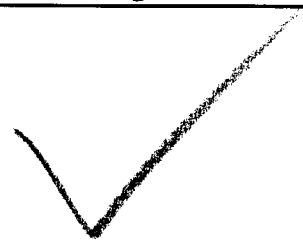


FEE \$ 10 -  
TCP \$ 500 -

BLDG PERMIT NO. 59608

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 794 1/2 Josilyn Ct. TAX SCHEDULE NO. 2701-351-57-011  
SUBDIVISION Alpine Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1803  
FILING — BLK — LOT 11 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 Street NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE (970) 245-2505 USE OF EXISTING BLDGS NA  
(2) APPLICANT Alpine CM, Inc. DESCRIPTION OF WORK AND INTENDED USE:  
(2) ADDRESS 1111 So. 12th Street  
(2) TELEPHONE (970) 245-2505 Construction of a Single Family Res.

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 2  
or — from center of ROW, whichever is greater  
Side 5' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
CENS.T. 16 T.ZONE 13 ANNX# \_\_\_\_\_

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).

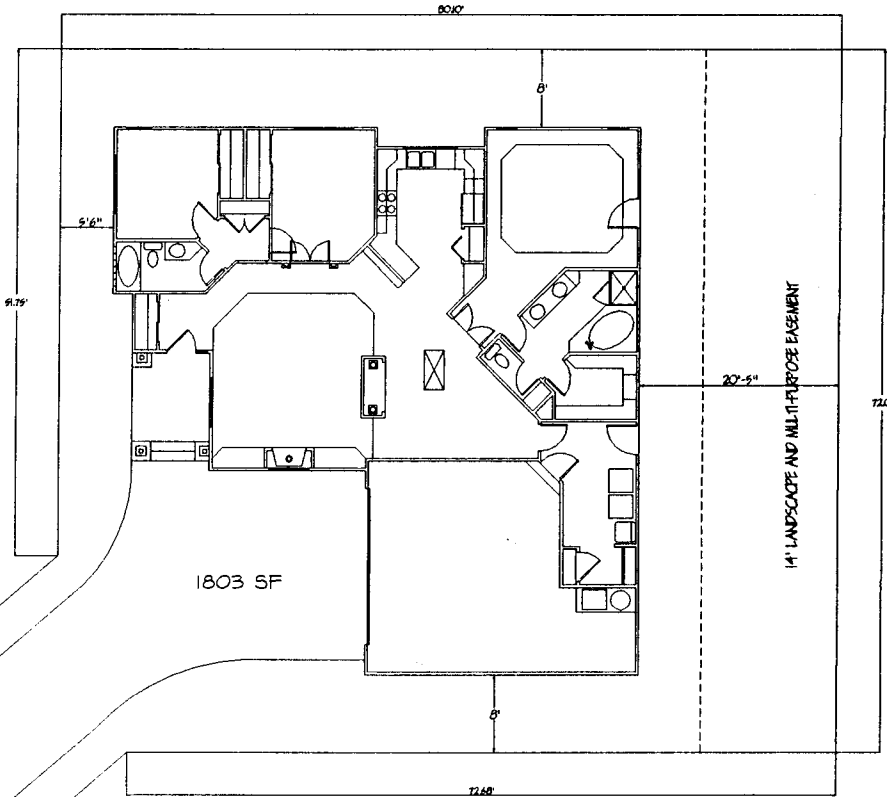
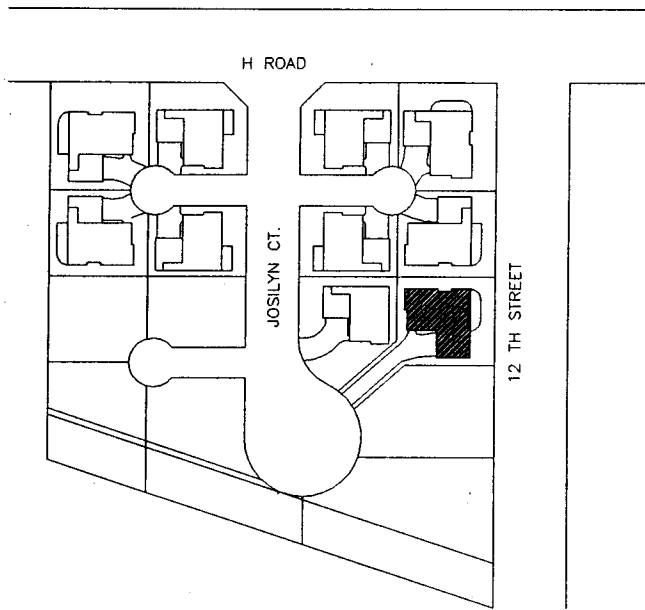
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Robert J. Griffin Date 3/17/97  
Department Approval Marcia Rabideaux Date 3-24-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10008  
Utility Accounting CM Col Date 3/24/97

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)



BROOKS RESIDENCE  
 LOT II, ALPINE VILLAGE  
 794 1/2 JOSILYN CT.  
 GRAND JUNCTION, CO 81506

DRIVEWAY  
 LOCATION OF *J. Brooks*  
 3-20-97

ACCEPTED *mc 3-24-97*  
 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.

14' LANDSCAPE AND MULTI-USE EASEMENT