

FEE \$	<u>Waived</u>
TCP \$	<u> </u>
SIF \$	<u> </u>



BLDG PERMIT NO. 104436

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

BLDG ADDRESS 413 W. CHIPETA TAX SCHEDULE NO. 2945-151-00-052
 SUBDIVISION CARPENTER SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1056 sq ft
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER THELISA YRIBIA NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 404 W. OUTAY
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT THELISA YRIBIA USE OF EXISTING BLDGS 0
 (2) ADDRESS 404 W. OUTAY DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-4037 NEW HOME OWNER WILL LIVE IN.
garage future w/washroom - no residential use.

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 RMF-104 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 5' from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions Customer showed
 Maximum Height 30' photo of previous house on site -
no photo required
 CENSUS 9 TRAFFIC 11 ANNEX# _____

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 Theresa M. Yribia Date 3-18-98
 Department Approval Bonnie Edwards Date 3-20-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 10791 (123097)

Utility Accounting Adlene Edwards Date 3-20-98

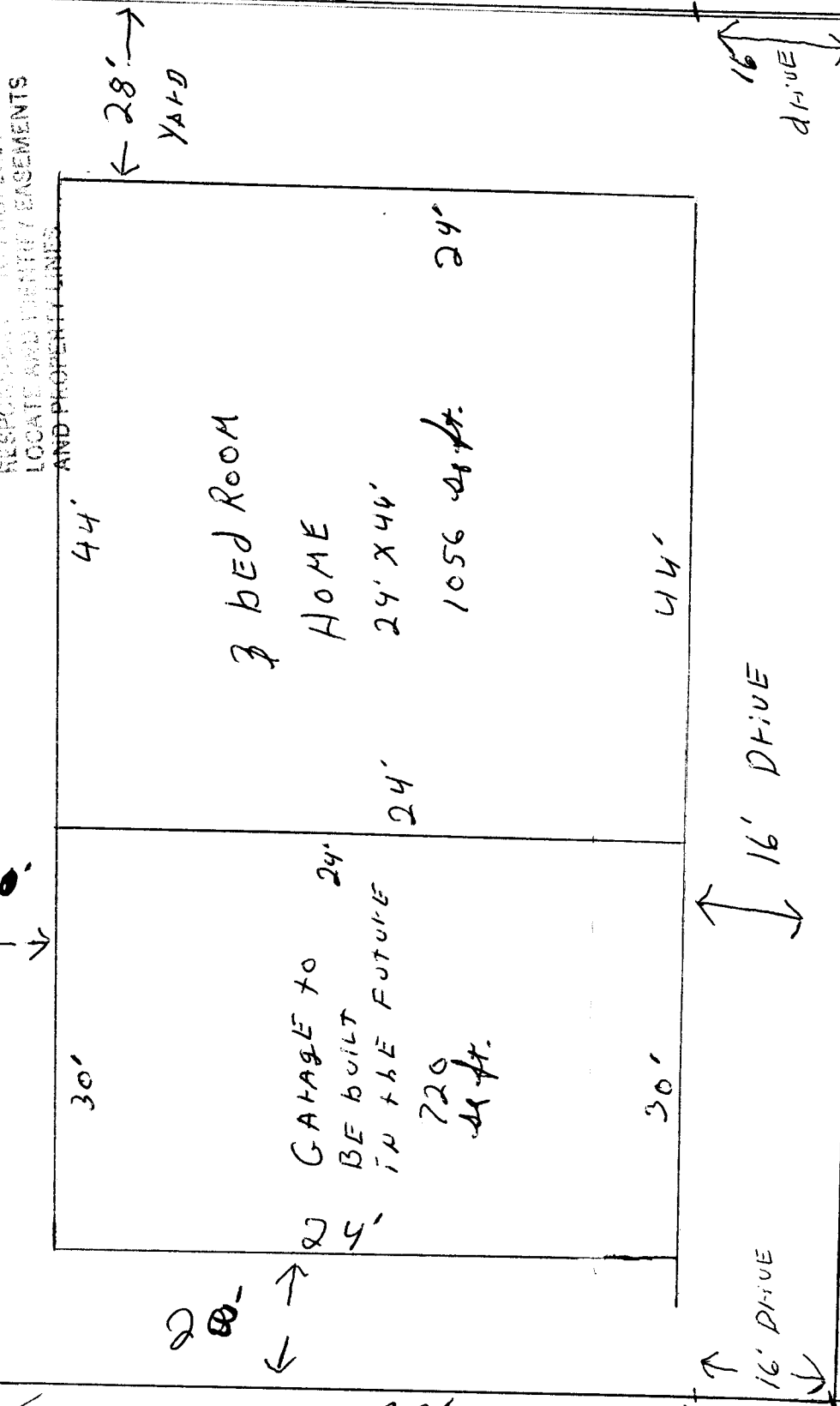
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Right of Street W. Chipeta North Front
413 W. Chipeta

Ronnie 3/20/98
ACCEPTED
ANY CHANGES TO TRACKS MUST BE APPROVED BY THE PLANNING DEPT.
RESPONSIBILITY TO PROPERTY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

125'



3 BED ROOM HOME
29' X 44'
1056 sq. ft.

GARAGE TO BE BUILT IN THE FUTURE
24' X 30'
720 sq. ft.

25'
122"
28' YARD

15' ALLEY

50'

THEESA YHIBIA

16' DRIVE
16' DRIVE

DRIVEWAY LOCATION OK.
(DRIVEWAY ON ADJACENT LOT IS AT EAST END)
ll
Call Bede
3/19/98

125'

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. _____

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

101D Decided to Do something else

BLDG ADDRESS 413 W. CHIPETA TAX SCHEDULE NO. 2A45-151.00.052
 SUBDIVISION CARPENTER SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 980 #
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER THELISA YRIBIA NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 404 W. OUFAY
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-4037
 USE OF EXISTING BLDGS 0
 (2) APPLICANT THELISA YRIBIA
 (2) ADDRESS 404 W. OUFAY DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-4037 TRAILER HOUSE - MOBILE HOUSE ^{14x70}

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 RMF-64 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions Customer showed
 Maximum Height 30' photo of previous house on site & no TCP required.
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Theresa Yribia Date 12-22-97
 Department Approval Ronnie Edwards Date 12-30-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10791
 Utility Accounting Isaac [Signature] Date 12/30/97

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

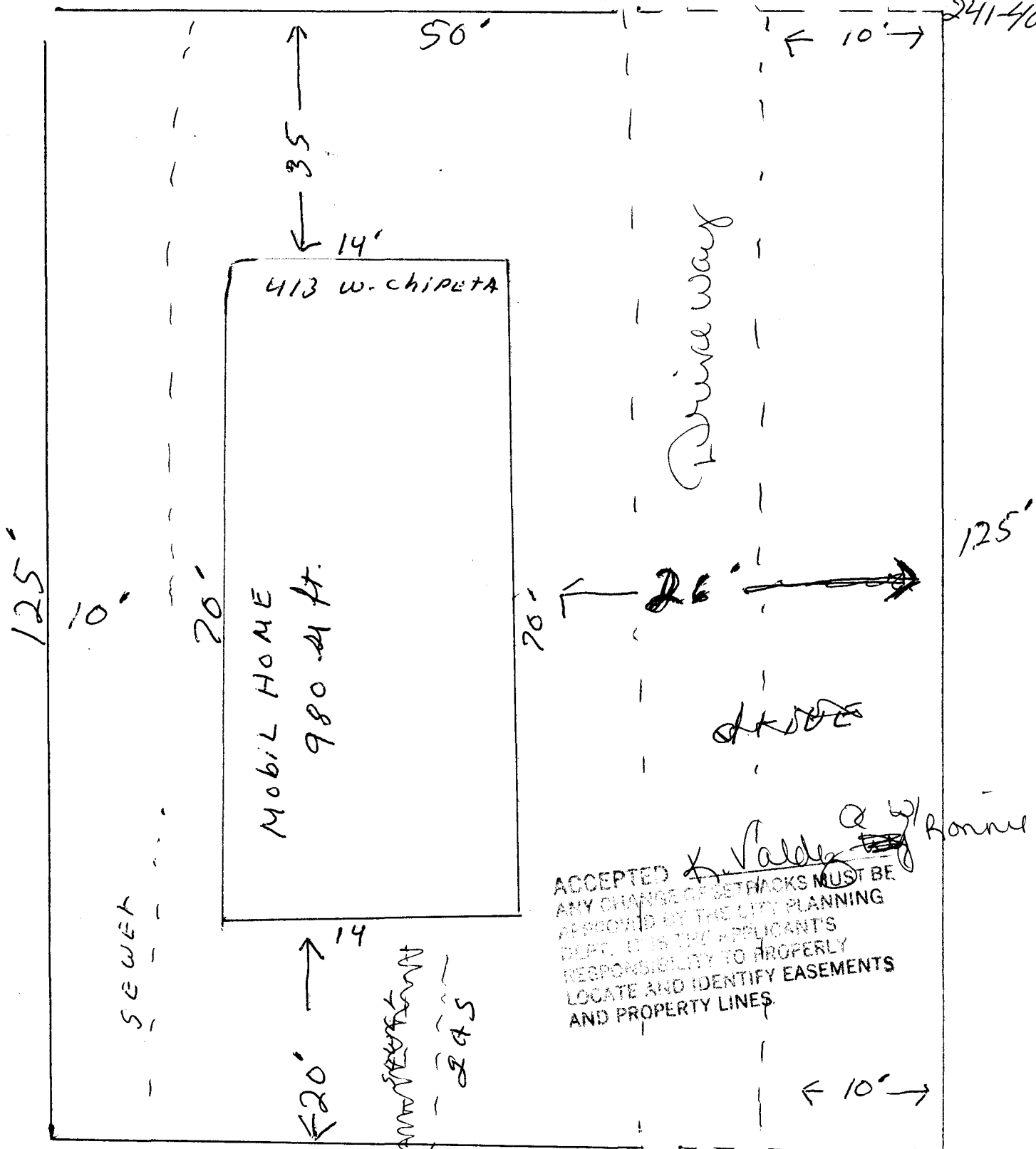
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CHIPETA AV -

- N -

- permanent foundation only
- must be HUD approved home
WATER

413 W. CHIPETA
Theresa Yribia
4104 West Ouray
Grand Junction, Co
241-4037



ACCEPTED *K. Valdez* & *R. Bonner*
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.

ALLEY
CITY SEWER
DRIVEWAY
LOCATION O.K.
12/30/97

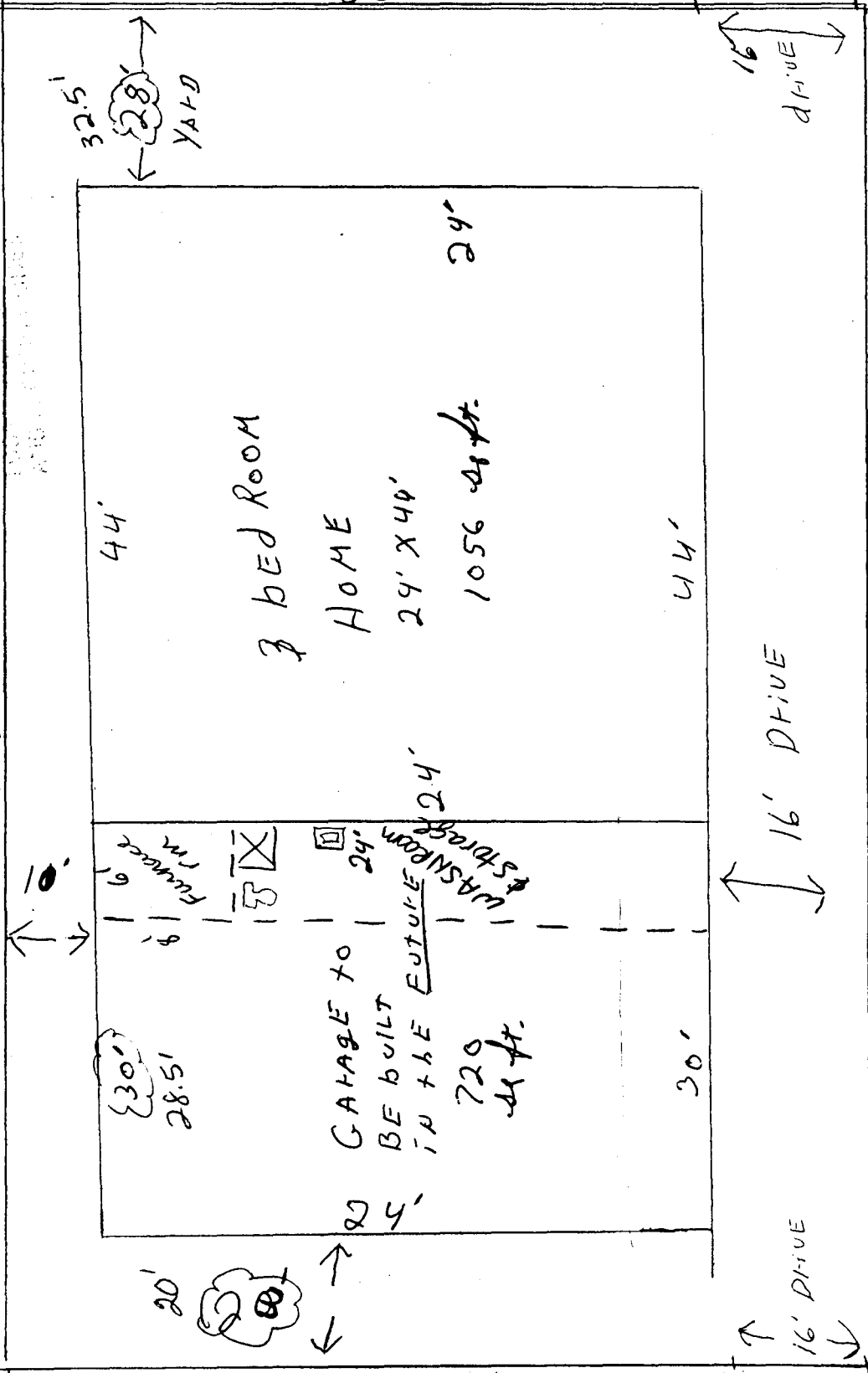
ACCEPTED
AND PROPERTY LINES.

Donne 4/13/98

Donne 3/10/98

LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

125'



Right of STREET W. CHIPETA

413 W. CHIPETA

North
↑
Front

DRIVEWAY
LOCATION!
OK

DRIVEWAY
ON
ADJACENT
LOT IS
AT EAST
END

W
Estimated
3/10/98

125'

Highlighted
area
Revised
4/13/98

THEESA VIBIA

15'
ALLEY

50'

16' DRIVE

16' DRIVE

16' DRIVE

16' DRIVE