

Planning \$ <u>PD w/ MC</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

(2)

DG PERMIT NO. <u>8lelele5</u>
FILE # <u>MC-2002-103</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 428 N 7th St
 SUBDIVISION City
 FILING _____ BLK _____ LOT _____
 OWNER Steven & Dianne Myers
 ADDRESS 1233 Chipeta 81501
 TELEPHONE 263-0918
 APPLICANT Same
 ADDRESS _____
 TELEPHONE _____

TAX SCHEDULE NO. 2945-141-38-002
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20'x22'
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS house/shed
 DESCRIPTION OF WORK & INTENDED USE: _____
Construct Garage

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD
 SETBACKS: FRONT: _____ from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: 6 from PL REAR: 8 from PL
 MAXIMUM HEIGHT 35'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: NA
 SPECIAL CONDITIONS: See attached
recommendations
 CENSUS TRACT 2 TRAFFIC ZONE 3b ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

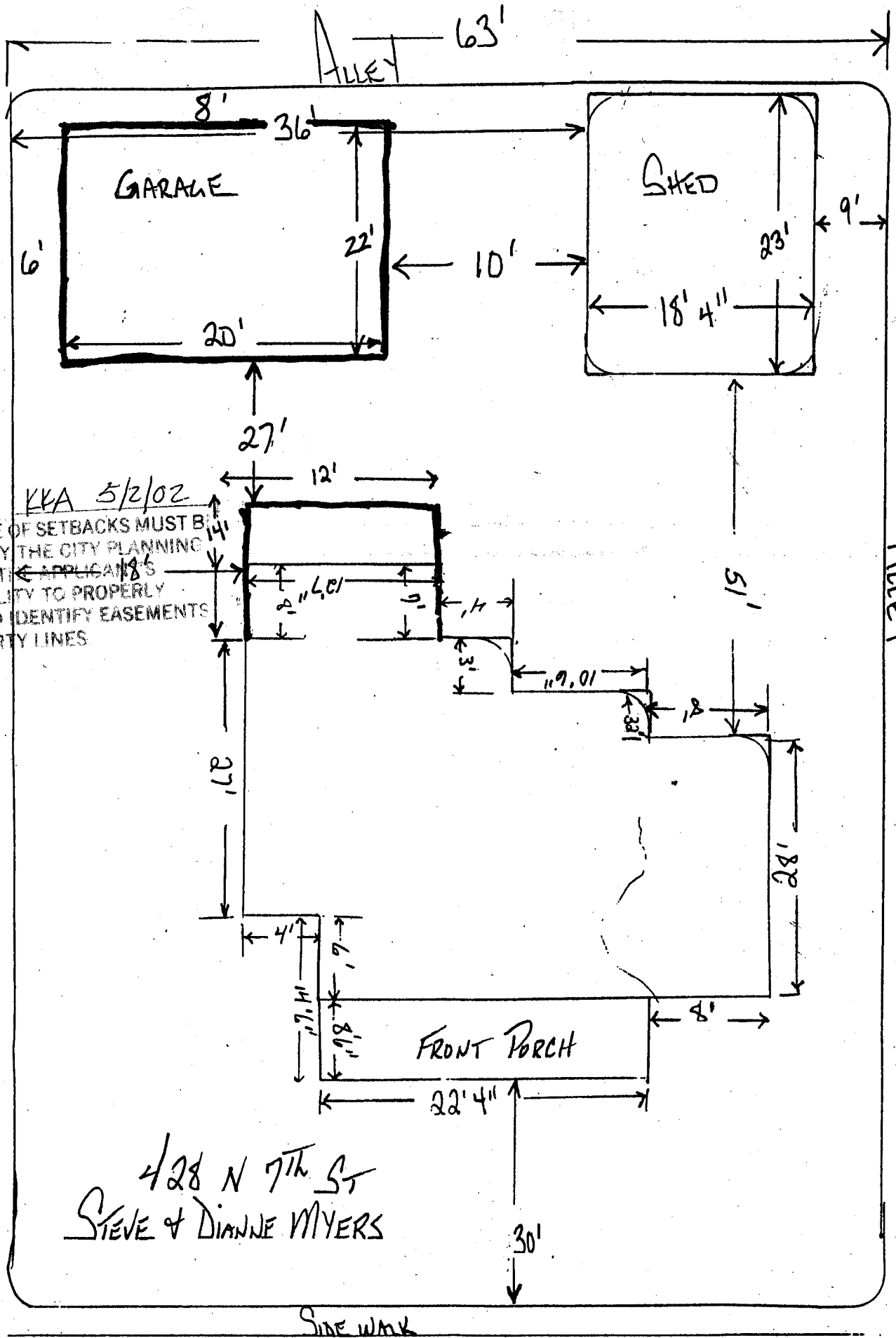
Applicant's Signature [Signature]
 Department Approval [Signature]

Date 4-12-02
 Date 5/2/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>5/2/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



428 N 7th St
 STEVE & DIANNE MYERS

REVIEW COMMENTS

*Attach to
Planning Clearance*

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FILE # MC-2002-103

TITLE HEADING: Myers Residence Minor Change

LOCATION: 428 N 7th St

PETITIONER: Steve & Dianne Myers

PETITIONER'S ADDRESS/TELEPHONE: 428 N 7th St
Grand Junction, CO 81501
263-0918

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: No response is necessary.

CITY COMMUNITY DEVELOPMENT 5-02-02
Kristen Ashbeck 244-1437

Refer to Historic Preservation Board comments.

CITY DEVELOPMENT ENGINEER 4-29-02
David Donohue 256-4155

No Comments.

CITY ATTORNEY 4-23-02
Stephanie Rubinstein 256-4032

No comments.

MESA COUNTY BUILDING DEPT. 4-18-02
Bob Lee 244-1656

No objections to the application.

XCEL 5-01-02
Jon Price 244-2693

None

Historic Preservation Board 5-02-02
Kristen Ashbeck for Historic Preservation Board 244-1437

1. Strongly encourage applicant to proceed with design elements as stated in project narrative and in on-site visits: shingles of a style and color to blend with the existing house; roof pitch to be approximately a 6:12 pitch; detailing, siding material, and paint color(s) to match those to be used on existing house.
2. Recommend painting existing shed on rear of lot to match house and proposed garage.

Following Comments not received as of 05/02/02

Qwest