

FEE \$	12.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

51327-850

BLDG ADDRESS 357 W. OUTAY

SQ. FT. OF PROPOSED BLDGS/ADDITION 350 sq ft

TAX SCHEDULE NO. 2945-151-04-001

SQ. FT. OF EXISTING BLDGS 1522 HOUSE 1300 GARAGE 2812 sq ft

SUBDIVISION CARPENTER SUB.

TOTAL SQ. FT. OF EXISTING & PROPOSED 3162 sq ft

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) OWNER T. YFIBIA R. YFIBIA

NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction

(1) ADDRESS 357 W. OUTAY

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 241-4037

DESCRIPTION OF WORK & INTENDED USE SUN porch

(2) APPLICANT ROBERT YFIBIA

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 357 W. OUTAY

(2) TELEPHONE 241-4037

**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-5

Maximum coverage of lot by structures 100%

SETBACKS: Front 20' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height \_\_\_\_\_

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 Yfibia

Date 04-5-04

Department Approval C. Faye Hall

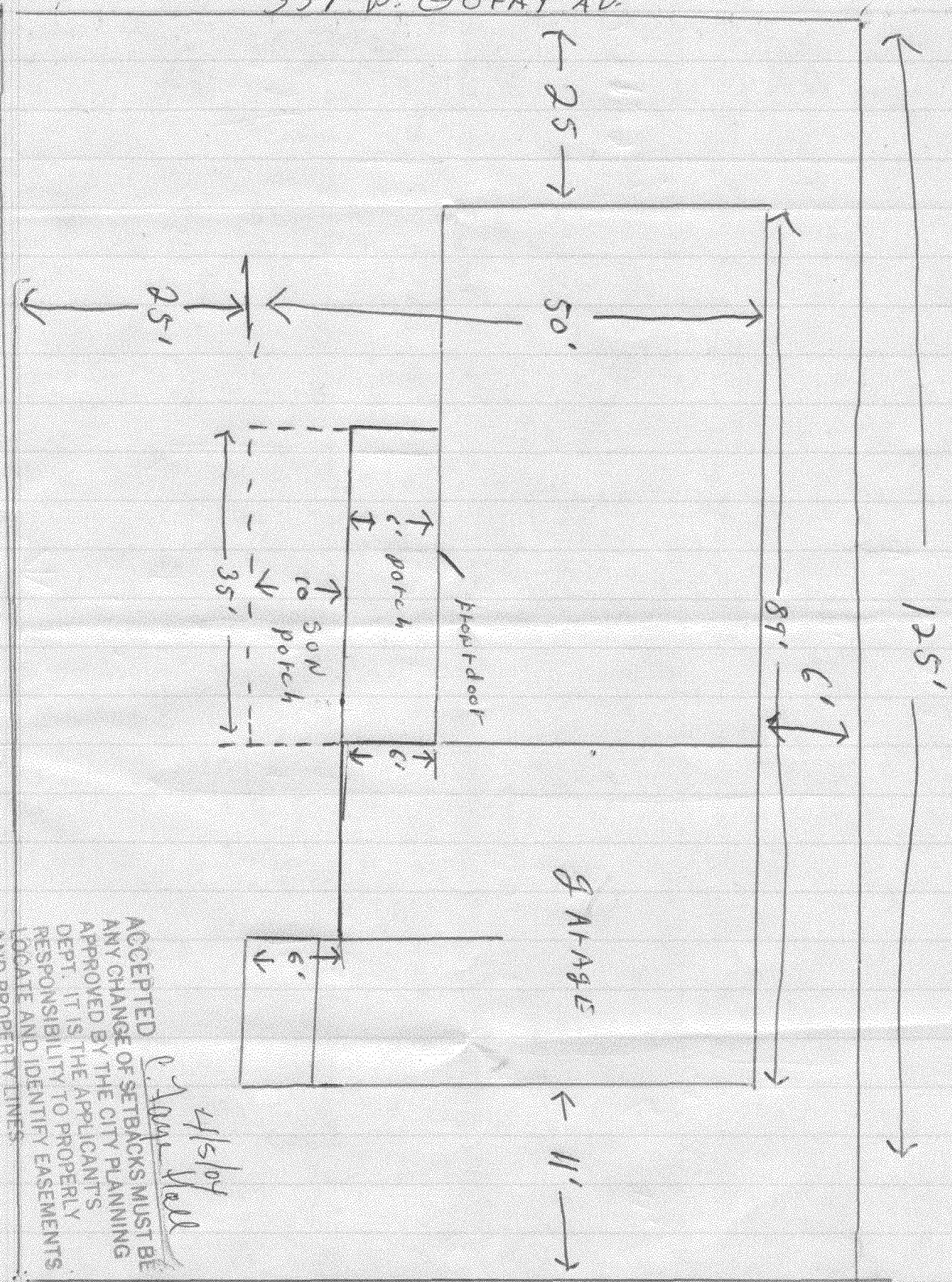
Date 4/5/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>None</u>	<u>None</u>	<u>Search only</u>
		Date	<u>4-5-04</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)

OUTAY AV. North  
357 W. OUTAY AV.



~~357~~  
VIDE ST.

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

4/15/04  
 L. J. Adams  
 Mayor

ALLEY