

FEE \$	10
TCP \$	500
SIF \$	0



BLDG PERMIT NO. 65106

File # 4-94

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 794 ~~754~~ JOSILYN COURT TAX SCHEDULE NO. 2 701-351-57-012

SUBDIVISION ALPINE VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1798

FILING - BLK - LOT 12 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER ANITA JOANSON NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 740 WEDGE DR.

(1) TELEPHONE 242-6331 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MOGENSEN & ASSOCIATES USE OF EXISTING BLDGS N/A

(2) ADDRESS 2151 S. CANYON VIEW DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE (970) 241-7067 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 PR4.2 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 0 from PL Rear See attached site plan Special Conditions ACC approval req'd

Maximum Height _____ CENSUS 14 TRAFFIC 13 ANNEX# _____

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 5-5-98

Department Approval [Signature] Date 5-6-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11273

Utility Accounting [Signature] Date 5-6-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

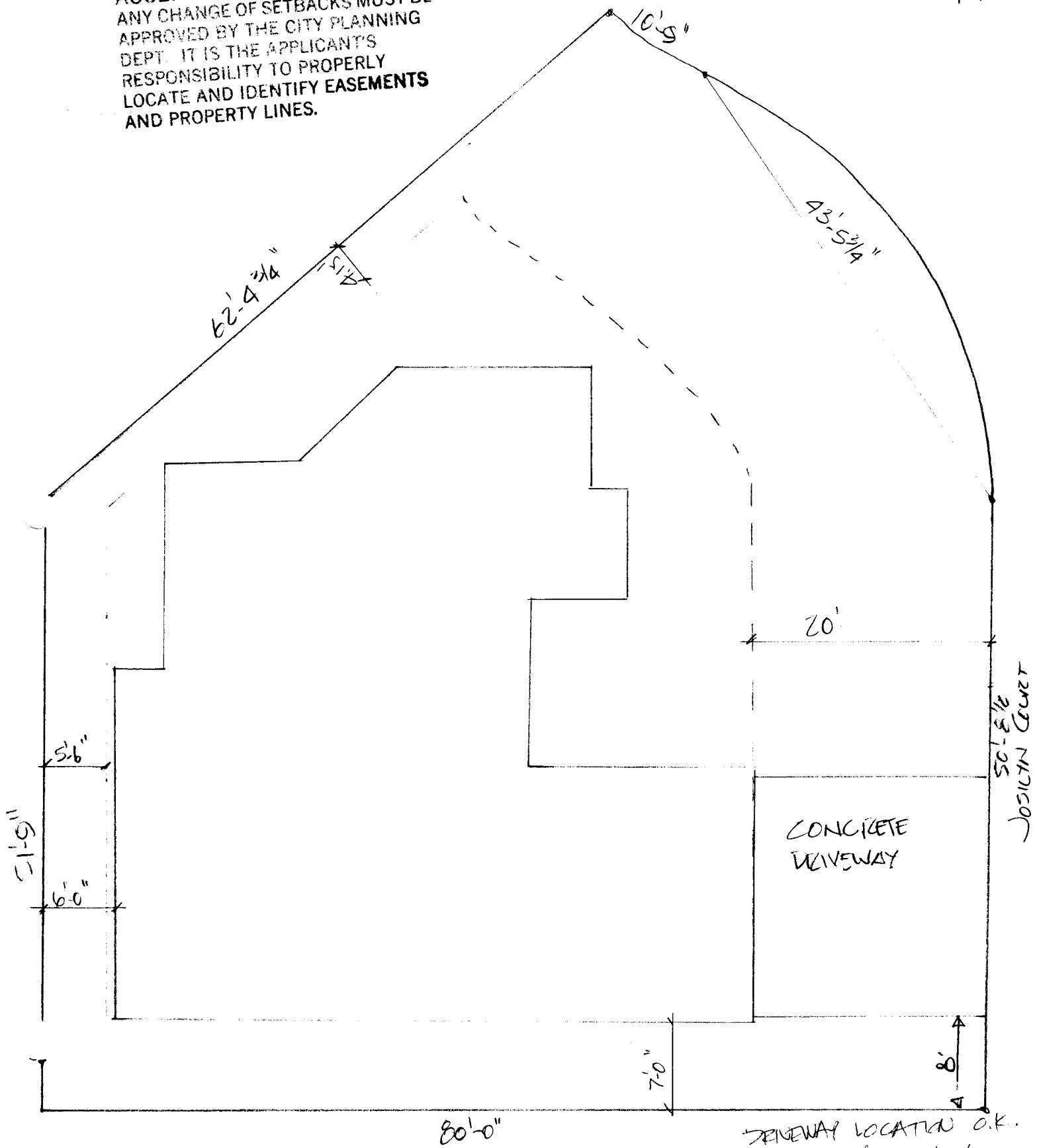
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

JOHNSON RESIDENCE
LOT 12, ALPINE VILLAGE
794 JOSILYN COURT

MOGENSEN & ASSOCIATES
2131 S. CANYON VIEW
GREEN JUNCTION, CO 81501
291-7067



ACCEPTED *Ronnie 5/6/98*
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.

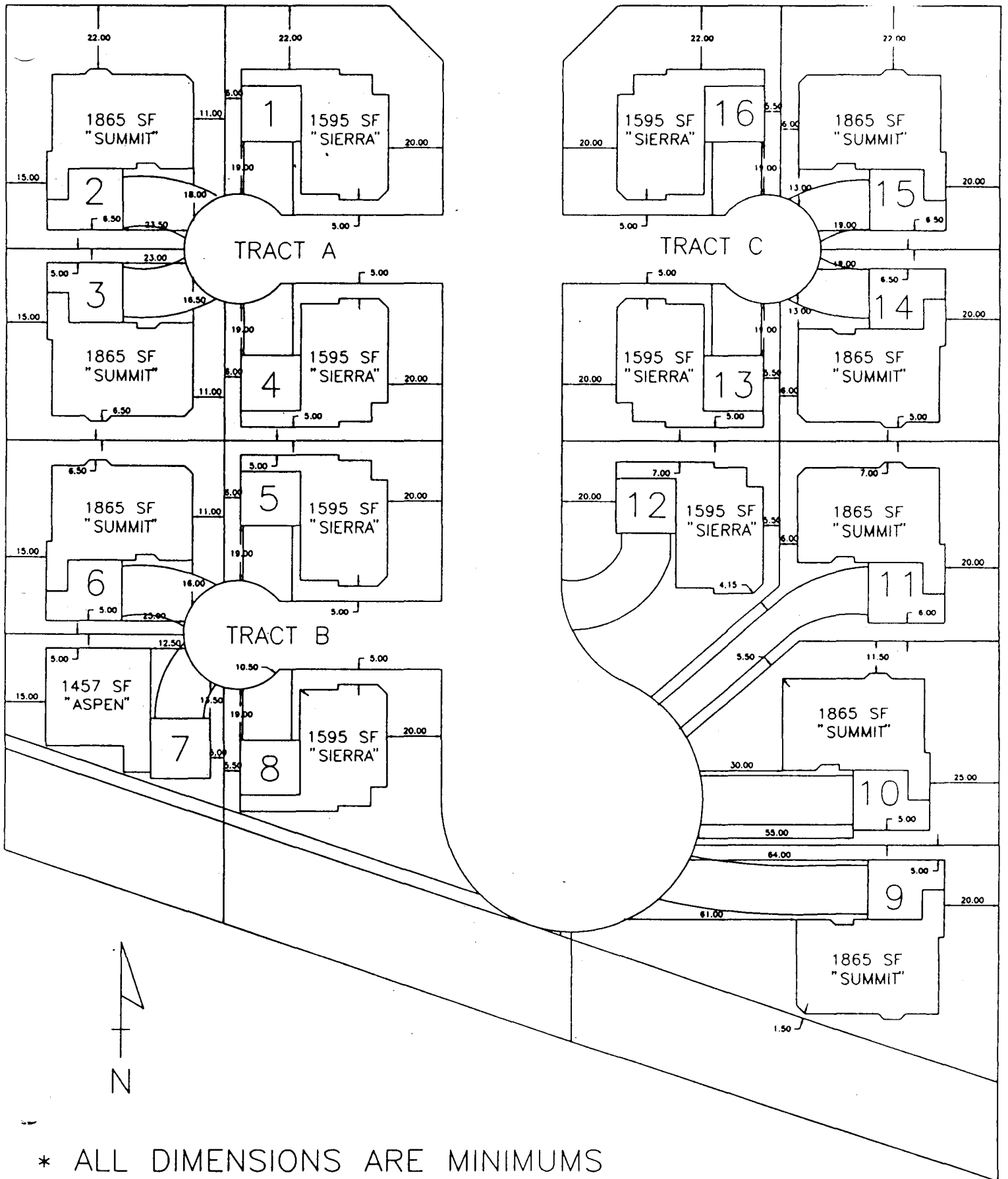


CONCRETE DRIVEWAY

JOSILYN COURT
50'-8 1/2"

DRIVEWAY LOCATION O.K.
W. Ashbeck 5/6/98

ALPINE VILLAGE LOTS BUILDING FOOTPRINTS/PROPERTY



* ALL DIMENSIONS ARE MINIMUMS