

FEE \$ <u>pd w/m.c.</u>
TCP \$ <u>0</u>
DRAINAGE FEE \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>MC-96-166</u>

2004-0390-013

**PLANNING CLEARANCE**

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

\*\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*\*

BLDG ADDRESS 445 No. 7th St. GJ, CO 81501 TAX SCHEDULE NO. 2945-141-37-001

SUBDIVISION CITY OF GRAND JCT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576

FILING \_\_\_\_\_ BLK 72 LOT 11-12, N 1/2 13 SQ. FT. OF EXISTING BLDG(S) 4210

(1) OWNER MARILYN M. OLSON NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 505 No. 7th St. GJ, CO 81501 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE (970) 242-7205 USE OF ALL EXISTING BLDGS RESIDENTIAL

(2) APPLICANT HAROLD P. & MARILYN M. OLSON DESCRIPTION OF WORK & INTENDED USE:  
RESIDENTIAL 2-CAR GARAGE

(2) ADDRESS 505 No. 7th St. GJ, CO 81501

(2) TELEPHONE (970) 242-7205

✓ 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 PR Landscaping / Screening Required: YES \_\_\_\_\_ NO

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL Rear 7' from PL Special Conditions: PER CONDITIONS OF  
MC-96-166

Maximum Height \_\_\_\_\_ CENS.T. 2 T.ZONE 41 ANN# NA  
 Maximum coverage of lot by structures \_\_\_\_\_

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 G.J. 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 Marilyn Olson Date 7-15-96

Department Approval Bill Neuh Date 8-26-96

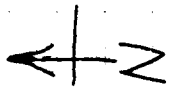
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. n/a

Utility Accounting Patricia Hobbs Date 9-26-96

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

65'

GENERAL  
SITE  
PLAN



SCALE:  
1/4" = 4'

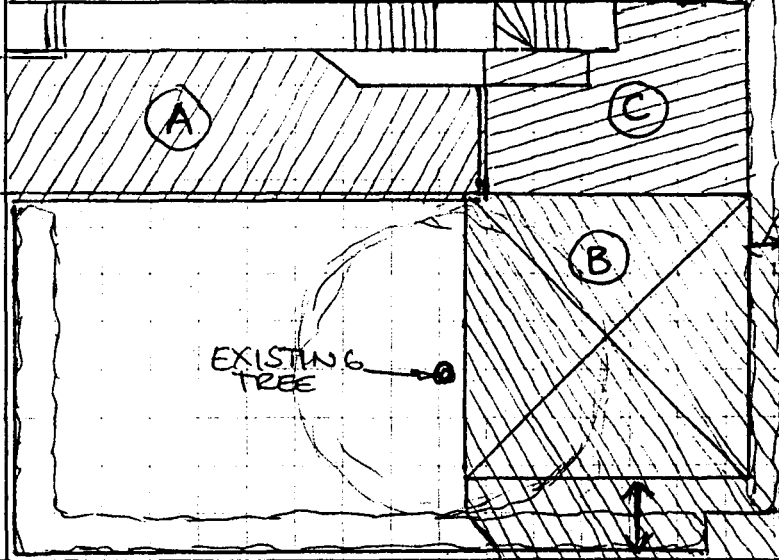
EXISTING  
HOUSE

7.26.96 *Bill Nether*  
ACCEPTED  
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.

OURAY AVE.

135'

SEE  
DETAIL  
PLAN



EXISTING  
GARAGE  
(HASTY)

ALLEY

7'