

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 388 Ylang st
 Parcel No. 2943-191-38-003
 Subdivision White Willows
 Filing 2 Block 4 Lot 3

No. of Existing Bldgs 0 No. Proposed _____
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1797
 Sq. Ft. of Lot / Parcel 8612
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 17 ft

OWNER INFORMATION:
 Name Kamal Zoobi
 Address 671 Uintah ct
 City / State / Zip Grand Jet Colo 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:
 Name Kamal Zoobi
 Address 671 Uintah ct
 City / State / Zip Grand Jet Colo 81505
 Telephone 248-3640

***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 | |
|--|---|
| ZONE <u>RSE-4</u> | Maximum coverage of lot by structures <u>50%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____ |
| Side <u>7'</u> from PL Rear <u>25'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions <u>Engineered foundation required</u> |
| Voting District <u>E</u> Driveway Location Approval _____ (Engineer's Initials) | |

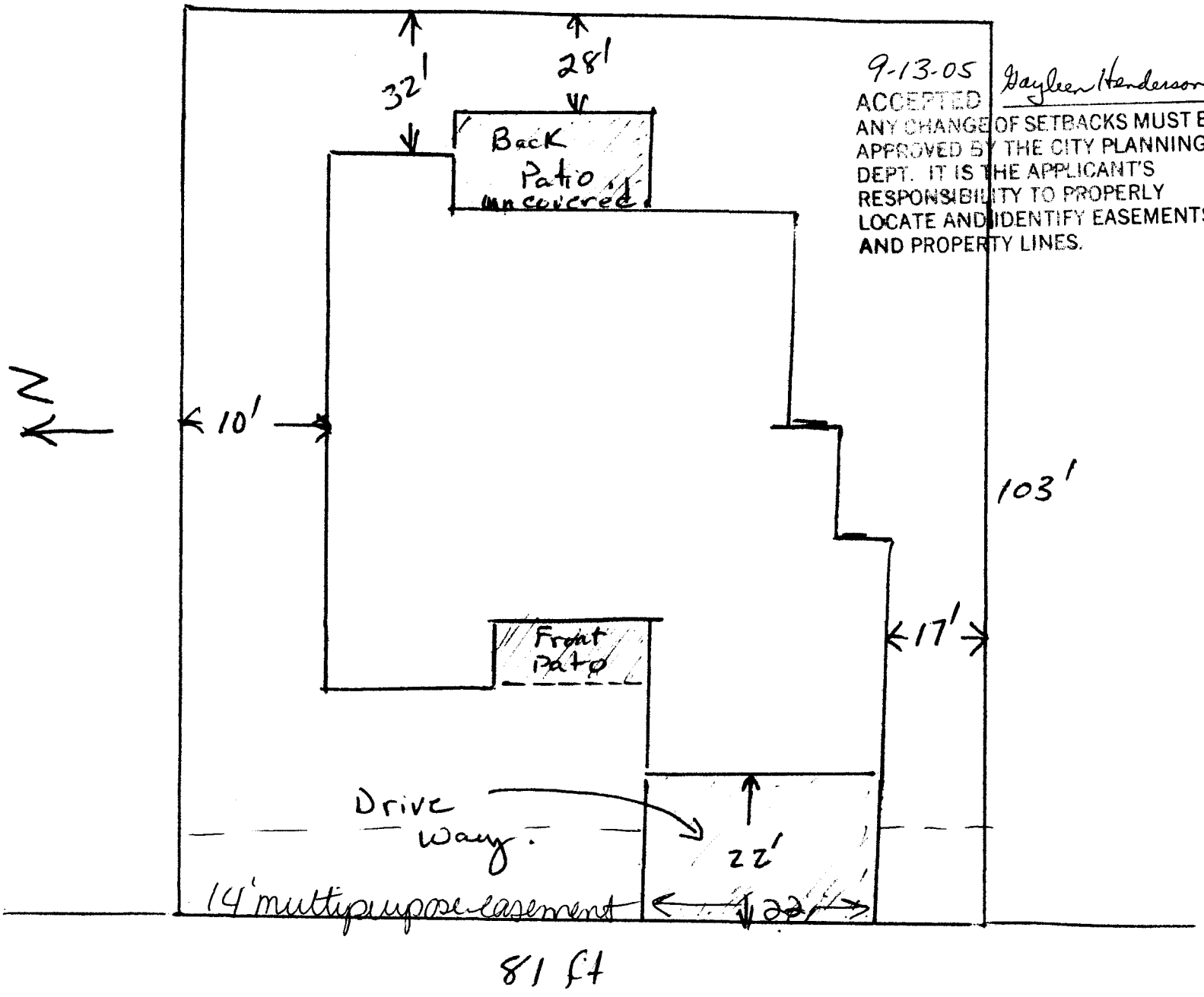
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 9/12/05
 Department Approval JH Gayleen Henderson Date 9-13-05

| | |
|---|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ | W/O No. <u>18400</u> |
| Utility Accounting _____ | Date <u>9/16/05</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



9-13-05
 ACCEPTED *Gayleen Henderson*
 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.

388 ylang st (white willows sub.)

June PL
Trish Davis
 9-13-05