

FEE \$	10.00
TCP \$	500.00
SIF \$	



BLDG PERMIT NO. 62309

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 798 1/2 Josilyn Court TAX SCHEDULE NO. 2701-351-57-015

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

FILING N/A BLK n/a LOT 15 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

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

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

(2) ADDRESS P O Box 2942 DESCRIPTION OF WORK AND INTENDED USE:
construct single family residence

(2) TELEPHONE (970) 245-9434

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 R4-4.2 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 need ACCO

Maximum Height 25' approval - no overhang in easements

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 1/14/98

Department Approval [Signature] Date 1/15/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10856

Utility Accounting [Signature] Date 1/15/98

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)

See Attached Plot Plan for Bldg and Egress

PAID
FEB 15 1998
CITY OF GRAND JUNCTION

← H Road →

80.63'

14' Multi-Purpose & Landscape Easement

← 27 Road →

68.64'

100.88

PATIO

22'

52'

21''

56'

House

Garage

30.36'

21''

Josilyn Ct

26.36'

25'

10'

65.34'

NO
 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.

TRENEWAY LOCATION O.K.

W. Ashbeck 1/14/98

798 1/2 Josilyn Ct.

6867 SQ FT

LOT 15

ALPINE VILLAGE

2701-351-57-015

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

Custom Materials Information
for:

798.5 Josilyn Ct
Grand Junction, Colorado 81506

Exterior:

Body: Paint Color: Earth Tone-Tan/Cream

Trim: Paint Color: Taupe

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.

rad →

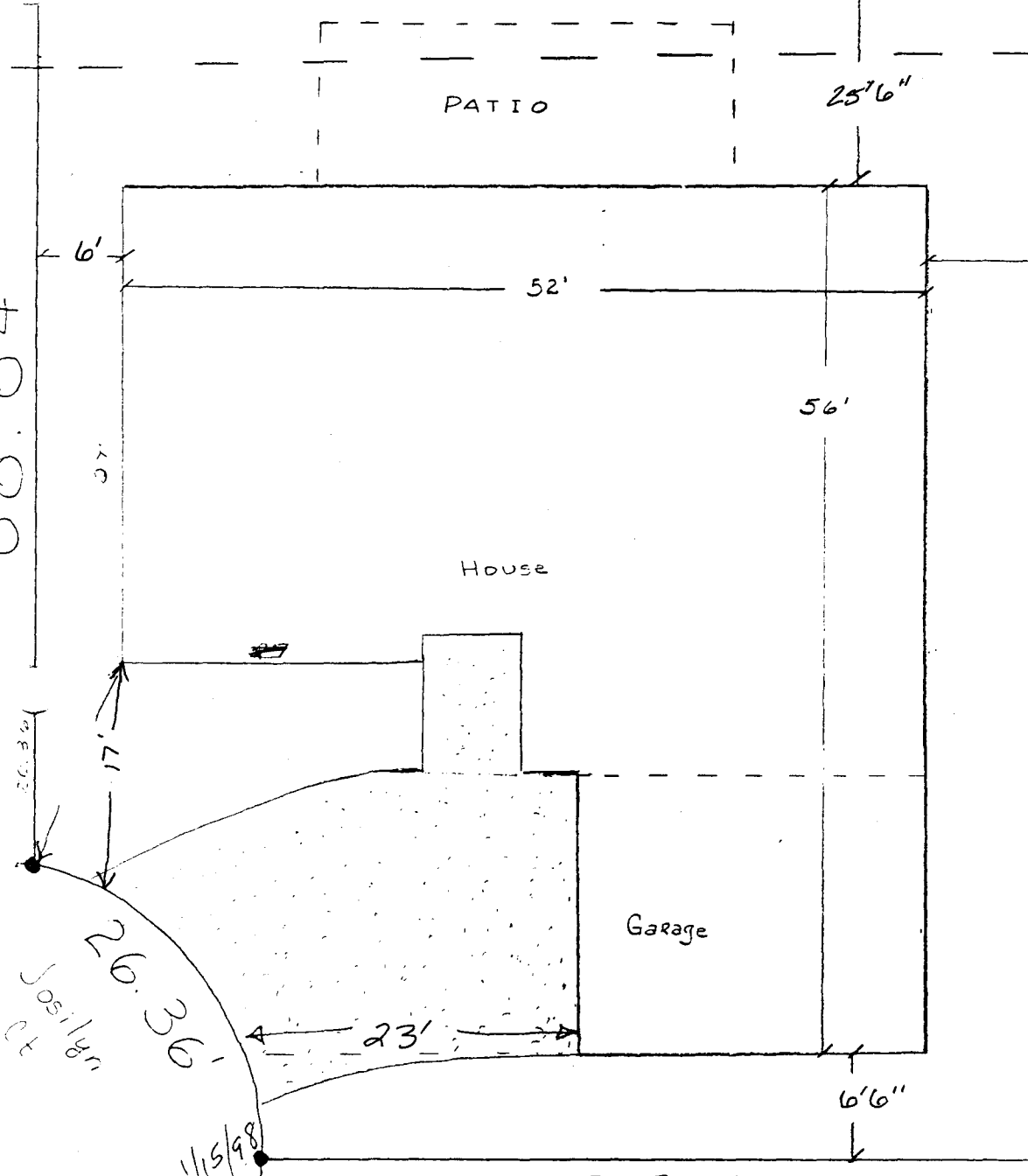
80.63'

14' Multi-Purpose & Landscape Easement

68.64'

27 Road

88.00'

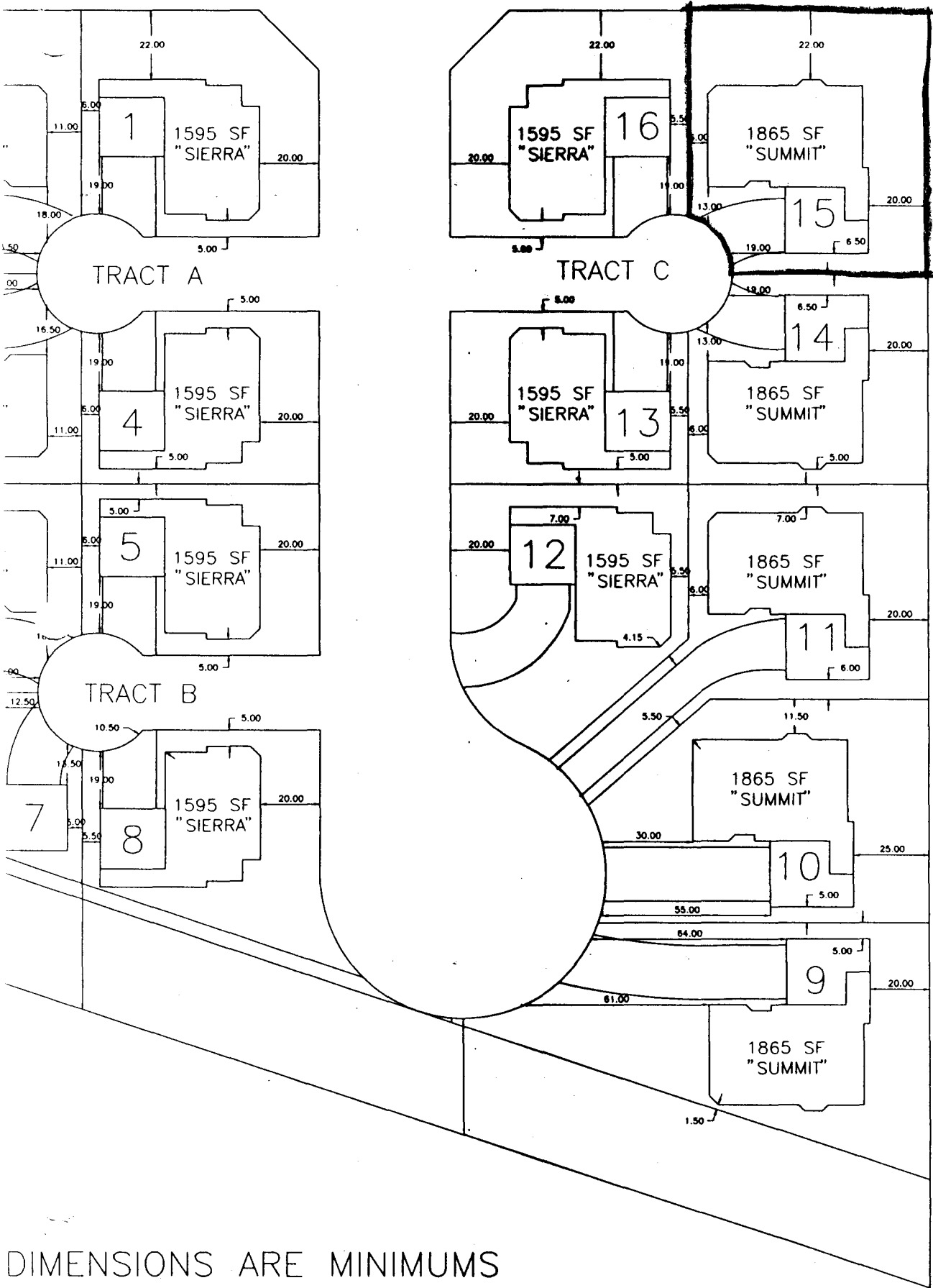


ACCEPTED 5/20/2007
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SEMENTS

DEWENAY LOCATION OK.
 El Obispo 4/4/98
 798 1/2 Josilyn Ct.
 6867 SQ FT
 LOT 15
 ALPINE VILLAGE
 2701-351-57-015

ALPINE VILLAGE LOTS 1-16
 BUILDING FOOTPRINTS/PROPERTY LINE OF



BUILDING
LOT
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

DIMENSIONS ARE MINIMUMS