

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

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

BLDG PERMIT NO. 91070



Building Address 2853 Florida St  
 Parcel No. 2943-191-23-001  
 Subdivision White Willows  
 Filing 1 Block 3 Lot 1

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 1494  
 Sq. Ft. of Lot / Parcel 9,948  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2070

**OWNER INFORMATION:**

Name Pete Apodaca  
 Address 445 Morning Dove  
 City / State / Zip G.J. Co. 81504

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Jim Key  
 Address 304 Mayku Way  
 City / State / Zip G.J. Co. 81503  
 Telephone 263-4598 / 640-1542

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundation Required  
 Voting District E 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 Jim Key Date 8-20-03  
 Department Approval F.B. Clayton Johnson Date 8/25/03

Additional water (and/or sewer tap fee(s) are required: YES  NO  W/O No. \_\_\_\_\_  
 Utility Accounting D Overholt Date 8/25/03

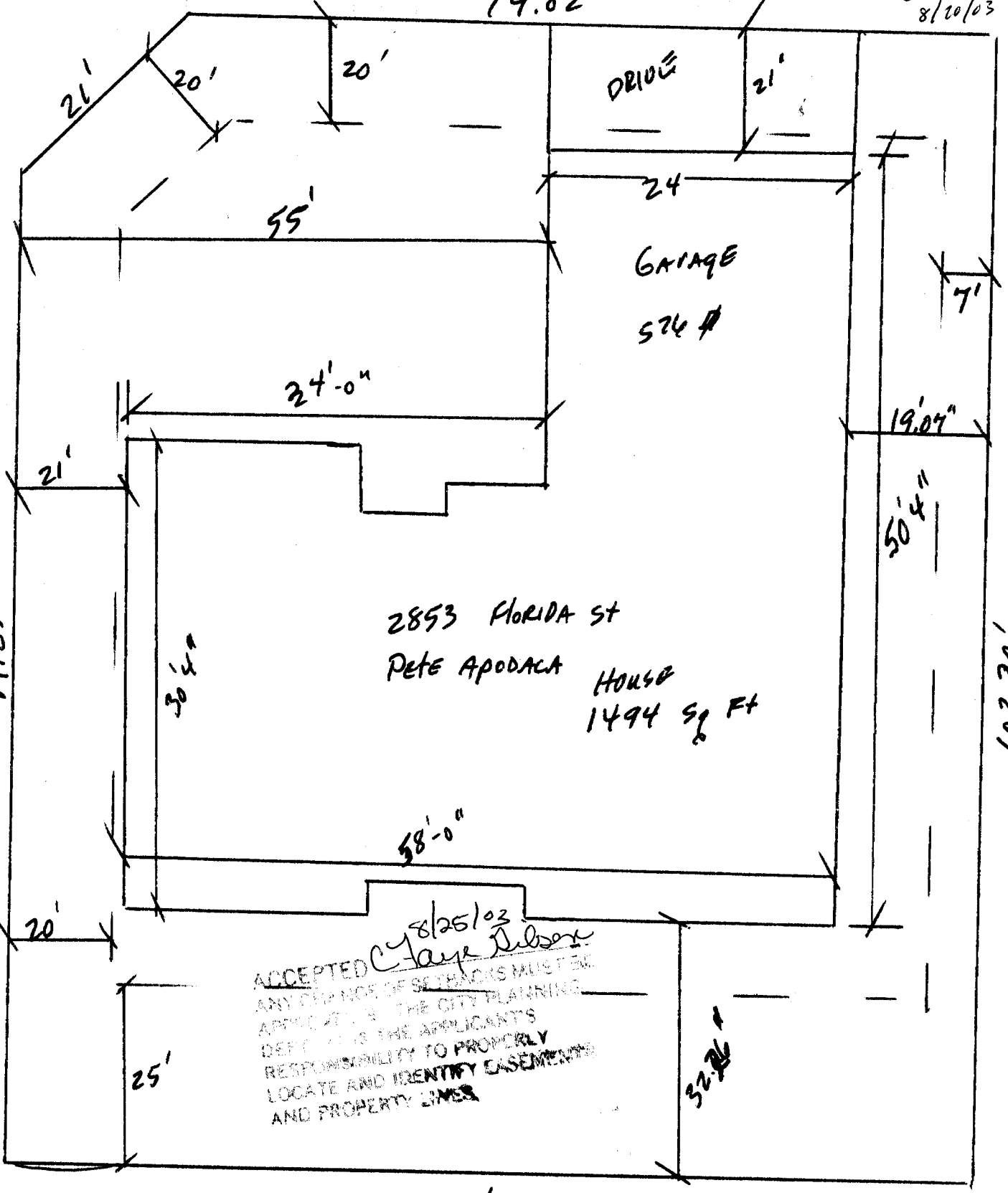
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

15' ALK 7E11  
20' Fronts  
7' Side  
25' BACK

FLORIDA ST

79.02'

CU  
8/20/03



ACCEPTED *C. Jay Dixon* 8/25/03  
 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

White Willows Subdivision  
 Lot 1 BIK 3 Filing 1

Plot Plan