

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

225.00 PARKING REC 373 DAYTONA PR  
 Building Address \_\_\_\_\_ No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-192-00-233 34-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3021  
 Subdivision WHITE WILLOWS WEST Sq. Ft. of Lot / Parcel 9173  
 Filing 1 Block 3 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name GERALD KETCHEM  
 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): \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

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

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address SAME  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-255-0175

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 <u>R5F-1</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>17'</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>W</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).

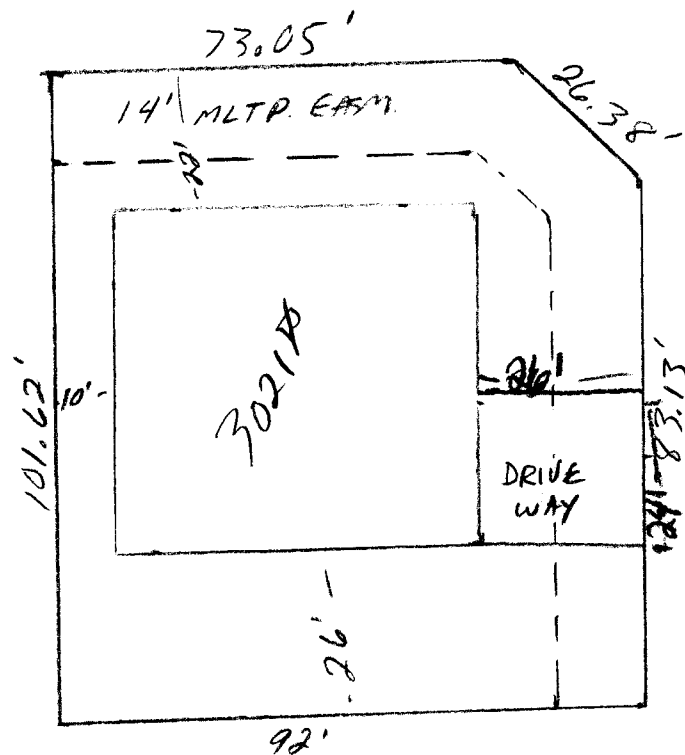
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature \_\_\_\_\_ Date 6-30-04  
 Department Approval NATASHA BRAGON Date 2/22/05

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ W/O No. <u>17929</u>
Utility Accounting <u>C</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 1



373 Daytona

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

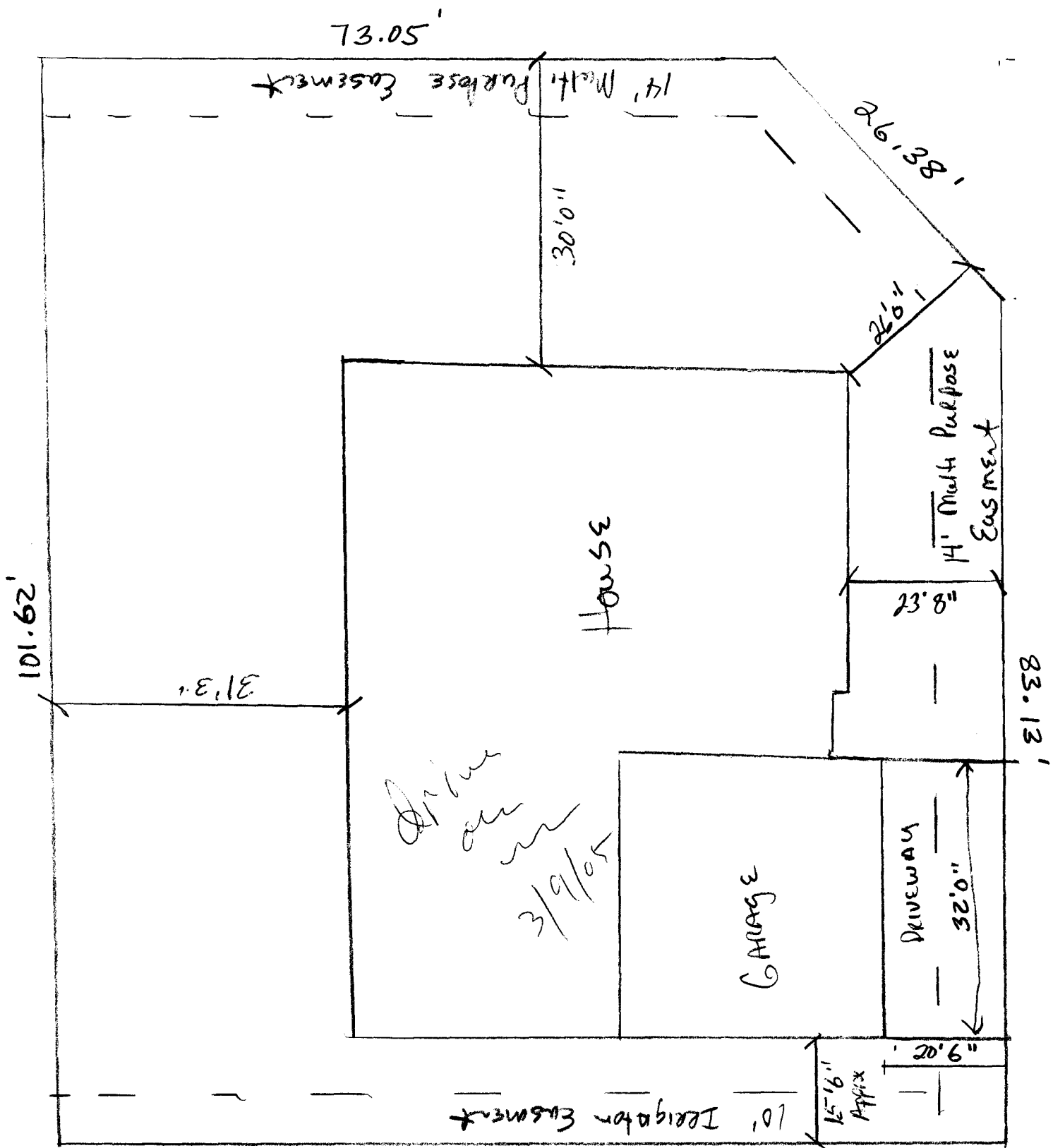
*Walter Magan*

2/22/05

drive  
ole  
in  
7/2/04

SCALE 1" = 30'

North ↑



373 Daytona  
 Block #3 Lot #1  
 White Willows  
 West Subdivision  
 Parcel #  
 2043-172-34-001

92'0"

ACCEPTED B. Paulson 3/16/05  
 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.