

ACCESSORY: 25' / 3' Side, Front

FEE \$	10.00
TCP \$	/
SIF \$	/

Zone RSF-1  
**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

8'x8' Shed

BLDG ADDRESS 655 26 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 64'  
 TAX SCHEDULE NO. 2945-031-00-046 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION NO TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Greems E. BASS NO. OF BUILDINGS ON PARCEL  
 Before: 3 After: 4 this Construction  
 (1) ADDRESS 655 26 Rd. G.J. USE OF EXISTING BUILDINGS Dwelling + Garage, Storage Shed  
 (1) TELEPHONE 241-8953 DESCRIPTION OF WORK & INTENDED USE Storage Shed  
 (2) APPLICANT GE BASS TYPE OF HOME PROPOSED:  
 (2) ADDRESS 655 26 Rd. \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 241-8953  Other (please specify) 8'x8' Storage Shed

**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-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL, Rear 30' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 19 ANNEX# \_\_\_\_\_

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).

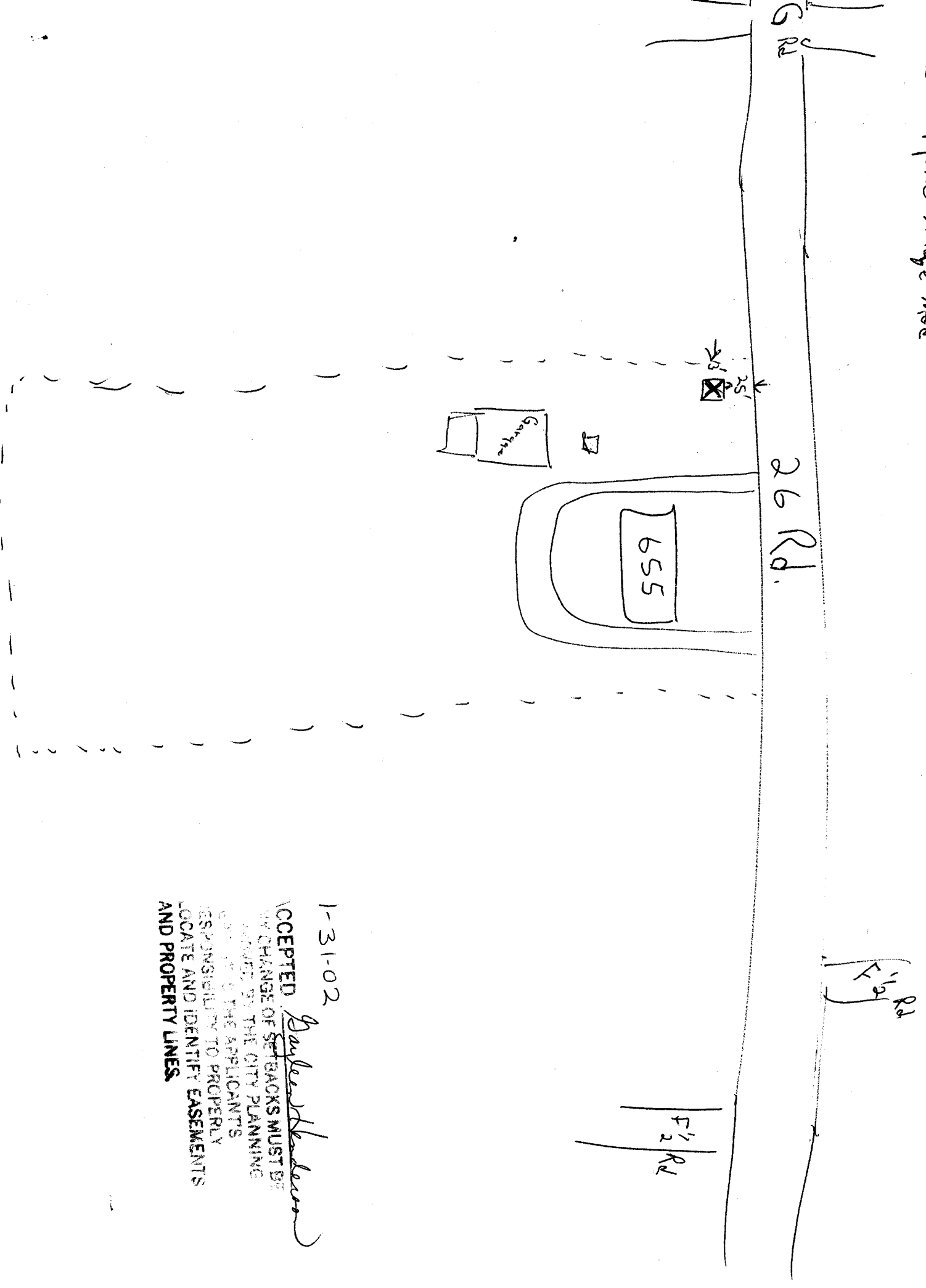
Applicant Signature GE Bass Date 31 Jan 02  
 Department Approval Daylen Henderson Date 1-31-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Tammy Benseley</u>		Date <u>31 Jan 02 1131/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

= Proposed Storage Shed



1-31-02  
ACCEPTED *Baylee Henderson*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.