

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. #2

Acct 7480-0

Building Address 345 Walnut Court
 Parcel No. 2945-112-19-004
 Subdivision Cope Sub
 Filing _____ Block _____ Lot 4

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2616 Sq. Ft. Proposed 580
 Sq. Ft. of Lot / Parcel 13,242.24
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3196 24%
 Height of Proposed Structure 23 FEET

OWNER INFORMATION:

Name CARLA A. MALITO
 Address 345 WALNUT CT
 City / State / Zip GRAND JCT, CO 81501

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

APPLICANT INFORMATION:

Name CARLA A. MALITO
 Address 345 WALNUT CT
 City / State / Zip GRAND JCT, CO 81501
 Telephone (970) 243-9871

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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 PLANNING STAFF			
ZONE <u>R5</u>	Maximum coverage of lot by structures <u>60</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5/3</u> from PL	Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>	
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Carla Malito Date 4/30/09

Planning Approval Pat Dunlop Date 5/12/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO change</u>
Utility Accounting <u>W</u>	Date <u>5-13-09</u>		

City of Grand Junction GIS Master Map ©

201 Persigo Service Area

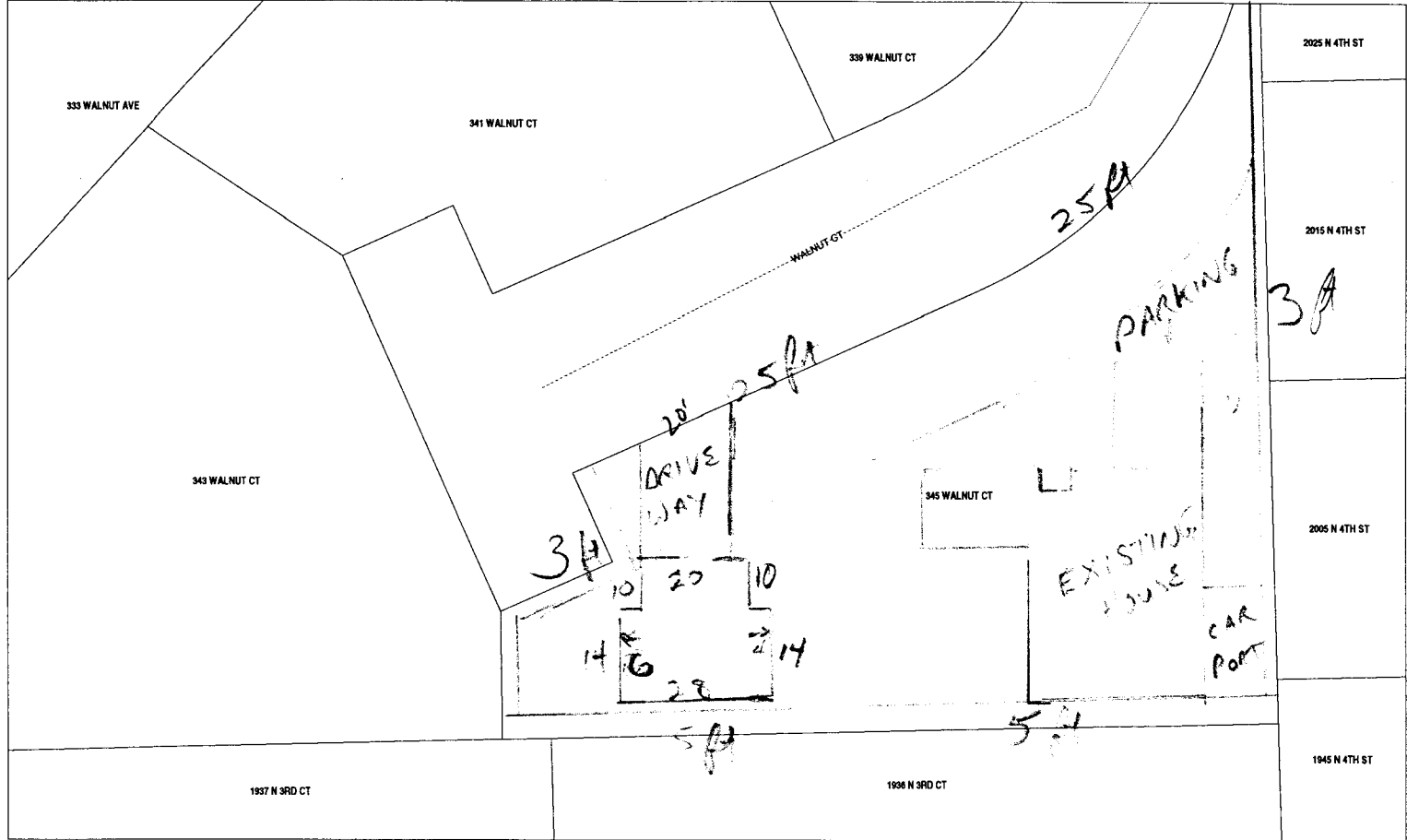
Traffic Cameras

- 5th St. Overpass
- Grand Ave. & 12th St.
- Grand Ave. & 1st St.
- I70B & 25 Road
- North & 12th St
- North & 1st St
- North & 29 Rd
- North & 7th St
- Patterson & 29 Rd
- Patterson & 7th St
- Riverside Parkway.
- Patterson & 29 Rd

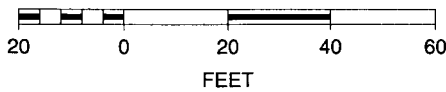
Parcels

□ Address Label

- Highways
- Rivers
- Lakes
- Regional Lakes
- Street Lables
- Ridges Irrigation Taps



SCALE 1 : 434



ACCEPTED *Pat Olenicz 5/14/09*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



CARL MALITO
345 WALNUT CT
GRAND JCT, CO 81501
243-9871

Rear Property Boundary

5 feet Rear
Setback

30 ft

fence

14

14

4

6

10

10

10

20 ft

3 feet
Side
Setback

fence

ACCEPTED Pat Number 5/12/09
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APPROVED BY THE CITY PLANNING DIVISION.
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PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

Overway

25 feet
Front
Setback