

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

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

BLDG PERMIT NO. _____

13158 P

Building Address 411 Stoneridge Ct
 Parcel No. 2945-163-24-032
 Subdivision The Ridge
 Filing 1 Block 4 Lot 17c

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 434
 Sq. Ft. of Lot / Parcel 3 acres 17,728.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name STEVEN BERGER
 Address 411 Stoneridge Ct
 City / State / Zip GRAND JUNCTION CO 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): GARAGE 434 sq ft.

APPLICANT INFORMATION:

Name DON BROOKS
 Address 181 LITTLE PARK RD
 City / State / Zip GRAND JUNCTION CO 81507
 Telephone 970-216-5762

***TYPE OF HOME PROPOSED:**

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

NOTES: Needs Acco approval
Acco failed to respond in 30 days - Per covenants
request is approved by City Planning.

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____

Side 10' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO

Maximum Height of Structure(s) 25' Parking Requirement 2

Voting District _____ Driveway Location Approval PD Special Conditions _____
 (Engineer's Initials)

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.

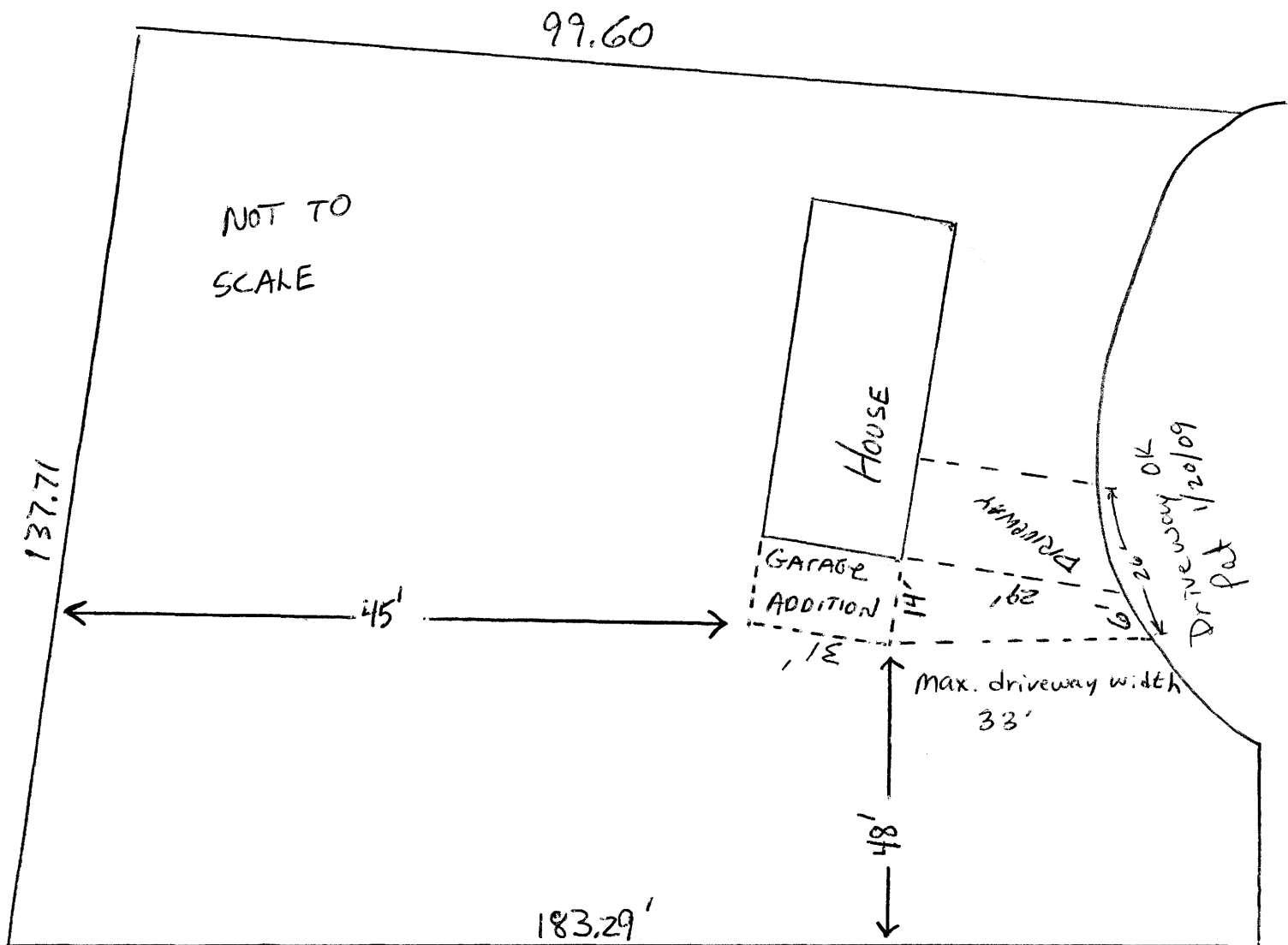
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Don Brooks Date 12-08-08
 Planning Approval Pat Dunlop Date 1/20/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water or sewer</u>
Utility Accounting <u>one fee</u>	Date <u>1/20/09</u>		

STATE BERGER
411 STONERIDGE CT.
GRAND JUNCTION CO 81507

ACCEPTED *Pat Dunlap 1/20/09*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
OBTAIN ALL NECESSARY PERMITS.
CITY OF GRAND JUNCTION, CO



RIDGES SETBACKS

Height will be measured from the highest natural grade line immediately adjoining the foundation or structure. Natural grade shall mean undisturbed ground level which may be determined by on-site evidence (vegetation, ground level on adjacent land, elevation of adjacent streets and roads, soil types and locations, etc.).

A lots

Housing Type--Single family detached or attached with common wall on lot line or duplex on one lot.

Setbacks--

Front yard: 20 feet

Rear yard: 10 feet

Side yard: From 0' to 10'. For any sideyard setback less than 10' on one sideyard a minimum of 5' setback shall be required on the opposite sideyard line.

Minimum Building Separation: 10 feet between closest points of exterior walls.

Maximum Height--25 feet (excludes chimneys)

B and C lots

Housing Type--Single family detached

Setbacks--

Front yard: 20 feet

Rear yard: 10 feet

Side yard: 10 feet

Maximum Height--25 feet (excludes chimneys)

Architectural Control Committee (ACC) Review

Review by the Ridges Architectural Control Committee (ACC), as defined in the covenants of Filings 1-6, will be required prior to issuance of a Planning Clearance by the City of Grand Junction (City); however, the Planning Clearance will be issued by the City if all requirements as set forth in this plan document are met. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for City review purposes.

C. Parking

- a. Filings 1 through 5--2 car garage plus 2 paved parking spaces for each single family unit and duplex unit.
- b. Filing 6--1 car garage (or carport) plus 2 paved parking spaces for each single family unit and duplex unit).
- c. Multi-family units--2.2 spaces per unit (would apply where there is common parking for more than 2 units--if no common parking, a. or b. would apply).

All required parking must be provided on-site. All driveways must be paved prior to occupancy.

Don B Homes


970-216-5762

Tuesday, January 20, 2009

To: City of Grand Junction Co.
Public Works & Planning Department

On December 8 2008 I turned in a planning clearance application for a garage addition in the Ridges. You informed me that there is an architectural committee in place and I would need their approval. After a number of dead end phone calls I came back to your department and was given a list of committee members which turned out to be a very old list as those that I was able to contact hadn't been on the committee for years. After persistent phone calls Cynthia Adair finally confirmed she was on the committee and I hand delivered the necessary documents to her on December 15, 2008.

On January 8, 2009 the homeowner, Mr. Steve Berger was contacted by Mrs. Adair and informed that his garage addition was approved upon receipt of a five dollar processing fee. Mr. Berger immediately drove to the Adair home and gave her the five dollars and reminded her that we needed approval in writing for the City. She told Mr. Berger that she would have to get a special form requiring a trip to town to pick up the form from the City. Mr Berger and I have placed numerous calls to Mrs. Adair since the 8th which she has ignored. Because more than thirty days has passed and we did receive verbal approval I ask that you go ahead with the planning clearance.


Don Broyles
General Contractor

To Cynthia Adair,

It is commendable that you are serving on the Ridges Architectural Control Committee. I served on it for many years, acting as chairman for several years, so I appreciate you dedicating the time it requires.

Our next door neighbor Steve Berger has requested permission to build an attached garage on the south side of his house at 411 Stoneridge Court. It would be an asset to his present attractive and meticulously cared for house and in no way obstruct any of the neighbors' view. Steve cares so much about appearances that he conscientiously does not want to park vehicles in his driveway or on the street. I wish I could say the same for more of our Ridges residents! He is quite knowledgeable about construction and design so there should be no problem for the architectural control committee to approve his request.

I can see no reason to delay his approval. He has the builders ready to begin and has cleared the space for the addition so please expedite this approval

Sincerely,



Marilyn Martin Stein
414 Stoneridge Court
GJ 81507
December 27, 2008

411 Stoneridge Ct



SCALE 1 : 369

