

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57574

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2694 Amber Way TAX SCHEDULE NO. 2701-351-47-027
 SUBDIVISION Alpine meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1876
 FILING 1 BLK X1 LOT X12 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Art Crowe NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE HOMES INC USE OF EXISTING BLDGS _____
 (2) ADDRESS 2755 N. Ave 65 CO 81501 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ 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 _____ 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 approval
 Maximum Height 32' required
 CENSUS TRACT _____ TRAFFIC ZONE _____

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 10/3/96
 Department Approval Ronnie Edwards Date 10/14/96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9575 S/F

Utility Accounting Millie Fowler Date 10-14-96

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)

ACCEPTED *Ronnie 10/14/96*
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.

Patio must be uncovered, it is in the bldg. setback of 20' in rear.

DRIVEWAY LOCATION OK

J. W. [unclear] 10-3-96

*1st Floor
Garage Area*



2694 Amber Way

Castle Homes, Inc.
d.b.a. Castle Construction
2755 North Ave.
Grand Junction, CO 81501
970/248/4638
Fax: 970/248-4605

FAX

To: <i>Ronnie Edwards</i>	Pages:
Company: <i>City of GJ</i>	Fax #: <i>244-1599</i>
From: <i>Alisa</i>	Date:
Subject: <i>21094 Amber Way - Architect App.</i>	
Message:	
<i>Please let me know if I can get you anything else</i>	
<i>ACU approval</i>	

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

If you have any questions regarding this fax or if you did not receive all of it, please call 970/248/4638.

Alpine Meadows Architectural Control Committee

Date: September 12, 1996
Request From: Castle Construction
Address: 2755 North Avenue
Request For: Spec House to be built at 2694 Amber Way

APPROVED as PROPOSED:

- Linda Schooley *Linda Schooley 9/14/96*
- Lee Beauchamp *Lee Beauchamp 9/14/96*
- Nancy Lee *Nancy Lee 9/12/96*

PROPOSAL SUGGESTIONS:

I hope "controversial fence" doesn't hinder ability to sell your nice house!

*Just an aesthetic suggestion -- no window in master bedroom ... put a door or french doors from master bed to patio ... L. Schooley
neat floor plan for almost 1900 \$.*