

FEE \$ ~~10.00~~ 10.00

BLDG PERMIT NO. 60254

PLANNING CLEARANCE

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

277-1660-81.7



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2682 Amber Way TAX SCHEDULE NO. 2701-351-53-002
 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) OWNER Ernie Hoeckel NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2682 Amber Way
 NO. OF BLDGS ON PARCEL
 BEFORE: AFTER: THIS CONSTRUCTION
 (2) APPLICANT Hilgenfeld Construction USE OF EXISTING BLDGS residence
 (2) ADDRESS P. O. Box 1131 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-4048 Garage addition 860 sq'
Loft addition 593 sq' - FOR FAMILY USE

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-4.2 Maximum coverage of lot by structures
 SETBACKS: Front from property line (PL) or
20 from center of ROW, whichever is greater Parking Req'mt
 Side 5 from PL Rear 20 from PL Special Conditions
 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 [Signature] Date 5/6/97
 Department Approval [Signature] Date 5/6/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. No Chg in use
 Utility Accounting [Signature] Date 5/6/97

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

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

FROM : SCOTTY INC. & INVESTMENT CO.
From : DARROW STEMPLE & ASSOC.

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

Apr. 25 1997 04:13PM P1
Apr. 25 1997 2:45PM P01

Hilgenfeld Construction



Commercial

FOR ALL YOUR BUILDING NEEDS
P.O. Box 1131 • 683 28 Road
Grand Junction, Colorado 81502
(970) 243-4048
FAX 243-7434



Residential

To:
Architectural Control Committee
for
Sedona Subdivision

April 24, 1997

RE: 2682 Amber Way

Applicant:		Home Owners:	
Hilgenfeld Construction P. O. Box 1131 Grand Junction, CO 243-4048		Ernie and Kristin Hoeckel 2682 Amber Way Grand Junction, CO 267-1768	
Proposed Changes:			
Garage addition	860 sq'	Lot 2 Filing 2	Sedona Subdivision
Loft addition	593 sq'		
Remodel existing	782 sq'		
Considerations:			
Great care 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 cul-de-sac) will look like original construction, not like an add on.			
Colors & Materials:			
Body	To match existing		
Trim	To match existing		
Windows	To match existing		
Doors	To match existing		
Gutters	To match existing		
Garage doors	To match existing		
Stucco	To match existing		
Roofing	To match existing		
Maximum Heights:			
Existing house	28'		
Proposed addition	24'		
Approval Signatures:			
Approved	<i>Darrow Stemple</i>		
4-25-97	<i>Rodney Kalin</i>		

ACCEPTED *KCA 9/6/97*
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.

