

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

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

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

Building Address 245 Silver CT  
Parcel No. 2943-303-74016  
Subdivision Durago Acres  
Filing \_\_\_\_\_ Block 1 Lot 16

②

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1658  
Sq. Ft. of Lot / Parcel 7888 SF  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 37%  
Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Jim Thayer  
Address 220 Chipota Av  
City / State / Zip Grand Junction CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Security Homes LLC  
Address 937 Kayenta Way  
City / State / Zip Fruita CO 81521  
Telephone 250-2243

**\*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 <input checked="" type="checkbox"/> 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>CR</u> (Engineer's Initials)

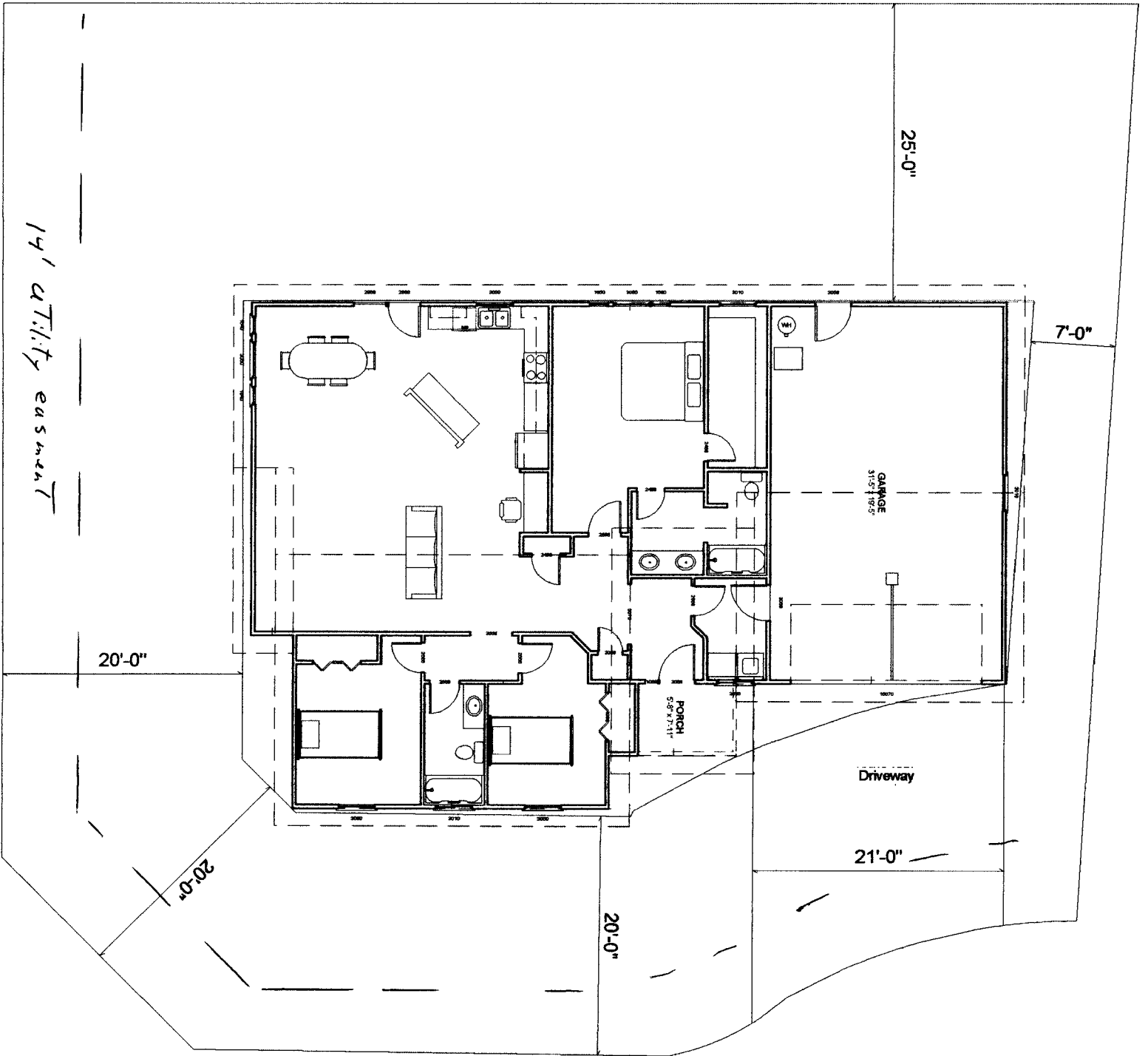
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Jim Thayer Date 8/17/05  
Department Approval Bill C. Jantz Date 9/14/05

Additional water and/or sewer tap fees(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>0</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/14/05</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)



14' utility easement

25'-0"

7'-0"

20'-0"

5'-8" x 7'-11"  
PORCH

31'-5" x 18'-5"  
GARAGE

Driveway

21'-0"

20'-0"

20'-0"

245 Silverton Ct.

Lot 16 Block 1

pb 9/14/05  
 ACCEPTED C. Jay Hall  
 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.

drive on  
 on  
 8/19/05