

DATE SUBMITTED 10-4-93

BUILDING PERMIT NO. 46521

FEE \$ 540 NC

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

BLDG ADDRESS 2693 Dane Lane  
SUBDIVISION Alpine Meadows  
FILING 1 BLK 3 LOT 5  
TAX SCHEDULE NO. 2701-351-46-015  
OWNER Don G. Hilbert  
ADDRESS 2548 El Corona Dr  
TELEPHONE 243-8255

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2625  
SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
DESCRIPTION OF WORK AND INTENDED USE:  
New Home

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

ZONE PR 4.2  
SETBACKS: 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 \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
CENSUS TRACT 14 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 Marcia Pitzer  
Date Approved 10-4-93

Applicant Signature Don G. Hilbert  
Date 10-4-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



**ALPINE MEADOWS DEVELOPMENT CORP.**

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

October 4, 1993

Don G. Hilbert  
2521 Snowmass Court  
Grand Junction, CO 81503

RE: Architectural approval for the proposed single-family residence at  
2693 Dane Lane, Lot 5, Block 3, Alpine Meadows Subdivision

Dear Don,

This letter is to serve as final architectural approval for the above referenced project based on the plans and site plan submitted with the following stipulations:

1. Paint Colors to be the following:
  - a) Body color - Sherwin-Williams - per paint chip submitted
  - b) Trim color - Sherwin-Williams - per paint chip submitted
2. Brick - Prairie Grey as made by The Denver Brick Co.
3. Roofing - Tamko Heritage II (Weatherwood color) or approved equal.

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

Sincerely,

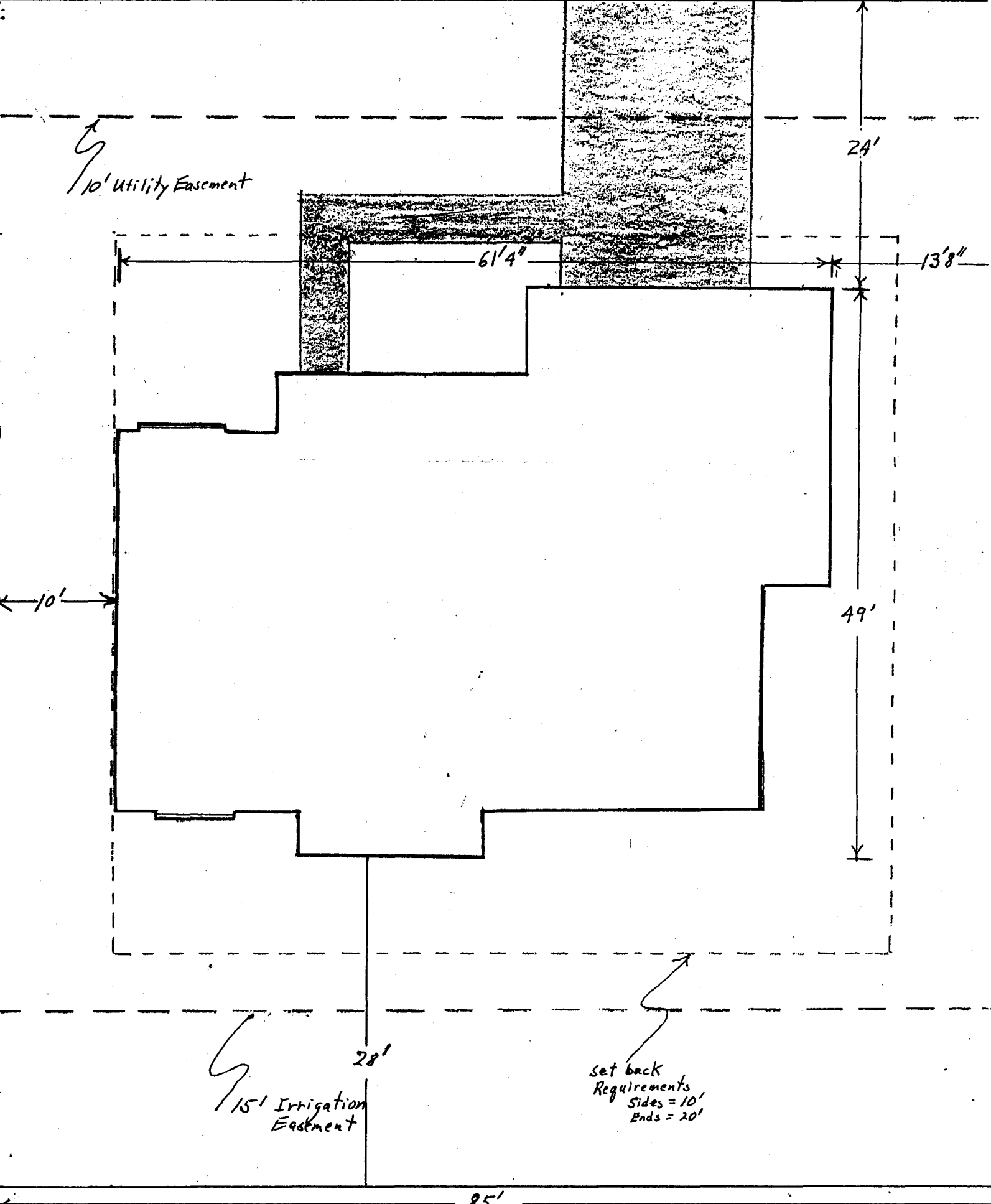
Robert L. Griffin, Chairman  
ALPINE MEADOWS ARCHITECTURAL CONTROL COMMITTEE

cc: File  
Scott Vencill

N ↑

Scale

→ Dane Lane ←  
2693



10' Utility Easement

6'4"

13'8"

24'

49'

10'

15' Irrigation Easement

set back Requirements  
Sides = 10'  
Ends = 20'

28'

85'