

FEE \$	10.00
TCP \$	500.00
SIF \$	



BLDG PERMIT NO. U-1038

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>797.5 Josilyn Court</u>	TAX SCHEDULE NO. <u>2701-351-57-002</u>
SUBDIVISION <u>Alpine Village</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1582</u>
FILING <u>NA</u> BLK <u>NA</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>NONE</u>
(1) OWNER <u>HUDSON, ERIC & JENNIFER</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>998 24 Road</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>(970) 245-9535</u>	USE OF EXISTING BLDGS <u>NA</u>
(2) APPLICANT <u>JENNIFER HUDSON</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>998 24 Road</u>	
(2) TELEPHONE <u>(970) 245-9535</u>	<u>construct single family residence</u>

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 <u>PK-4.2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>18'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side ^{E=11'} <u>15'</u> from PL Rear <u>22'</u> from PL	Special Conditions <u>Per bldg envelope</u>
Maximum Height _____	CENSUS <u>16</u> TRAFFIC <u>13</u> 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).

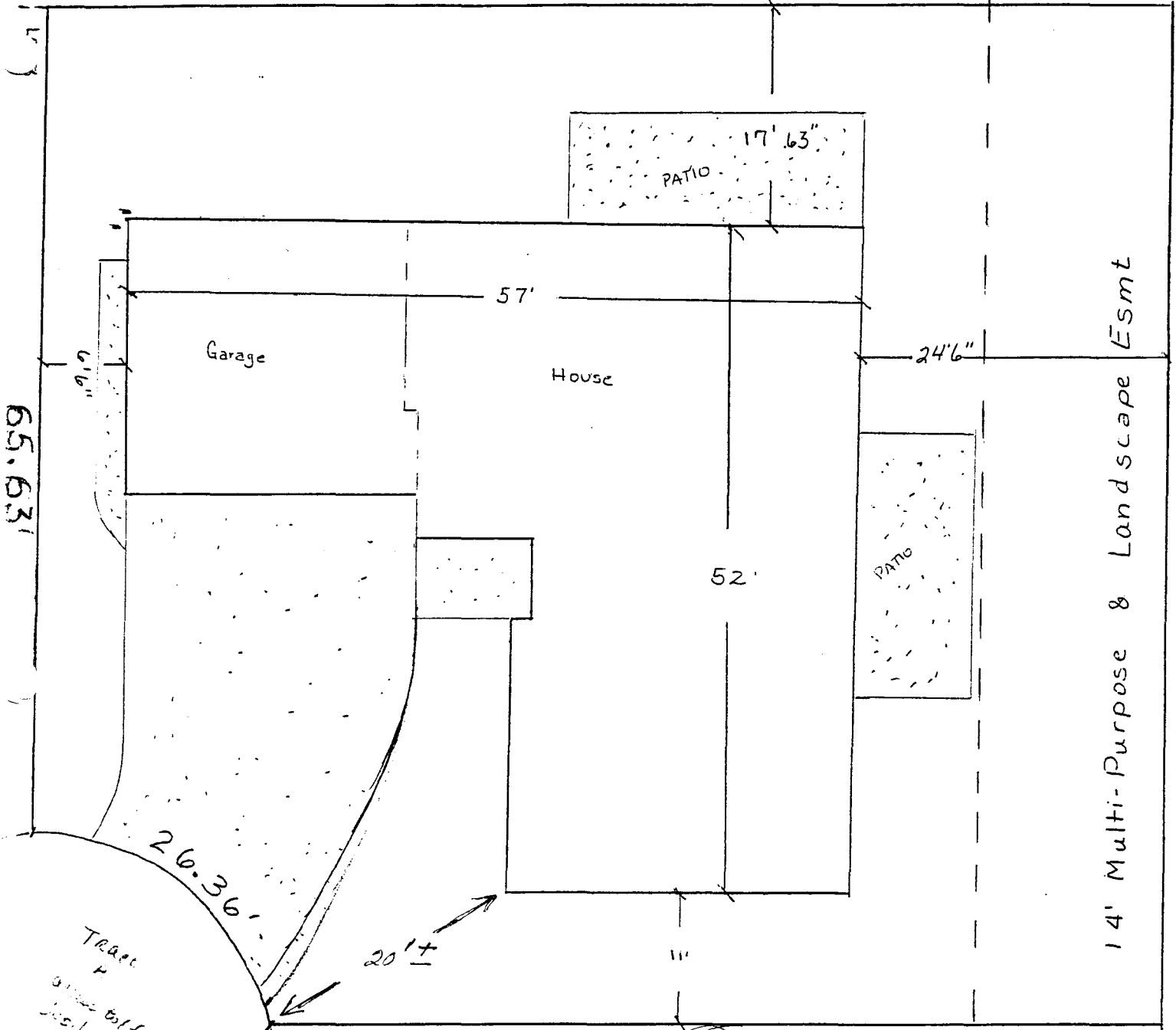
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature <u>Jennifer Hudson</u>	Date <u>19-Feb-1998</u>
Department Approval <u>K. Valdez per (RE)</u>	Date <u>3-5-98</u>
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>11019</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>3-5-98</u>

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)

88.00'



14' Multi-Purpose & Landscape Esmt

80.63' H. K. 08

65.63'

Garage

House

PATIO

PATIO

57'

52'

24'6"

26.36'

20'7"

68.64'

Trace
9'9" to beam
Jasilyn Ct.
PRIVATE STREET

ACCEPTED KV 3-5-98
 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.

6880 SQ FT

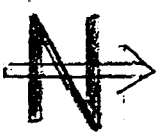
LOT 2

ALPINE VILLAGE

797 1/2 Jasilyn Ct.

DRIVEWAY LOCATION OK

A. Ashbrook 2/23/98



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

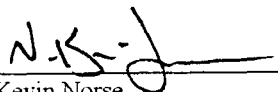
Custom Materials Information
for:

797.5 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.