

FEE \$	10,-
TCP \$	500,-
SIF \$	—



BLDG PERMIT NO. 71337

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 797 JOSILYN CT. TAX SCHEDULE NO. 2701 351 57 001

SUBDIVISION ALPINE VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1420^{sq}

FILING BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER TIM L JONES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2595 FRUITRIDGE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 260-6503 USE OF EXISTING BLDGS RESIDENCE (SINGLE FAMILY)

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: A

(2) ADDRESS /

(2) TELEPHONE _____

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 ACCO approval required - as per building envelope

Maximum Height 25' As see attached bldg envelope CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 7/26/99

Department Approval [Signature] Date 8/25/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 12539

Utility Accounting [Signature] Date 8/25/99

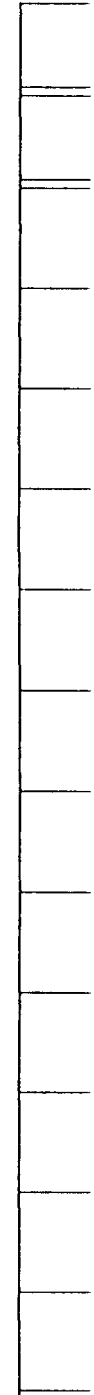
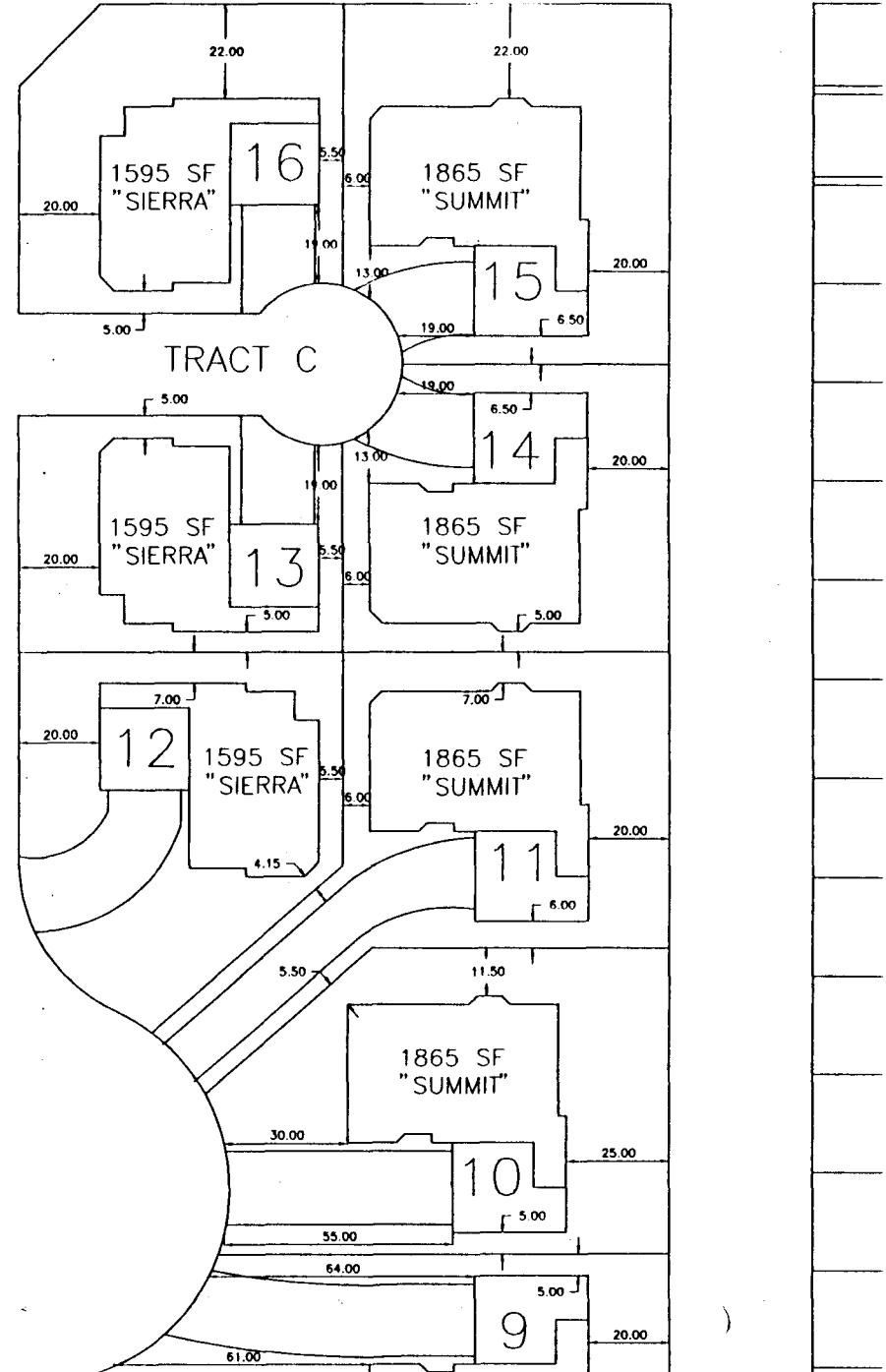
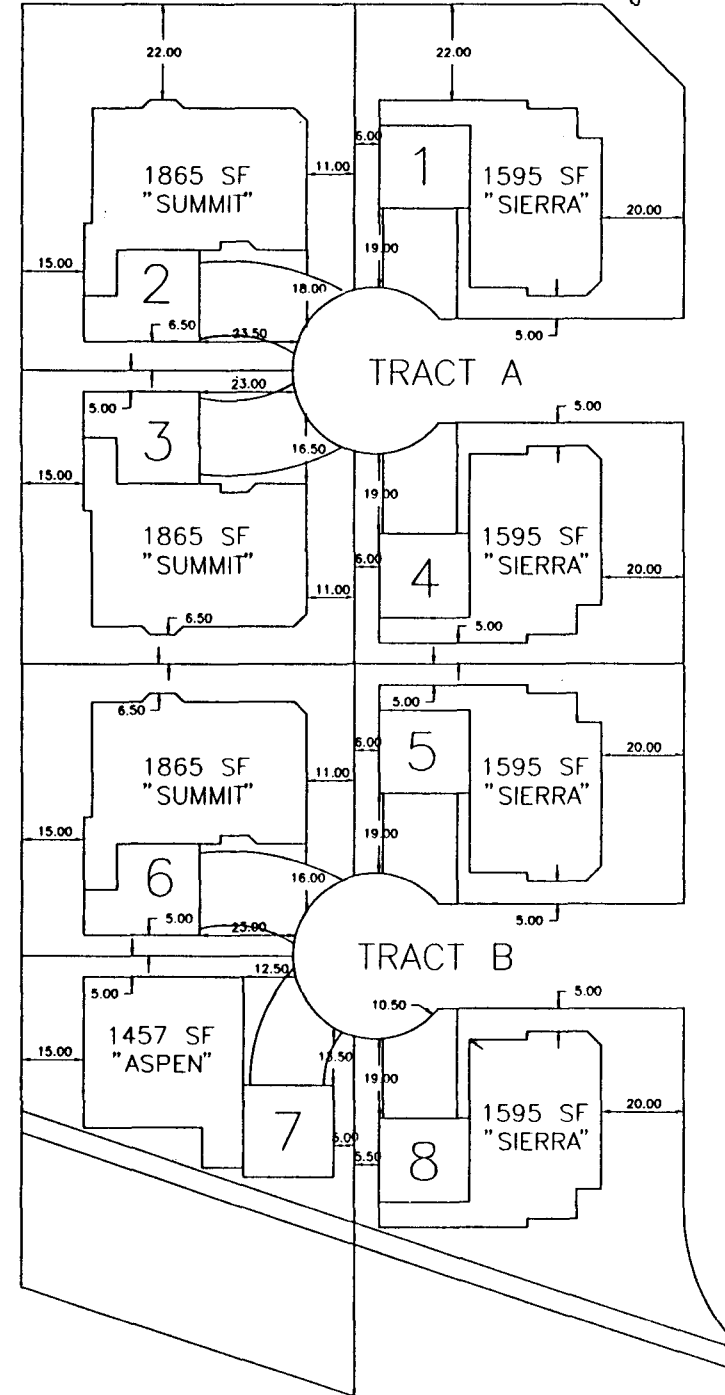
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Blg Dept.

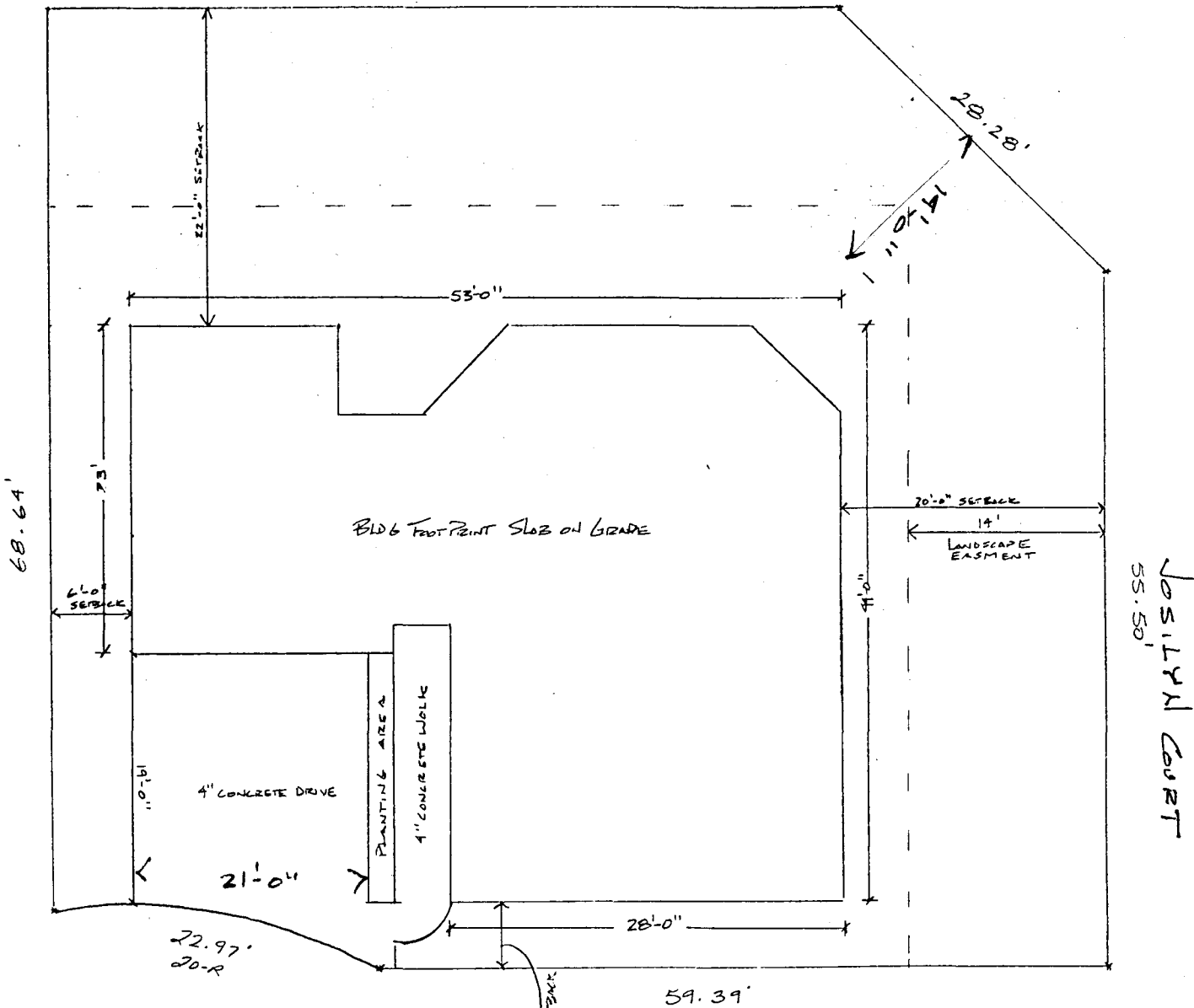
197 J. J. J.

ALPINE VILLAGE LOTS 1-16 BUILDING FOOTPRINTS/PROPERTY LINE



H-ROAD

60.00'



ACCEPTED

Ronnie 8/28/99

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.

797 Joselyn Ct.

Drive OK
Trick Ronnie
7-26-99

797 Gandy St.

ALPINE VILLAGE LOTS 1-16 BUILDING FOOTPRINTS/PROPERTY LINE

