

FEE \$ 10 -

BLDG PERMIT NO. 54350

TCP 500 - 50

# PLANNING CLEARANCE

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

PC  
JPP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 793 1/2 Josilyn Ct TAX SCHEDULE NO. 2701-351-57-006  
 SUBDIVISION Alpine Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1803  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 6 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Alpine Meadows Devel. 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 Res.  
 (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 \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions Acc approval  
 Maximum Height 25' required  
 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).

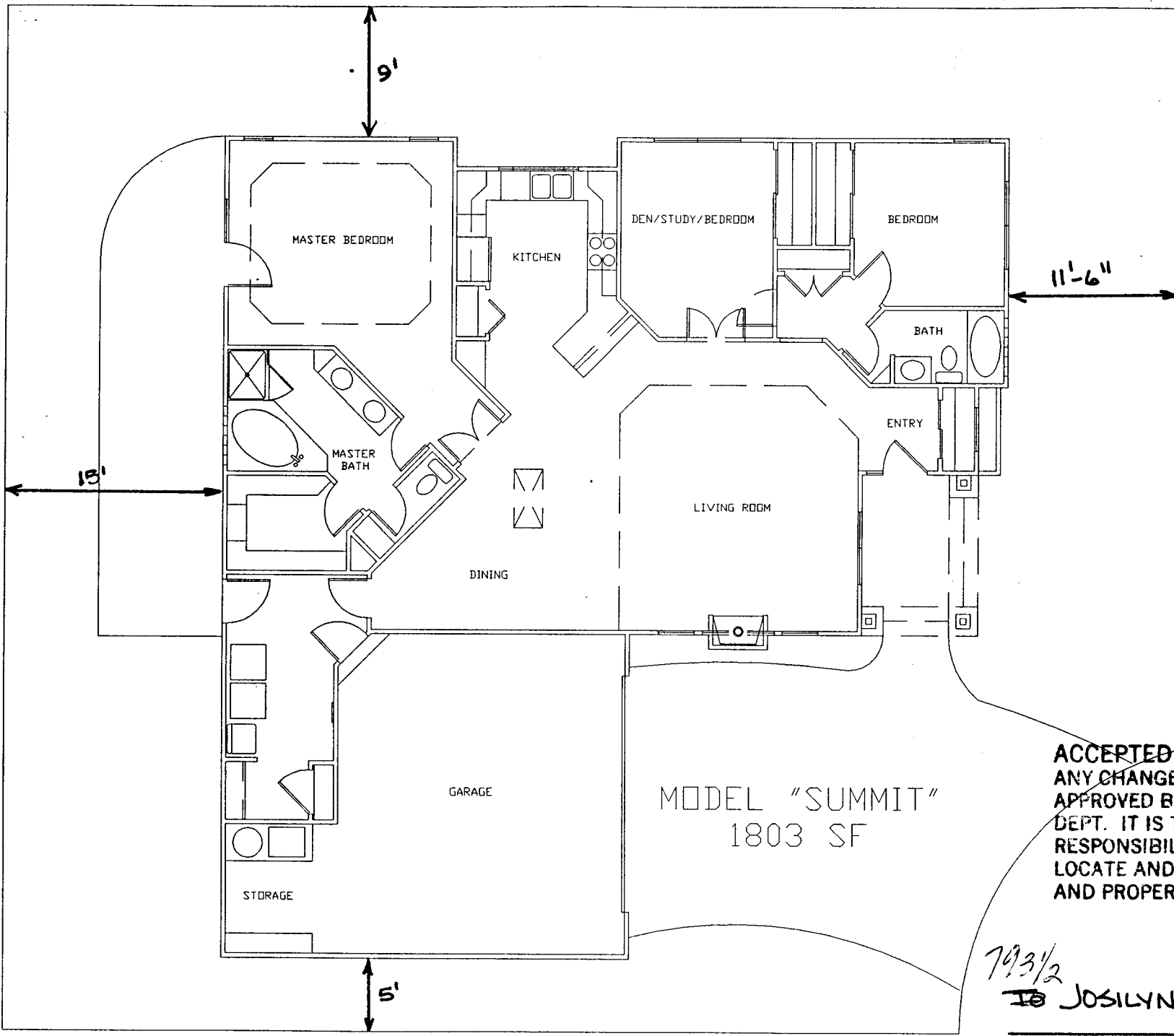
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1/24/96  
 Department Approval [Signature] Date 1-25-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8898-5/F  
 Utility Accounting Millie Fowler Date 1-25-96

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)



DRIVEWAY  
 LOCATION  
 OK  
 J. J. Chasler  
 1-24-96



MODEL "SUMMIT"  
 1803 SF

ACCEPTED AMR, 1-25-96  
 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.

793 1/2  
 TO JOSILYN CT.

