

FEE \$ <u>10<sup>00</sup></u>
TCP \$ <u>/</u>
SIF \$ <u>/</u>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. <u>None</u>
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Your Bridge to a Better Community

BLDG ADDRESS <u>505 West Ouray</u>	SQ. FT. OF PROPOSED BLDGS/ADDITION <u>100</u>
TAX SCHEDULE NO. <u>2945-151-00-067</u>	SQ. FT. OF EXISTING BLDGS <u>1193</u>
SUBDIVISION _____	TOTAL SQ. FT. OF EXISTING & PROPOSED <u>1293</u>
FILING _____ BLK _____ LOT _____	NO. OF DWELLING UNITS:
(1) OWNER <u>Emma Weston/Thomas Brunz</u>	Before: <u>1</u> After: <u>1</u> this Construction
(1) ADDRESS <u>505 West Ouray Ave</u>	NO. OF BUILDINGS ON PARCEL
(1) TELEPHONE <u>970-241-0209</u>	Before: <u>1</u> After: <u>2</u> this Construction
(2) APPLICANT <u>Thomas Brunz</u>	USE OF EXISTING BUILDINGS <u>Single family</u>
(2) ADDRESS <u>505 West Ouray Ave</u>	DESCRIPTION OF WORK & INTENDED USE <u>Storage Shed</u>
(2) TELEPHONE <u>241-0209</u>	TYPE OF HOME PROPOSED:
	<input type="checkbox"/> Site Built <input type="checkbox"/> Manufactured Home (UBC)
	<input type="checkbox"/> Manufactured Home (HUD)
	<input type="checkbox"/> Other (please specify) _____

**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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70'</u>
SETBACKS: Front <u>20/25</u> from property line (PL) or _____ from center of ROW, whichever is greater	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3</u> from PL, Rear <u>10/5</u> from PL	Parking Req'mt _____
Maximum Height <u>35'</u>	Special Conditions _____
	CENSUS _____ TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

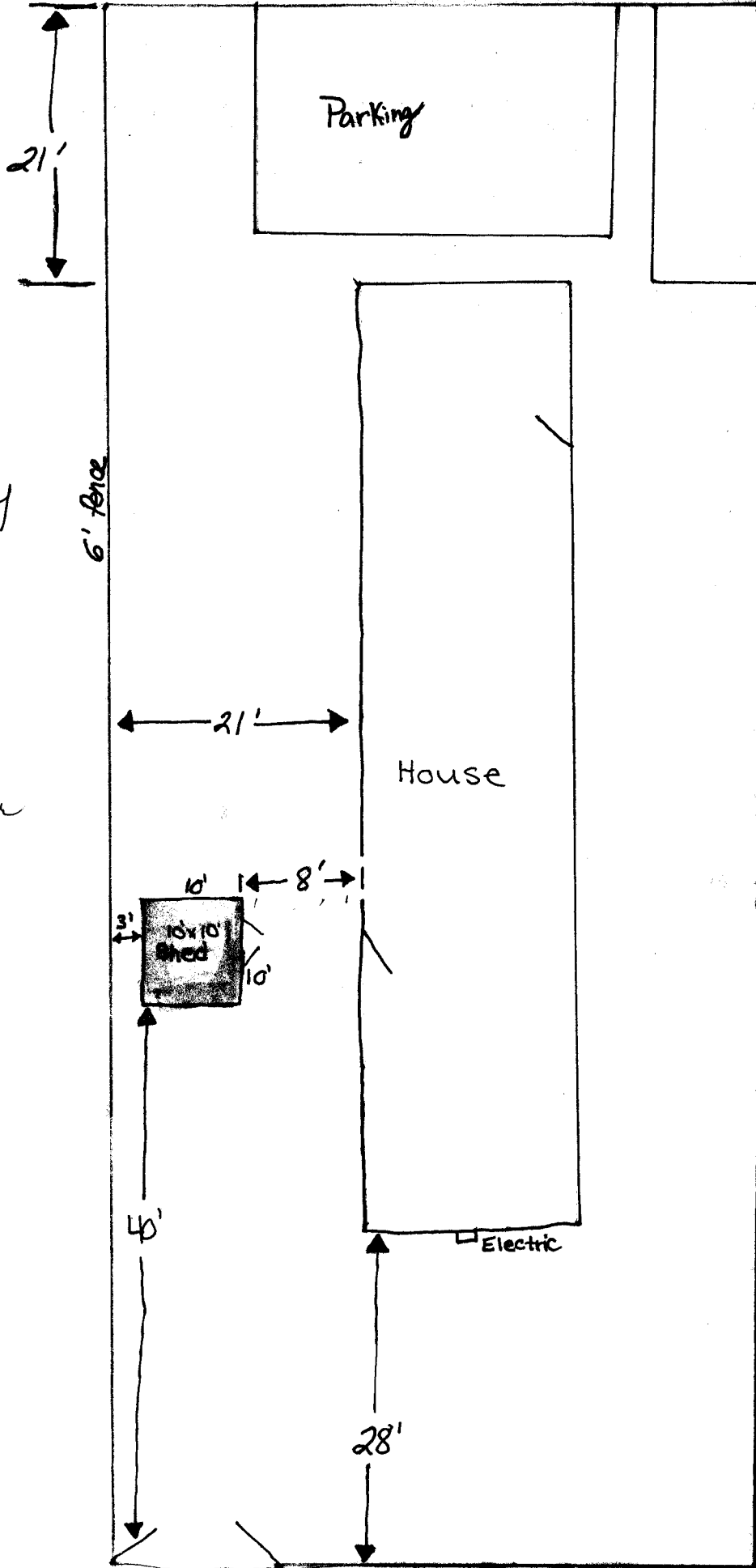
Applicant Signature <u>Thomas Brunz</u>	Date <u>7/9/03</u>
Department Approval <u>Wendy Spivey</u>	Date <u>7/8/03</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting <u>Robert Seuholt</u>	Date <u>7/18/03</u>		

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)

W. OURAY AVE



Proposed shed  
 505 West Ouray  
 Grand Junction  
 2945-151-00-067  
 RMF-8

ACCEPTED *Wendy Spurr*  
 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.