

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 77699



Your Bridge to a Better Community

BLDG ADDRESS 357 W. OUFAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2352 sqft
 TAX SCHEDULE NO. 2945-151-04-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION CARPENTER TOTAL SQ. FT. OF EXISTING & PROPOSED 0
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER THELISA YRIBIA NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 413 W. CHIPETA USE OF EXISTING BUILDINGS BOTH DOWN HOUSE FIVE
 (1) TELEPHONE 241-4037 DESCRIPTION OF WORK & INTENDED USE OWNER WILL LIVE IN
 (2) APPLICANT ROBERT YRIBIA TYPE OF HOME PROPOSED:
 (2) ADDRESS 413 W. CHIPETA Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 241-4037 _____ 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

ZONE BMF-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 11 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 Robert Yribia Date 11-08-00
 Department Approval Ante J. Costello Date 11-13-00 1288-2284

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Weinholt</u>	Date	<u>11-13-00</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)

WEST

155'

42'

FRONT DOOR

ACCEPTED SU 11/13/00
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.

DRIVEOK
SH
11/8/00
DRIVE WAY
3 CAR

75'

2x2x2E

← 54' →

↑
28'
↓

↑
28'
↓

↑
28'
↓

← 16' →
R

← 30' →

← 54' →

← 25' →

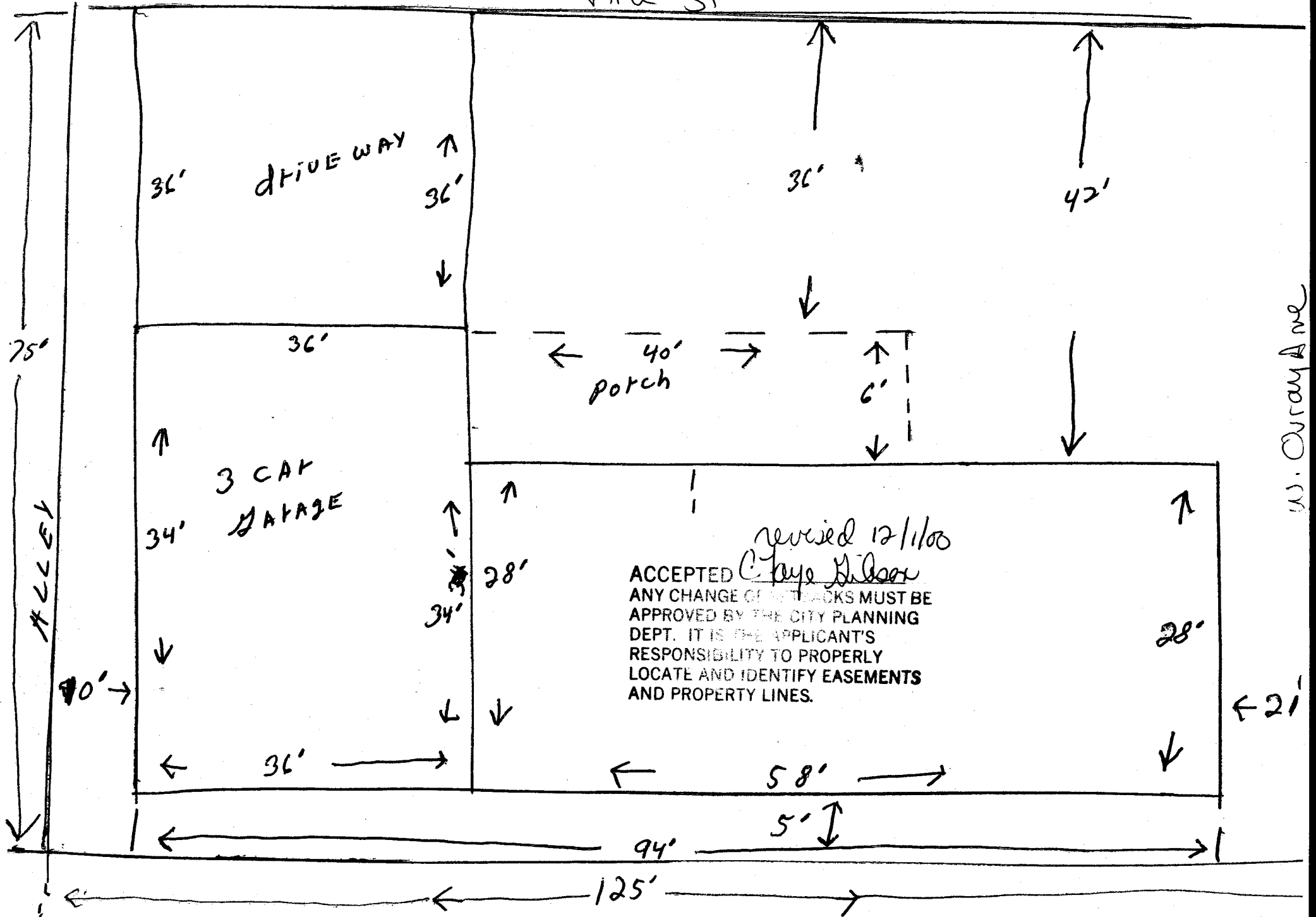
5' ↑
↓

S

← 155' →

357 W. Curran

Vine St

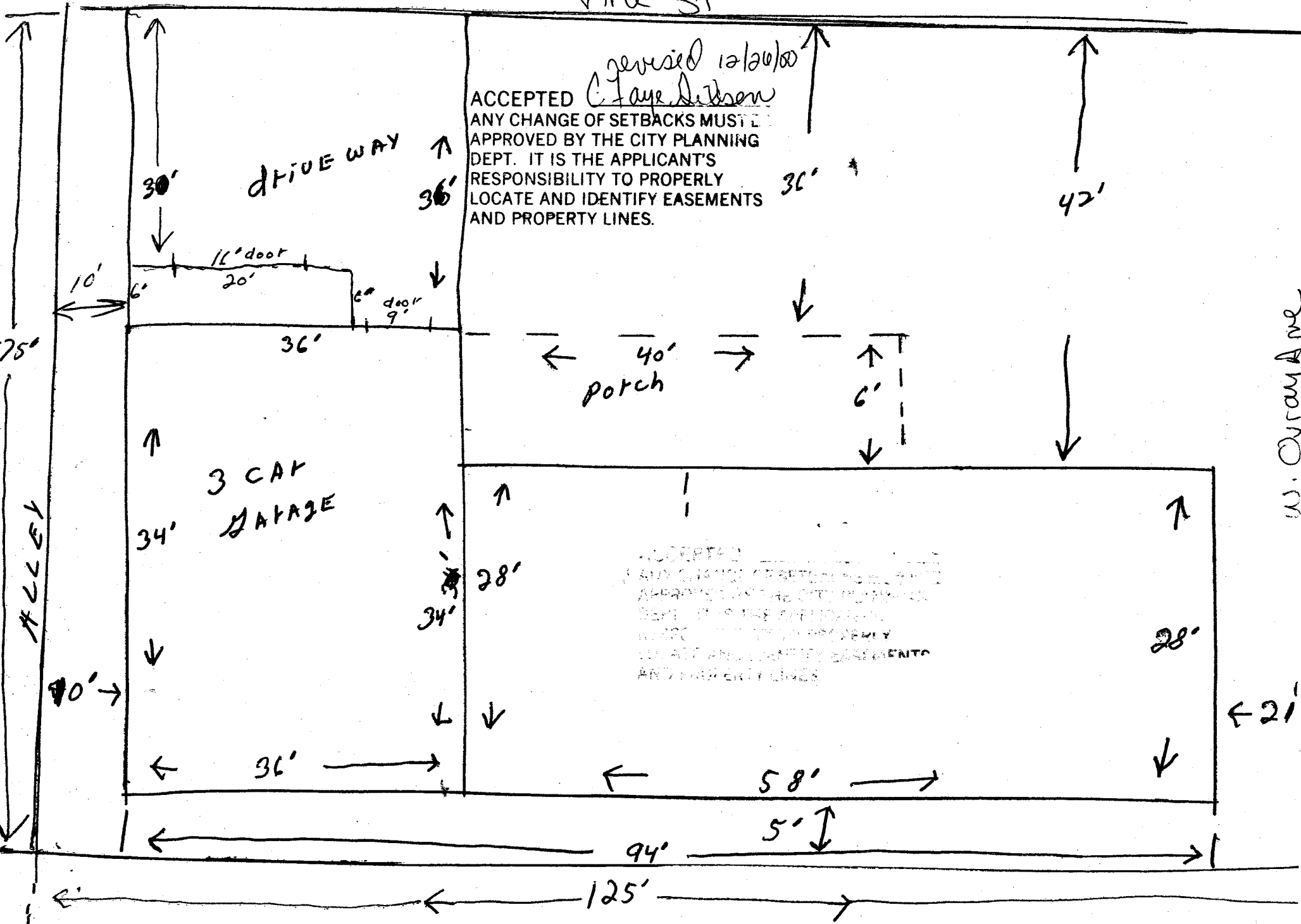


Vine St

revised 12/20/00
Clay Gibson

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.

DRIVEWAY



75'

ALLEY

10'

6'

9'

30'

36'

34'

34'

36'

16' door

20'

9' door

3 CAR GARAGE

40' porch

30'

40'

28'

58'

5'

94'

125'

42'

6'

28'

21'

21'

W. Curran Ave