

FEE \$ <u>10<sup>00</sup></u>
TCP \$ <u>500<sup>00</sup></u>
SIF \$ <u>    </u>



BLDG PERMIT NO. 63742

*Call when ready.  
2 - called 1-30-98*

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

**PAID**  
**JAN 30 1998**

**CMC**

BLDG ADDRESS 796 1/2 Josilyn Court TAX SCHEDULE NO. 2701-351-57-014

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

FILING N/A BLK N/A LOT 14 SQ. FT. OF EXISTING BLDG(S) None

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

(1) ADDRESS P O Box 2942 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

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

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

(2) TELEPHONE (970) 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 Per Bldg env. from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side N 6.5' 5 5' from PL Special Conditions \_\_\_\_\_  
Rear E 20.00' from PL

Maximum Height \_\_\_\_\_

CENSUS 16 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 \_\_\_\_\_

Department Approval [Signature] Date 1-30-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 10893

Utility Accounting [Signature] Date 1/30/98

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)

# *Elliott Construction, Inc.*

P O Box 2942 Grand Junction, Colorado 81502  
(970) 245-9434

**Custom Materials Information  
for:**

**796.5 Josilyn Ct  
Grand Junction, Colorado 81506**

***Exterior:***

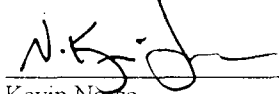
Body: Paint Color: Earth Tone-Tan/Cream    Trim: Paint Color: Grey    Siding: Stucco

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



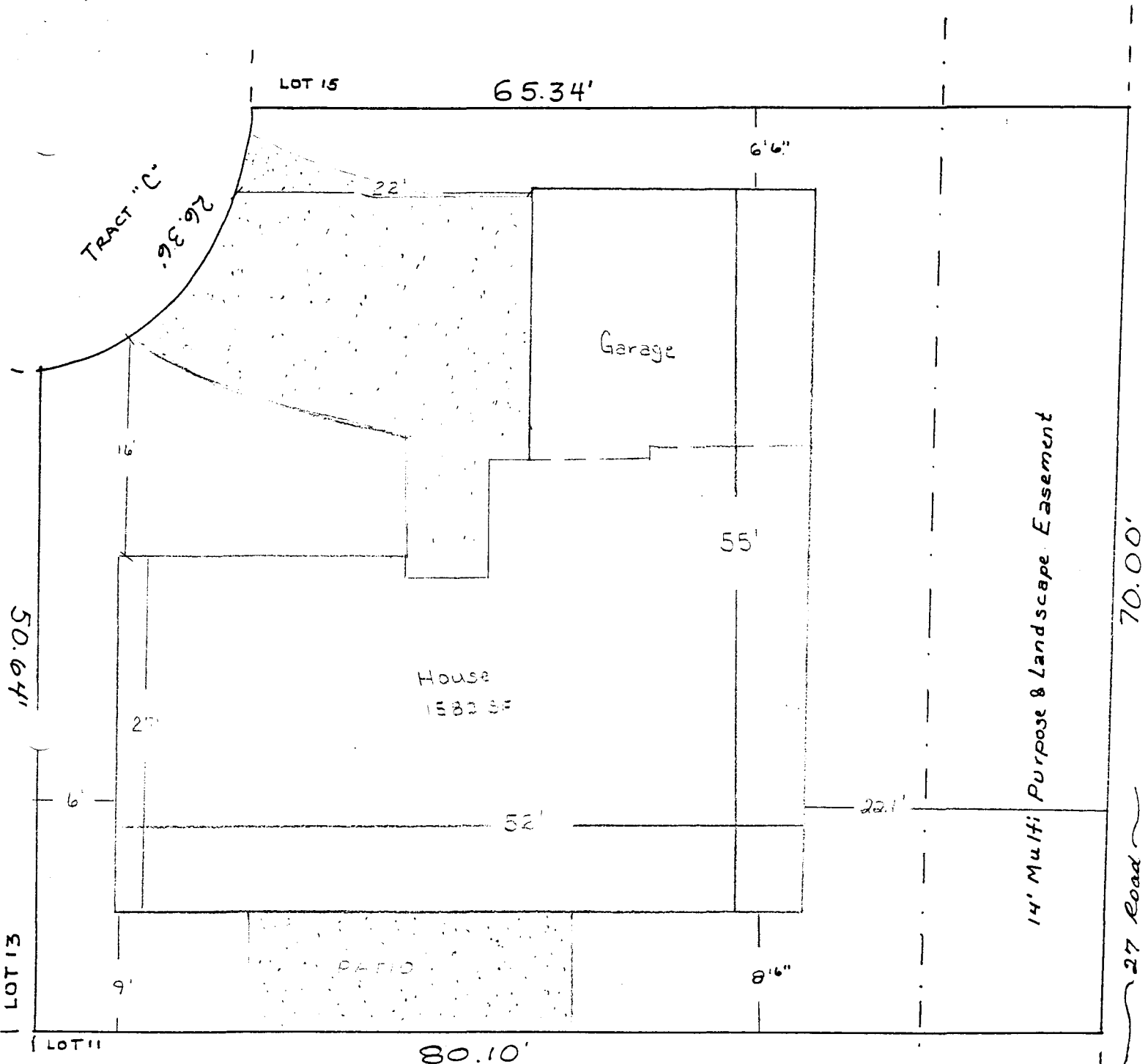
1-14-98

Kevin Norse

for: ARCO Committee

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Jerry Elliott, President  
Elliott Construction, Inc.

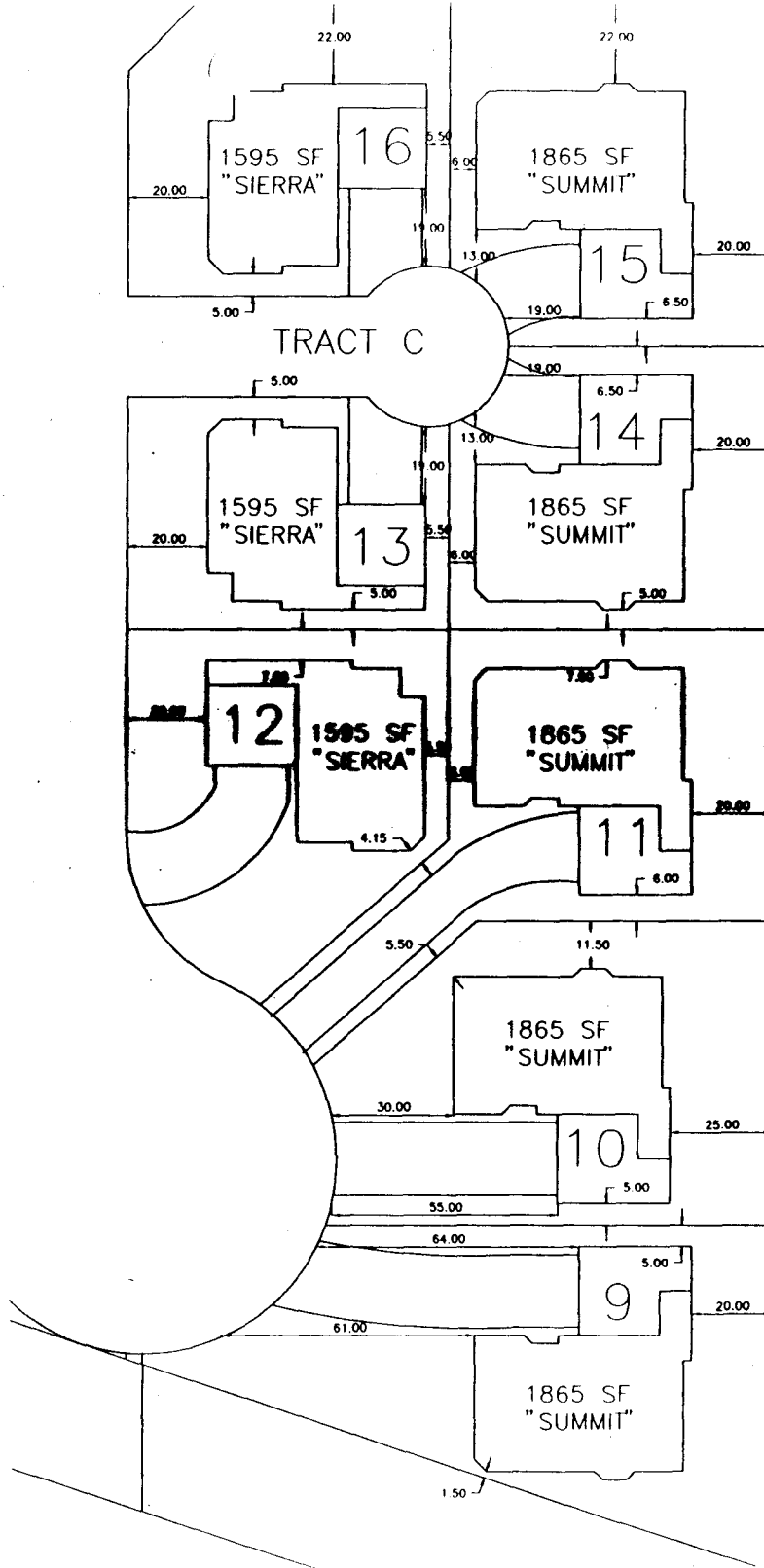


**ACCEPTED** 1.30.98 SIC  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

796½ Josilyn Court  
 Lot 14  
 Alpine Village  
 2701-351-57-014  
 5400 SQ FT LOT

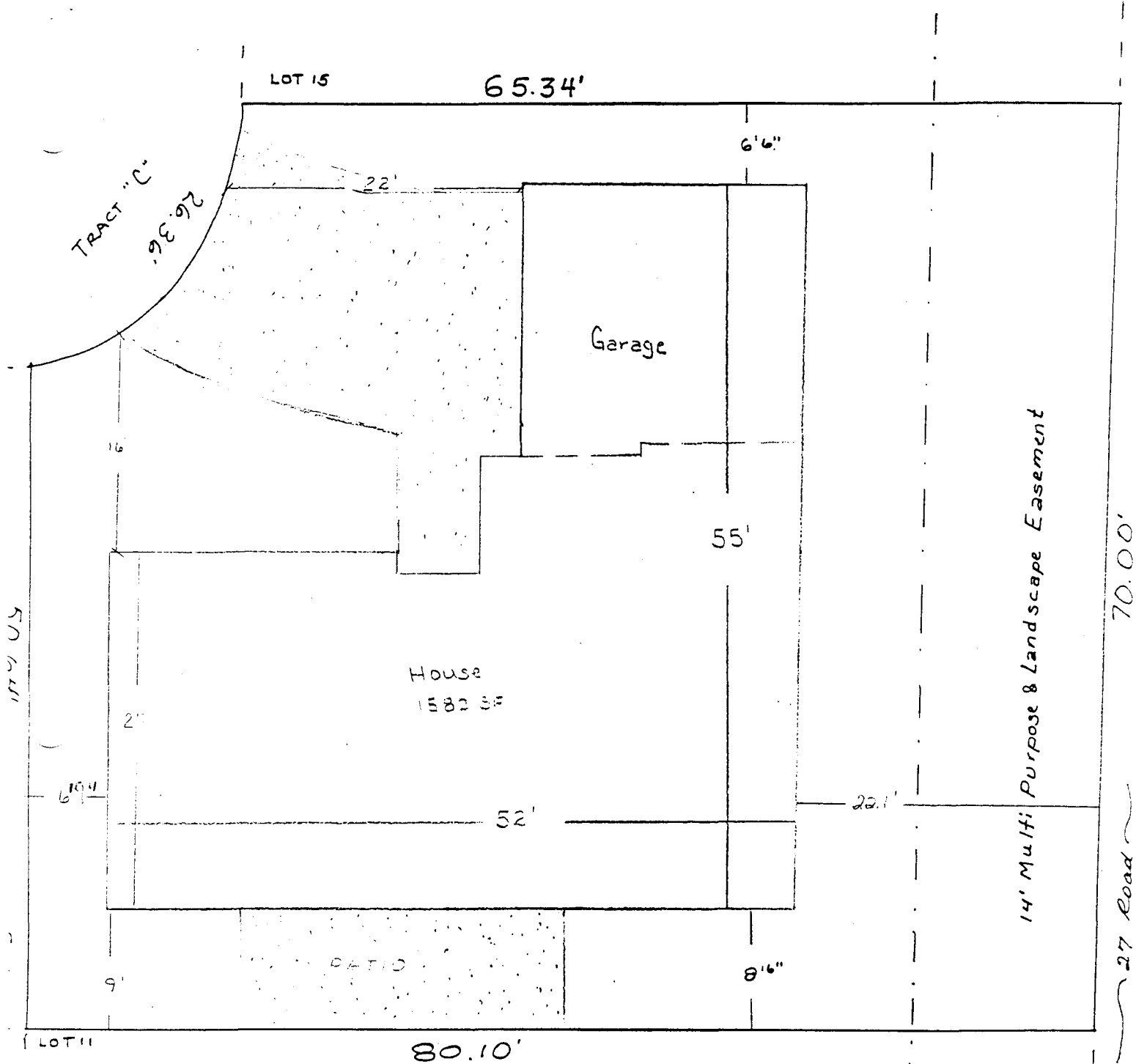
ELLIOTT CONSTRUCTION, INC  
 (970) 245-9434

*RENEWAL LOCATED OK.  
 M. Clarke 1/30/99*



BUILDING OFFSETS TO PROPERTY LINES (FT)

LOT #	N	S	E	W
1	22.00	5.00	20.00	6.00
2	22.00	6.50	11.00	15.00
3	5.00	6.50	11.00	15.00
4	5.00	5.00	20.00	6.00
5	5.00	5.00	20.00	6.00
<b>6</b>	<b>6.50</b>	<b>5.00</b>	<b>11.00</b>	<b>15.00</b>
7	5.00	20.00	5.00	15.00
8	5.00	20.00	20.00	5.50
9	5.00	20.00	20.00	20.00
10	11.50	5.00	20.00	5.50
11	7.00	6.00	20.00	6.00
12	7.00	4.00	5.50	20.00
13	5.00	5.00	5.50	20.00
14	6.50	5.00	20.00	6.00



~~ACCEPTED 1-30-98 SK~~  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Amended*  
 ACCEPTED 2-18-98 KVK  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

796 1/2 Josilyn Court  
 Lot 14  
 Alpine Village  
 2701-351-57-014  
 5400 SQ FT LOT

ELLIOTT CONSTRUCTION, INC  
 (970) 245-9434

*REVENUE LOCATED OK.  
 M. Chabre 1/30/98*