

FEE \$ 10 -
TCP \$ 500 - 96

BLDG PERMIT NO. 54323

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

3027-1950-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 793 Josilyn Ct TAX SCHEDULE NO. 2701-351-57-005
 SUBDIVISION Alpine Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1513
 FILING BLK 5 LOT 5 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 NA
 (2) ADDRESS 1111 So. 12th St DESCRIPTION OF WORK AND INTENDED USE:
 (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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 20' from PL Special Conditions ACC approval
 Maximum Height 25' required
 CENS.T. No T.ZONE 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 1/31/96

Department Approval [Signature] Date 2-5-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8908-5/F

Utility Accounting [Signature] Date 2-6-96

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)

Private Drive

MODEL "SIERRA"
1513 SF

6'

GARAGE

STOR.

UTILITY ROOM

LIVING ROOM

DINING

MASTER BATH

ENTRY

MASTER BEDROOM

5'

BEDROOM

BATH

KITCHEN

COURTYARD

5'6"

20'

ACCEPTED *MAC 2-5-96*
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.

DRIVEWAY OK

JOSILYN CT.

J. W. W. W.
1-31-96