

FEE \$	10.-
TCP \$	500.-
SIF \$	



BLDG PERMIT NO. 051164

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

BLDG ADDRESS 796 Josilyn Court TAX SCHEDULE NO. 2701-351-57-013

SUBDIVISION Alpine Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1582

FILING NA BLK NA LOT 13 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER Tannery/Elliott NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P O Box 2942

(1) TELEPHONE 245-9434 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Janet Elliott USE OF EXISTING BLDGS single family residence

(2) ADDRESS P O Box 2942 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-9434 construct single family residence

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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' W from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 5' H+S from PL Rear 5.50 E from PL Special Conditions _____

Maximum Height _____

CENSUS 10 TRAFFIC 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 5/15/98

Department Approval [Signature] Date 5-15-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11303

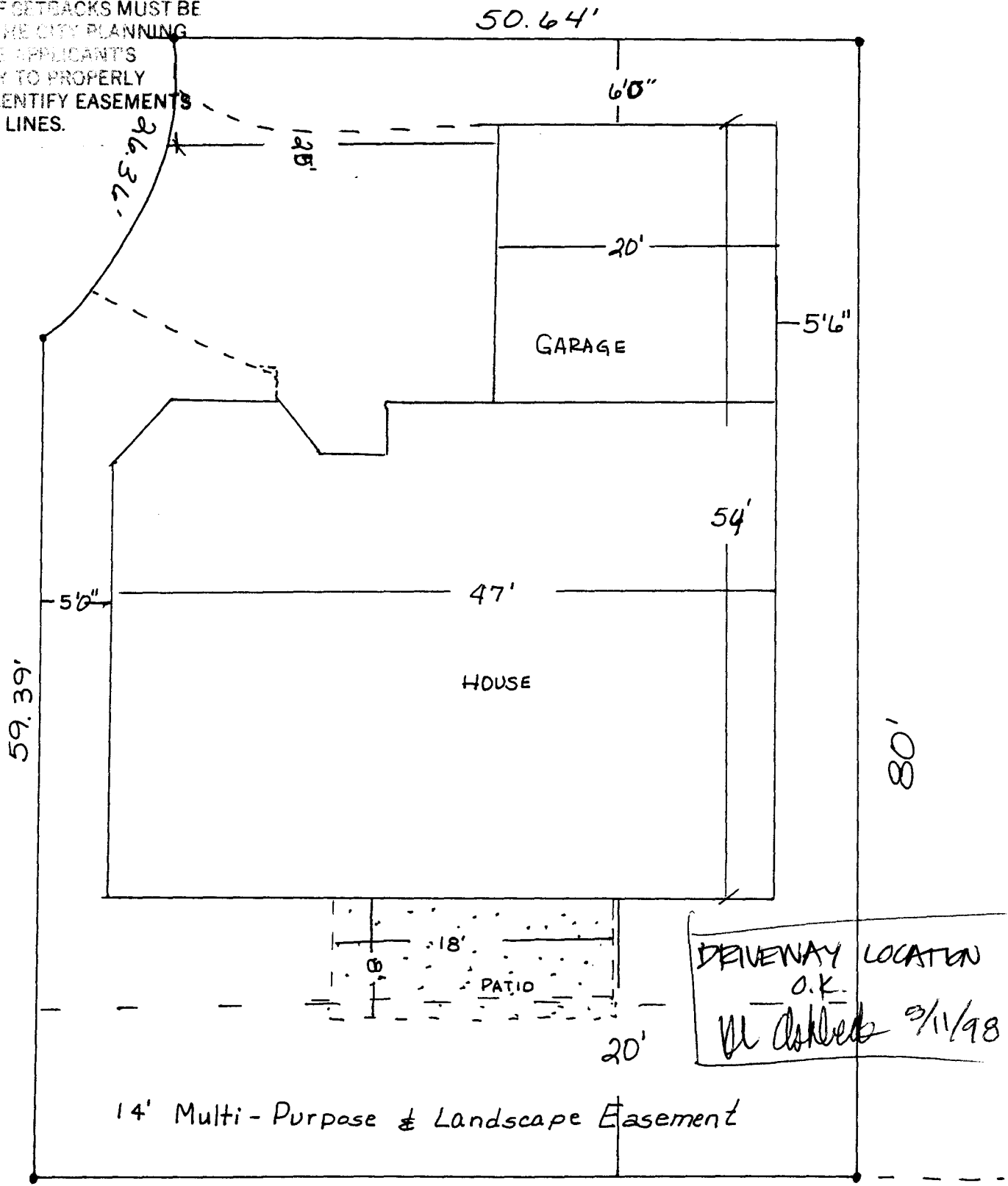
Utility Accounting [Signature] Date 5-15-98

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)

ACCEPTED NY 5-15-98

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

796 Josilyn Ct.
Lot 13
Alpine Village
4482 # Lot Size

Elliott Construction, Inc.
P O Box 2942 Grand Junction, Colorado 81502
(970) 245-9434

**Custom Materials Information
for:**

796 Josilyn Ct
Grand Junction, Colorado 81506

Exterior:

Body: Paint Color: Earth Tone-Tan/Cream Trim: Paint Color: Blue Siding: Stucco
Garage Door: Prefinished Steel Color: White Windows: Prefinished Vinyl Color: White
Gutters: Prefinished Aluminum Color: White Shingles: Owens-Corning Color: Weathered Wood

Approved:
ARCO COMMITTEE

 1-14-98
Kevin Norse
for: ARCO Committee

Jerry Elliott, President
Elliott Construction, Inc.