

DATE SUBMITTED 11/4/93

BUILDING PERMIT NO. 416783

FEE \$ 5.00

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

BLDG ADDRESS 779 JADE LN  
SUBDIVISION Alpine Meadows  
FILING 1 BLK 2 LOT 4  
TAX SCHEDULE NO. 2701-35-45-023  
OWNER BEUNETT Construction  
ADDRESS 833 24 1/2 Rd G-J  
TELEPHONE 241-0795

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1950  
SQ. FT. OF EXISTING BLDG(S) 0  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

DESCRIPTION OF WORK AND INTENDED USE:  
New Single Family

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

ZONE PR-17  
SETBACKS: Front 20 from property line or from center of ROW, whichever is greater  
Side 10 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 X  
CENSUS TRACT 10 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 Angeline Bassett Applicant Signature [Signature]  
Date Approved 11/4/93 Date 11-4-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

# BENNETT CONSTRUCTION, INC.

833 24½ Road, Grand Jct., Colo. 81505, 241-0795

"Committed to Service"

