

FEE \$	10,600
TCP \$	1589.60
SIF \$	460.00

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

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

Building Address 374 Thyme St.  
Parcel No. 2943-191-41-008  
Subdivision Whitelwillows, Filing Two  
Filing Two Block 7 Lot 8

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1922  
Sq. Ft. of Lot / Parcel 8,013  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,979.4<sup>2</sup>  
Height of Proposed Structure 19'3"

**OWNER INFORMATION:**

Name Charles D. Guenther  
Address 687 Glen Cars Drive  
City / State / Zip Grand Junction, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Charles D. Guenther  
Address 687 Glen Cars Drive  
City / State / Zip Grand Junction, CO 81506  
Telephone 970-243-7477

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Stucco Side, Cultured Stone Front  
Architectural Roof, No Fence

**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 _____
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 <u>Engineered foundation</u> <u>Required</u>
Voting District _____	Driveway Location Approval _____ (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 Charles D. Guenther Date 5/07/07

Department Approval Wendy Spur Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 20322

Utility Accounting Pat Campbell Date 6/4/07

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)

*J. Wendy Spurr*

NOTE:  
GRADER MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

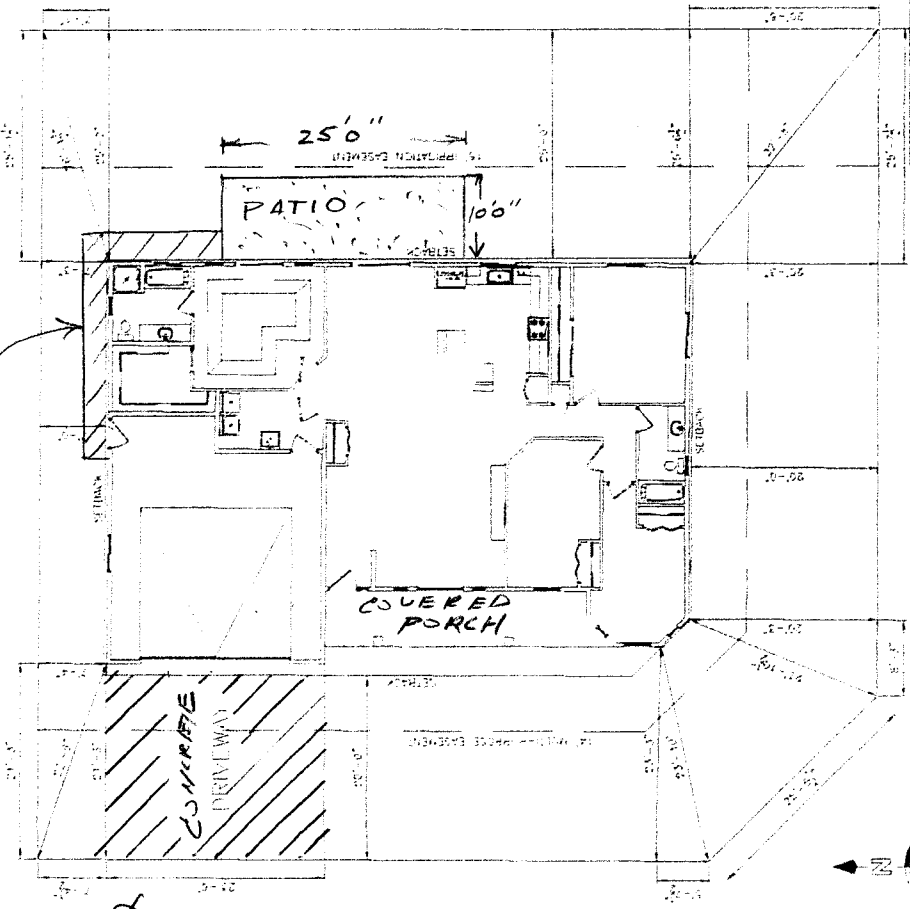
NOTE:  
BUILDER TO VERIFY  
ALL SETBACK AND EASEMENT  
ENCROACHMENTS PRIOR  
TO CONSTRUCTION

NOTE:  
DIMENSION LINES ARE FILLED FROM  
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE  
EXISTS, DIMENSIONS WILL BE FROM EDGE  
OF FOUNDATION

SITE PLAN INFORMATION	
SUBDIVISION NAME	WHITE WILLOWS
PLAT NUMBER	2
LOT NUMBER	4
BLOCK NUMBER	7
STREET ADDRESS	274 THYME STREET
ACQUAITY	AREA
SUBJECT SQ. FT.	6,270 SF
COVERED PATIO SQ. FT.	1,700 SF
COVERED PORCH SQ. FT.	1,022 SF
UNCOVERED SQ. FT.	1,022 SF
LOT SIZE	8,011 SF
FRONT SET	FRONT 20'
REAR SET	REAR 25'

NOTE:

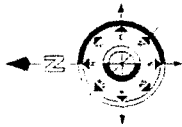
- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- USE OF THIS PLAN CONSTITUTES FORTHEE AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
- ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
- BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
- THIS PLAN HAS NOT BEEN ENGINEERED BY ARCHITECT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



3'0" SIDEWALK

*JOE GUY*  
THYME STREET

FLORIDA STREET



*Patio and Sidewalk Plan*

*374 THYME  
GVENTNER*