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BLDG PERMIT NO. 163024

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

2945-141-27-002

BLDG ADDRESS 811 Gunnison Ave TAX SCHEDULE NO. ~~1000~~

SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x18

FILING BLK 48 LOT 3 & 4 SQ. FT. OF EXISTING BLDG(S) ~~1200~~ 1200 ±

(1) OWNER ANTHONY R. YBARRA NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 811 GUNNISON AVE

(1) TELEPHONE 970-241-5596 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT ANTHONY YBARRA USE OF EXISTING BLDGS _____

(2) ADDRESS 811 GUNNISON AVE DESCRIPTION OF WORK AND INTENDED USE: ENCLOSE
ROOM, FAST TALL WINDOWS - Living Room

(2) TELEPHONE 241-5596

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-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32'

CENSUS 2 TRAFFIC 33 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 Anthony R. Ybarra Date 11-20-97

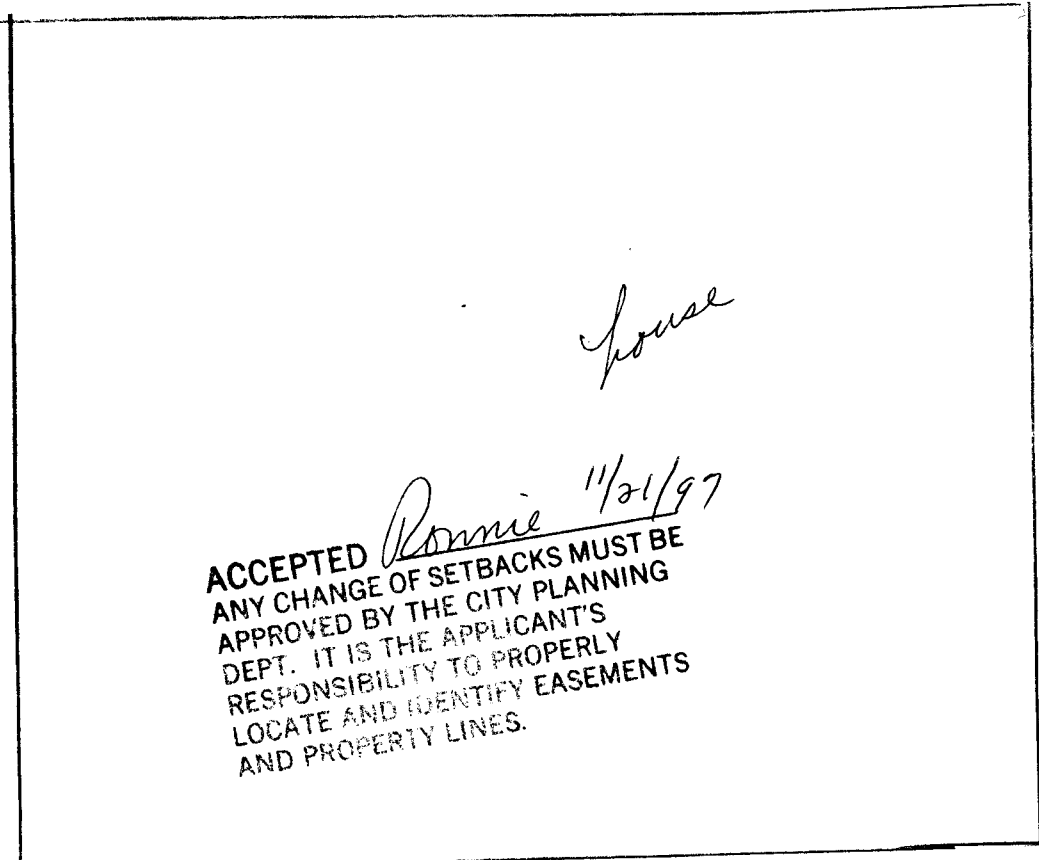
Department Approval Ronnie Edwards Date 11-21-97

Additional water and/or sewer tap fee(s) are required. YES _____ NO W/O No. TR 83100

Utility Accounting Richardson Date 11-21-97

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)



← 21 ft →

16' x 18' R.M.

← 15 ft →

addition

↑
90 ft

back yard

↓