

FEE \$	105
TCP \$	300,-
SIF \$	



BLDG PERMIT NO. 65769

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 798 Josilyn Court TAX SCHEDULE NO. 2701-351-57-016

SUBDIVISION Alpine Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~XXXX~~ 1443

FILING N/A BLK N/A LOT 16 SQ. FT. OF EXISTING BLDG(S) N/A

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

(1) ADDRESS P O Box 2942

(1) TELEPHONE (970) 245-9434 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Janet Elliott USE OF EXISTING BLDGS N/A

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

(2) TELEPHONE (970) 245-9434 construct a 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 PH-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 per bldg envelope attached.

Maximum Height 25' CENSUS 10 TRAFFIC 17 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 6/19/98

Department Approval [Signature] Date 10-23-98

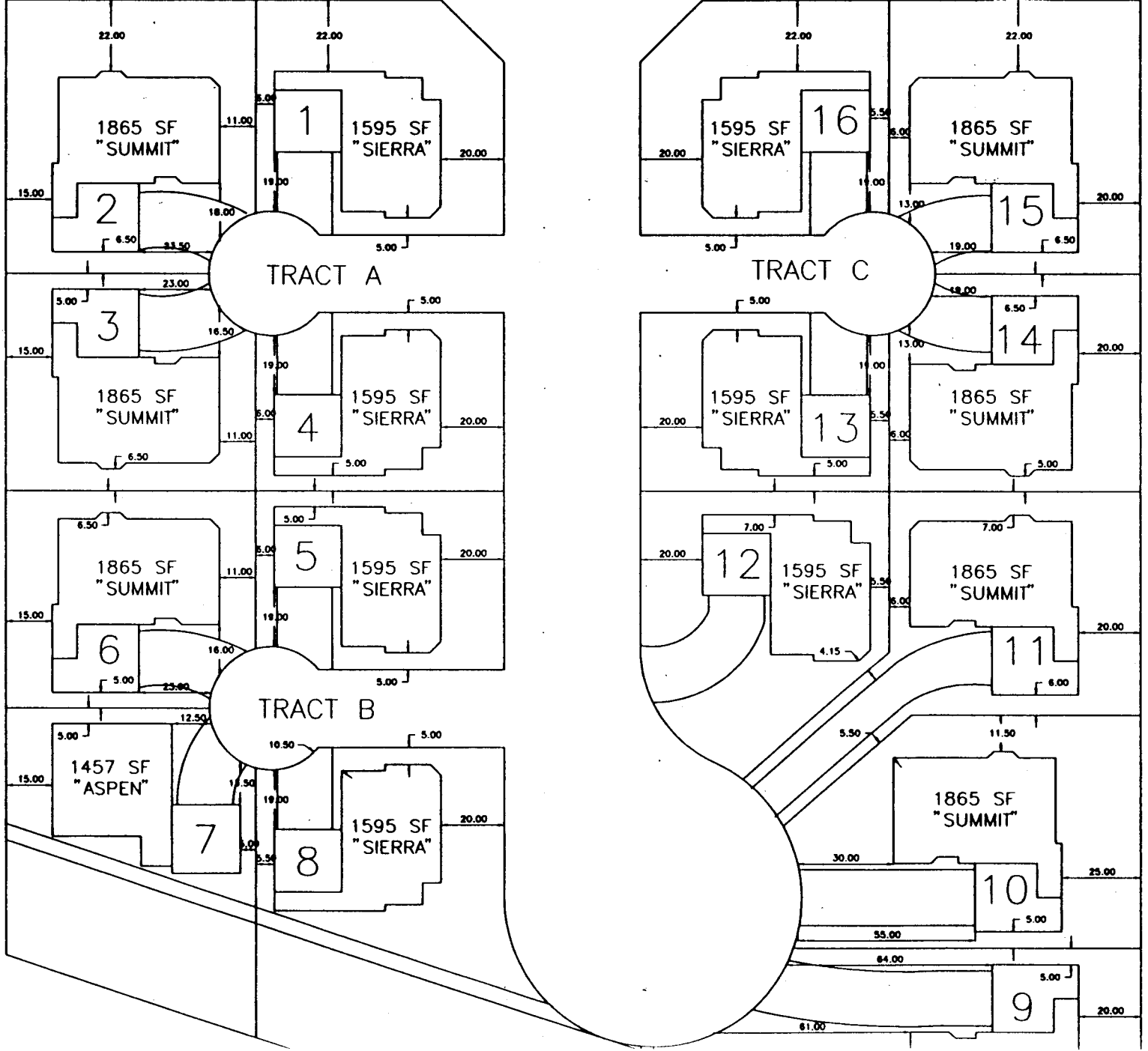
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11387

Utility Accounting R. Raymond Date 6/23/98

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)

ALPINE VILLAGE LC 3 1-16
 BUILDING FOOTPRINTS/PROPERTY LINE



H ROAD

60.00'

14' Multi-Purpose & Landscape Easement



JOSILYN COURT

50'

20'



PATIO

46'

54'

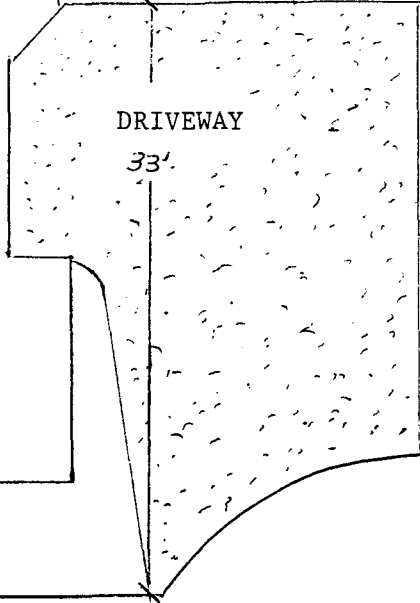
HOUSE

22'

20'

GARAGE

6'



DRIVEWAY

33'

7'6"

68.64'

59.39'

TRACT "C" Easement

LOT 16
ALPINE VILLAGE
798 JOSILYN COURT
701-351-57-016
5722 SQFT-LOT SIZE

ACCEPTED *KV 6-23-98*
ANY CHANGE OF RECORDS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE PLANNING DEPARTMENT'S
RESPONSIBILITY IS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

DRIVEWAY LOCATION O.K.

W Ashbeck 6/22/98

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


Custom Materials Information
for:

798 Josilyn Ct
Grand Junction, Colorado 81506

Exterior:

Body: Paint Color: Earth Tone-Tan/Cream Trim: Paint Color: Green 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.