _____ LOT 4 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER MIDWEST MOTOR Lodges NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2692 G 1/2 Rd
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT DON HAASE USE OF EXISTING BLDGS NONE
 (2) ADDRESS 563 Village Way DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 242-8681 NEW Single family RES.

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or 20 from center of ROW, whichever is greater Parking Req'mt _____
 Side 5 from PL Rear 20 from PL Special Conditions _____
 Maximum Height _____ CENSUS 10 TRAFFIC 20 ANNEX# _____

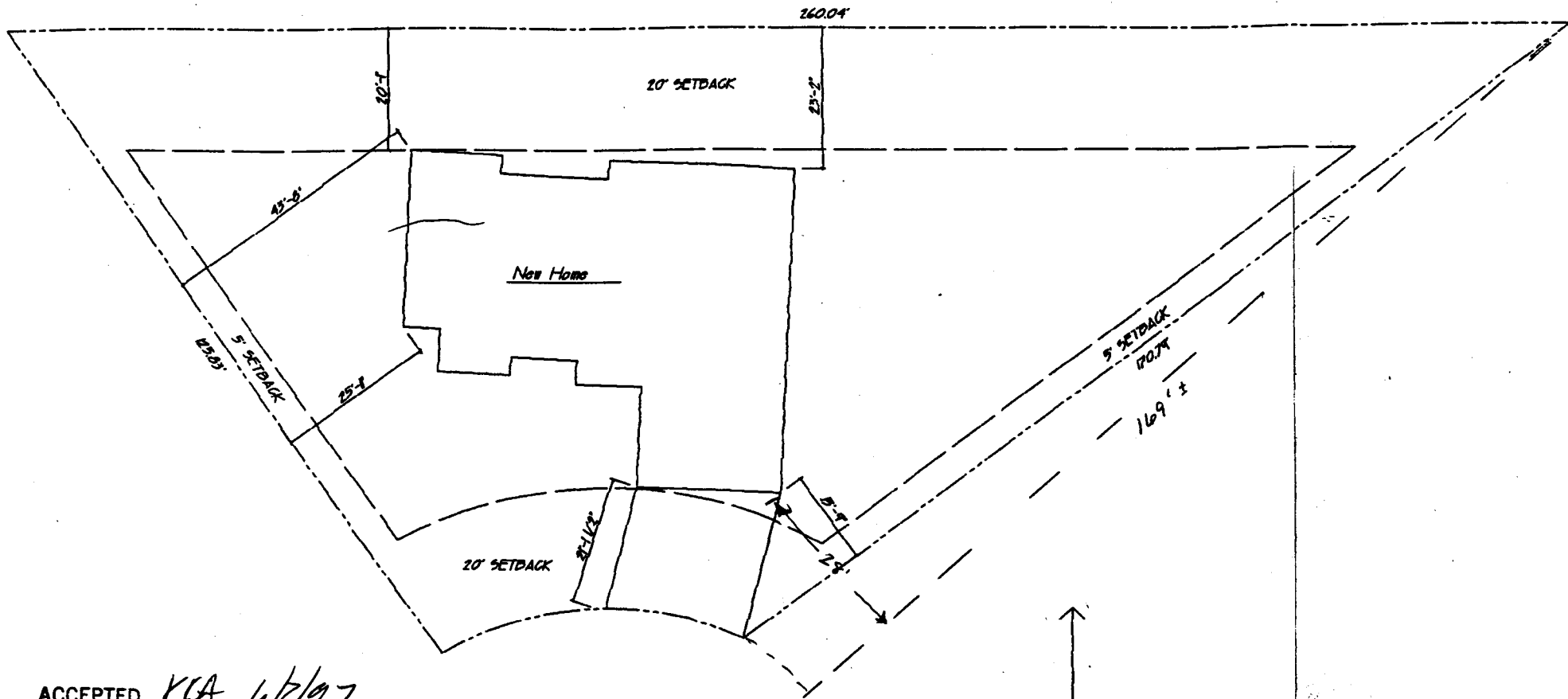
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Don Haase Date 4-25-97
 Department Approval Milton M. White Date 6/2/97
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10225
 Utility Accounting Richardson Date 6-2-97

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)

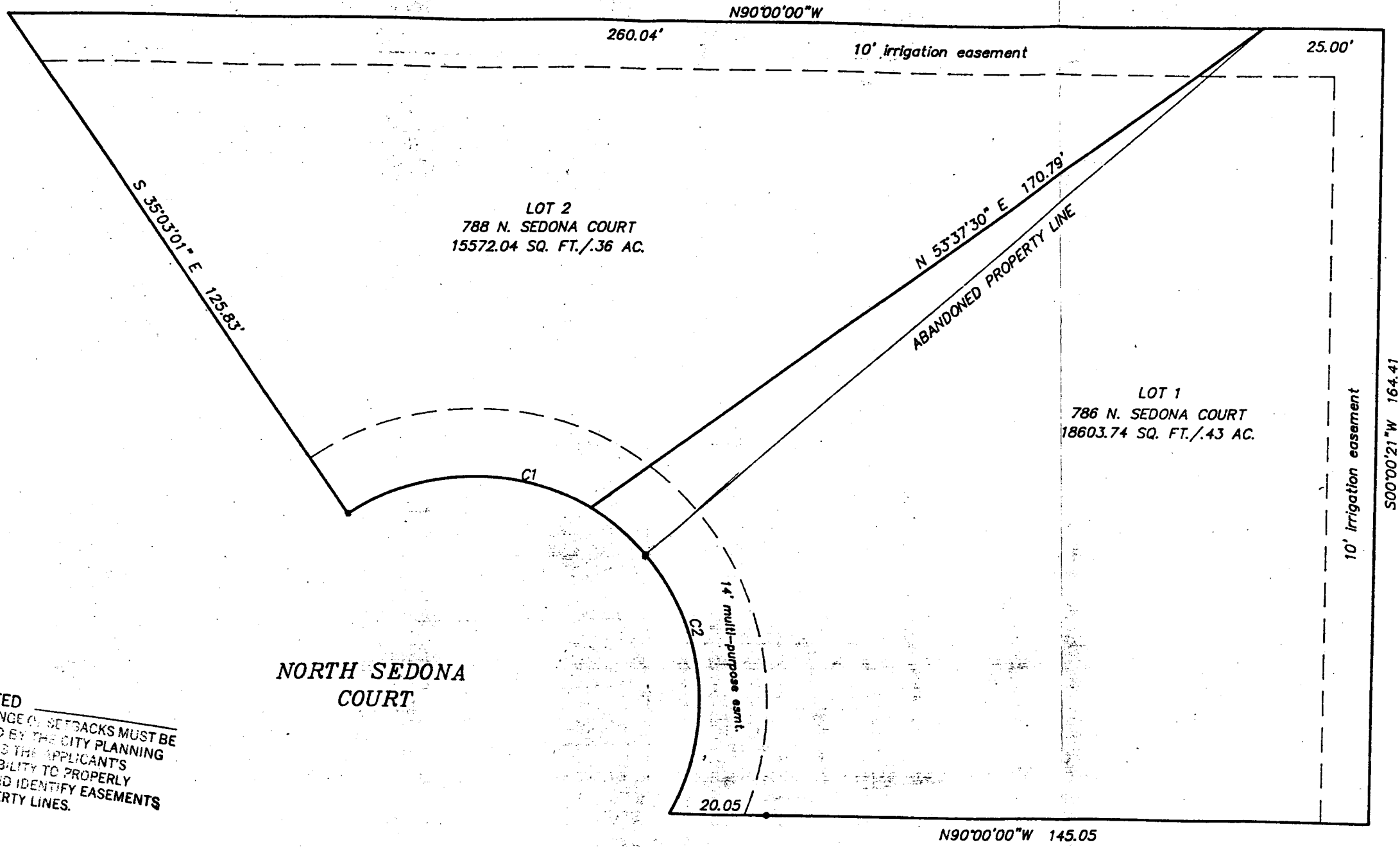


ACCEPTED *KCA 6/2/97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NORTH
 SCALE 1" = 20'-0"

788 N. SEDONA CT.
 SEDONA SUBDIVISION

DRIVEWAY LOCATION
 O.K. *Kl. Ashbeck*
 6/2/97



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 DEPT. IT IS THE APPLICANT'S
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 AND PROPERTY LINES.

NORTH SEDONA
 COURT

LOT 2
 788 N. SEDONA COURT
 15572.04 SQ. FT./36 AC.

LOT 1
 786 N. SEDONA COURT
 18603.74 SQ. FT./43 AC.

10' irrigation easement

10' irrigation easement

ABANDONED PROPERTY LINE

14' multi-purpose easmt.

260.04' N90°00'00"W

25.00'

N 53°37'30" E 170.79'

S 35°03'01" E 125.83'

S00°00'21"W 164.41'

N90°00'00"W 145.05'

20.05'