

DATE SUBMITTED 9/22/93

BUILDING PERMIT NO. 46498
FEE \$ 500

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

BLDG ADDRESS 2696 Amber Way
SUBDIVISION Alpine Meadows
FILING _____ BLK 1 LOT 13
TAX SCHEDULE NO. 2701 351 47 028
OWNER Alpine Meadows Dev. Corp.
ADDRESS 1111 So. 12th St.
TELEPHONE 245-2505

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100
SQ. FT. OF EXISTING BLDG(S) NA
NO. OF FAMILY UNITS Single Family
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None

DESCRIPTION OF WORK AND INTENDED USE:
Construction of single family residence

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR 4.2
ETBACKS: Front 20 from property line or _____ from center of ROW, whichever is greater
Side 7 from property line
Rear 20 from property line
Maximum Height 32'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 16 TRAFFIC ZONE 13
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Kathy Perkins
Date Approved 9-28-93

Applicant Signature Robert A. Jiri
Date 9/22/93

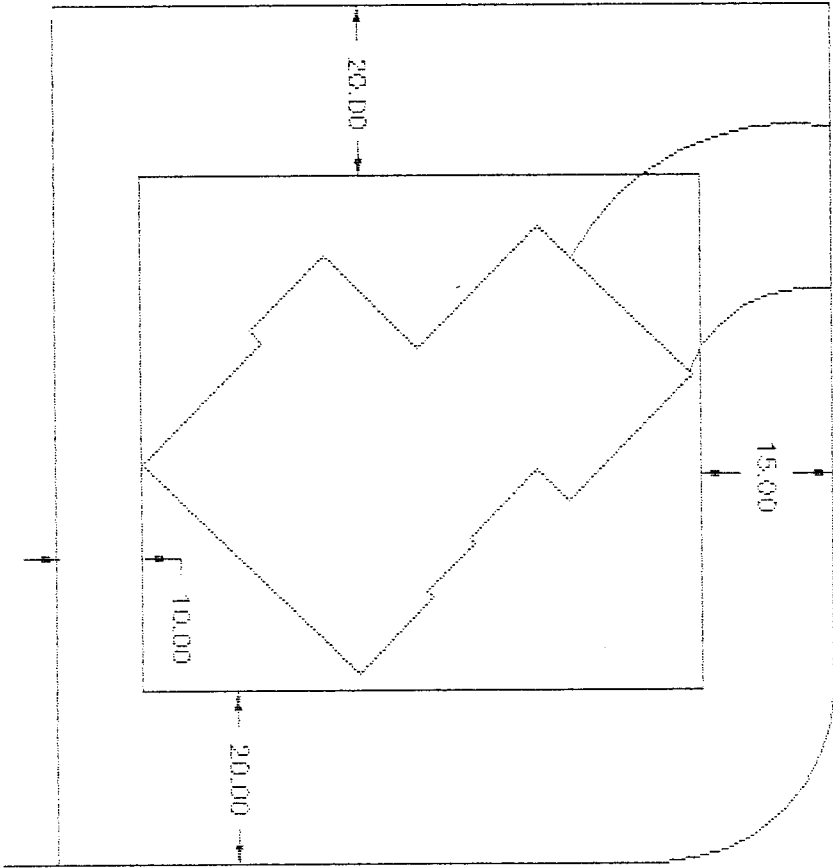
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

JADE LANE



AMBER WAY

GRIFFIN RESIDENCE
LOT 13, BLOCK 1
2696 AMBER WAY
ALPINE MEADOWS SUB.
GRAND JUNCTION, CO.

ACCEPTED *RP* 9/28/93
ANY CHANGE OF RECORD OR SURVEY
APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS SHALL BE THE
PROPERTY OF THE COUNTY OF GRAND
JUNCTION, COLORADO. THE BOARD OF
COUNTY COMMISSIONERS SHALL NOT BE
LIABLE FOR ANY DAMAGES, LOSSES
AND PROPERTY LINES.



ALPINE MEADOWS DEVELOPMENT CORP.

1111 S. 12TH STREET
GRAND JUNCTION, CO 81501
(303) 245-2505

September 27, 1993

Robert L. & Martha S. Griffin
2315 Pheasant Run Cir.
Grand Junction, CO 81506

RE: Architectural approval for the proposed single-family residence at 2696 Amber Way, Lot 13, Block1, Alpine Meadows subdivision.

Rob & Martha,

This letter is to serve as notice of final Architectural approval for the above referenced project per plans submitted on September 20, 1993.

If you have any questions or require further information, please contact our office at 245-2505.

Respectfully,
ALPINE MEADOWS ARCHITECTURAL CONTROL COMMITTEE

Robert L. Griffin
Chairman