

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

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

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

Building Address 371 DAYTONA DR  
 Parcel No. 2943-192-34-005  
 Subdivision WHITE WILLOWS WEST  
 Filing 1 Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2772  
 Sq. Ft. of Lot / Parcel 8,992  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name GERALD KETCHUM  
 Address 981 25 RD.  
 City / State / Zip G.J. CO. 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name [Signature]  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-255-0175

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RST-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> 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 _____
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u> (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 [Signature] Date 6-30-04  
 Department Approval [Signature] Date 2-22-05

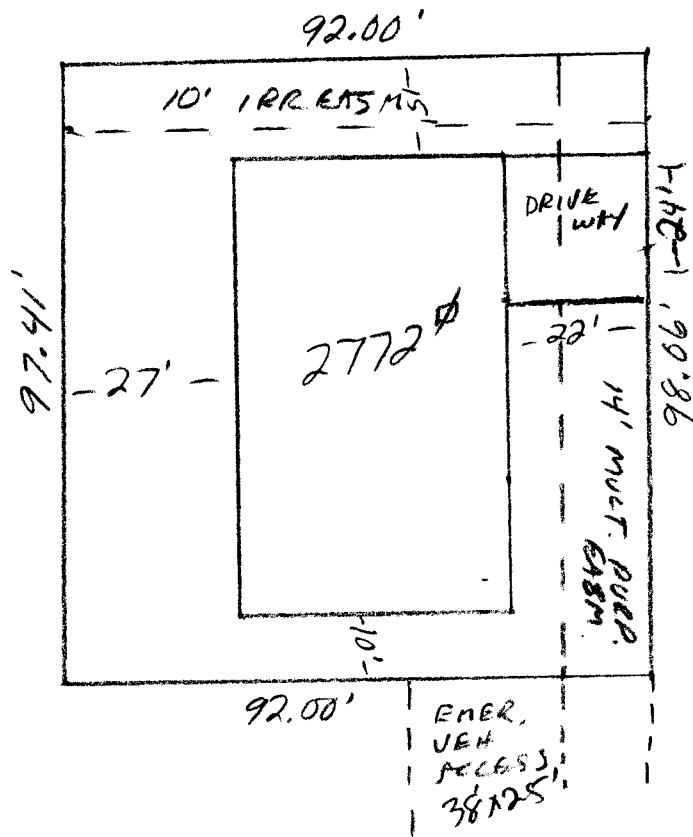
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17934</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/22/05</u>		

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)

BLK 3/LOT 4

↑  
N

ACCEPTED W/John Hagan 2/22/05  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. ADJACENT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



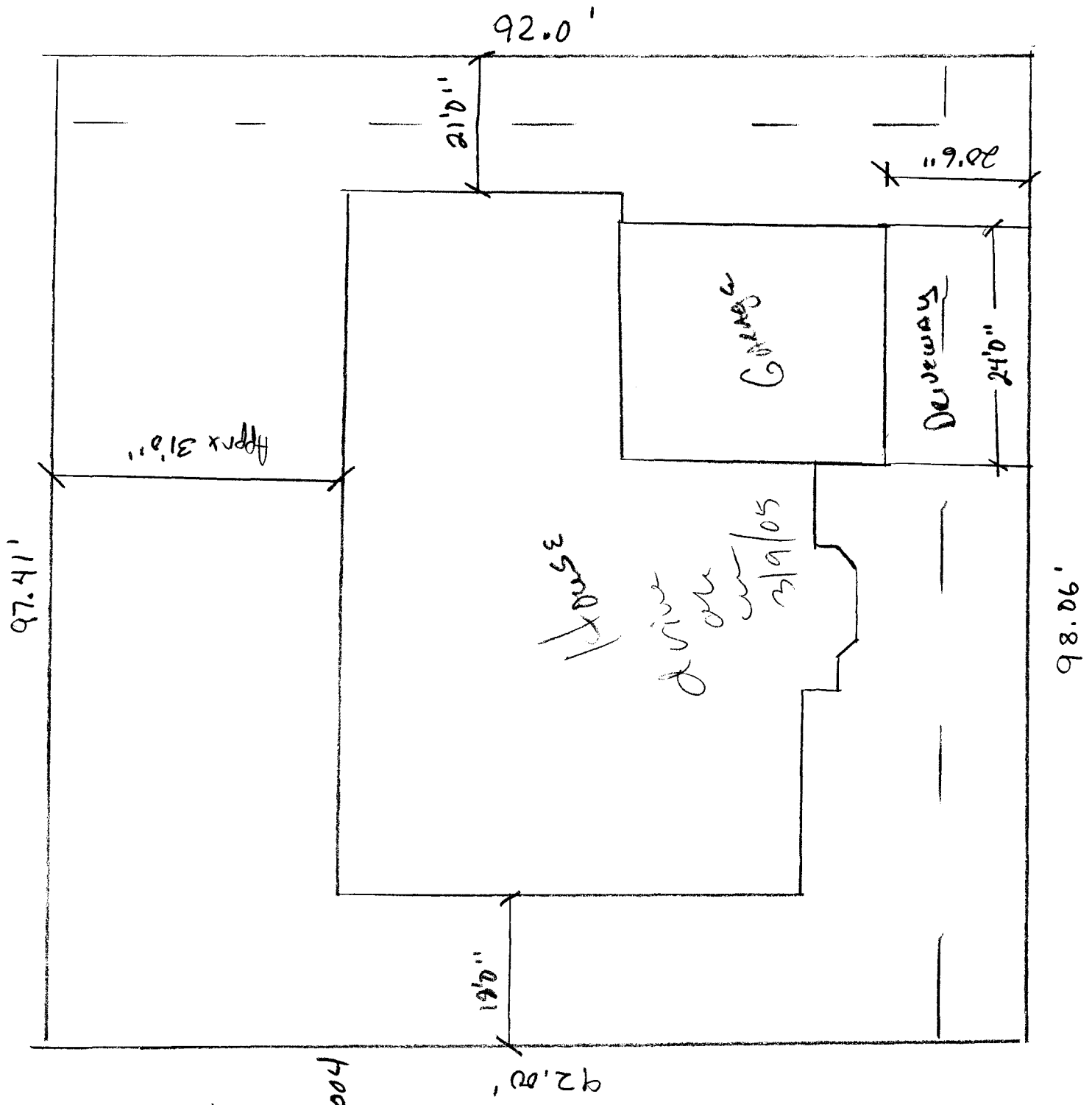
371 Daytona Dr.

drive ok

W  
7/2/04  
S

SCALE 1" = 30'

North ↑



371 Daytona  
 Block #3 Lot #4  
 White Willow West  
 Subdivision

Parcel # 2943-19-2-34-004

ACCEPTED B Paulson 3/9/05  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. THE PLANNING  
 DEPARTMENT'S  
 RESPONSE IS NOT A GUARANTEE  
 TO LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES