

DATE SUBMITTED: 4/2/93

PERMIT NO. 44546

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 775 Jade Lane

SQ. FT. OF BLDG: 2401

SUBDIVISION Alpine Meadows

SQ. FT. OF LOT: 8300

FILING # _____ BLK # 2 LOT # 2

NO. OF FAMILY UNITS: 1 (one)

TAX SCHEDULE # 2701-351-45-021

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: - 0 -

OWNER Alpine Meadows Dev. Corp.

USE OF EXISTING BUILDINGS: NA

ADDRESS 1111 So. 12th St., G.J., CO.

TELEPHONE: 245-2505

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

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PK 4.2

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20 & 15

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10 REAR 20

CENSUS TRACT: 16 TRAFFIC ZONE: 13

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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 Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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

[Signature]
Department Approval

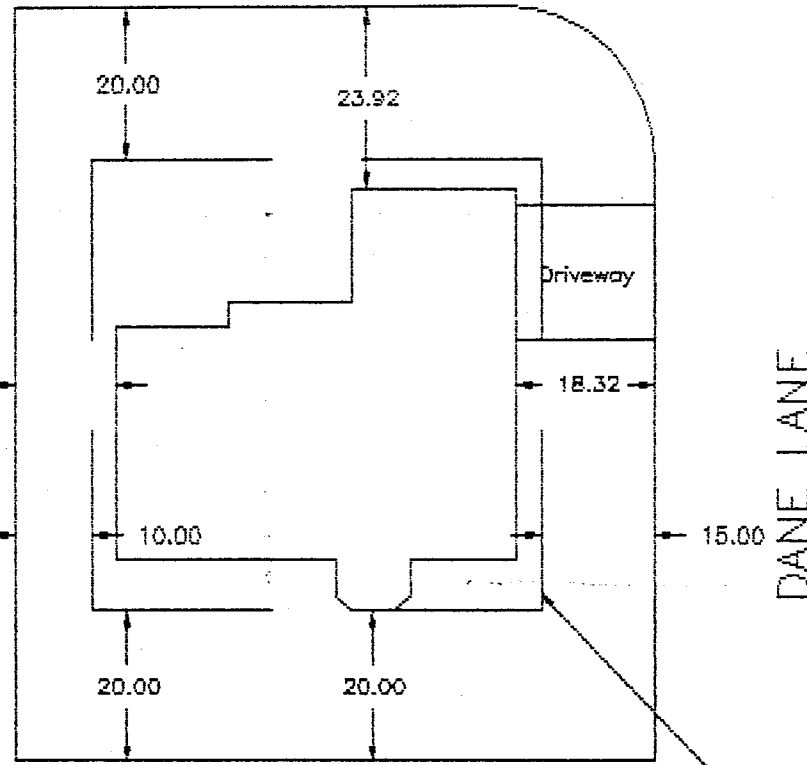
[Signature]
Applicant Signature

4/2/93
Date Approved

April 2, 1993
Date

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

JADE LANE



RIDGWAY RESIDENCE
LOT2, BLOCK2
ALPINE MEADOWS SUBD.
775 JADE LANE

DANE LANE

13.18

15.00

Offset boundary

ACCEPTED *KKA 4/2/93*
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.