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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

# 100440

Building Address 2311 Wintergreen Dr No. of Existing Bldgs 3 No. Proposed 10 chg  
 Parcel No. 2945-014-20-021 Sq. Ft. of Existing Bldgs 1542+ shed 405 drive Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision, Pleasant Run Spring Valley Sq. Ft. of Lot / Parcel 10759  
 Filing 6 Block 9 Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Bruce Alderman  
 Address 2311 Wintergreen Dr  
 City / State / Zip G. Jct. Co

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): open covered patio (12x28)

**APPLICANT INFORMATION:**

Name Young's Gen Contractor  
 Address 2936 B Rd  
 City / State / Zip G. Jct. Co 81503  
 Telephone 970-260-2983

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: ACCO approval required

**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 PLANNING STAFF**

ZONE R5 Maximum coverage of lot by structures 60  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5 from PL Rear 25 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) 35 Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials) Special Conditions ACCO approval required - engineered foundations required

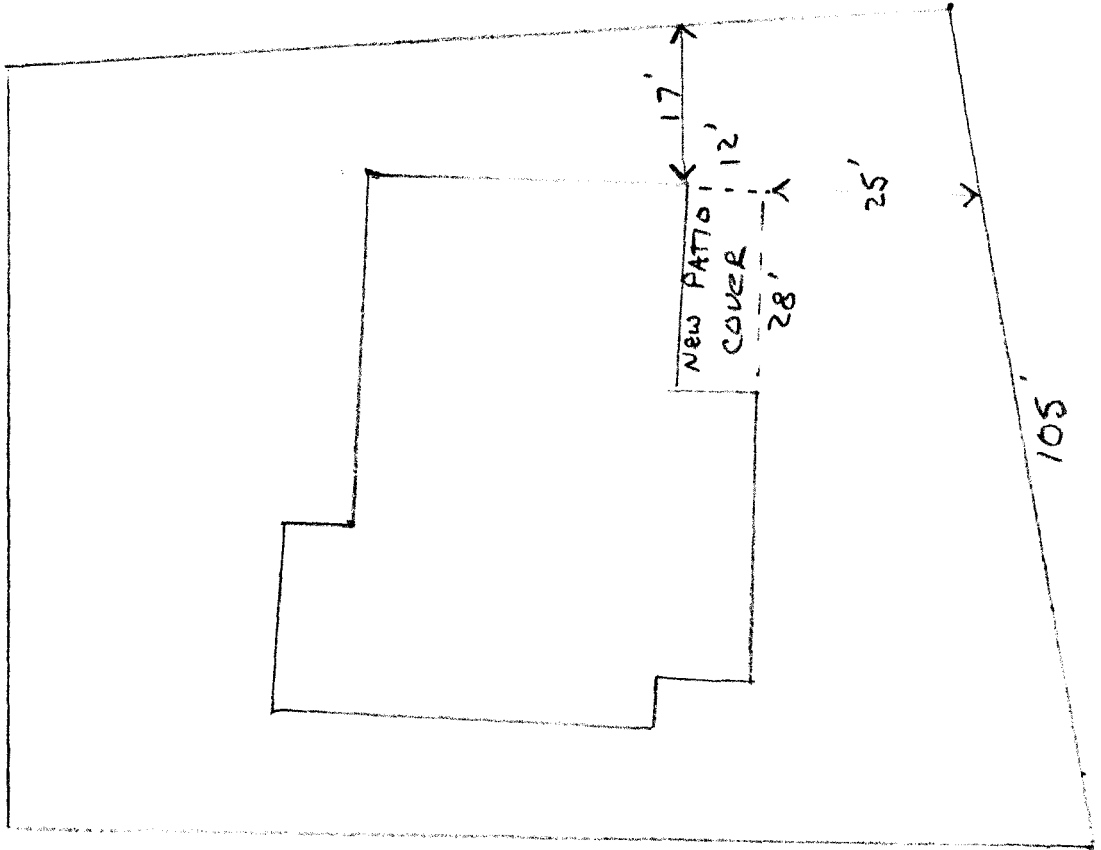
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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).

X Applicant Signature [Signature] Date 8-18-09  
 Planning Approval [Signature] Date 8/18/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>only</u>
Utility Accounting <u>[Signature]</u>	Date	<u>8-17-09</u>	

WINTERGREEN DR.  
65'



2311 WINTERGREEN DR. PLOT PLAN

ACCEPTED *P. J. [Signature]*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

# Architectural Change Request

TO: Spring Valley Homeowners Association, Inc.  
 Architectural Committee  
 Grand Junction, Colorado 81506

HOMEOWNER'S NAME: <i>Bruse &amp; Janet Alderman</i>	
PROPERTY ADDRESS: <i>2311 Wintergreen Drive</i>	
HOMEOWNER'S TELEPHONE NUMBER: <i>970-256-0331</i>	DATE REQUEST RECEIVED: <i>8/14/09</i>

## Notice to Homeowner:

Before beginning any major repairs, improvements or maintenance to the exterior of your home, you must obtain written approval of your intent from the SVHOA Architectural Committee before commencing work. This ensures that the work you intend to perform is in harmony with the other structures in the subdivision, that the work complies with the current SVHOA CCRs, and that the SVHOA Architectural Committee understands, agrees with, and approves of that work. Such understanding, agreement, and approval becomes effective when this document is signed by both you and by a member of the Architectural Committee. Please keep a completed copy of this document with your records as proof of approval by the SVHOA Architectural Committee.

I am seeking Architectural Committee approval to:

<input type="checkbox"/> CHANGE THE COLOR of an existing structure	<input type="checkbox"/> Add, modify, or move a FENCE
<input type="checkbox"/> Install an ANTENNA	<input type="checkbox"/> Install a SOLAR PANEL
<input checked="" type="checkbox"/> Add a new structure or modify an existing one	<input type="checkbox"/> Re-roof or re-shingle
<input type="checkbox"/> Other (describe): _____	

PROPOSED STARTING DATE: *8-17-09*

Please show location of work relative to your home and property set-back line, using additional sheets if necessary. No. of Attached Sheets: \_\_\_\_\_

Please include the following information with this request: *All materials to be used are new.* *8-14-09*

**FOR STRUCTURES:**

- Include date on all drawings *3/2 x 4 1/2 x 28' Beam*
- Include plot plan or drawing showing dimensions & location of structure(s) *2x6's on 16 inch center*
- Indicate setback distances from property lines *7/16 plywood*
- Describe materials to be used *Same color Asphalt shingles "Autumn Brown"*

Other comments: \_\_\_\_\_

**FOR FENCES/HEDGES:**

\_\_\_\_\_ Indicate heights and location with respect to property lines and house/garage

\_\_\_\_\_ If fence, indicate type of materials to be used

**FOR COLOR CHANGES:**

\_\_\_\_\_ Submit paint chip, minimum 2 square inches

Paint Chip Received on: \_\_\_\_\_ by: \_\_\_\_\_

**Applicant's Statement:**

I certify that I am the owner of record of the above described property. I hereby acknowledge that I have read this application and that the plot plan and work proposed herein represent my intent. I agree to comply with any and all SVHOA CCRs and current policies that pertain to the work proposed in the above or attached diagram(s). I understand that if I do not comply with the CCRs or current policies, the HOA may move forward with one or more of the remedies available in the CCRs or current policies. I have read and I understand the SVHOA CCRs as they apply to setbacks, materials, and height restrictions. I understand that approval by the Architectural Committee does not constitute approval of the local building departments regarding building code requirements and that any permits required by the City of Grand Junction or Mesa County are my responsibility. I understand that up to 30 days (5 days for color changes) may be required for approval once I have submitted this request to an Architectural Committee member for approval.

*Bruse Alderman*  
 Applicant's Name (Printed)

*Bruse Alderman*  
 Applicant's Signature

*970-256-0331*  
 Applicant's Telephone Number

*8-14-09*  
 Date Signed

**Architectural Committee Action:**

APPROVED as submitted  subject to the following conditions

\_\_\_\_\_

\_\_\_\_\_

DENIED for the following reasons: \_\_\_\_\_

*C Yancy*  
 (Architectural Committee Member Signature)

*8/14/09*  
 (Date Signed)