

DATE SUBMITTED 9-20-93

BUILDING PERMIT NO. _____

FEE \$ 5.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Department of Community Development

BLDG ADDRESS 2686 Amber Way

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500

SUBDIVISION Alpine Meadows

SQ. FT. OF EXISTING BLDG(S) none

FILING 1 BLK 1 LOT 8

NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2701-351-47-023

OWNER Don G. Hilbert

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none

ADDRESS 2686 Amber Way

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 243-8255

New Home

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 21' from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 7' from property line

CENSUS TRACT 13 TRAFFIC ZONE 16

Rear 20' from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]
Date Approved 9-20-93

Applicant Signature Don G. Hilbert
Date 9/20/93

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

(White: Planning)

(Yellow: Customer)

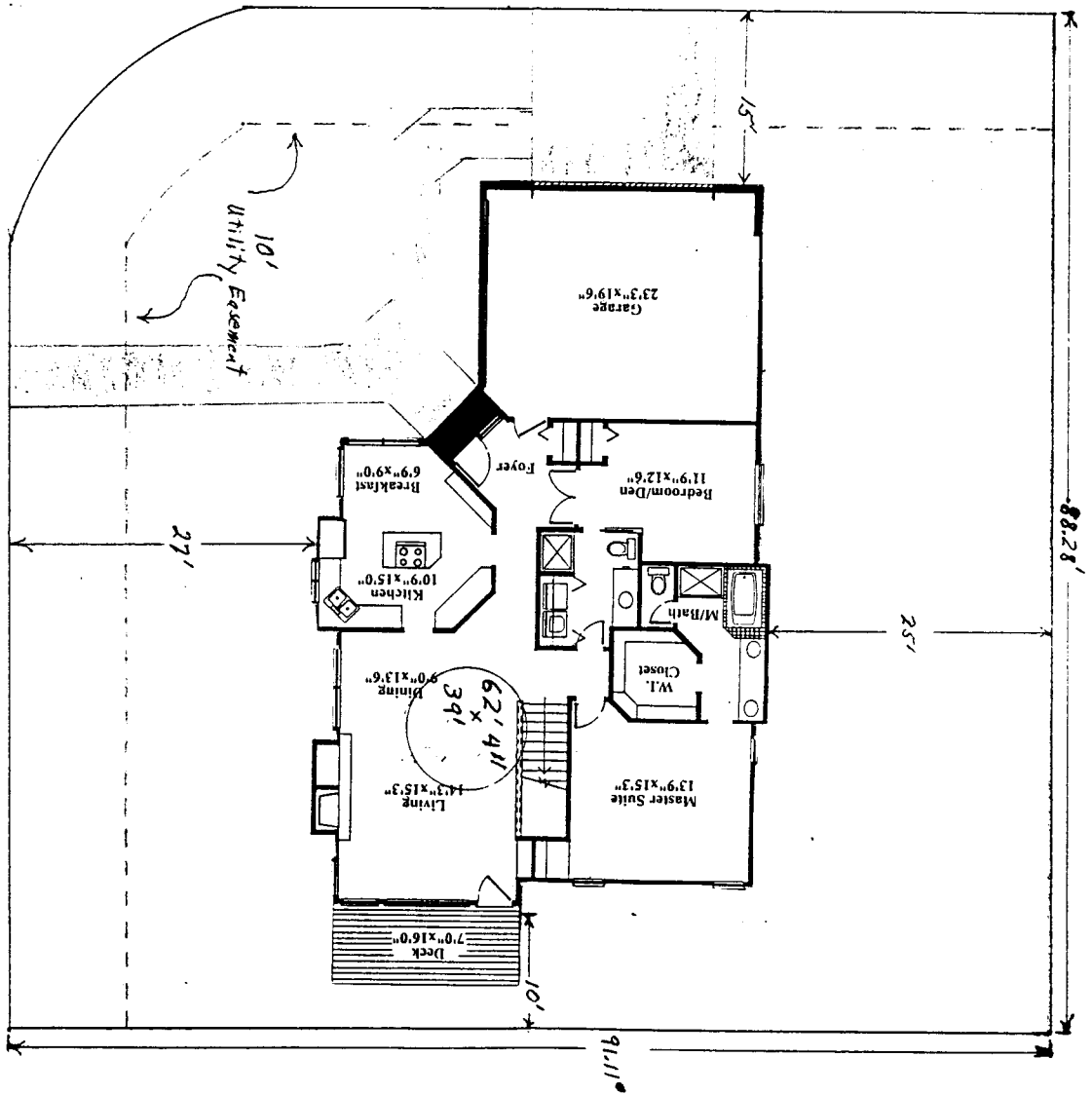
(Pink: Building Department)

Jordanna Road

N

Amber Way

2686 Amber Way



3/8" = 1'

ACCEPTED *MP 9-20-98*
 ANY CHANGE OR RETRACK MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



ALPINE MEADOWS DEVELOPMENT CORP.

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

September 20, 1993

Don G. Hilbert
2521 Snowmass Court
Grand Junction, CO 81503

RE: Architectural approval for the proposed single-family residence at
2686 Amber Way, Lot 8, Block 1, Alpine Meadows Subdivision, Grand
Junction, CO

Don,

This letter is to serve as final architectural approval for the above
referenced project based on the plans and site plan submitted with the
following stipulations:

1. Paint Colors to be the following:
 - a) Body color - Sherwin-Williams - per paint chip submitted
 - b) Trim color - Sherwin-Williams - per paint chip submitted
2. Brick - Prairie Grey as made by The Denver Brick Co.
3. Roofing - Tamko Heritage II (Weatherwood color) or approved equal.

If you have any questions or require further information, please
contact me at 245-2505.

Sincerely,


Robert L. Griffin, Chairman
ALPINE MEADOWS ARCHITECTURAL CONTROL COMMITTEE

cc: File
Scott Vencill