

FEE \$ 5.00

BLDG PERMIT NO. 49601

TCP - \$500.00

# PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT ✓

BLDG ADDRESS 791 Josilyn Ct. TAX SCHEDULE NO. 2701-351-50-002  
 SUBDIVISION Alpine Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1595  
 FILING --- BLK a LOT 8 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Alpine Meadows Dev Corp NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1111 So. 12th St.  
 (1) TELEPHONE 245-2505 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Alpine CM, Inc. USE OF EXISTING BLDGS Single Family Residence  
 (2) ADDRESS 1111 So. 12th St. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 245-2505 Construction of 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) or \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5 from PL Rear 20 from PL  
 Maximum Height 25' Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 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 8/18/94  
 Department Approval [Signature] Date 8/18/94

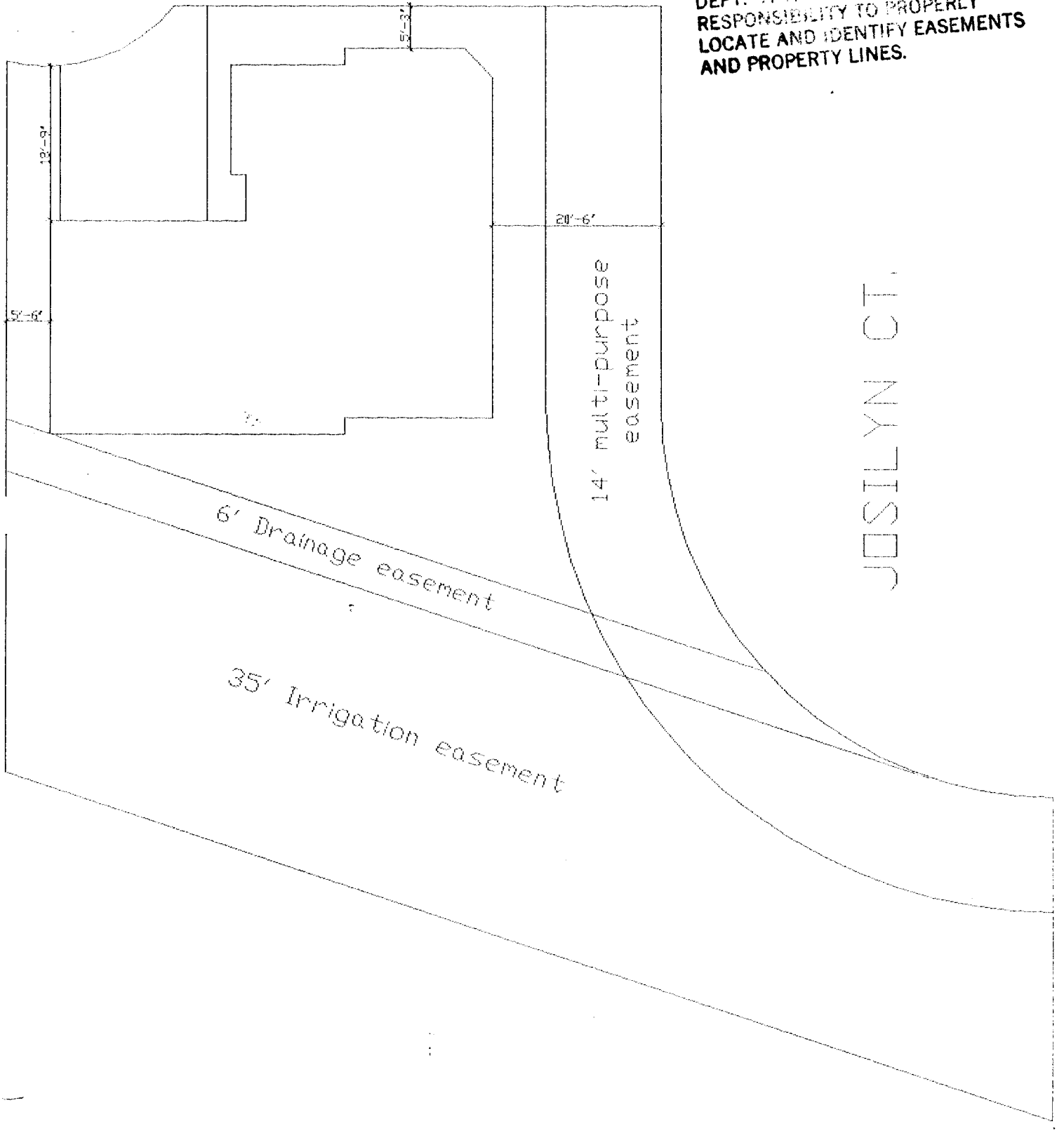
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 7791  
 Utility Accounting [Signature] Date 8-18-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PRIVATE CT.

ACCEPTED *KP 8/18/94*  
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.



JOSILYN CT.