

FEE \$	10
TCP \$	500
SIF \$	0



BLDG PERMIT NO. 105107

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 779 JORDANA ROAD TAX SCHEDULE NO. 2701-351-52-007

SUBDIVISION SEDONA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4426

FILING 1 BLK ~~#~~ LOT S SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER MARK & BRINN LUFF NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2944 PHEASANT RUN CIRCLE

(1) TELEPHONE 243-7837 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MOGENSEN & ASSOCIATES USE OF EXISTING BLDGS N/A

(2) ADDRESS 2151 S. CANYON VIEW DR. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE (970) 241-7067 SINGLE FAMILY RESIDENCE

**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 PR4.2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL Rear 25' from PL Special Conditions ARC Approval Req'd

Maximum Height \_\_\_\_\_ CENSUS 16 TRAFFIC 13 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 5/5/98

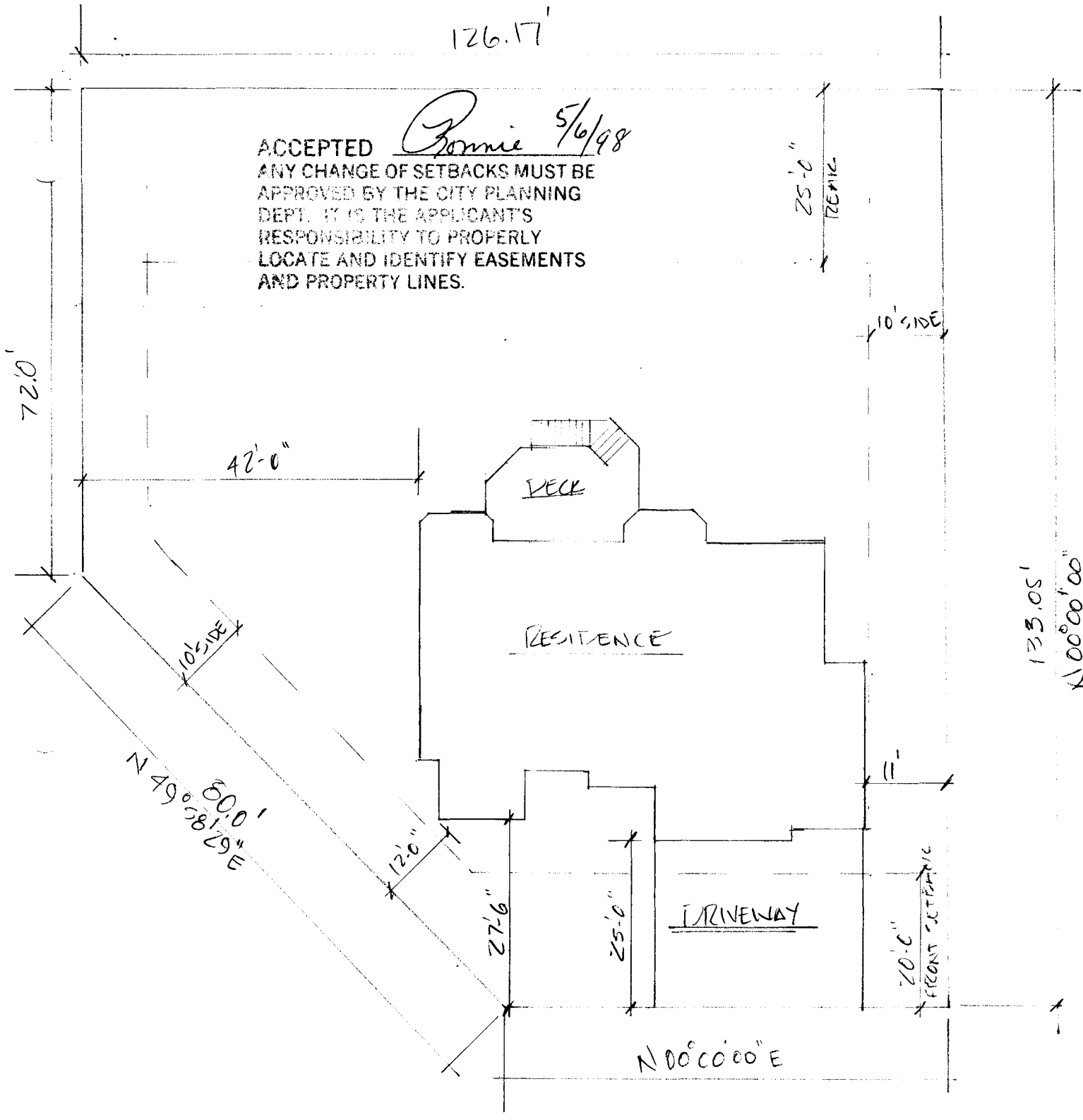
Department Approval [Signature] Date 5/6/98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #11272

Utility Accounting [Signature] Date 5-6-98

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 *Ronnie* 5/6/98  
 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.

779 JORDANA RD.  
 LOT 5, FILING 1, SECOND SUP.  
 2701-351-58-007

DRIVEWAY LOCATION O.K.  
*W. Ashford* 5/6/98

MORRISON & ASSOCIATES  
 2151 S. CANYON VIEW DR.  
 GRAND JUNCTION, CO. 81505  
 242-7067