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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
Community Development Department

BLDG PERMIT NO. 90345



Your Bridge to a Better Community

BLDG ADDRESS 1204 Ouray Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 40 sqft (5'x8')  
 TAX SCHEDULE NO. 2945-132-09-008 SQ. FT. OF EXISTING BLDGS 1200 + 700 Basement  
 SUBDIVISION Lots 31+32 Blk1 Dundee Place TOTAL SQ. FT. OF EXISTING & PROPOSED SAME  
 FILING \_\_\_\_\_ BLK 1 LOT 31+32 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Scott Holzschuh NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS 3325 Applewood St. USE OF EXISTING BUILDINGS Single Family  
 (1) TELEPHONE 245-0260(H) 245-6300(W) DESCRIPTION OF WORK & INTENDED USE Bathroom Add  
 (2) APPLICANT Scott Holzschuh TYPE OF HOME PROPOSED: Interior Only  
 (2) ADDRESS 3325 Applewood St. \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 245-0260(H) 245-6300(W) \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ 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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5/3 from PL, Rear 25/5 from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35' Special Conditions No Kitchen  
 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 \_\_\_\_\_ Date 7/9/03  
 Department Approval Wendy Spura Date 7/9/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change in use</u>
Utility Accounting	<u>Marshall Call</u>		Date <u>7/9/03</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)