

FEE \$	10.00
TCP \$	0
SIF \$	0



EX

BLDG PERMIT NO. 69177

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2293 El Monte Court TAX SCHEDULE NO. 2945-071-32-004

SUBDIVISION Vista Del Rio Filing #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3121 sq'

FILING BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Les Frink NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 539 1/2 Ridgestone Court NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-9645 USE OF EXISTING BLDGS _____

(2) APPLICANT Hilgenfeld Construction USE OF EXISTING BLDGS _____

(2) ADDRESS P. O. Box 1131 GJ CO 81502 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 243-4048 New residence

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR1.86 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 25' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____ CENSUS 1401 TRAFFIC 91 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 3-12-99

Department Approval [Signature] Date 3-16-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12034

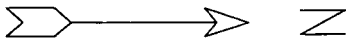
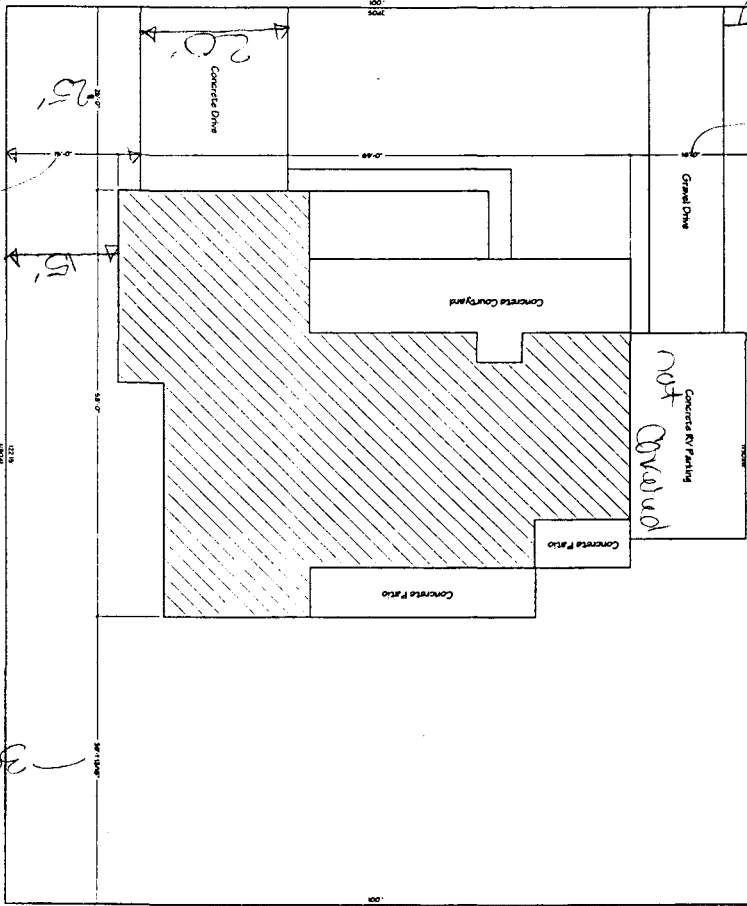
Utility Accounting [Signature] Date 3/16/99

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)

Done
3/16/99

2293 El Monte Ct



Frink Residence
2293 El Monte Ct
Lot 4 Block 2 Vista Del Rio Subdivision

*Drive OK
Pick Down
3-16-99*

Revision Date: 21 May 1998
Scale: 1/8" = 1 foot
3002 sq ft
Site Plan
7

Frink Residence
2293 El Monte Ct
Grand Junction CO 81503

HILGENFELD CONSTRUCTION
PO Box 1131 Grand Junction CO 81502
(970) 243-4048

Master Plan
BUSINESS SERVICES
"Custom residential design and drafting."
316 Cedar St. Grand Junction CO 81503
David Cook 970.260.5900

2293

VISTA DEL RIO SUBDIVISION
ARCHITECTURAL CONTROL COMMITTEE CHECKLIST

DATE RECEIVED 6/08/98 \$30.00 FEE PAID

BUILDER: HILGENFELD CONSTRUCTION PHONE 243-4048

ADDRESS: P.O. Box 1131, GRAND JCT, CO 81502

OWNER: LES FRINK PHONE 243-9645

ADDRESS: 539 1/2 RIDGESTONE COURT, GRAND JCT, CO 81503

SUBMITTAL FOR: FILING 2 LOT # 4 BLOCK 2

SETBACKS: OK ACCESSORY BUILDINGS: NONE SHOWN FENCES: OK

ENGINEERED FOUNDATION: REQ'D. - TO BE SENT / REQ'D / REEN. 2/23/99

GEOLOGIC CONCERNS: YES - ENG. PDN.

LANDSCAPE/IRRIGATION PLAN: SUBMIT PRIOR TO START

GRADING/DRAINAGE PLAN: OK

SQUARE FOOTAGE: OK # OF STORIES/BSMT: ONE + WALKOUT BELOW

ROOFING MATERIAL: TILE / MEMBRANE - OK

30% MASONRY OR STUCCO SIDING: ALL STUCCO - OK


REAR CURB APPEAL REQUIRED: YES - OK

HEIGHT LIMIT/ROOF PITCH RESTRICTION: YES - OK

EXTERIOR COLORS: OK

COMMENTS: SUBMIT COPY OF PDN. PLAN AND LANDSCAPE / IRRIGATION PLAN PRIOR TO INSTALL.

ACCEPTED _____ CONDITIONAL ACCEPTANCE REJECTED _____
(SEE COMMENTS)

BY:  DATE: 6/09/98