

FEE \$ 10.00

BLDG PERMIT NO. 50901

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

*TCP \$500.00  
Refunded*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 780 Jade Ln TAX SCHEDULE NO. 2701-351-44-024  
 SUBDIVISION Alpine Meadows Casa Dela Dominguez SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600<sup>+</sup>  
 FILING \_\_\_\_\_ BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) None  
 (1) OWNER Smoky Valley Coast NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS PO Box 40254 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 293-3000 USE OF EXISTING BLDGS Residence  
 (2) APPLICANT RE Hughes DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS same Residence  
 (2) TELEPHONE same

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 \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 20' from PL  
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 17

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 RE W Date 1/9/95  
 Department Approval Donnie Edwards Date 1/13/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8063 - S/E

Utility Accounting Millie Fowler Date 1-13-95

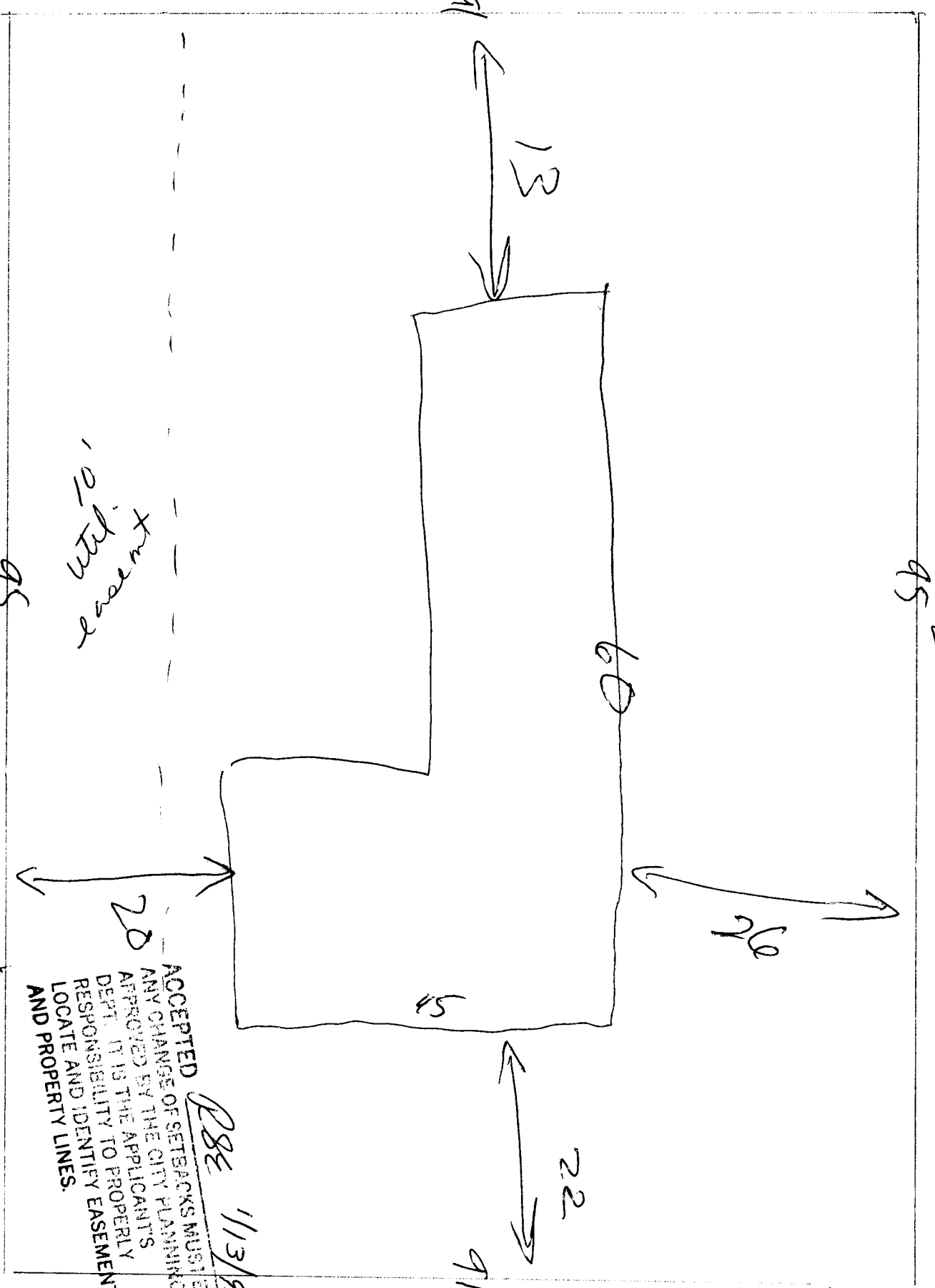
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

Side Ln

95 W

95 E



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.

RBE 1/13/95

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**ALPINE MEADOWS DEVELOPMENT CORP.**

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

January 9, 1995

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 4, Block 4, 780 Jade Lane

Dear Robert,

This letter is to serve as notice of Architectural approval for  
the above referenced project per plans submitted on January 3, 1995,  
contingent on the following items:

1. Body color to be SW Plaza Buff
2. Trim color to be SW White
3. Roofing to be Heritage II shingles by Tamko (or approved equal),  
color, "Weatherwood"
4. Brick to be "Plum Creek" by the Robinson Brick Company.
5. 30% of the front face of the home to be brick.

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

Respectfully,

Robert L. Griffin, Chairman  
Alpine Meadows Architectural Control Committee

cc: Graig Stones  
Christy Whitney