

w. Boydston

FEE \$	10
TCP \$	—
SIF \$	—



BLDG PERMIT NO	69071
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(9)

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

17179-11037

BLDG ADDRESS 2454 g rd. TAX SCHEDULE NO. 2701 334.13.001

SUBDIVISION Boydston Minor Lot 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x70 with 12x24 add on

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 SQ. FT. OF EXISTING BLDG(S) 20x40 = 800 garage 25x32 = 800 shed

(1) OWNER William Boydston NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2454 g rd.

(1) TELEPHONE 241-8298 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT William Boydston USE OF EXISTING BLDGS home

(2) ADDRESS 2454 g rd DESCRIPTION OF WORK AND INTENDED USE: residence - replacing modular

(2) TELEPHONE 241-8298

**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-2 Maximum coverage of lot by structures #

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req't Had approved - permanent foundation

Side 15' from PL Rear 30' from PL Special Conditions existing SWMH on property - no TCP req'd

Maximum Height 32' CENSUS 9 TRAFFIC 4 ANN# \_\_\_\_\_

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 David Boydston Date 3-10-99

Department Approval Pamela Edwards Date 3-11-99

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

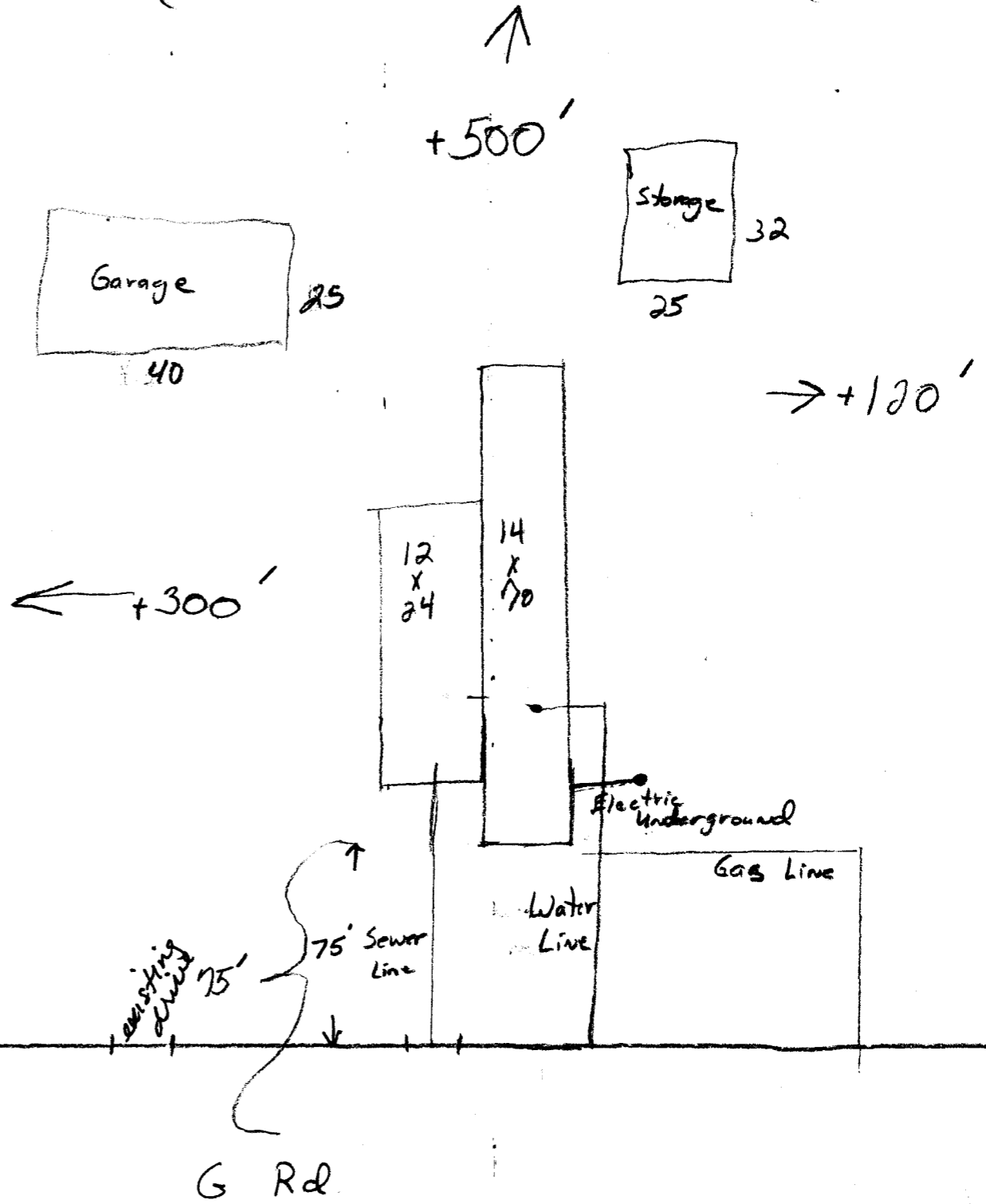
Utility Accounting Dottie Vanover Date 3/11/99

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)

ACCEPTED *Ronnie* 3/11/99  
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.

24 1/2  
Rd.



G Rd.