

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

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

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

Parks & Rec fee 225.00  
 Building Address 2849 Florida St  
 Parcel No. 2943-192-33-001  
 Subdivision White Willows West  
 Filing \_\_\_\_\_ Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed APPR 2000  
 Sq. Ft. of Lot / Parcel APPR 3870 Sq Ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPR 2620 Sq Ft  
 Height of Proposed Structure APPR 23'

**OWNER INFORMATION:**

Name Gerald Ketchum  
 Address 981 25 Road  
 City / State / Zip Grand Jet, Co 81523

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Dorsey / Robert  
 Address P.O. Box 40483  
 City / State / Zip Grand Jet, Co  
 Telephone 970-986-1783

**\*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>[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 2-11-05  
 Department Approval [Signature] Date 2-14-05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>17908</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/14/05</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)

84'.55" BACK

ACCEPTED B. Paulson 2/14/05

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.

Approx 40'0"

101'.61" Side

10' Utility Easement

39'0"

59'0"

House

Garage

10'6"

Porch

Sidewalk

14'4"

14' Multi Purpose Easement

DRIVEWAY

24'0"

20'6"

101'.62" Side

drive on W 2/12/05

83.91 Front

White Willows West Subdivision Block 2 Lot #1 2849 Florida Street