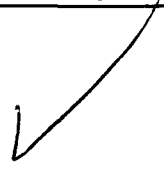


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56317

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2688 Amber Way TAX SCHEDULE NO. 2701-351-47-024
 SUBDIVISION Alpine Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1643
 FILING 1 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Rick Dodson NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE _____
 USE OF EXISTING BLDGS —
 (2) APPLICANT CASTLE CONST
 (2) ADDRESS 2755 N. Ave 65 Co 81504 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 248-4638 Single Family

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 PR4.2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL Rear 20' from PL Special Conditions ACCO Req'd
 Maximum Height 32'
 CENS.T. _____ T.ZONE _____ ANNEX# _____

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 5/9/96
 Department Approval [Signature] Date 6-3-96

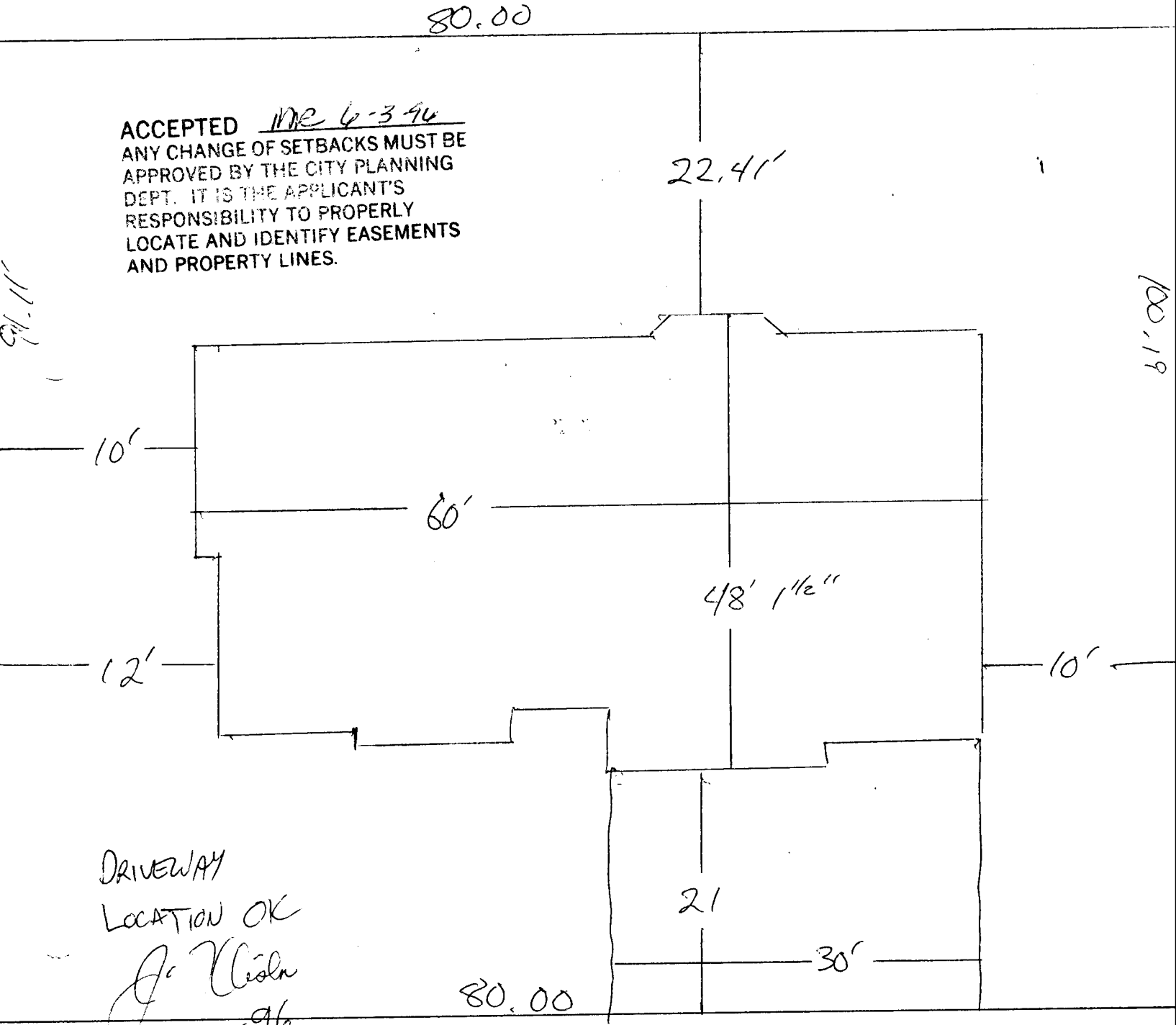
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9247
 Utility Accounting Marshall Cole Date 6/3/96

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

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

CASTLE CONSTRUCTION

2755 North Avenue
Grand Junction, Colorado 81501
Home: 970-434-2267
Office: 970-248-4638



2688 Amber way