

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 57499

Refunded 9/29/96

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 373.5 Hill View Dr TAX SCHEDULE NO. 2945-202-06-039
C-J, CO 81503
SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4140 #
FILING 5 BLK 13 LOT 18A SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER David & Elizabeth Koos NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 236 5/2 RANARD NO. OF BLDGS ON PARCEL
81523 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 970 243-7909
(2) APPLICANT SAME USE OF EXISTING BLDGS Residence
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____

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 PR-4 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 10' from PL Rear 10' from PL Special Conditions ACCD approval
Maximum Height _____ required
CENSUS TRACT 1401 TRAFFIC ZONE 96

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 David Koos Date Sept. 6, 1996
Department Approval Maria Rabideaux Date 9-9-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. Paid 7-16-92
Utility Accounting Marshall Co Date 9-9-96

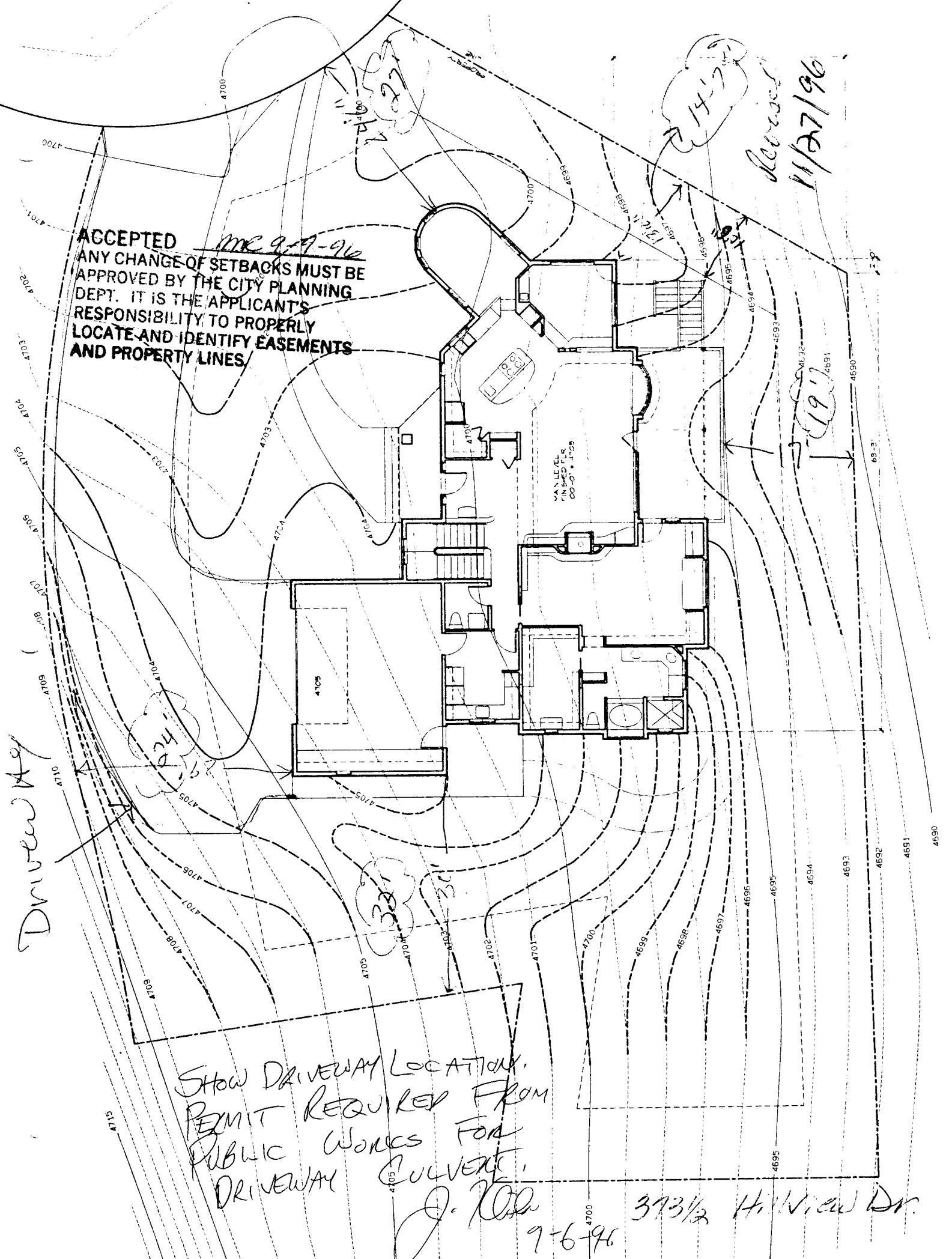
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Revised
11/27/96

ACCEPTED ~~MR 9-9-96~~
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.

Driveway



SHOW DRIVEWAY LOCATION,
PERMIT REQUIRED FROM
PUBLIC WORKS FOR
DRIVEWAY CULVERT.

J. [Signature]
9-6-96 373 1/2 Hill View Dr.

Multiple Copies: Please Type or Press Firmly With Ball Point Pen

4497

Copy Distribution
White-Contractor
Yellow-Office File
Green-Inspector
Pink-Street Supt.

CITY OF GRAND JUNCTION
250 North Fifth Street
Grand Junction, Colo. 81501

Department of Public Works
Engineering Division
Phone (303) 244-1555
Fax (303) 244-1599

PERMIT FOR CONSTRUCTION AND INSTALLATION OF FACILITIES IN PUBLIC RIGHT OF WAY

Contractor

Company THOMAS AND SUN, INC

Concrete Curbing/Sidewalk License No. _____

Address 321 QUAIL DR.

City GRAND JUNCTION State CO Zip Code 81503

Application Date 9-9-96

Date Work to Begin Within 3 weeks

Anticipated Completion Date 2/97

(Water Conservancy Districts Exempt)

Permit Fee

Curbing/Sidewalk Permit (\$30) \$60 \$ _____

Pavement Cut/Excavation Permit (\$50) \$60 \$ _____

Plus \$0.05 per linear foot of trench over 100' in length \$ _____

Other \$ _____

Total Permit Fees \$ NC

Responsible Charge

Responsible Construction Supervisor _____ Phone No. _____

Alternate Responsible Person _____ Phone No. _____

After Working Hours Contact _____ Phone No. _____

Street Address/Location(s) 373.5 Hill View Dr. G.J. CO

Job Location(s) Ridges

Subdivision Name (If Known) _____

Type of Work	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Irrigation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground Power	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utility Work Is
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curb & Gutter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main Line
Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable T.V.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Line

Estimated Quantities

Curb, Gutter & Sidewalk _____	Lineal Feet	Sidewalk Crossing Drain _____	Each
rb & Gutter _____	Lineal Feet	Storm Drain Inlet _____	Each
Sidewalk _____	Lineal Feet	Asphalt Pavement _____	Square Yards
Driveway Section _____	Square Yards	Concrete Pavement _____	Square Yards
Drain Pan _____	Lineal Feet	Other _____	
Excavation Volume _____	Cubic Yards	Type of Backfill _____	

Requirements

(To Be Completed By City)

Testing Requirements **

- | | |
|--|--|
| <p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/> Performance Guaranty</p> <p><input type="checkbox"/> <input type="checkbox"/> Traffic Control Plan</p> <p><input type="checkbox"/> <input type="checkbox"/> Pedestrian Safety Plan</p> <p><input type="checkbox"/> <input type="checkbox"/> Inspection of Concrete Forms & Base</p> <p><input type="checkbox"/> <input type="checkbox"/> Inspection of Facilities Prior to Back-Fill</p> <p><input type="checkbox"/> <input type="checkbox"/> Inspection of Subgrade After Back-Fill</p> <p><input type="checkbox"/> <input type="checkbox"/> Final Inspection Upon Completion of Work</p> <p><input type="checkbox"/> <input type="checkbox"/> Community Development Department Approval *</p> <p><input type="checkbox"/> <input type="checkbox"/> End of day surface restoration required. (Surfacing material to be used _____)</p> | <p><input type="checkbox"/> Backfill Compaction Test(s) AASHTO T-99</p> <p><input type="checkbox"/> Roadbase Compaction Test(s) AASHTO T-180</p> <p><input type="checkbox"/> Bituminous Pavement Compaction Test(s) AASHTO T-230</p> <p><input type="checkbox"/> Concrete Slump/Air Test(s) AASHTO T-119, T-152</p> <p><input type="checkbox"/> Concrete Compressive Strength AASHTO T-22, T-23</p> <p><input type="checkbox"/> Other Testing: _____</p> |
|--|--|

* Community Development Department approval required for new or changed access to all streets except residential.
** All compliance testing shall be performed by a qualified independent laboratory. Frequency of testing shall be in accordance with city specifications.

In accepting this permit the undersigned, representing the Permittee, verifies that he has read and understands all the provisions and requirements of this permit; that he has authority to sign for and bind the Permittee, and by virtue of his signature the Permittee is bound by and agrees to comply with all City Ordinances, standards and specifications regulating construction.

Contractor [Signature]

Permit Valid For 6 Months From Date Issued

Preconstruction Inspection by: [Signature] Date 8-7-96

Public Works Permit Approval by: _____ Date _____

Community Development Approval by: _____ Date _____

Final Inspection by: _____ Date _____

► APPROVAL FOR BUILDING PERMIT ◀
 Ridges Architectural Control Committee (ACCO)

Job No. _____
 Builder or Homeowner David and Elizabeth Koos
 Ridges Filing No. FIVE
 Block 13 Lot 18A
 Pages Submitted _____
 Date Submitted 8-21-96

A - Approved
 NA - Not Approved

SITE PLAN

- | | | | |
|--------------------------|--------------------------|---|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | <u>24'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | <u>30'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>28' EAST SIDE</u>
<u>17' WEST SIDE; 14' S.W. CORNER</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>2089 sq MAIN level; 2069 sq Lower level</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>CONCRETE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage | <u>PER SITE PLAN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>NOT DESIGNED AT THIS TIME, WE UNDERSTAND OUR COMMITMENT TO COMPLETE LANDSCAPINGS WITH ACCO APPROVAL, WITHIN 1yr. OF COMPLETED CONSTRUCTION</u> |

NOTE: Driveway shall be constructed of asphalt or concrete and shall extend to street paving with a 12" minimum drainage pipe extended 2'-0" minimum each side of driveway.
 NOTE: All drainage shall be directed away from the foundation and disposed of without flowing onto adjacent lots.
 NOTE: Water meter and Irrigation riser must not be disturbed without permission of Ridges Metropolitan District.

EXTERIOR ELEVATIONS

- | | | | |
|--------------------------|--------------------------|-------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) | <u>17' 6"</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>Rubber membrane</u> Color <u>WHITE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>Beige</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>Stucco</u> Color <u>Beige</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | <u>SEASONAL fabric AWNING over 1/2 of BACK DECK</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios | <u>Light Concrete tile front porch</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Other | _____ |

NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material.

APPROVED SUBJECT TO:

(Signature) and water permits must be obtained prior to issuance of building permit.
 APPROVED Ridges Architectural Control Committee no judgement on foundation design.

By signature below, builder or owner guarantees that improvements will be constructed as shown on this form and building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By _____
 By APPROVED Ridges Architectural Control Committee
(Signature)
(Signature)

Builder/Realtor/Homeowner
 By David P. Koos Elizabeth J. Koos
 Date AUG. 22, 1996
 H) 243-7909
 W) 241-7441

373 1/2 Hillview Dr.

September 25, 1996

SEP 27 1996

Jody Kliska, P.E.
Department of Public Works
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Re: Koos Residence and TCP Fees

Dear Jody,

This letter is a follow-up to our conversation of September 16, 1996, and our phone contact of September 25, 1996. I have been unable to obtain a copy of the bid to prepare the cul-de-sac on Hill View for paving, but it is my understanding that my portion of that preparation will be \$900.00. In our conversation we discussed that consequently, I would be able to receive a refund of the \$500.00 TCP fees I paid in the process of obtaining my building permit (Paid 9-9-96, receipt # 4552, Treasurer Receipt # 76983). I am herewith requesting that refund. I will continue to request a copy of the aforementioned bid and forward a copy to you when I obtain it.

Thank you for your attention to this matter. If you need to contact me regarding this, please feel free to do so at 241-7441.

Thank you again.

Sincerely,

David Koos

David Koos

TCP CREDIT OF \$500

J. Kliska
9-27-96