

FEE \$ 5.00

BLDG PERMIT NO. 50516

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

TCP - \$500.00

### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 405<sup>W</sup> CHIPETA TAX SCHEDULE NO. 2945-151-00-048  
 SUBDIVISION CARPENTER SQ. FT. OF PROPOSED BLDG(S)/ADDITION 36 X 24'  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 24 X 24  
 (1) OWNER Julie Yruba + Yvonne Saldana NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 404 W. QUAY  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-4037  
 USE OF EXISTING BLDGS GARAGE  
 (2) APPLICANT Robert Yruba DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 404 W. QUAY  
 (2) TELEPHONE 241-4037 RES.

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 RMF-64 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt 2  
 Side 10 from PL Rear 20 from PL  
 Special Conditions \_\_\_\_\_  
 Maximum Height 36  
 CENSUS TRACT 9 TRAFFIC ZONE 11

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 Robert Yruba Date 9-2-94  
 Department Approval [Signature] Date 9/2/94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 7822  
 Utility Accounting Millie Fowler Date 9-2-94  
S/E Use -

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

← 50' →

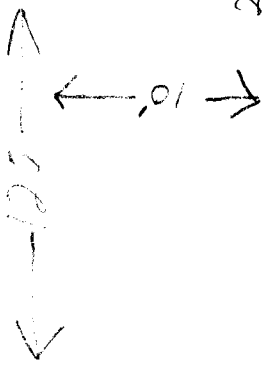
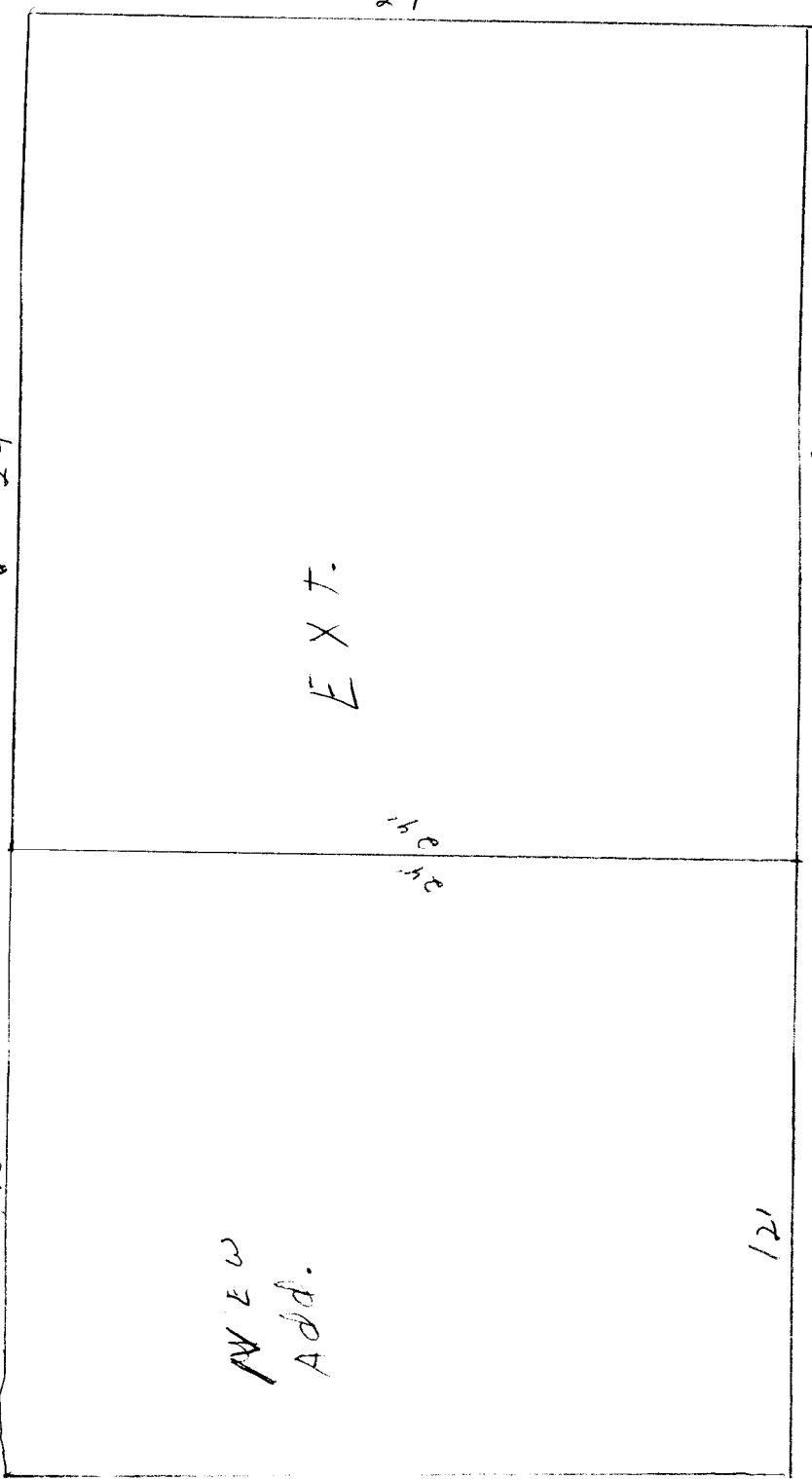
Property line (front)

ACCEPTED  
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.



ACCEPTED KP 9/2/94  
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LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

24'



← 16' →

Property line



Property line (rear)