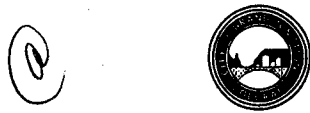


FEE \$	<del>500</del> 10.00
TCP \$	
SIF \$	

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

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



62976-2045  
 BLDG ADDRESS 860 WHITE AVE  
 TAX SCHEDULE NO. 2945-144-04-014  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 (1) OWNER JEFFREY BASINGER  
 (1) ADDRESS 860 WHITE, GJ 81501  
 (1) TELEPHONE (970) 256-1894 260-7819  
 (2) APPLICANT SAME  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDGS/ADDITION 320/1289 ft  
 SQ. FT. OF EXISTING BLDGS 1306 Shed  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1306  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 23 this Construction  
 USE OF EXISTING BUILDINGS RESIDENCE + OFFICE  
 DESCRIPTION OF WORK & INTENDED USE HOME OFFICE  
 TYPE OF HOME PROPOSED: put new shed on property  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) EXISTING

**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 R-0  
 SETBACKS: Front 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 5' from PL  
 Maximum Height 35'

Maximum coverage of lot by structures 70%  
 Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Parking Req'mt 2  
 Special Conditions Interior only for the existing garage  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Jeffrey Basinger Date 10/31/03  
 Department Approval Mishi Nagor Date 10/31/03

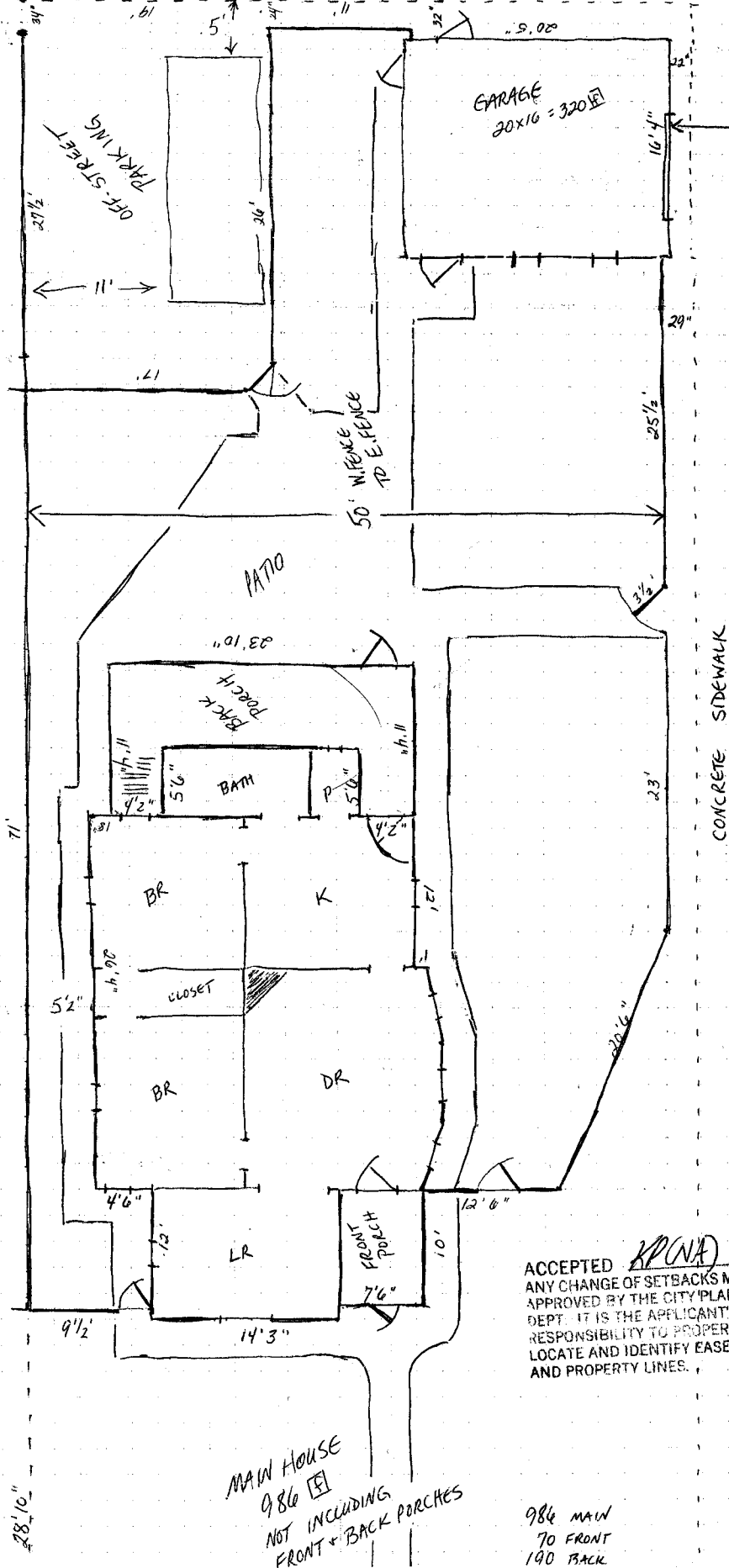
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>no chg in use</u>
Utility Accounting <u>Chabelle</u>	Date <u>10/31/03</u>		

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)

27'6" -  
 71'10" -  
 28'10" -  
 127'4" - BACK FENCEPOST TO SIDEWALK  
 2'10" - CLEARANCE TO ALLEY  
 130'2" - ALLEY CONCRETE TO SIDEWALK

986  
 320  
 1306



MAIN HOUSE  
 986 sq ft  
 NOT INCLUDING  
 FRONT & BACK PORCHES

ACCEPTED KPCWA 10-31-03  
 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.

986 MAIN  
 70 FRONT  
 190 BACK

