

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO. 84875

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2657 Grand Vista SQ. FT. OF PROPOSED BLDGS/ADDITION 1874

TAX SCHEDULE NO. 2701-261-00-702 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 2 LOT 3

(1) OWNER Kamal Zoobi

(1) ADDRESS 671 Uintah ct

(1) TELEPHONE 248-3640

(2) APPLICANT Same

(2) ADDRESS Same

(2) TELEPHONE 248-3640

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS None

DESCRIPTION OF WORK & INTENDED USE New construction

TYPE OF HOME PROPOSED: **PAID**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) **MAY 30 2002**
 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 BSF-4

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

Side 7' from PL, Rear 25' from PL

Maximum Height _____

Maximum coverage of lot by structures 50%

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions _____

CENSUS 16 TRAFFIC 13 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 Kamal Zoobi

Date 5-29-02

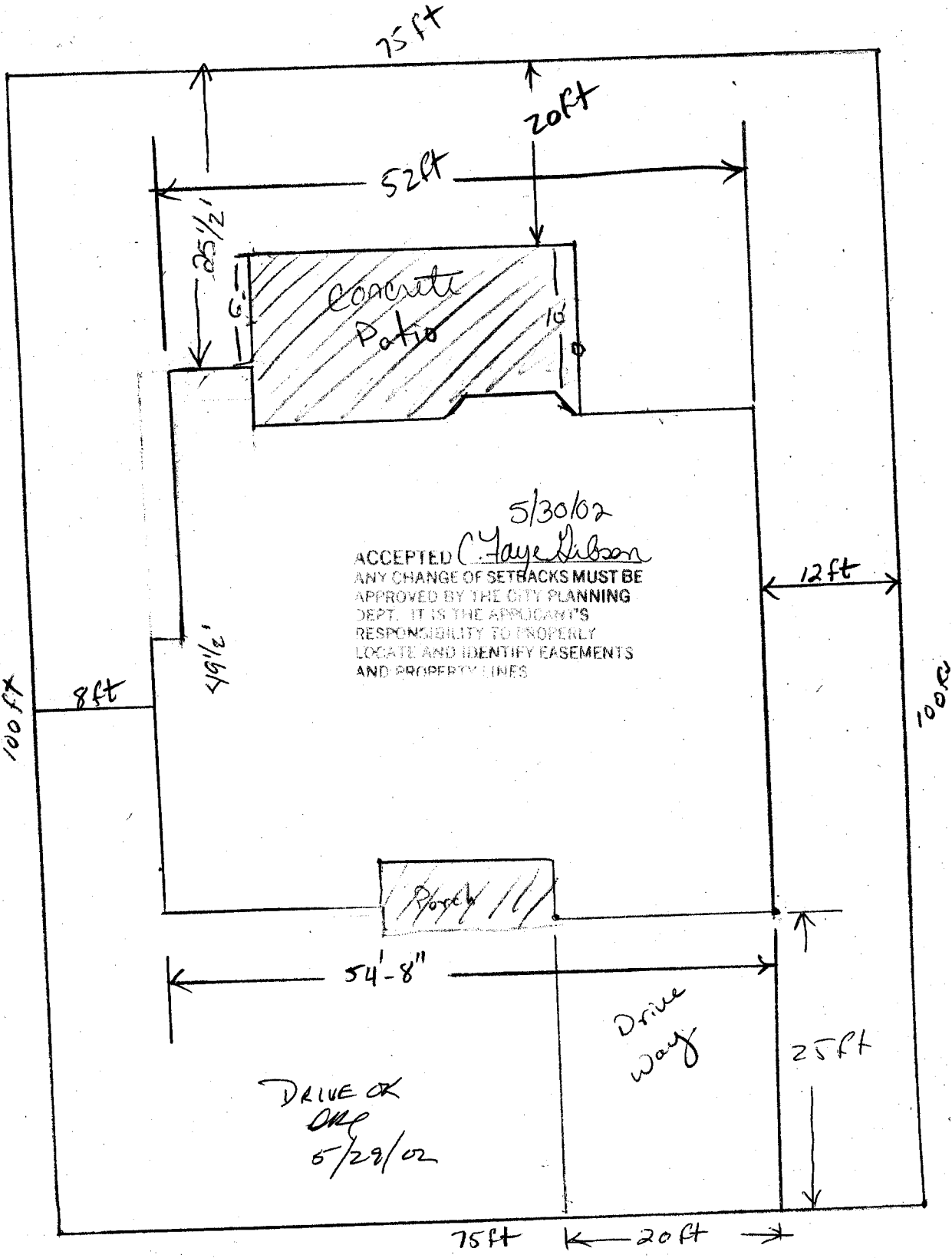
Department Approval 46 C. Faye Jensen

Date 5/30/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14975</u>
Utility Accounting <u>U Benseley</u>	Date <u>5/30/02</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)



5/30/02
 ACCEPTED *C. Yaye Gibson*
 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

DRIVE OR DRP
 5/29/02

2657 Grand Vista Drive-

