

DATE SUBMITTED 11-29-93

BUILDING PERMIT NO. 47096
FEE \$ 5⁰⁰ ✓

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

BLDG ADDRESS 780 Jordanna SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
SUBDIVISION Alpine Meadows
FILING 1 BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) 0
TAX SCHEDULE NO. 2701-351-45-034 NO. OF FAMILY UNITS 1
OWNER Scott Sullivan NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
ADDRESS 759 Horizon DESCRIPTION OF WORK AND INTENDED USE:
TELEPHONE 243 4890 New Residence

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

ZONE P.R 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 _____
Side 10'7" from property line CENSUS TRACT 16 TRAFFIC ZONE 15
Rear 20 from property line PARKING REQ'MT _____
Maximum Height _____ SPECIAL CONDITIONS: _____
Maximum coverage of lot by structures _____

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 Marcia Pety Applicant Signature [Signature]
Date Approved 11-29-93 Date 11-29-93

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

November 22, 1993

Mr. Denny Granum
Monument Realty
759 Horizon Drive
Grand Junction, CO 81506

RE: Architectural approval for the proposed single-family residence at Lot 15, Block 2, Alpine Meadows Subdivision

Denny,

This letter is to serve as notice of Architectural approval for the above referenced project per plans submitted on November 16, 1993 contingent upon the following:

1. All exterior colors and brick samples to be submitted for approval prior to application.
2. Roofing to be Heritage II shingles by Tamko (or approved equal), color to be "Weatherwood".

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

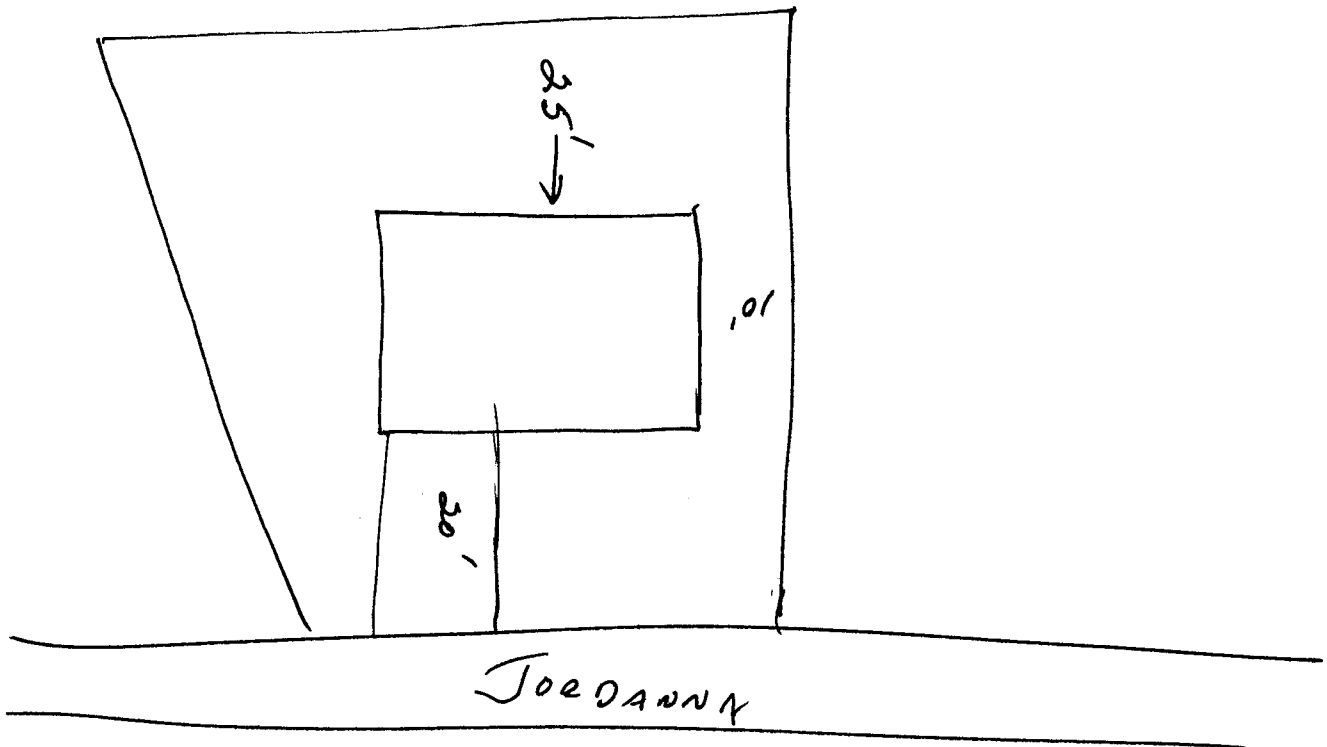
Respectfully,

Robert L. Griffin, Chairman
Alpine Meadows Architectural Control Committee

cc: Scott Vencill
File

780
Godanna Rd ✓
#47096

Lot 15 Block 2 Alpine Meadows



ACCEPTED *MP* 11-29-93
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.