

FEE \$ 10.00
TCP \$ 500.00

Refunded 12/95

BLDG PERMIT NO. 51924

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 471 Wintah ct TAX SCHEDULE NO. 2945-032-25-007
SUBDIVISION Valley meadows subd SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300 sq ft
FILING 1 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Kamal Zoobi NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS 2861 Elm circle #16 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 243-4062 USE OF EXISTING BLDGS _____
(2) APPLICANT Kamal Zoobi DESCRIPTION OF WORK AND INTENDED USE: Construction
(2) ADDRESS 2861 Elm circle #16 of New Home -
(2) TELEPHONE 243-4062

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-2.8 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions if developer requests credit to TCP and it's approved the appropriate amount will be refunded
Maximum Height _____ CENS.T. 10 T ZONE 24 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 Kamal A. Zoobi Date 4-17-95
Department Approval Marcia Rubideaux Date 4-17-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8246
Utility Accounting C. Richardson Date 4-17-95

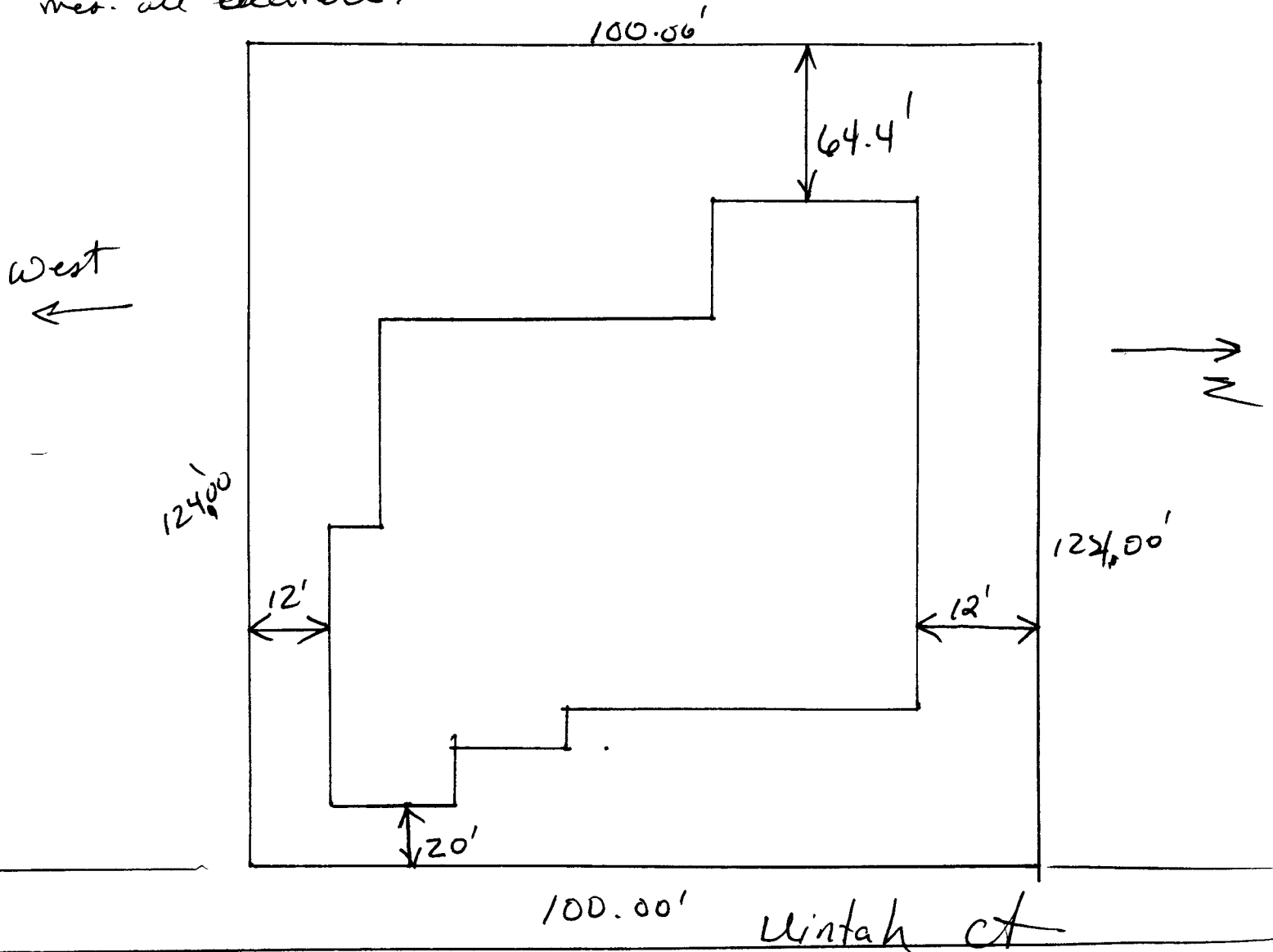
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

↑ West

ACCEPTED MP 4-17-95
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.

Not to scale
meas. are approximate.



Kamal Zoobi
671 Uintah Court

↓
East