

FEE \$ 10.00

BLDG PERMIT NO. 50464

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 79 1/2 Jocilyn Ct TAX SCHEDULE NO. 2701-351-50-002
 SUBDIVISION Alpine Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1457
 FILING - BLK - LOT 7 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER Alpine Meadows Dev Corp NO. OF DWELLING UNITS
 BEFORE: NA AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 111 So. 12th St, G.J., Co
 NO. OF BLDGS ON PARCEL
 BEFORE: NA AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-2505
 USE OF EXISTING BLDGS NA
 (2) APPLICANT Alpine Cm, Inc
 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 111 So. 12th St.
 (2) TELEPHONE 245-2505 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 Parking Req'mt 2
 Side 5' from PL Rear 15' from PL Special Conditions _____
 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).

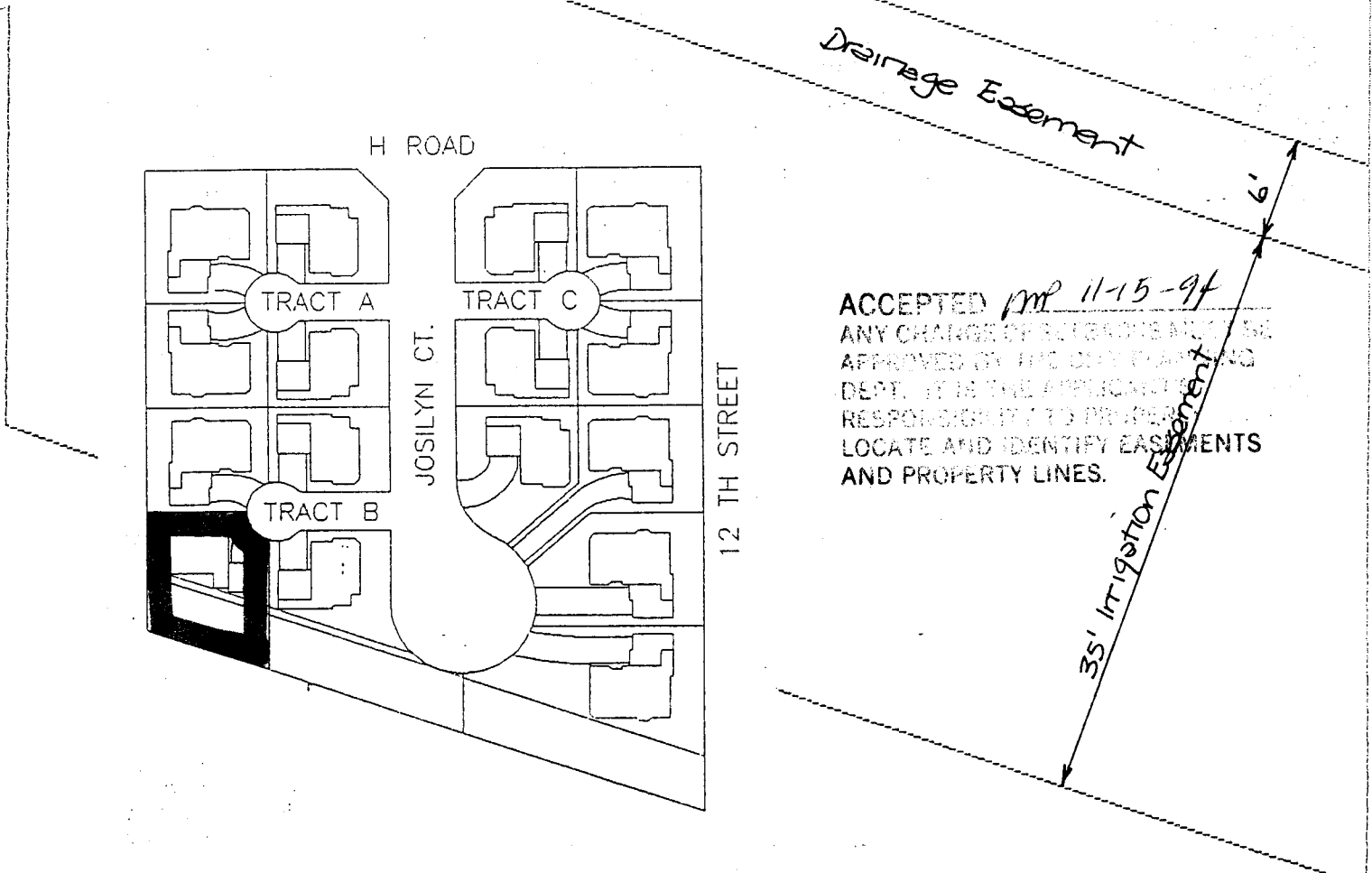
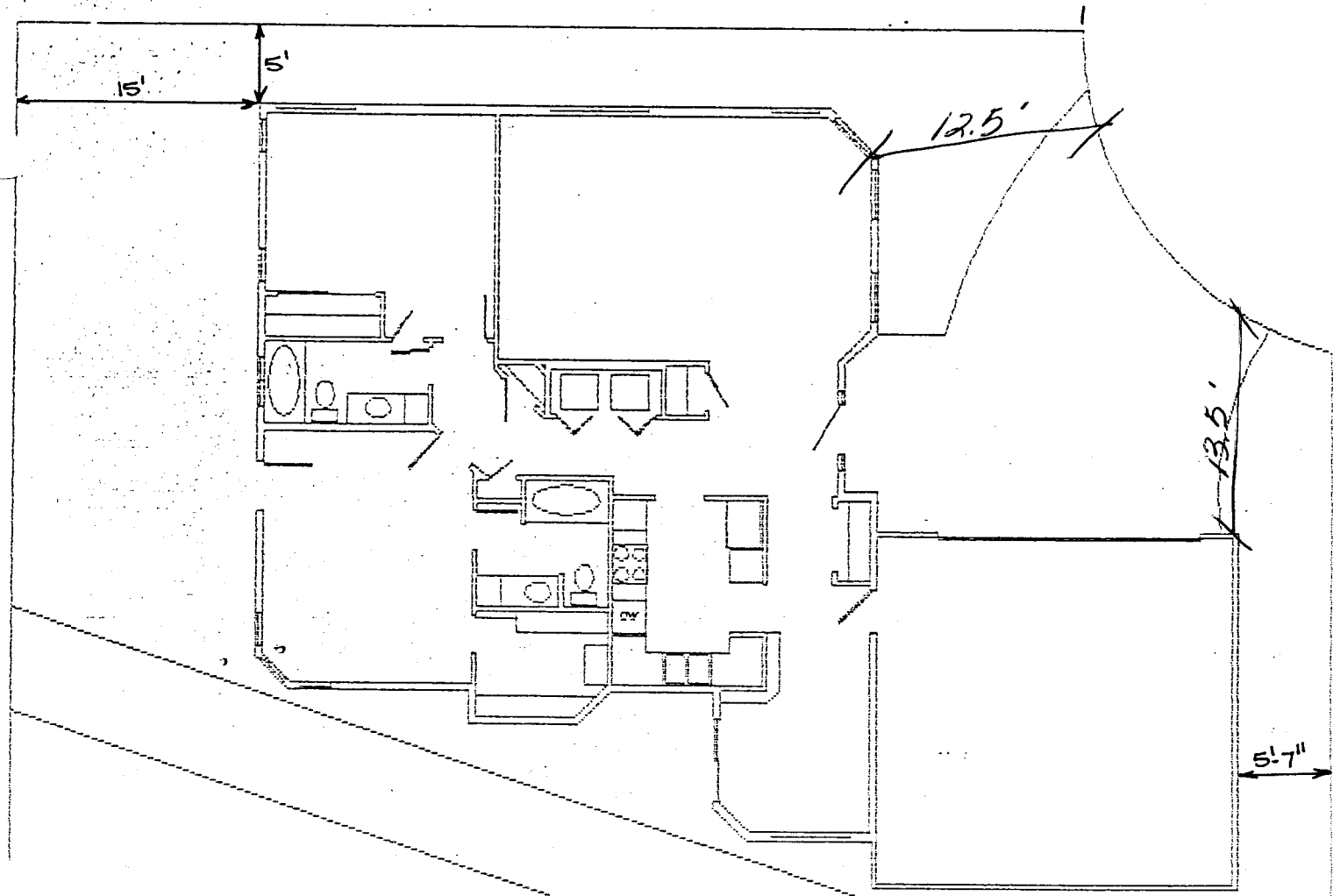
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 11/14/94
 Department Approval [Signature] Date 11-15-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7963
 Utility Accounting [Signature] Date 11-15-94

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)



ACCEPTED *MP 11-15-94*
 ANY CHANGE OF RECORDS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.