

DATE SUBMITTED 10/22/93

BUILDING PERMIT NO. 46700

FEE \$ 5.00

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

BLDG ADDRESS 787 Jade Ln

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1586 SF

SUBDIVISION Alpine Meadows

SQ. FT. OF EXISTING BLDG(S) NA

FILING BLK 1 LOT 15

TAX SCHEDULE NO. 2701 351 47 030

NO. OF FAMILY UNITS One

OWNER Alpine Meadows Develop. Corp.

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None

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

TELEPHONE (303) 245-2505

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

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

ZONE Planned Residential

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front 20 from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO X

Side 7 from property line

CENSUS TRACT 16 TRAFFIC ZONE 13

Rear 20 from property line

PARKING REQ'MT

Maximum Height 32'

SPECIAL CONDITIONS: min floor area:

Maximum coverage of lot by structures

1300 SF

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 Bausch

Applicant Signature [Signature]

Date Approved 10/25/93

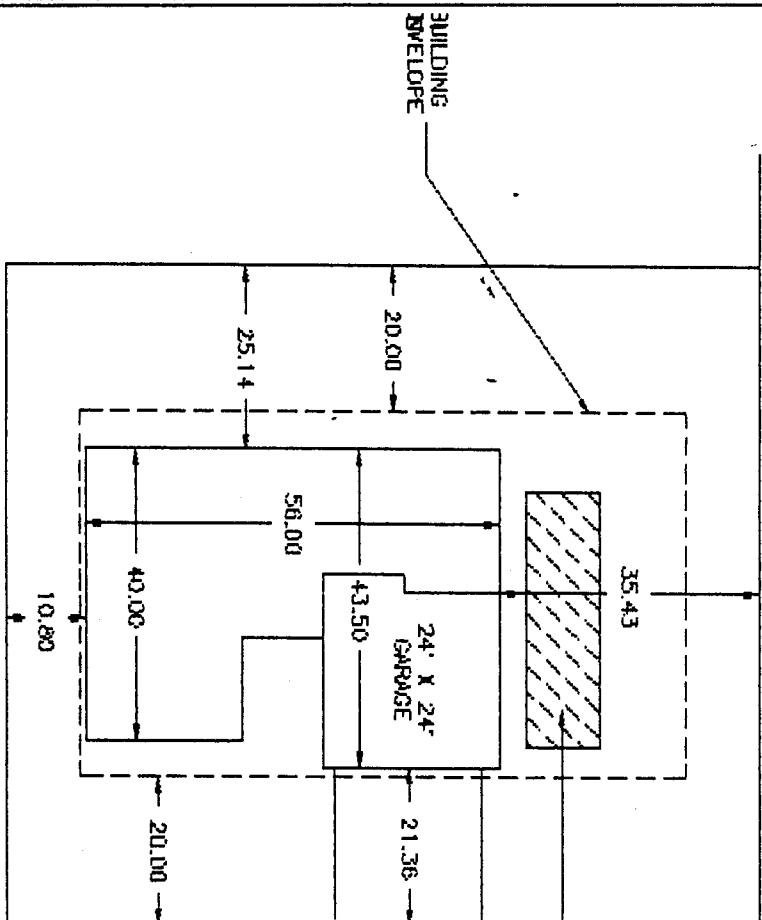
Date October 22, 1993

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

(White: Planning)

(Yellow: Customer)

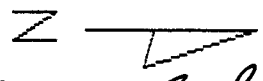
(Pink: Building Department)



JADE LANE

10' X 35'
MOTOR HOME

ROGER AND FLORENCE MORE
787 JADE LANE
LOT 15, BLOCK 1
ALPINE MEADOWS SUBDIVISION



ACCEPTED *A. Bauett*
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.

ROGER AND FLORENCE MORE
787 JADE LANE
LOT 15, BLOCK 1
ALPINE MEADOWS SUBDIVISION

10' x 35'
MOTOR HOME

BUILDING
ENVELOPE

JADE LANE

