

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO.	<u>57330</u>
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2639 KENNEDY TAX SCHEDULE NO. 2945-124-23-010
 SUBDIVISION HOULTON'S RESUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15'x15'
 FILING _____ BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) 980±#
 (1) OWNER MYRON C. BOSSHARDT NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2639 KENNEDY
 (1) TELEPHONE 241-4580 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT MYRON C. BOSSHARDT USE OF EXISTING BLDGS Home
 (2) ADDRESS 2639 KENNEDY DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-4580 Bdrm. Add.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS TRACT 6 TRAFFIC ZONE 31

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 Myron C. Bosshardt Date 8/26/96

Department Approval Santa J. Ortega Costello Date 8/26/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F used

Utility Accounting Mellie Date 8-26-96

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)

ACCEPTED SLC 8/26/96
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.

MAYRON C. BOSSARDI
2639 KENNEDY
LRAID JCT CO. 81501

FRONT

