

New Home

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	0

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

BLDG PERMIT NO. 74588



Your Bridge to a Better Community

BLDG ADDRESS 795 Josilyn Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1857
 TAX SCHEDULE NO. 2701-351-57-004 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Alpine Village TOTAL SQ. FT. OF EXISTING & PROPOSED 1857
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER T.L. Jones
 (1) ADDRESS 795 Josilyn Ct.
 (1) TELEPHONE (970) 243-1495 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT T.L. Jones DESCRIPTION OF WORK & INTENDED USE Reg.
 (2) ADDRESS 797 Josilyn Ct TYPE OF HOME PROPOSED:
 (2) TELEPHONE 243-1492 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 4.2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height 25' Special Conditions _____
 CENSUS 10 TRAFFIC 17 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).

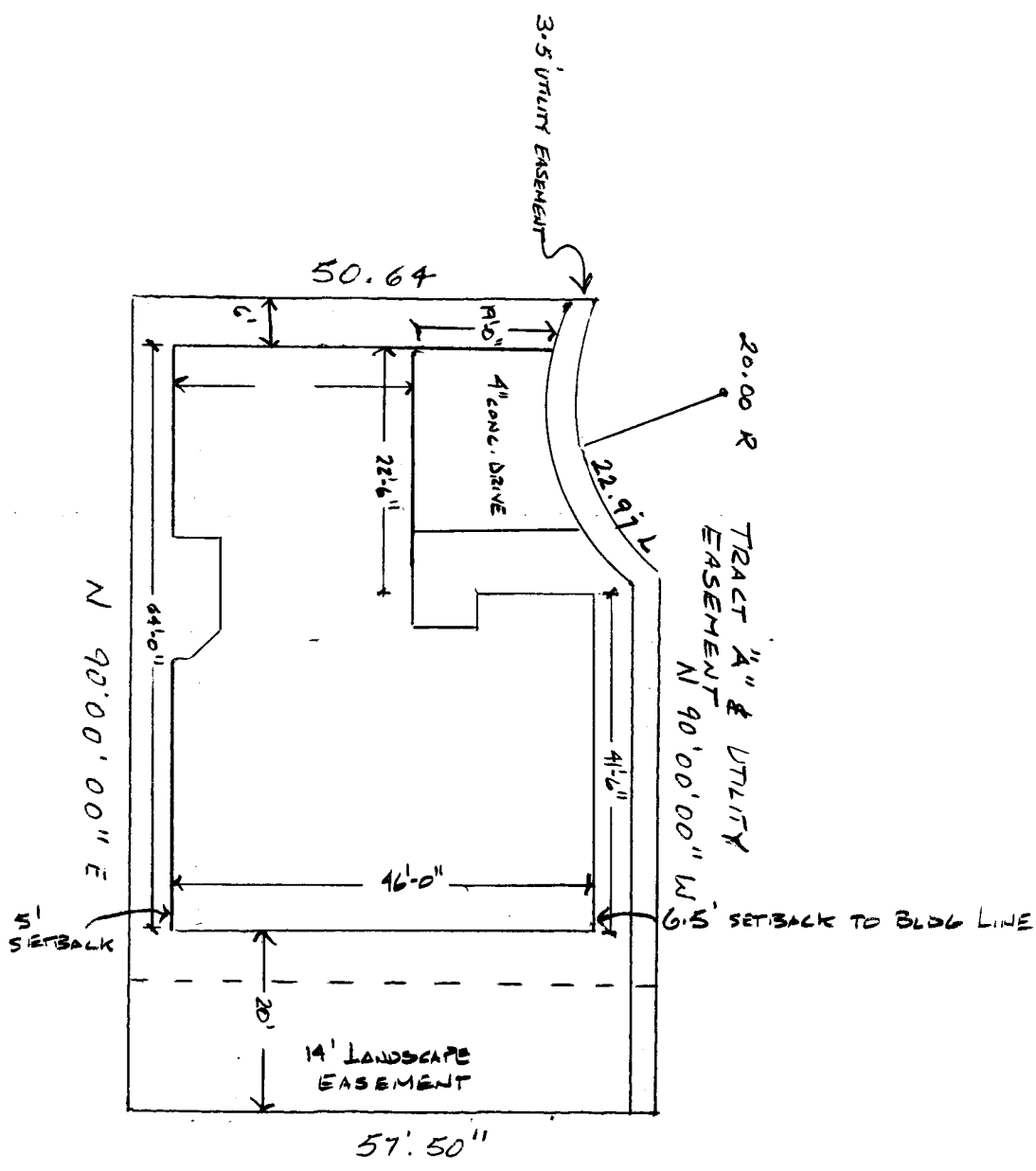
Applicant Signature Mary K. Shaw Date 1/31/2000
 Department Approval Pat O'Neil Date 1-31-2000

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES	NO	W/O No. <u>12906</u>
Utility Accounting <u>Attended</u>	Date	<u>3-6-00</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)

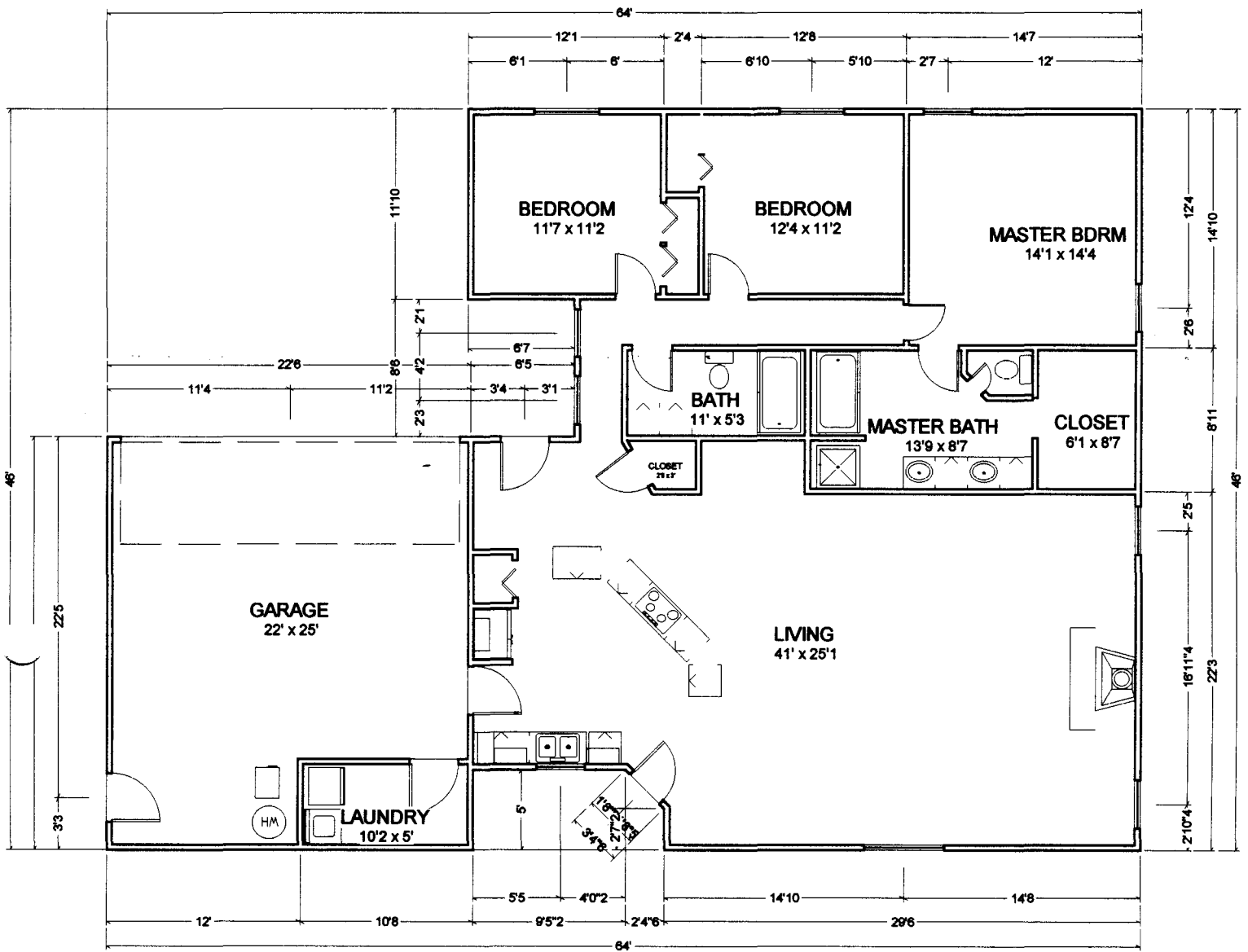
795 VOSILYN COURT
 PLOT PLAN
 N.T.S.



VOSILYN COURT P.O.W.

ACCEPTED *RA* 1-31-2000
 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.

Done OK
Rich Davis
 1-31-2000



FLOOR PLAN
 795 JOSILYN CT
 LIVING AREA
 1857 sq ft