

DATE SUBMITTED 12/30/93

BUILDING PERMIT NO. 47295

FEE \$ 5.00

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

BLDG ADDRESS 779 Jasmine Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2326 SF

SUBDIVISION Alpine Meadows

SQ. FT. OF EXISTING BLDG(S) NA

FILING BLK 2 LOT 8

TAX SCHEDULE NO. 2701-351-45-027

NO. OF FAMILY UNITS One

OWNER Alpine Meadows Development Corp.

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NONE

ADDRESS 1111 So. 12th St. Grand Jct., CO.

DESCRIPTION OF WORK AND INTENDED USE:
Single Family Residence

TELEPHONE (303) 245-2505

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

ZONE PR-4.2

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 10 TRAFFIC ZONE 15

Rear 20 from property line

PARKING REQ'MT _____

Maximum Height 32

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures NA

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 Baucht

Applicant Signature Robert J. JPP

Date Approved 12/30/93

Date 12/30/93

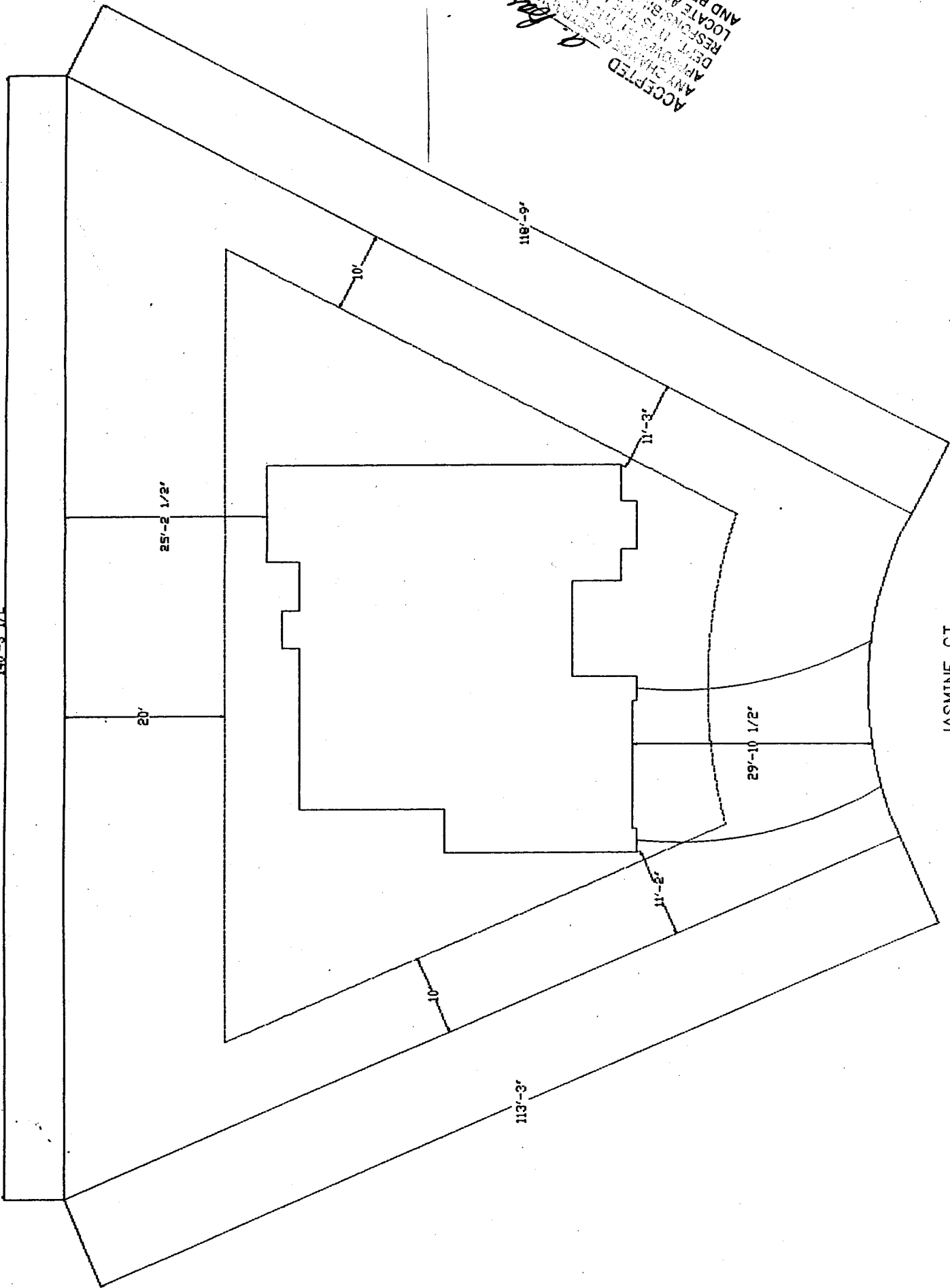
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

ACCEPTED *A. B. Smith*
ANY CHANGE OF RECORDING
DEPT. THIS IS THE CITY PLANNING
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.





ALPINE MEADOWS DEVELOPMENT CORP.

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

December 30, 1993

Alpine Meadows Development Corp.
1111 So. 12th St.
Grand Junction, Co.

RE: Architectural approval for the proposed single-family residence located at 779 Jasmine Ct., Lot 8, Block 2, Alpine Meadows subdivision.


Dear Sirs,

This letter is to serve as notice of final Architectural approval for the above referenced project per plans submitted on December 22, 1993.

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

Respectfully,

ALPINE MEADOWS ARCHITECTURAL CONTROL COMMITTEE


Robert L. Griffin
Chairman