

Easement

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 795 1/2 Josilyn CT
 Parcel No. 7701-351-57-003
 Subdivision Alpine Village II
 Filing _____ Block _____ Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1813
 Sq. Ft. of Lot / Parcel 4894
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2350
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name Owen O'Fallon
 Address 793 1/2 Josilyn CT
 City / State / Zip Grand Jct. CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Owen O'Fallon
 Address 793 1/2 Josilyn CT
 City / State / Zip Grand Jct, CO 81506
 Telephone 243-4710

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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>RD</u>	Maximum coverage of lot by structures <u>RD</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL Rear <u>15</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>25</u>	Special Conditions <u>ACC. Required before CD Approval</u>		
Voting District _____	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)		

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).

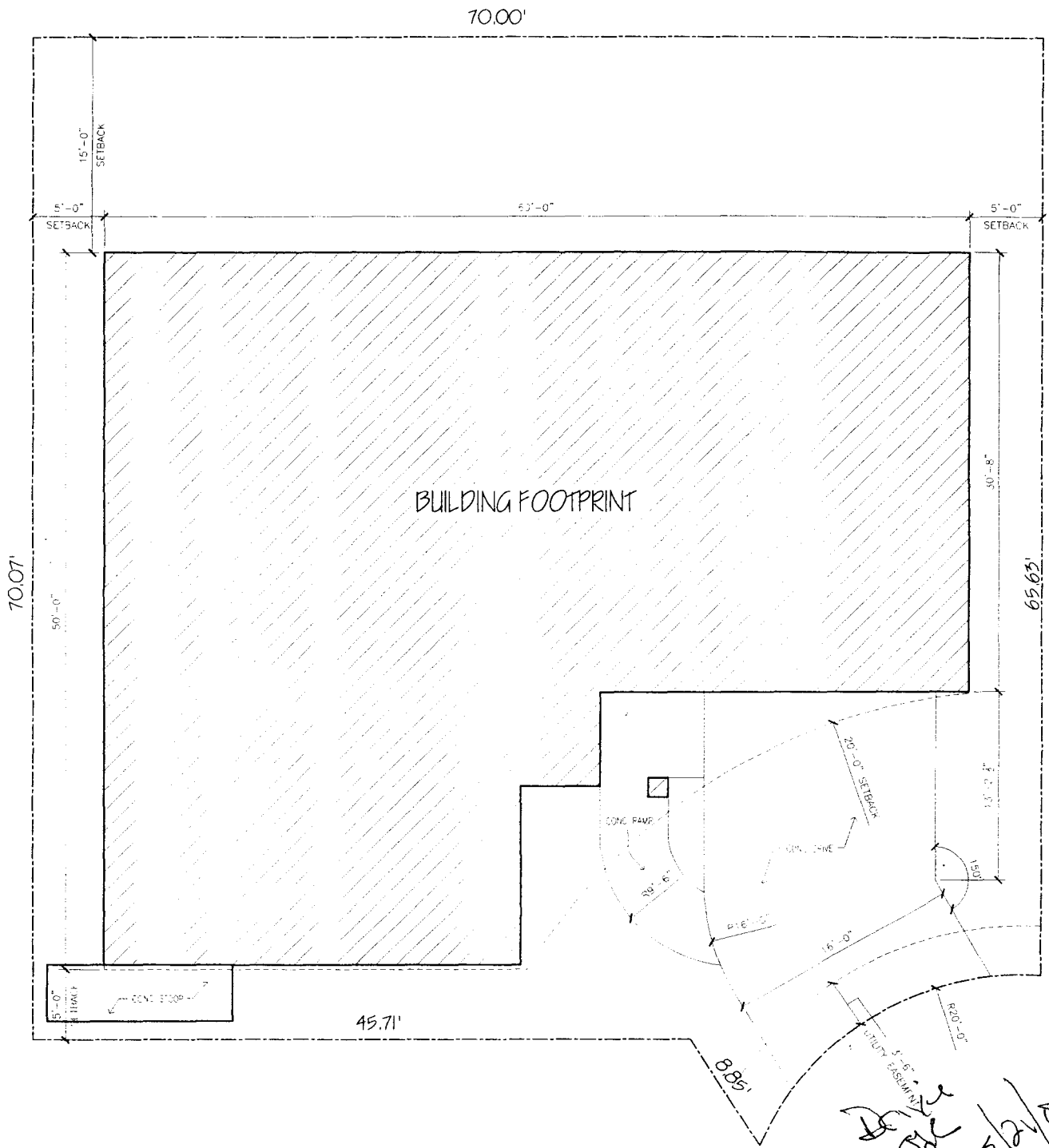
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1/29/07
 Department Approval [Signature] Date 5/21/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20280</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/21/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

4/18/07
5/21/07
5/21/07



PROPOSED SITE PLAN
3/16" = 1'-0"

5/21/07

ETK
DESIGN
INC

O'FALLON/NUERNBURG SITE PLAN
795 1/2 JOSILYN COURT
GRAND JUNCTION, CO 81506

DATE: 1-29-07

C1.1

March 30, 2007

To: Owen O'Fallon & Amy Nuernberg
793½ Josilyn Ct.
Grand Junction, Co. 81506

From: Alpine Village Homeowners Association

Subject: New Home to be constructed at 795½ Josilyn Ct.

After reviewing plans and letter requesting permission to build new home at 795½ Josilyn Ct, It has been determined that all is well with the Homeowners Association. We wish you much success and look forward to viewing a beautiful home on this vacant lot.

Sincerely,


Dick Truitt
President


Bonnie O'Hara
Treasurer


Joanne Dekleva
Vice President

cc: Tracy Heritage