

PCR-2010-338

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 7010-0

Building Address 2145 N. 17<sup>th</sup> Cir.  
 Parcel No. 2945-122-13-008  
 Subdivision Greenwood Estates  
 Filing Block 1 Lot 8

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 1501 Sq. Ft. Proposed 72  
 Sq. Ft. of Lot / Parcel 7971  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 8'

**OWNER INFORMATION:**

Name Larry Cupetto  
 Address 2145 N. 17<sup>th</sup> Cir.  
 City / State / Grand Junction CO

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Deck 6'x12' 2<sup>nd</sup> Floor

**APPLICANT INFORMATION:**

Name Paradise Builders of Colorado LLC  
 Address 1045 Hickory Drive  
 City / State / R.F.C. CO 81650  
 Telephone 970-618-8076

**\*TYPE OF HOME PROPOSED:**

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

**NOTES:**

**PAID**  
**OCT 29 2010**

**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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions _____
(Engineer's Initials)	

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 Jim Smith Date 10/29/10  
 Planning Approval Dayleen Henderson Date 10-29-10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>(X)</u>	W/O No. <u>no sewer tap</u>
Utility Accounting <u>Jim Smith</u>	Date <u>10-29-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# City of Grand Junction GIS Zoning Map ©



*deck second story*

*ACCEPTED Henderson 10.29.10*

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 UTILITY LINES.

