

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 69772

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 1941 Hawthorne Ave. TAX SCHEDULE NO. 2945-014-~~10-080~~ Bulk# 09-004

SUBDIVISION Peach Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1855.17

FILING — BLK — LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER William A. Schountz NO. OF DWELLING UNITS  
Rebecca A. Staudenmaier BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 571 Greenfield Cr. #E NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 242-2860 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT J. B. Molzahn Const. Inc. USE OF EXISTING BLDGS 0

(2) ADDRESS 3020 Rockledge Ave. DESCRIPTION OF WORK AND INTENDED USE: Single  
family new home

(2) TELEPHONE 434-6069

**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 RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20 from property line (PL) Parking Req't 2  
 or 50' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 10 TRAFFIC 21 ANNEX# \_\_\_\_\_

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 4-23-99

Department Approval [Signature] Date 4-28-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12150

Utility Accounting [Signature] Date 4-28-99

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

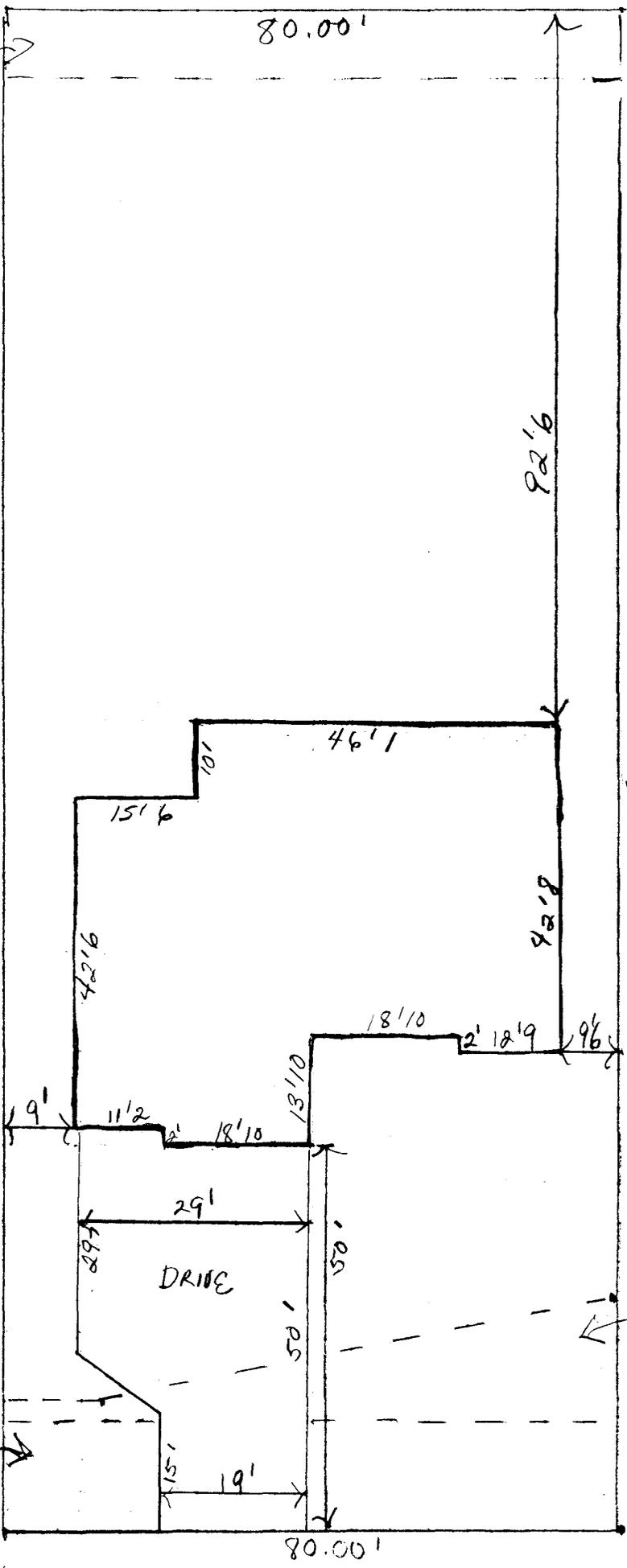
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10' IRRIGATION & UTILITY EASEMENT

14' PURPOSE EASEMENT

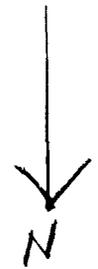
197.28

197.00



ACCEPTED SIC-4-25-99  
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.

Lot 3,  
Peach Park  
Subdivision  
  
1941 Hawthorne  
Avenue  
SCHOUNTZ / STAUDENMAIER



GRAND VALLEY  
WATER USER'S  
EASEMENT

Drive OK  
Reel Down  
4-27-99

HAWTHORNE AVENUE