

DATE SUBMITTED: 5/26/93

PERMIT NO. 450831

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2685 JENTRY CT

SQ. FT. OF BLDG: 2000 + - ^{#/GARAGE}

SUBDIVISION ALPINE MEADOWS

SQ. FT. OF LOT: 9203 + -

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2701-351-47-02

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER DAVID SCHUEWING

USE OF EXISTING BUILDINGS: House

ADDRESS 2303 E. RD. Temp

DESCRIPTION OF WORK AND INTENDED USE: Residence

TELEPHONE: 242-9137

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 7' REAR 20'

CENSUS TRACT: 16 TRAFFIC ZONE: 13

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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

[Signature]
Department Approval

[Signature]
Applicant Signature

5/26/93
Date Approved

5-27-93
Date

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



ALPINE MEADOWS DEVELOPMENT CORP.

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

May 26, 1993

Kent Evans
Keystone Custom Builders
2303 E Road
Grand Junction, CO 81505

RE: Alpine Meadows Architectural Control comments for the proposed
single-family residence at 2685 Jentry Court, Grand Junction,
CO, Alpine Meadows Subdivision

Kent,

This letter is to serve as building placement approval for the above
referenced project, conditional upon the following items:

1. Submission of documentation verifying usage of Tamko Heritage II
shingles, Weatherwood color or equal.
2. Submission of the following colors:
 - a) Exterior Body Color
 - b) Exterior Trim Color
 - c) Exterior Accent Color
 - d) Brick Sample

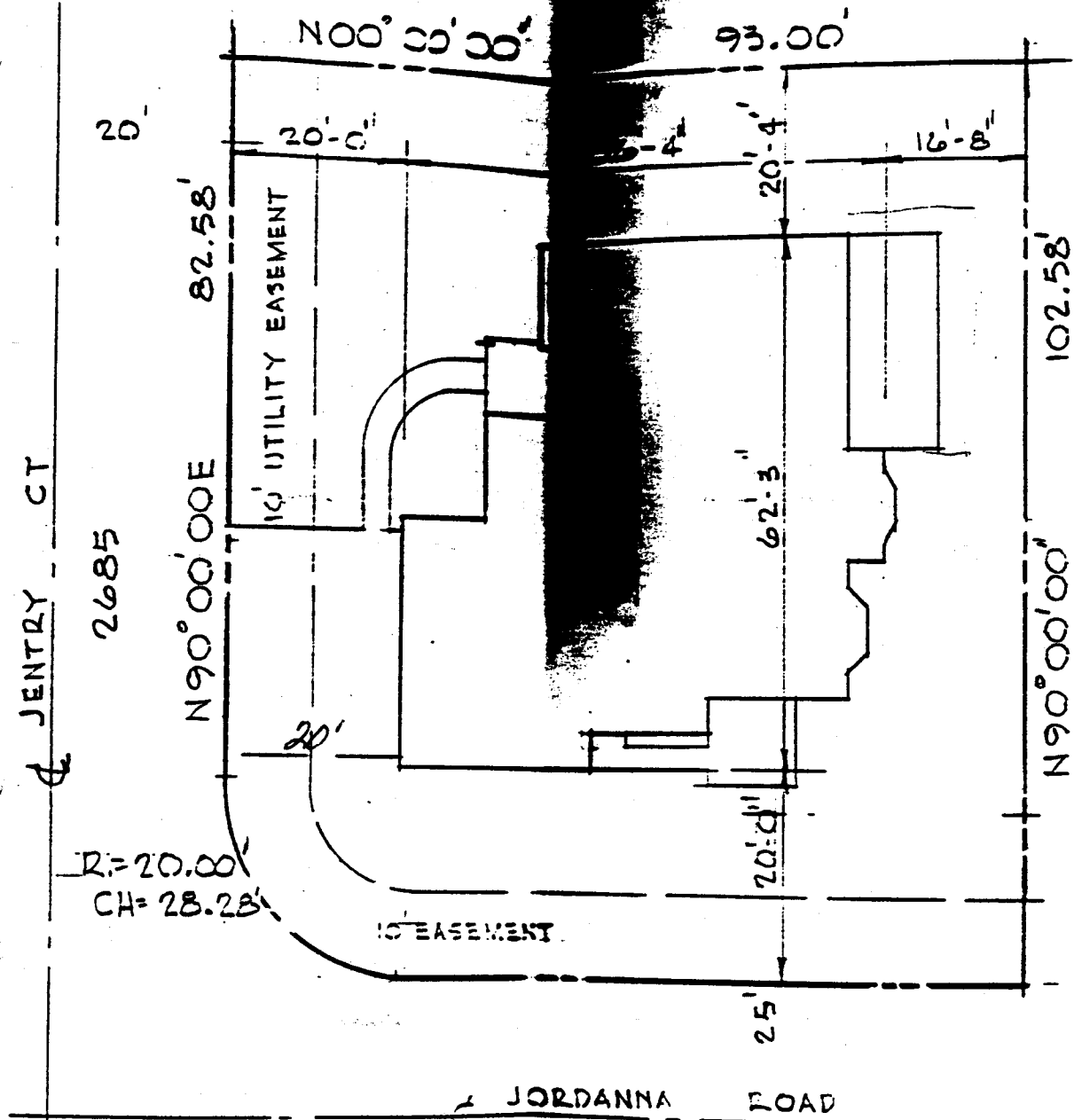
Final approval is contingent upon comments from the other committee
members.

If you have any questions, please call me at 245-2505.

Respectfully,

Robert L. Griffin
Chairman
Alpine Meadows Architectural Approval Committee

cc: Scott Vencill
file



JENTRY CT

2685

N90°00'00"

82.58'

N00°00'00"

93.00'

20'-0"

6'-4"

16'-8"

10' UTILITY EASEMENT

20'-4"

102.58'

R=20.00'
CH=28.28'

10' EASEMENT

6'-3"

20'-0"

25'

N90°00'00"

JORDANNA ROAD



ACCEPTED *KKA 5/26/93*
 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.

LEGAL DESCRIPTION:
 LOT 7 BLOCK 1
 ALPINE MEADOWS SUBDIVISION
 MESA COUNTY, COLORADO
2685 JENTRY CT.

PLOT PLAN

SCALE: 1" = 20'-0"

DATE SUBMITTED

9-21-93

BUILDING PERMIT NO. 462957

FEE \$ 500

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Department of Community Development

BLDG ADDRESS 2688 Janney

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900

SUBDIVISION Alpine Meadows

SQ. FT. OF EXISTING BLDG(S) _____

FILING 1 BLK 1 LOT 3

TAX SCHEDULE NO. 2701-351-47-018

NO. OF FAMILY UNITS 1

OWNER Bonnet Const

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 833 24th Rd

DESCRIPTION OF WORK AND INTENDED USE:
New Const

TELEPHONE 241-0795

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

ZONE PR 4.2

DESIGNATED FLOODPLAIN: YES _____ NO

SE^T CKS: Front 20' from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 7' from property line

CENSUS TRACT 16 TRAFFIC ZONE 13

Rear 20' from property line

PARKING REQ'MT _____

Maximum Height 32'

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]

Applicant Signature [Signature]

Date Approved 9-21-93

Date 9-21-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

**ALPINE MEADOWS DEVELOPMENT CORP.**

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

September 17, 1993

Mr. Larry Bennett
BENNETT CONSTRUCTION
833 24½ Road
Grand Junction, CO 81505

RE: Architectural approval for the proposed single-family residence at
Lot 3, Block 1, 2688 Jentry Ct., Alpine Meadows subdivision.

Dear Larry:

This letter is to advise you of Architectural Approval for the
above referenced project per plans submitted on September 14, 1993
contingent on the following items:

1. Body color to be Sherwin-Williams color "Palisade".
2. Trim color to be Sherwin-Williams color "Paris White".
3. Roofing to be Heritage II shingles by Tamko (or approved
equal), color "Weatherwood".
4. Deletion of the archway at the front elevation.
5. Installation of an additional window on the east elevation.

If you have any questions or require further information, please call.

Respectfully,

ALPINE MEADOWS ARCHITECTURAL CONTROL COMMITTEE

Robert L. Griffin
Chairman

RECEIVED FROM

303 245 2591

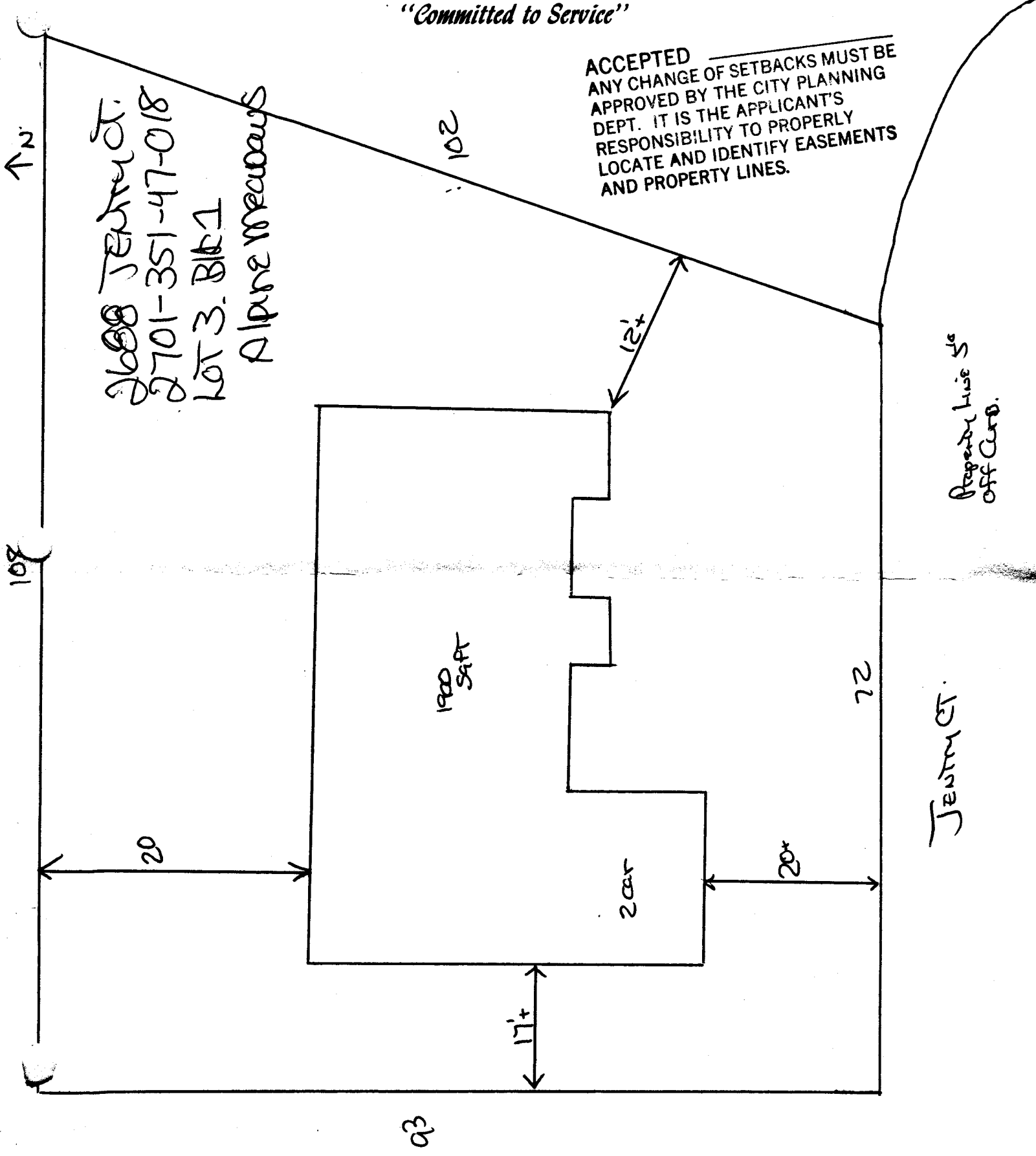
BENNETT CONSTRUCTION, INC.

833 24½ Road, Grand Jct., Colo. 81505, 241-0795

"Committed to Service"

ACCEPTED
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.

2688 Jentry Ct.
2701-351-47-018
LOT 3. Bldg 1
Alpine Meadows



Property Line 5'
off Curb.

Jentry Ct.

93