

DATE SUBMITTED 9-21-93

BUILDING PERMIT NO. 462957

FEE \$ 500

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Department of Community Development

BLDG ADDRESS 2688 Jensen SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900

SUBDIVISION Alpine Meadows SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING 1 BLK 1 LOT 9 NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2701-351-47-08 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER Bennett Const ADDRESS 833 24th Rd TELEPHONE 241-0795

DESCRIPTION OF WORK AND INTENDED USE: New Const

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

SETBACKS: Front 20' from property line or from center of ROW, whichever is greater  
 Side 7' from property line  
 Rear 20' from property line

Maximum Height 32'

Maximum coverage of lot by structures \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

CENSUS TRACT 16 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 [Signature] Applicant Signature [Signature]

Date Approved 9-21-93 Date 9-21-93

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

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

**ALPINE MEADOWS DEVELOPMENT CORP.**

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

September 17, 1993

Mr. Larry Bennett  
BENNETT CONSTRUCTION  
833 24½ Road  
Grand Junction, CO 81505

RE: Architectural approval for the proposed single-family residence at  
Lot 3, Block 1, 2688 Jentry Ct., Alpine Meadows subdivision.

Dear Larry:

This letter is to advise you of Architectural Approval for the  
above-referenced project per plans submitted on September 14, 1993  
contingent on the following items:

1. Body color to be Sherwin-Williams color "Palisade".
2. Trim color to be Sherwin-Williams color "Paris White".
3. Roofing to be Heritage II shingles by Tamko (or approved  
equal), color "Weatherwood".
4. Deletion of the archway at the front elevation.
5. Installation of an additional window on the east elevation.

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

Respectfully,

ALPINE MEADOWS ARCHITECTURAL CONTROL COMMITTEE

Robert L. Griffin  
Chairman

RECEIVED FROM

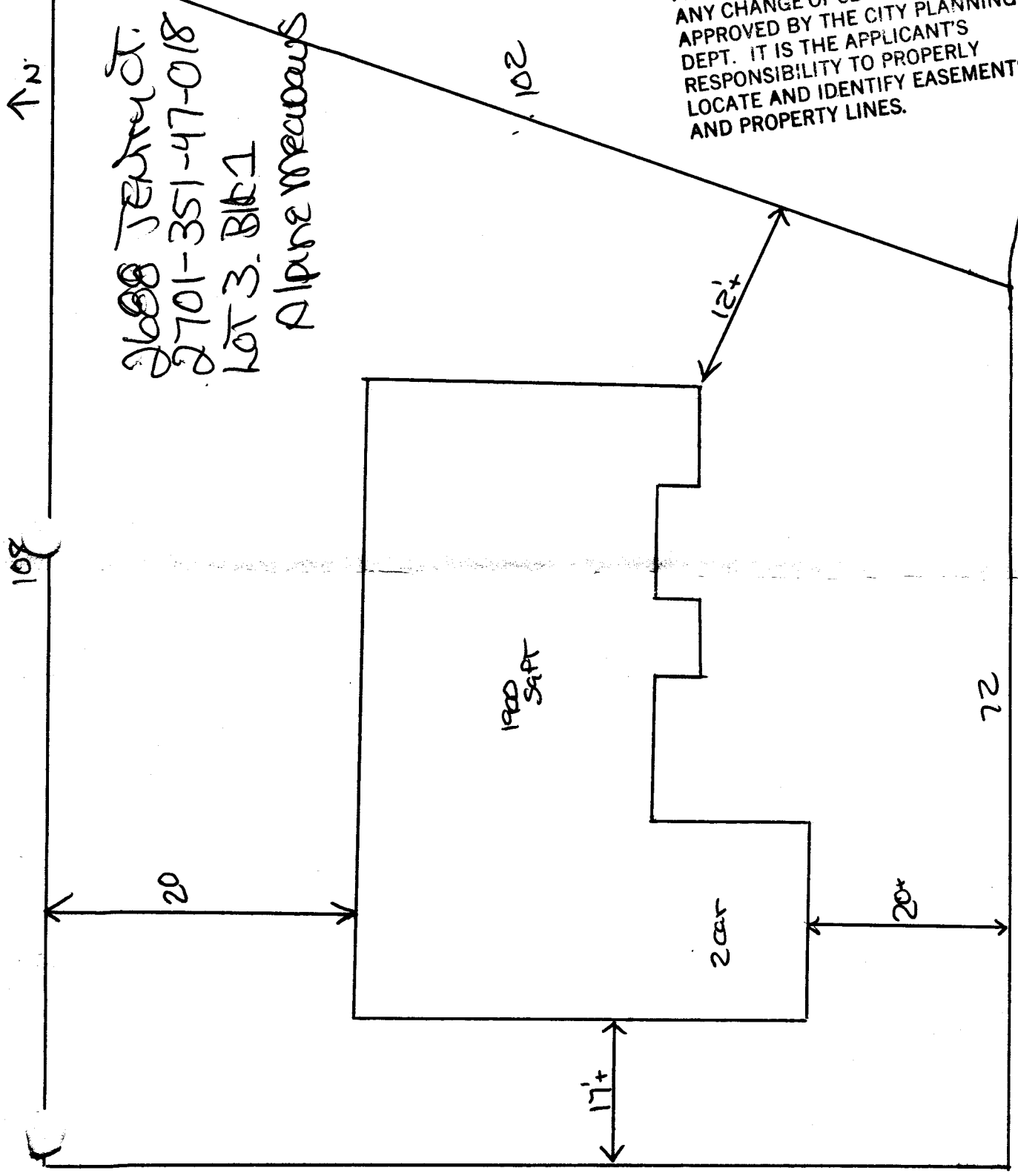
303 245 2591

# BENNETT CONSTRUCTION, INC.

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

"Committed to Service"

ACCEPTED  
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.



Proposed Use 5'  
Off-Cor.

JENNY CT.

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