

DATE SUBMITTED 11-22-93

BUILDING PERMIT NO. 46970

FEE \$ 5.00

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

BLDG ADDRESS 2699 DAVE LANE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2066
SUBDIVISION ALPINE MEADOWS
FILING 1 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
TAX SCHEDULE NO. 2701-351-46-018 NO. OF FAMILY UNITS 1
OWNER SEA MEZ CORP NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
ADDRESS Bix 4542 G.J. DESCRIPTION OF WORK AND INTENDED USE:
TELEPHONE 245-1434 NEW SFR

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

ZONE PR DESIGNATED FLOODPLAIN: YES _____ NO
SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater
Side 7' from property line GEOLOGIC HAZARD: YES _____ NO _____
Rear 20' from property line CENSUS TRACT 16 TRAFFIC ZONE 13
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____
Maximum Height _____
Maximum coverage of lot by structures _____

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 Pitts* Applicant Signature *[Signature]*
Date Approved 11-22-93 Date 11-22-93

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

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

() STREET
DANE LANE

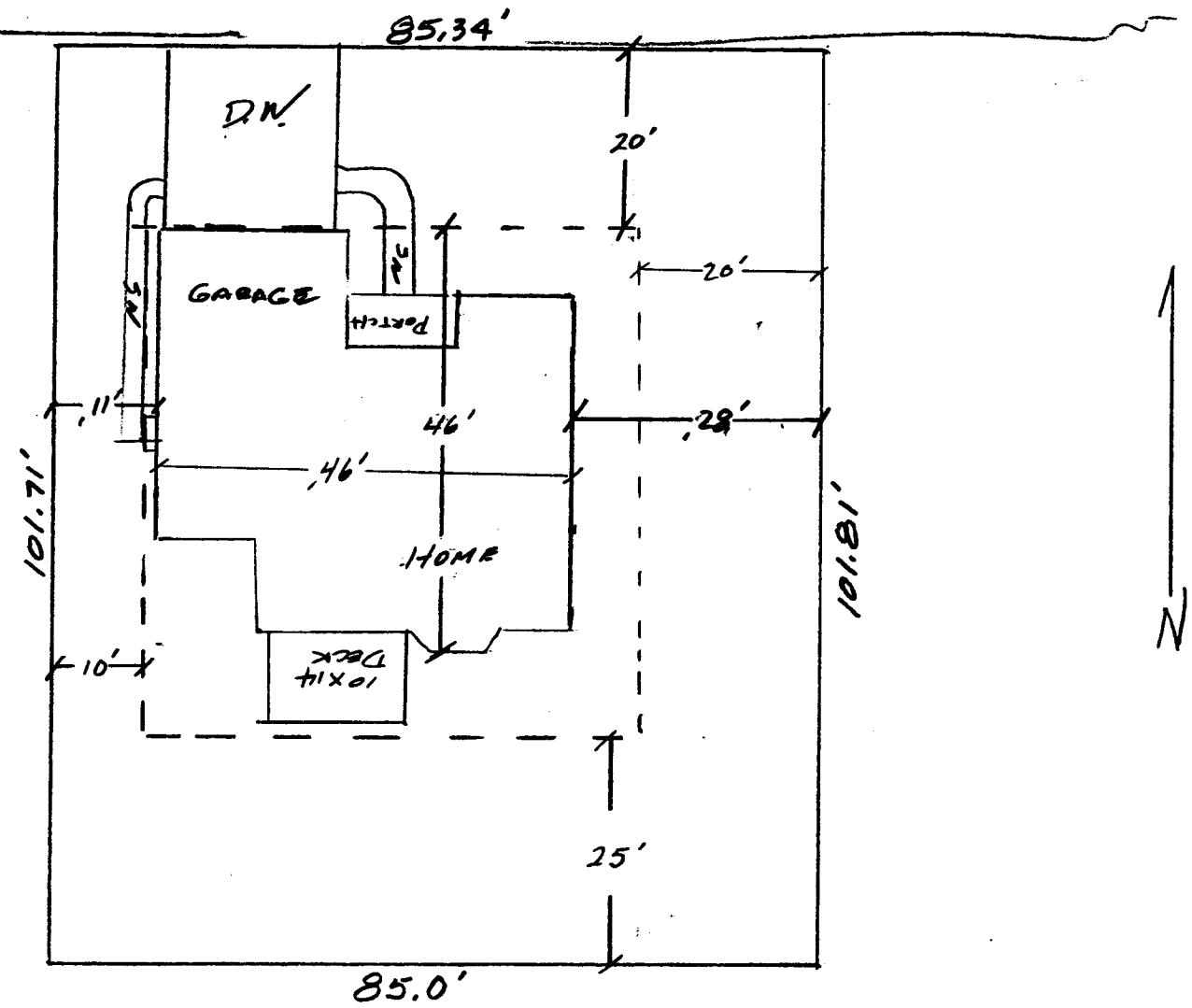
2699 DANE LANE

LOT 8 BLOCK 3

ALPINE MEADOWS SUBD

TAX SCHEDULE 2701-351-46-018

ACCEPTED MP 11-22-93
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.



----- BLDG ENHCL.

FOLKESTAD CONST.



ALPINE MEADOWS DEVELOPMENT CORP.

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

November 11, 1993

Tom Folkestad
Sea - Me Corp.
P.O. Box 4542
Grand Junction, CO 81502

RE: Architectural Approval for the proposed single-family residence at Lot 8, Block 3, 2699 Dane Lane

Dear Tom,

This letter is to serve as notice of architectural approval for the above referenced project per plans submitted on November 8, 1993 contingent upon the following items:

1. Body Color to be Dolphin Grey - 5442M (per chip submitted)
2. Trim Color - Although the basic color submitted is not objectionable, in order to maintain a more harmonious scheme throughout the subdivision, a more muted version of the trim color is suggested being used. Please re-submit a color chip.
3. Roofing to be Heritage II shingles by Tamko (or approved equal), color: Weatherwood
4. No basement is to be constructed
5. The garage will be extended by 4 feet
6. Enlargement of the master bedroom
7. Brick colors to be as submitted.

If you have any questions or require further information, please call.

Respectfully,

Robert L. Griffin

Robert L. Griffin, Chairman
Alpine Meadows Architectural Control Committee

cc: File

FAX - 245-3430