

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>78687</u>
FILE #

PLANNING CLEARANCE

~~(site plan review, multi-family development, non-residential development)~~

Grand Junction Community Development Department

Single family

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 689-26 Rd
 SUBDIVISION N/A
 FILING — BLK — LOT —
 OWNER Larry & Mary Olson
 ADDRESS 689-26 Rd
 TELEPHONE 970-243-9458
 APPLICANT Larry Olson
 ADDRESS 689-26 Rd
 TELEPHONE Same

TAX SCHEDULE NO. 2945-031-00-152
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7x14
 SQ. FT. OF EXISTING BLDG(S) 1600
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Home
 DESCRIPTION OF WORK & INTENDED USE:
Kitchen addition

✓ 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 RSF-1
 SETBACKS: FRONT: 20' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 15' from PL REAR: 30' from PL
 MAXIMUM HEIGHT 35
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 20%

LANDSCAPING/SCREENING REQUIRED: YES N/A NO NO
 PARKING REQUIREMENT: 2
 SPECIAL CONDITIONS:
 CENSUS TRACT 10 TRAFFIC ZONE 19 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 Ronnie Edwards

Date 2-15-01
 Date 2-15-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>on septic</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/15/01</u>

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

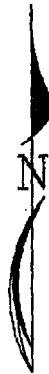
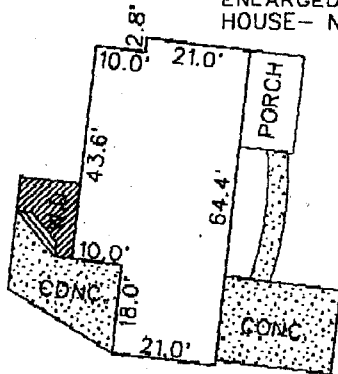
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

689 26 ROAD

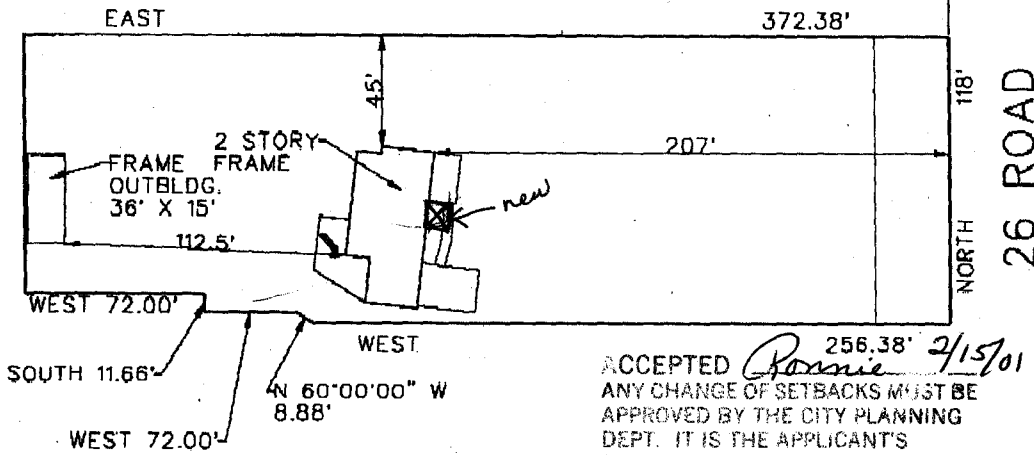
MERIDIAN LAND TITLE #46319
OLESON ACCOUNT
SEE ATTACHED LEGAL

ENLARGED VIEW OF HOUSE - NO SCALE.



SCALE: 1" = 60'

M.C.S.M.



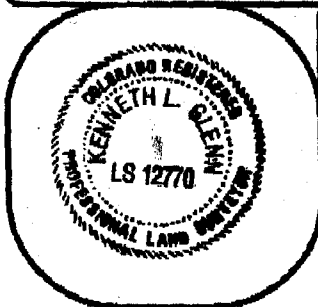
ACCEPTED *Rossie* 2/15/01
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE: A LAND SURVEY IS RECOMMENDED TO MORE ACCURATELY DETERMINE BUILDING SETBACKS.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR GRAND VALLEY NAT. BANK, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 1/25/01 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

Kenneth L. Glenn
 KENNETH L. GLENN R.L.S. 12770



SURVEYIT



by GLENN

MAILING:
 2754 COMPASS DRIVE
 SUITE 195
 GRAND JUNCTION, CO. 81506

PHONE: 970-245-3777
 FAX: 241-4847

SURVEYED BY:	J.G.	DATE SURVEYED:	1/25/01
DRAWN BY:	C.R.	DATE DRAWN:	1/25/01
REVISION:		SCALE:	1" = 60'