

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

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

BLDG PERMIT NO. 87272



Your Bridge to a Better Community

BLDG ADDRESS 425 SANDSTONE DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 500 sq' Garage
 TAX SCHEDULE NO. 2945-163-25-001 SQ. FT. OF EXISTING BLDGS 1950
 SUBDIVISION RIDGES TOTAL SQ. FT. OF EXISTING & PROPOSED 2450
 FILING 1 BLK 6 LOT 1c NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER JEFF & JUDY PEARCE NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 425 SANDSTONE DR. USE OF EXISTING BUILDINGS 1
 (1) TELEPHONE 970-243-5121 DESCRIPTION OF WORK & INTENDED USE GARAGE ADDITION
 (2) APPLICANT SAME (SIDE LOAD)
 (2) ADDRESS " TYPE OF HOME PROPOSED:
 (2) TELEPHONE " Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) GARAGE

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front per plan from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear _____ from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

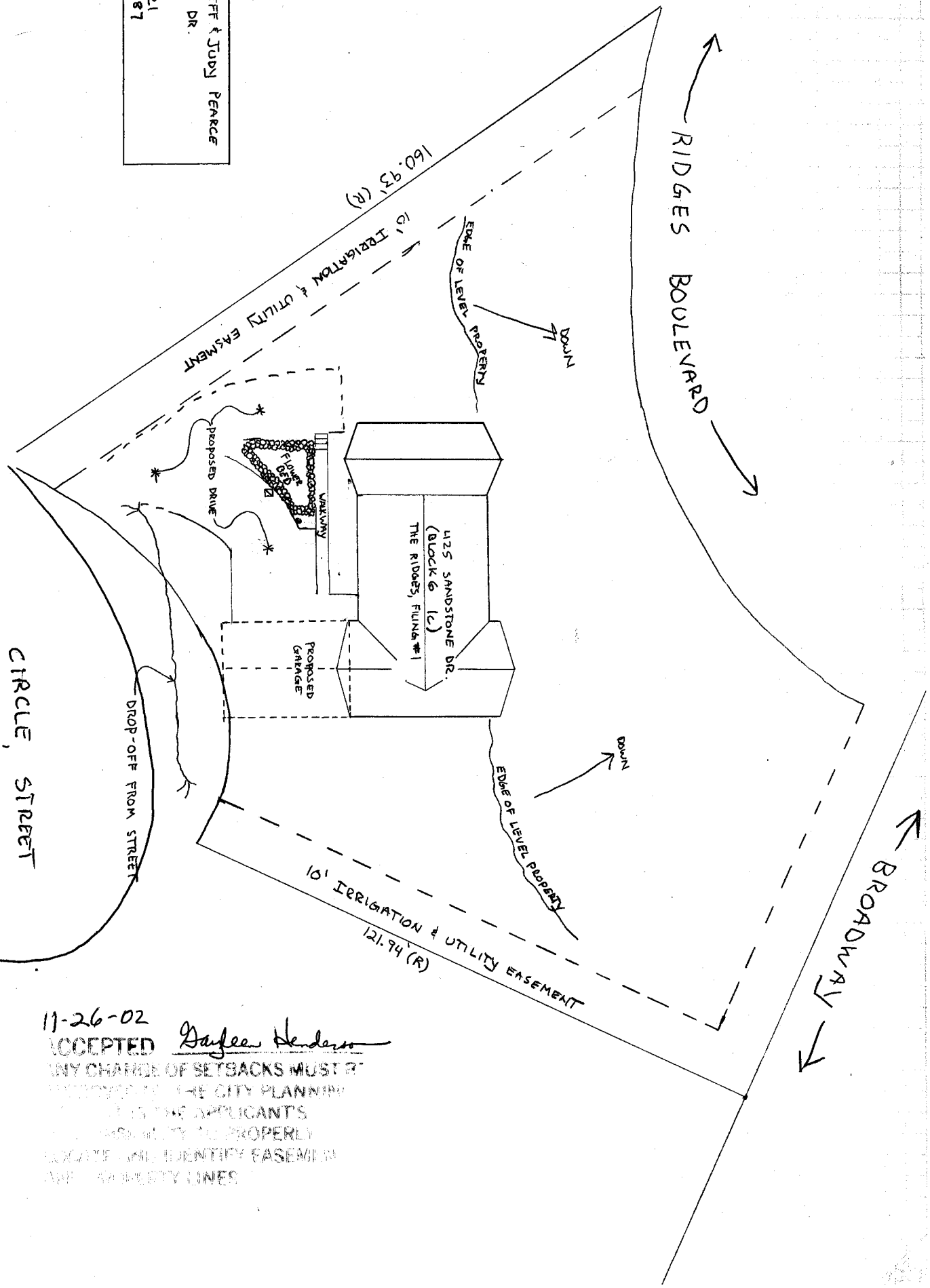
Applicant Signature [Signature] Date 11-26-02
 Department Approval [Signature] Date 11-26-02

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11-26-02</u>		

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)

PROPERTY OF JEFF & JUDY PEARCE
 425 SANDSTONE DR.
 Phone: 243-5121
 261-5987



11-26-02
 ACCEPTED *Gayle Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Permit
\$ 500

JOB NO. _____
 Builder or Homeowner 425- Sandstone Drive
 Ridges Filing No. ONE
 Block 6 Lot 1C
 Pages Submitted _____
 Date Submitted 9-26-02

Approved _____
Not Approved _____

PERMIT PLAN

- NA
- Front setback (20'-0" minimum) 8' (REQUEST FOR VARIANCE)
 - Rear setback (10'-0" minimum) ATTACHED TO EXISTING HOUSE
 - Side setbacks (10'-0" minimum "B" and "C" lots) 15'
 - Square Footage 624 SQ. FT. GARAGE ADDITION
 - Sidewalks NO
 - Driveway (asphalt or concrete) CONCRETE
 - Drainage AGGREGATE SUMP
 - Landscaping NEW CONCRETE/STONE VENEER FLOWER BED/RETAINING WALL & EXTENSION OF EXISTING RETAINING WALL TO BE COVERED W/CLIMBING IVY @ LATER DATE

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

- Height (25'-0" maximum) NOT TO EXCEED 21'-6"
- Roof - Material ASPHALT, 3 TAB ARCHITECTURAL Color BLACK TO MATCH HOUSE
- Trim - Color BLACK PAINTED CEDAR TRIM
- Siding - Material CONCRETE IMPREGNATED SIDING Color MONTGOMERY WHITE/PAINT
Material FIBERGLASS GARAGE DOORS Color PAINT TO MATCH
- Brick - Color _____
- Stone - Color _____
- Balcony NO
- Porches or patios NO
- Other ADDITION OF SOME EXTERIOR LIGHTING

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

APPROVED SUBJECT TO:

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCO makes no judgement on foundation design.

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.

RESIDENTIAL BUILDING PERMIT
 Ridges Architectural Control Committee
[Signature]
[Signature] 10/15/02
[Signature] 10/15/02

Builder/Realtor/Homeowner
 By *[Signature]*
 Date 9-26-02
[Signature] 10/15/02