

DATE SUBMITTED 1-26-94

BUILDING PERMIT NO. 47481

FEE \$ 5.00

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Department of Community Development

BLDG ADDRESS 782 Jade Lane SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900  
 SUBDIVISION Alpine Meadows SQ. FT. OF EXISTING BLDG(S) none  
 FILING \_\_\_\_\_ BLK 4 LOT 3 NO. OF FAMILY UNITS 1  
 TAX SCHEDULE NO. 2701-351-44-023 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none  
 OWNER Smoky Valley Const Inc ADDRESS 1254 Ute Ave TELEPHONE 243-3000  
 DESCRIPTION OF WORK AND INTENDED USE: Residential

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

ZONE PR-4 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
 SETBACKS: Front 20' from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from property line GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Rear 20' from property line CENSUS TRACT 713 TRAFFIC ZONE 17  
 PARKING REQ'MT \_\_\_\_\_  
 SPECIAL CONDITIONS: \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 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 RE W  
 Date Approved 1-26-94 Date 1/25/94

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.**

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

January 24, 1994

Mr. R.E. Hughes  
Smoky Valley Construction, Inc.  
P.O. Box 40254  
Grand Junction, CO 81504

RE: Architectural approval for the proposed single-family residence at Lot 3, Block 4, 782 Jade Lane

Dear Robert,

This letter is to serve as notice of Architectural approval for the above referenced project per plans submitted on January 21, 1994, contingent on the following items:

1. Body color to be SW Navajo White
2. Trim color to be SW Light Cork
3. Roofing to be Heritage II shingles by Tamko (or approved equal), color, "Weatherwood"
4. Brick to be "Castle Mist" by the Denver Brick Company.

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

Respectfully,

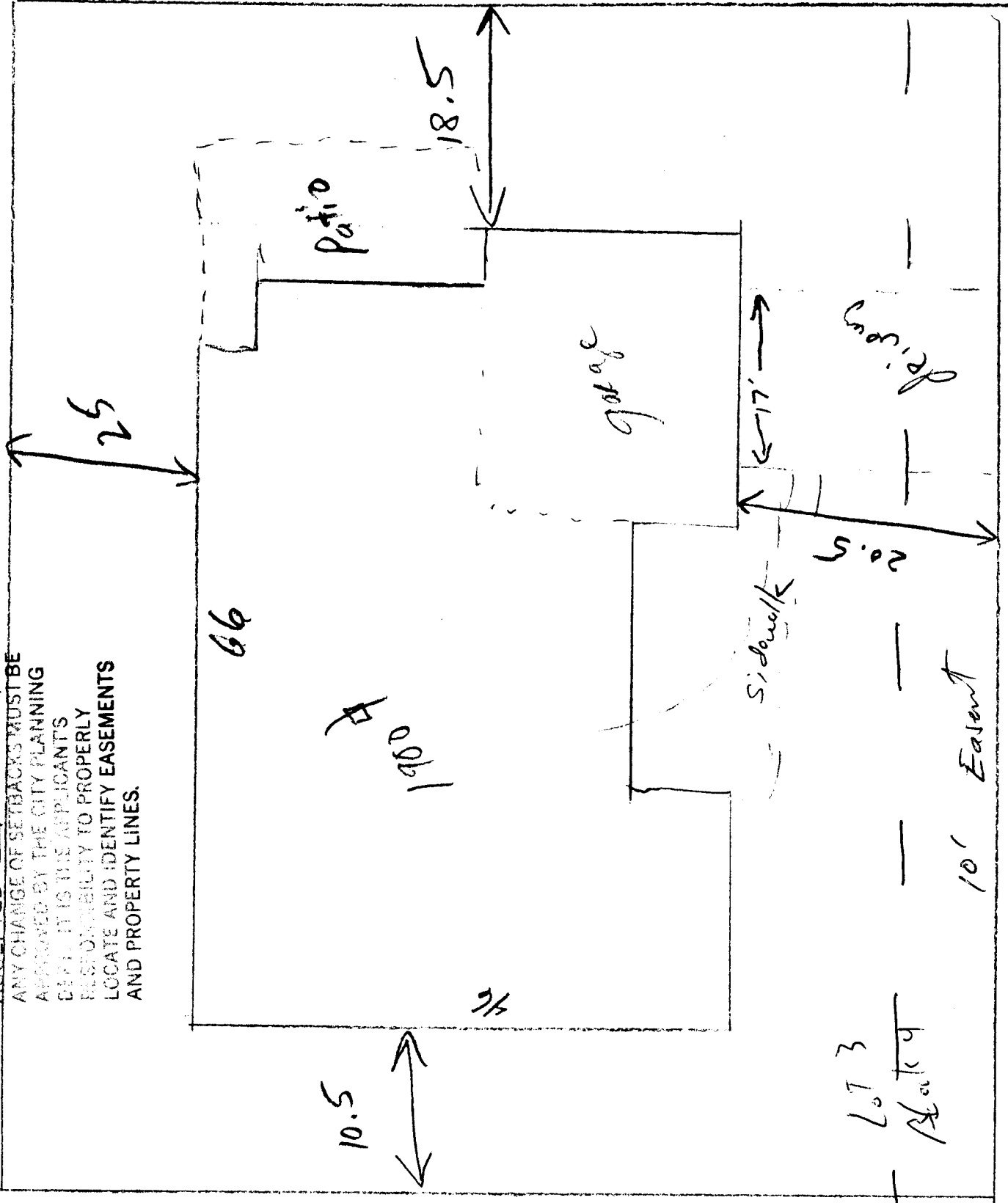
Robert L. Griffin, Chairman  
Alpine Meadows Architectural Control Committee

cc: File

95

MP 1-26-94

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



9/6/5

5/12 pitch

Lot 3  
Block 9

95 782 Jade Lane