

FEE \$ 10
 TCP \$
 SIF \$



BLDG PERMIT NO. 000084

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2212 Burro Canyon Ct TAX SCHEDULE NO. 2945 302 07032
 SUBDIVISION Monument Valley #5 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2384
 FILING 5 BLK 1 LOT 32 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Bierwirth Hank NO. OF DWELLING UNITS
 BEFORE: AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 8601 S. Pittsburg Ave
Tulsa OK 74137 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 255 0696 BEFORE: AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS n/a
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 255-0696 Single Family 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 PR-1.6 Maximum coverage of lot by structures
 SETBACKS: Front 40' from property line (PL) Parking Req'mt 2
 or from center of ROW, whichever is greater
 Side 35' from PL Rear 35' from PL Special Conditions
 Maximum Height CENSUS 1401 TRAFFIC 04 ANN#

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 30 JULY 98
 Department Approval [Signature] Date 8-28-98

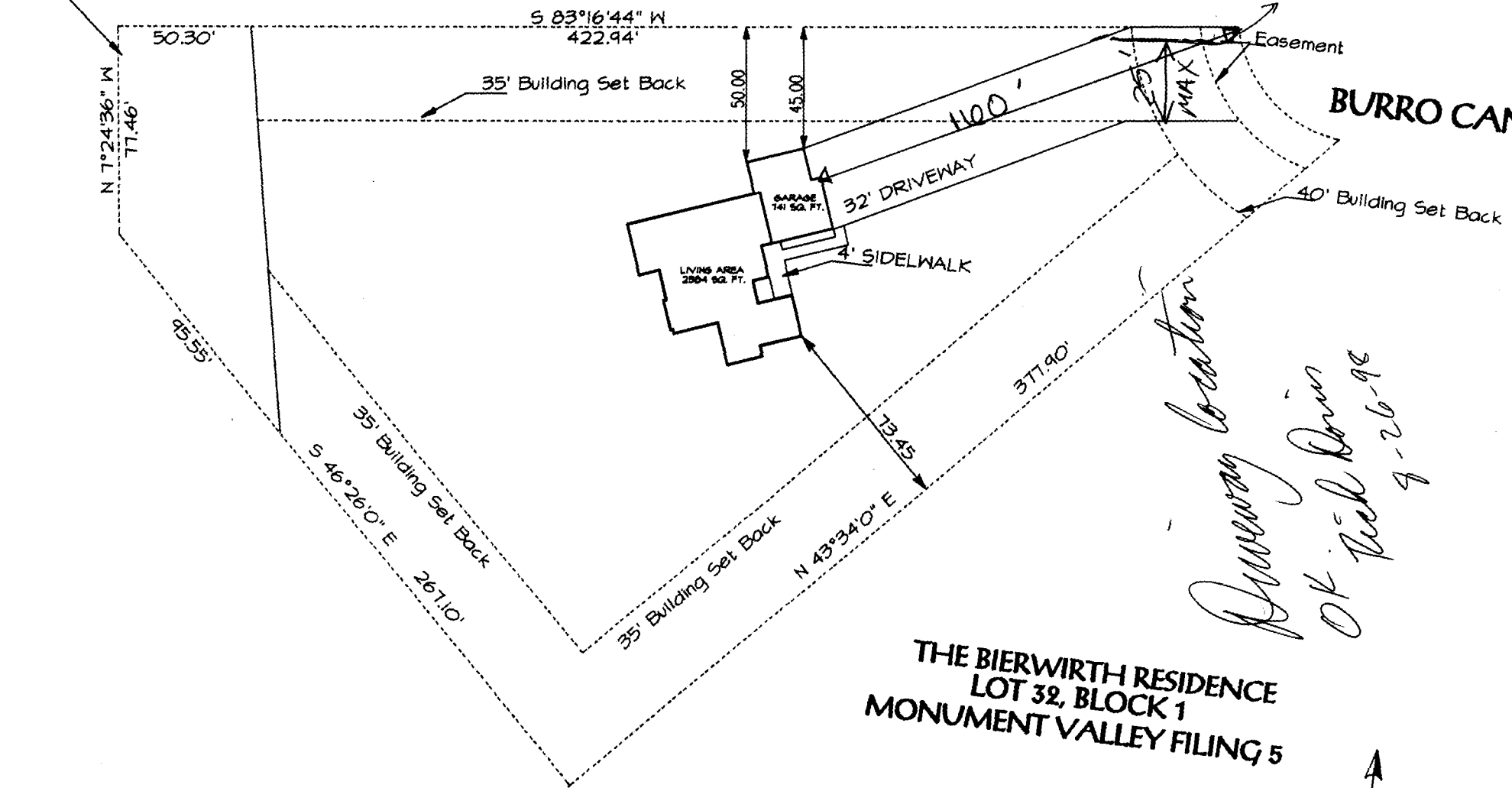
Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 11552
 Utility Accounting [Signature] Date 8/28/98

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)

ACCEPTED KV 8-28-98
 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.

Restricted Principal Building Area



THE BIERWIRTH RESIDENCE
 LOT 32, BLOCK 1
 MONUMENT VALLEY FILING 5

SITE PLAN
 SCALE: 1/8" = 1'-0"

PERMIT FOR ACCESS OR SURFACE ALTERATION WITHIN PUBLIC RIGHT OF WAY

Copy Distribution
 White-Contractor
 Canary-Office File
 Green-Inspector
 k-Street Supt.

CITY OF GRAND JUNCTION
 250 North Fifth Street
 Grand Junction, CO 81501

Department of Public Works
 Engineering Division
 Phone (970) 244-1555
 Fax (970) 244-1599

5761

Application For: Access Surface Alteration

Company Power Construction

Concrete Curbing/Sidewalk License No. n/a

Address 674 29 Road

City Grand June State CO Zip Code 81502

Application Date 9/28/98

Date Work to Begin 9/3/98

Anticipated Completion Date 9/8/98

Job Address or Location 2212 Burro Canyonct.

Responsible Charge

In accepting this permit the undersigned, representing the Permittee, verifies that he has read and understands all the provisions and requirements of this permit; that he has authority to sign for and bind the Permittee; and by virtue of his signature the Permittee is bound by and agrees to comply with all City ordinances, standards and specifications regulating construction.

Power Construction - Berry 242-259
 Responsible Construction Supervisor Phone No.

SI
 Alternate Responsible Person Phone No.
Berry Fowler 242-2597
 After Working Hours Contact Phone No.

Type of Performance/Warranty Guarantee _____

In the amount of n/a

Type of Work 1 Remove Existing 2 Repair Existing 3 Replace Existing 4 New Installation If Utility Work

1 2 3 4 Sanitary Sewer 1 2 3 4 Irrigation 1 2 3 4 Driveway 1 2 3 4 Underground Power Main Line

1 2 3 4 Storm Sewer 1 2 3 4 Curb & Gutter 1 2 3 4 Telephone 1 2 3 4 Gas Service Line

1 2 3 4 Water 1 2 3 4 Sidewalk 1 2 3 4 Cable T.V. 1 2 3 4 Other _____

Estimated Quantities

Curb, Gutter & Sidewalk _____ Lineal Feet Sidewalk Crossing Drain _____ Each

b & Gutter _____ Lineal Feet Storm Drain Inlet _____ Each

walk _____ Lineal Feet Asphalt Pavement n/a Square Yards

Driveway Section _____ Square Yards Concrete Pavement n/a Square Yards

Drain Pan _____ Lineal Feet Pipe size, type, length 20' x 18" 12" Lineal Feet

Excavation Volume _____ Cubic Yards Other 3/4" crushed rock - culvert

Requirements	(To Be Completed By City)	Testing Requirements*
<input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Performance Guaranty		<input type="checkbox"/> Backfill Compaction Test(s) AASHTO T-99
<input type="checkbox"/> Traffic Control Plan		<input type="checkbox"/> Roadbase Compaction Test(s) AASHTO T-180
<input type="checkbox"/> Pedestrian Safety Plan		<input type="checkbox"/> Bituminous Pavement Compaction Test(s) AASHTO T-230
<input type="checkbox"/> Inspection of Concrete Forms & Base		<input type="checkbox"/> Concrete Slump/Air Test(s) AASHTO T-119, T-152
<input type="checkbox"/> Inspection of Facilities Prior to Back-Fill		<input type="checkbox"/> Concrete Compressive Strength AASHTO T-22, T-23
<input type="checkbox"/> Inspection of Subgrade After Back-Fill		<input type="checkbox"/> Other Testing: _____
<input type="checkbox"/> Final Inspection Upon Completion of Work		
<input type="checkbox"/> Community Development Department Approval *		
<input type="checkbox"/> End of day surface restoration required. (Surfacing material to be used _____)		

* All compliance testing shall be performed by a qualified independent laboratory. Frequency of testing shall be in accordance with city specifications.

(Water Conservancy Districts Exempt)

	Permit Fee
Curbing/Sidewalk/Driveway Permit (\$60)	\$ _____
Pavement Cut/Excavation Permit (\$60)	\$ _____
Plus \$0.10 per linear foot of trench over 100' in length	\$ _____
Permit Fees	\$ <u>NC</u>

Contractor Berry Fowler

Preconstruction Inspection by: _____ Date 8-28-98

Public Works Permit Approval by: _____ Date _____

Final Inspection by: _____ Date _____

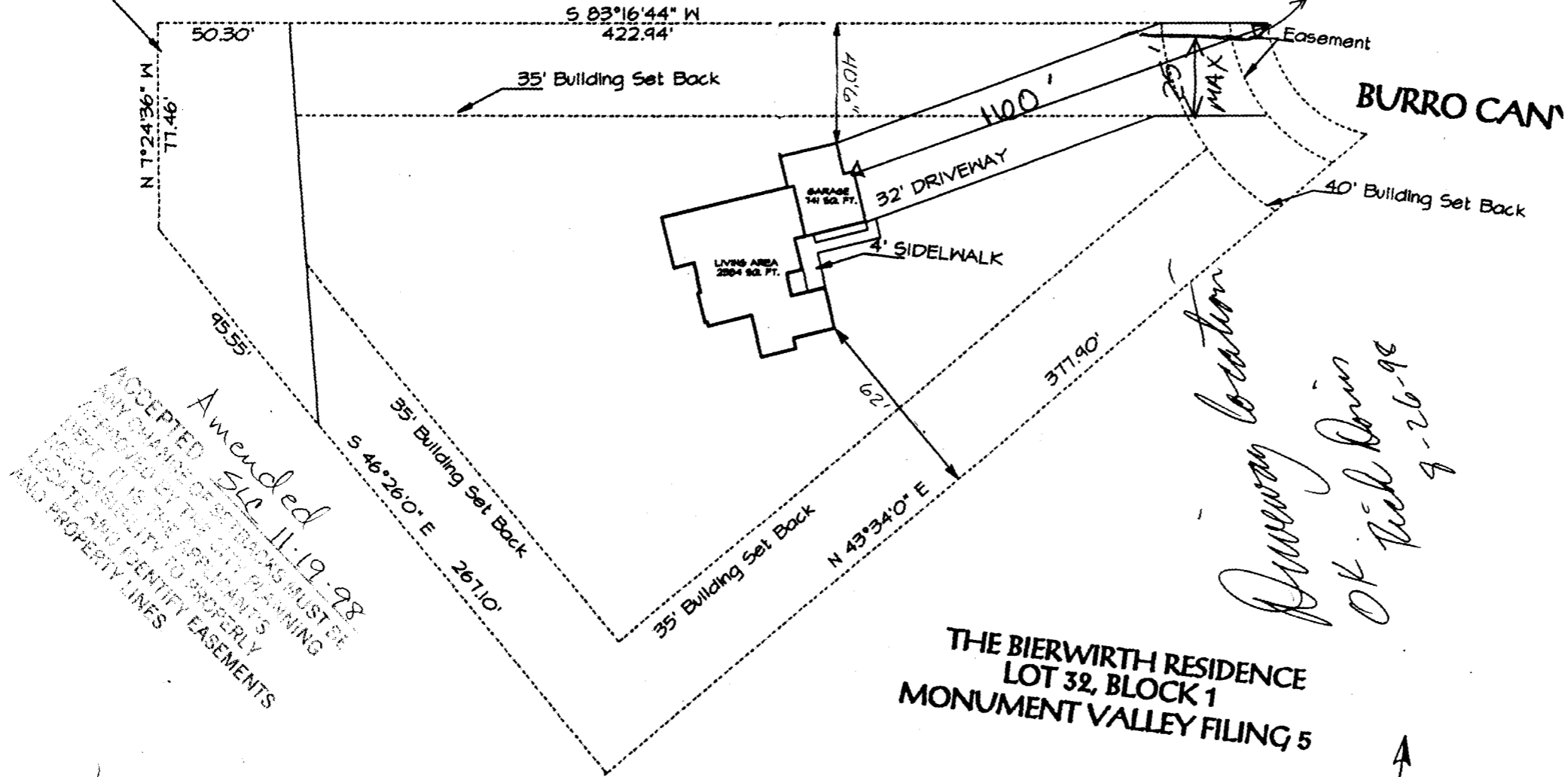
Surface Alteration Permit Valid For 6 Months From Date Issued

recommend
corrugated PE pipe (12")

extend culvert minimum 5' past
each side of driveway.

ACCEPTED *KV 8-28-98*
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Restricted Principal Building Area



BURRO CAN

ACCEPTED *A amended SLP 11-19-98*
 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.

10' from prop. line, or

Driveway location
OK Rich Davis 9-26-98

THE BIERWIRTH RESIDENCE
 LOT 32, BLOCK 1
 MONUMENT VALLEY FILING 5

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 SITE PLAN
 SCALE: 1/8" = 1'-0"