

FEE \$ 5.00

BLDG PERMIT NO. 49018

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

3027-1300-01-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 786 Jade Ln. TAX SCHEDULE NO. 2701-351-44-021
 SUBDIVISION Alpine Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1750
 FILING _____ BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Alpine Meadows Dev. Corp. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1111 S. 13th 81501
 (1) TELEPHONE 245-3505 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS _____
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New single family residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____
 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 7' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 13

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/13/94
 Department Approval [Signature] Date 6-13-94

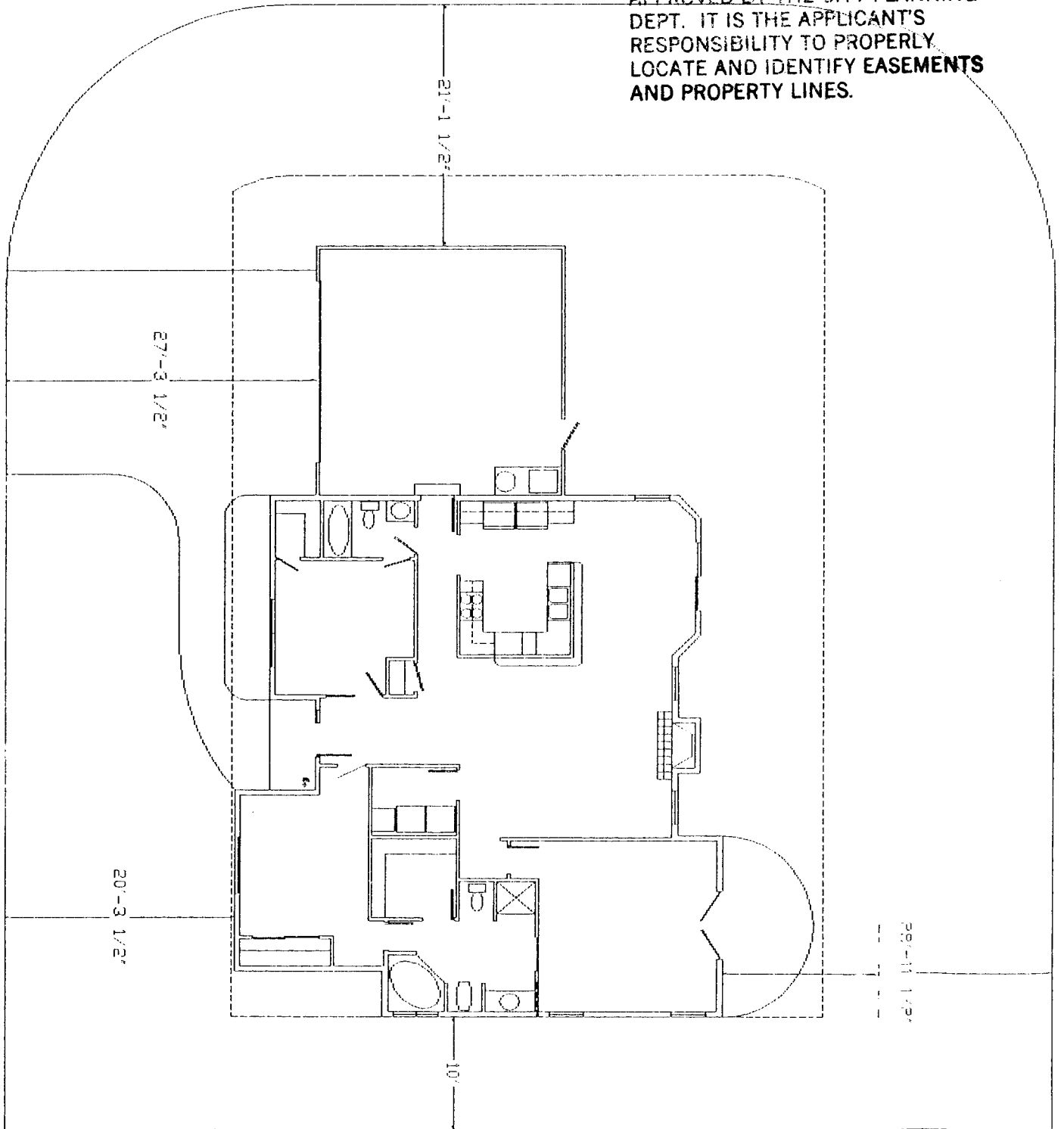
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7642
 Utility Accounting Melanie Fowler Date 6-13-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ALPINE DRIVE

ACCEPTED *MP 6-13-94*
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.





ALPINE MEADOWS DEVELOPMENT CORP.

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

June 13, 1994

James P. Garman
1615 Maple Court
Grand Junction, CO 81505

RE: Architectural approval for the proposed single-family residence at Lot 1, Block 4, Alpine Meadows Subdivision

Dear James,

This letter is to serve as notice of Architectural approval for the above referenced project per plans submitted on June 13, 1994 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