

Planning \$ <u>PO</u>	Drains <u>—</u>
TCP \$ <u>#1039 x 3</u> <i>units</i>	School Impact \$ <u>460 x 3</u> <i>units</i>

DG PERMIT NO.
FILE # <u>SPR 2006-075</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 2125 N. 13th STREET
 SUBDIVISION FAIRMOUNT
 FILING NON BLK 5 LOT 16

TAX SCHEDULE NO. 2945-122-00-075
 SQ. FT. OF EXISTING BLDG(S) 2309
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4030

OWNER TERRY LEE ANDERSON & JEAN BIERWIRTH
 ADDRESS 696 CURECANTI CIRCLE
 CITY/STATE/ZIP GRAND JUNCTION, CO, 81503

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 2 AFTER 4
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 1
 CONSTRUCTION

APPLICANT JEAN E. BIERWIRTH
 ADDRESS 696 CURECANTI CIRCLE
 CITY/STATE/ZIP GRAND JUNCTION CO 81503
 TELEPHONE (970) 256-0709

USE OF ALL EXISTING BLDG(S) RESIDENTIAL
 DESCRIPTION OF WORK & INTENDED USE: REMODEL
AND ADD TO EXISTING DUPLEX TO
CONVERT TO A FOUR PLEX

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

778-1958

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RMF-24</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>35'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>8 spaces</u> <i>Existing landscaping meets code</i> SPECIAL CONDITIONS: <u>per plans dated 4/20/06</u>
---	--

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] Date 14 FEB 06
 Department Approval Bonnie Edwards, Planner Date 6/15/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19493</u>
Utility Accounting <u>[Signature]</u>			Date <u>9/20/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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