

FEE \$ 10.00
TCP \$ —

BLDG PERMIT NO. 57243

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 785 JADE LN TAX SCHEDULE NO. 2701-351-47-029
SUBDIVISION ALPINE MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1791
FILING 1 BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER GREG 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 CONST USE OF EXISTING BLDGS —
(2) ADDRESS 2755 N. Ax Grand 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 about 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) Parking Req'mt 2
or — from center of ROW, whichever is greater
Side 7' from PL Rear 20' from PL Special Conditions Acco approval is
Maximum Height 32' Required
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 [Signature] Date 8/12/96

Department Approval [Signature] Date 8/20/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9442

Utility Accounting [Signature] Date 8/20/96

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

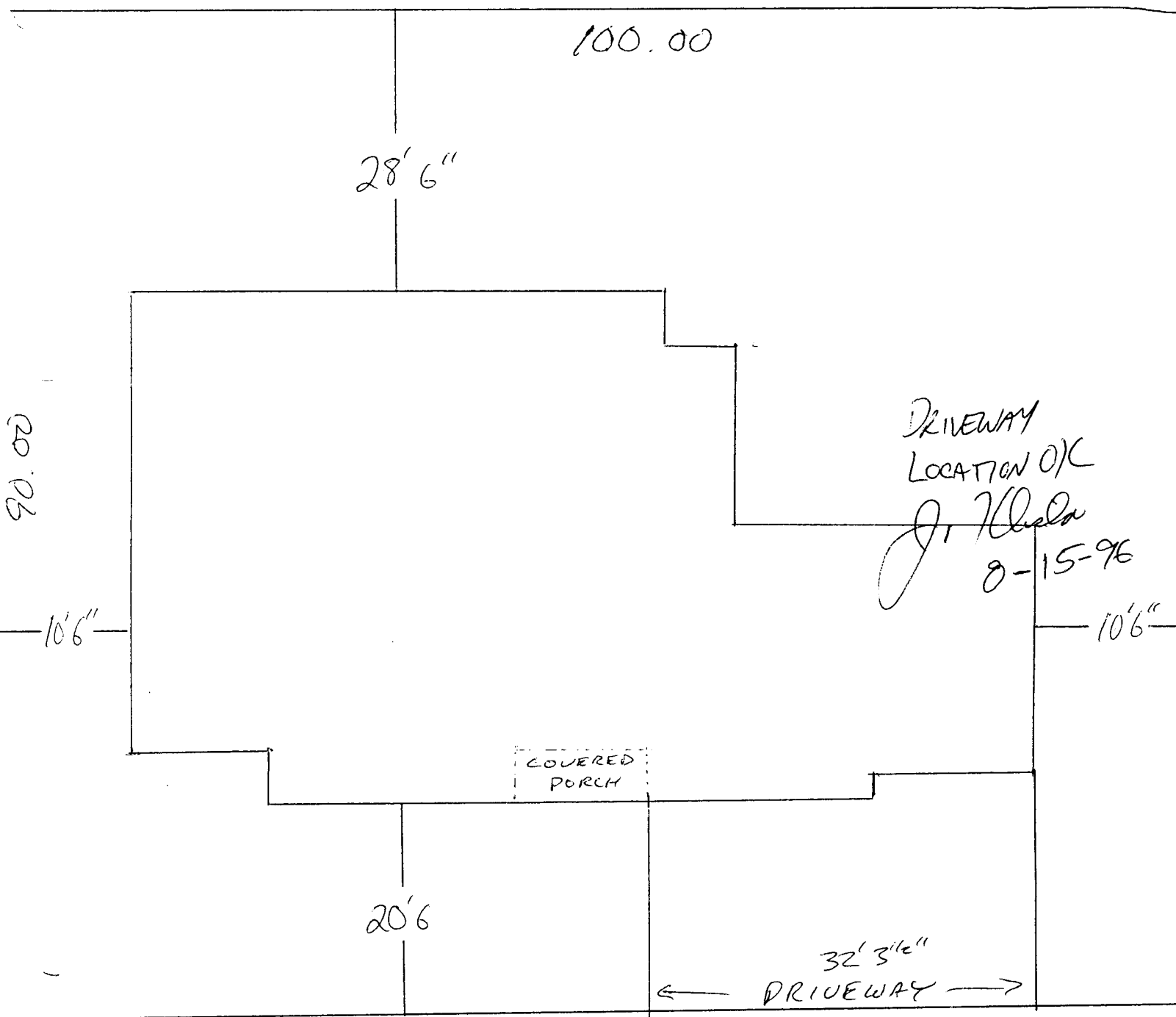
2755 North Avenue

Grand Junction, CO 81501

(970) 248-4638

ACCEPTED *KP 8/20/96*
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.

785 JADE LANE



JADE LANE