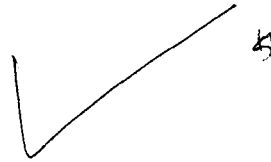


FEE \$	1000
TCP \$	0

BLDG PERMIT NO. 54735

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



3027

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 778 Jade Lane TAX SCHEDULE NO. 2701-351-44-025
 SUBDIVISION Alpine Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648
 FILING 1 BLK 4 LOT 5 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 _____
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS —
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434-2267 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 20' Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL
 Maximum Height 32' Parking Req'mt _____
 Special Conditions ARCO Approval
Req'd
 CENS.T. 10 T.ZONE 13 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 William Spivey Date 1/9/96
 Department Approval Ronnie Edwards Date 1-10-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8865-S/F
 Utility Accounting Millie Fowler Date 1-10-96

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)

95.00

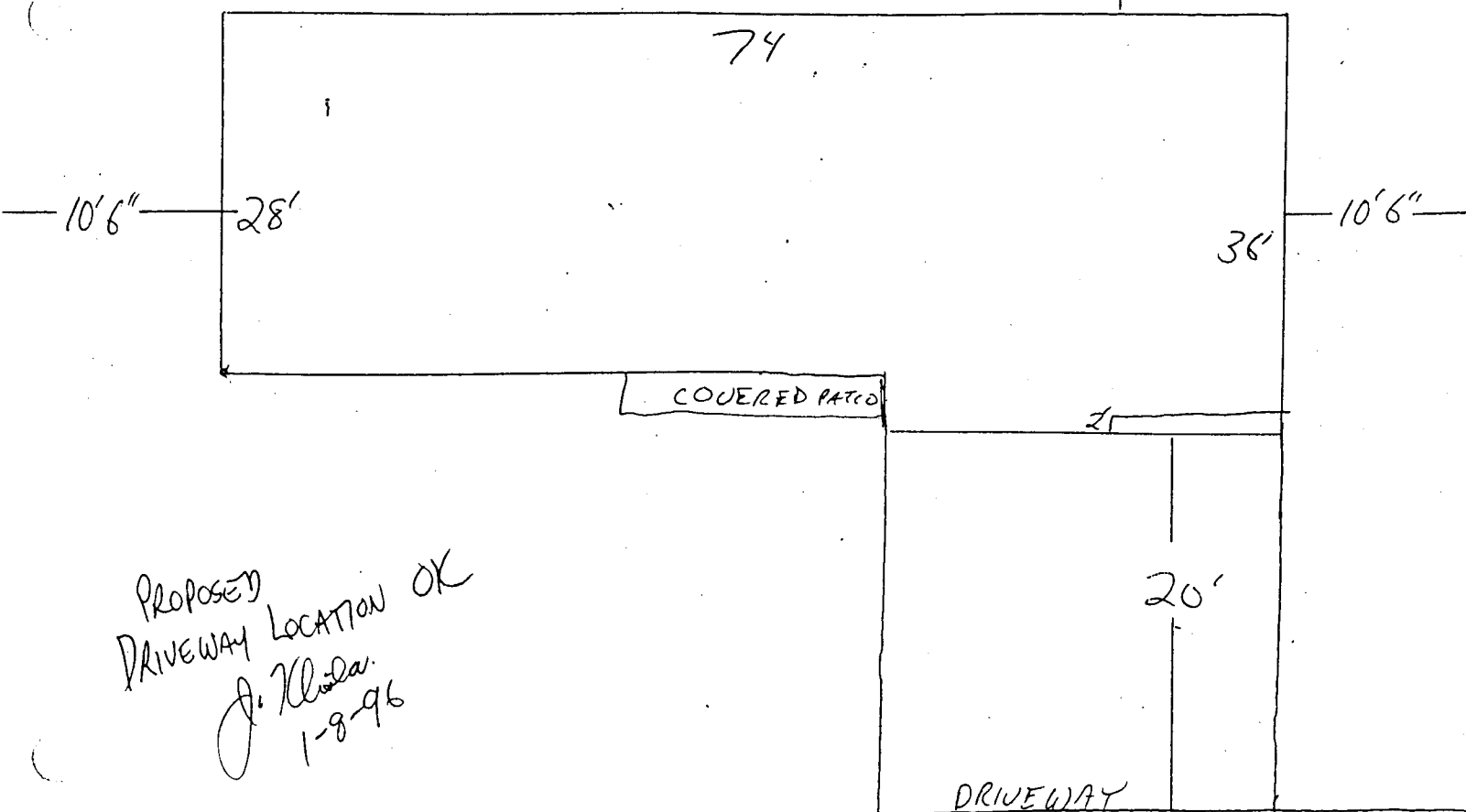
CASTLE CONSTRUCTION

3068 DUPONT COURT
GRAND JUNCTION, CO. 81504
(970)434-2267

ACCEPTED *Ronnie 1/10/96*
ANY CHANGES OR SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

33.02

91.02



PROPOSED
DRIVEWAY LOCATION OK
J. Kloda
1-8-96

778 Jade Ln