

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 76451



Your Bridge to a Better Community

BLDG ADDRESS 413 W. CHIPETA SQ. FT. OF PROPOSED BLDGS/ADDITION 754
 TAX SCHEDULE NO. 2945-151-00-052 SQ. FT. OF EXISTING BLDGS 1200
 SUBDIVISION CARPENTER TOTAL SQ. FT. OF EXISTING & PROPOSED 1954
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 0 After: 2 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 2 this Construction
 (1) OWNER THELISA YHIBIA
 (1) ADDRESS 413 W. CHIPETA
 (1) TELEPHONE 241-4037
 (2) APPLICANT THELISA YHIBIA
 (2) ADDRESS 413 W. CHIPETA
 (2) TELEPHONE 241-4037
 USE OF EXISTING BUILDINGS RES.
 DESCRIPTION OF WORK & INTENDED USE NEW GARAGE
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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

PAID
 ZONE RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 9 TRAFFIC 100 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 Theresa Yhibia Date 06-16-2000
 Department Approval John Wagner Date 06/16/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>6/16/00</u>

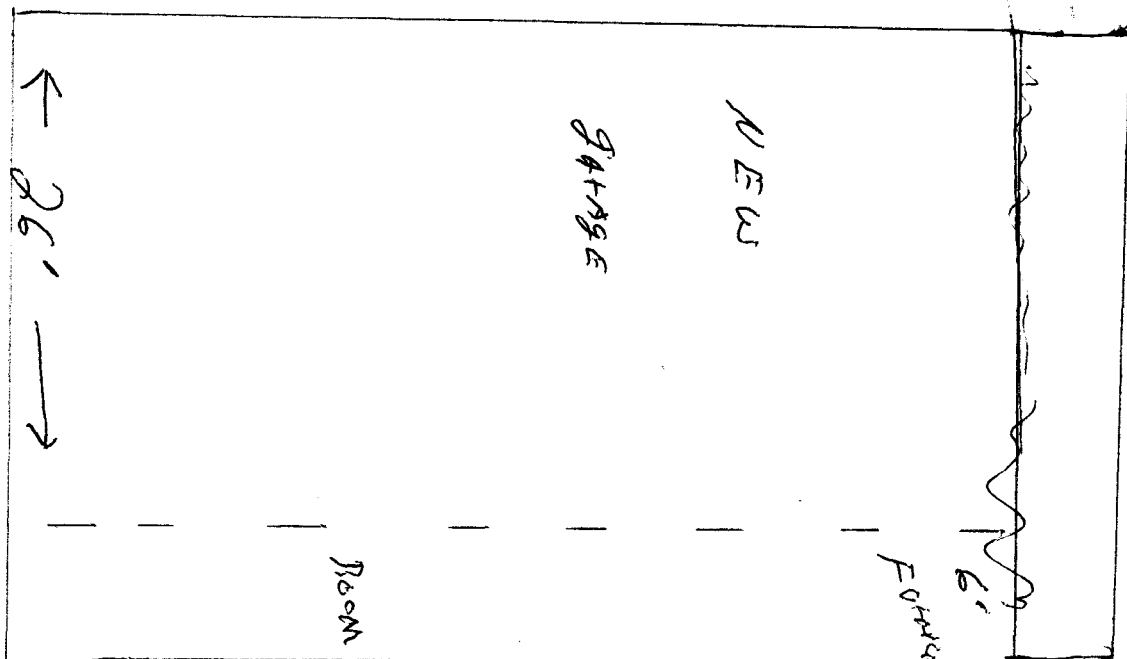
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ALLEY ← 16' →

← 29' →

← 5' →



4/15/20
 ALL EASEMENTS 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.

← 10' →
50'

44'

← 9' →
16'

← 24' →
 House

33'

413 W. Chipeta St.