(White: Planning)

(Yellow: Customer)

BLDG PERMIT NO. 40254

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

(Grand Junction Community Development Department)

## 

	BLDG ADDRESS 2682 Amber Way	TAX SCHEDULE NO. <u>2701-351-53-002</u>
	SUBDIVISION Sedona Sub Filing 2	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1453 sq'
	FILING 2 BLK LOT 2	SQ. FT. OF EXISTING BLDG(S) 2740 sq!
	(1) OWNERErnie Hoeckel	NO. OF DWELLING UNITS BEFORE: _1 AFTER: _1 THIS CONSTRUCTION
	(1) ADDRESS <u>2682 Amber Way</u>	
	(1) TELEPHONE <u>243–7245</u>	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION
	(2) APPLICANT Hilgenfeld Construction	USE OF EXISTING BLDGS
	(2) ADDRESS P. 0. Box 1131	DESCRIPTION OF WORK AND INTENDED USE:
	(2) TELEPHONE <u>243–4048</u>	Garage addition 860 sq'
	REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, setbacks to all property lines, ingress/egress to the pro	In the second se
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF		
_	ZONE	Maximum coverage of lot by structures
	SETBACKS: Front from property line (PL) of	or Parking Req'mt
	from center of ROW, whichever is greater	Special Conditions
	Side 5 from PL Rear 0 from P	L
	Maximum Height	CENSUS TRACT 16 TRAFFIC ZONE 13
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	Date 5677
	Department Approval Juliu Estimate	Ch Date 5/6/97
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO Chg in W.		
_	Utility Accounting	Date <u>5/6/97</u>
	VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	CE (Section 9-3-2D Grand Junction Zoning & Development Code)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

Apr. 25 1997 04:13PM P1 Apr. 25 1987 2:45FM PO1

Apr.25 1997 4:13PM P01

FROM: SCOTTY INC.& INVESTMENT CO. om : DARRON STEMPLE & 49500.

PHONE NO. ; 970 245 8370 PHONE No. : 970 242 0019



## Hilgenfeld Construction

. FOR ALL YOUR BUILDING NEEDS RO. Box 1131 + 683 25 Road Grand Junotion, Colorado 81502 (970) 243-4046 FAX 243-7434

RE: 2682 Amber Way



## Architectural Control Committee

Sedona Subdivision

April 24, 1997

Home Owners: Applicant: Hilgeniald Construction P. O. Box 1131 Ernie and Kristin Hoeckel 2682 Amber Way

Grand Junction, CO

243-4048

267-1768

Sadona Subdivision

Grand Junction, CO

Lot 2 Filing 2

Proposed Changes:

Garage addition Loft addition

860 sq 593 sq

782 sq

Remodel existing

Considerations:
Orest oare was given to design this remodel/addition to retain the integrity of the original design. Currently home owners must make a sharp right to entry garage, this space to be remodeled to living area. The new proposed garage will be set further back on the lot and will be entered straight in from driveway. This proposed addition will fit nicely on the lot and this home will continue to be an asset to your subdivision. Elevations from all sides (including view from oul-de-sac) will look like original construction, not like an add on.

Colora & Materials; Body To match existing To match existing Trim Windows To match existing Doors To match existing Gutters To match existing To match existing Garage doors To match existing Stucco

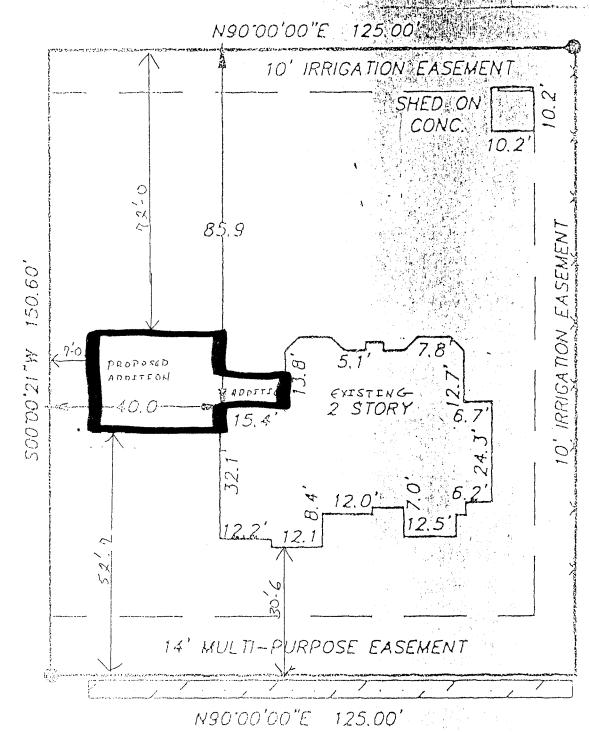
Roofing To match existing

Maximum Heighte: Existing house

Proposed addition

28 24

Approvel Signatures



VOD'00'21"E 150.60"