

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 2848 FLORIDA ST
 Parcel No. 2943-192-00-233
 Subdivision WHITE WILLOWS WEST
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,275^{sf}
 Sq. Ft. of Lot / Parcel 8319^{sf}
 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 _____
 Address SAME
 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSF-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>UK</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).

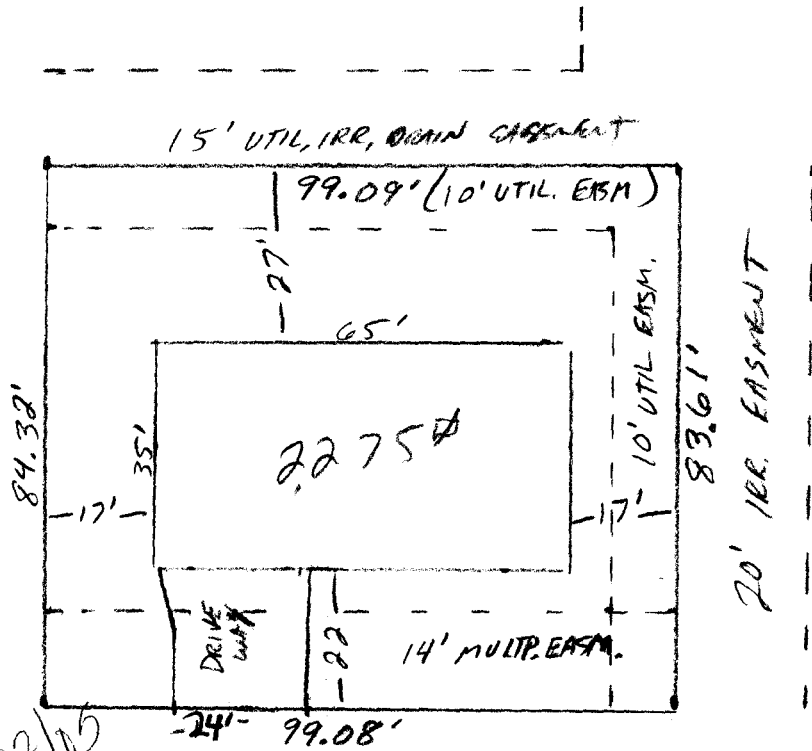
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6-30-04
 Department Approval NA Yishi Magon Date 2-22-05

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>17930</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)

LOT 1 / BLK 1



ACCEPTED *Y/Blake Moore 7/22/05*
ANY QUANTITY OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. APPLICANTS
RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES. *drive
for
cc
7/2/04*

2848 Florida St SCALE 1" = 30'

Revised

4-8-05

Ashe Moore

ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE COUNTY PLANNING DEPT. THE COUNTY PLANNING DEPT. IS NOT RESPONSIBLE FOR THE LOCATION AND IDENTIFICATION OF EASEMENTS AND PROPERTY LINES.

2848 Florida Street
Filing #1 Block #1 Lot #1

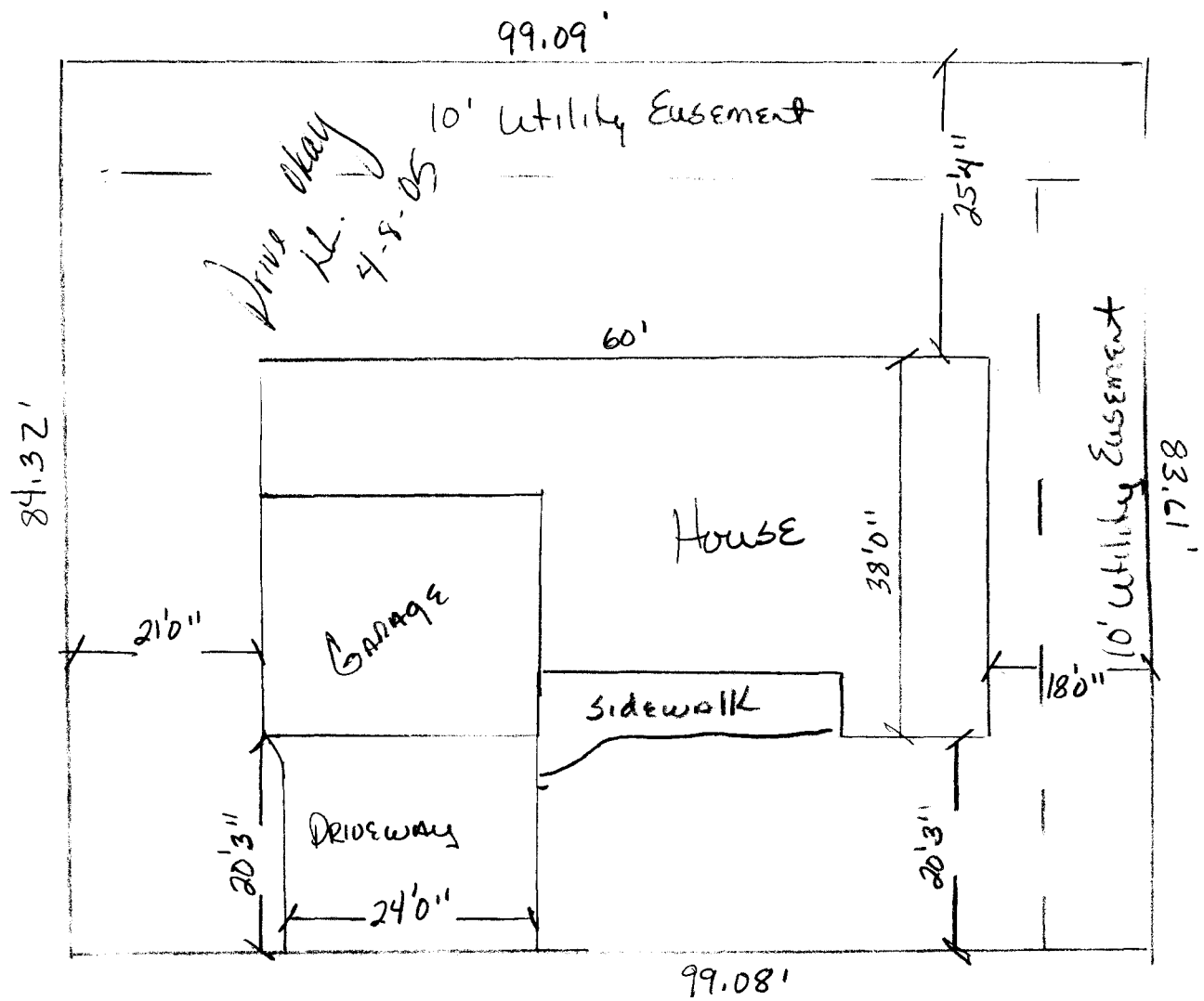
White Windows West Subdivision

Parcel # 2943-192-32-001

Revised Plat Plan
2130 Sqft with Garage

Setbacks
20' Front
25' Back
7' Sides

North



Front
(South)