

FEE \$	10
TCP \$	<del>460</del> 2,554
SIF \$	460

# PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

Building Address 2345 Promontory Ct.  
 Parcel No. 2945-083-26-010  
 Subdivision SOUTH RIM FILING #4  
 Filing 4 Block \_\_\_\_\_ Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 5762  
 Sq. Ft. of Lot / Parcel 38,629  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5762 Sq. Ft.  
 Height of Proposed Structure 30'

### OWNER INFORMATION:

Name PAUL THOMPSON  
 Address P.O. BOX 2801  
 City / State / GRAND JUNCTION, CO 81502

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name RICK WEBER  
 Address 6800 REEDER MESA RD  
 City / State / WHITEWATER, CO 81527  
 Telephone 245-6782 or 260-3889

### \*TYPE OF HOME PROPOSED:

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

NOTES: ACCO APPROVAL req'd.

**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 PD  
 SETBACKS: Front 25/25 from property line (PL)  
 Side 10/3 from PL Rear 20/5 from PL  
 Maximum Height of Structure(s) \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

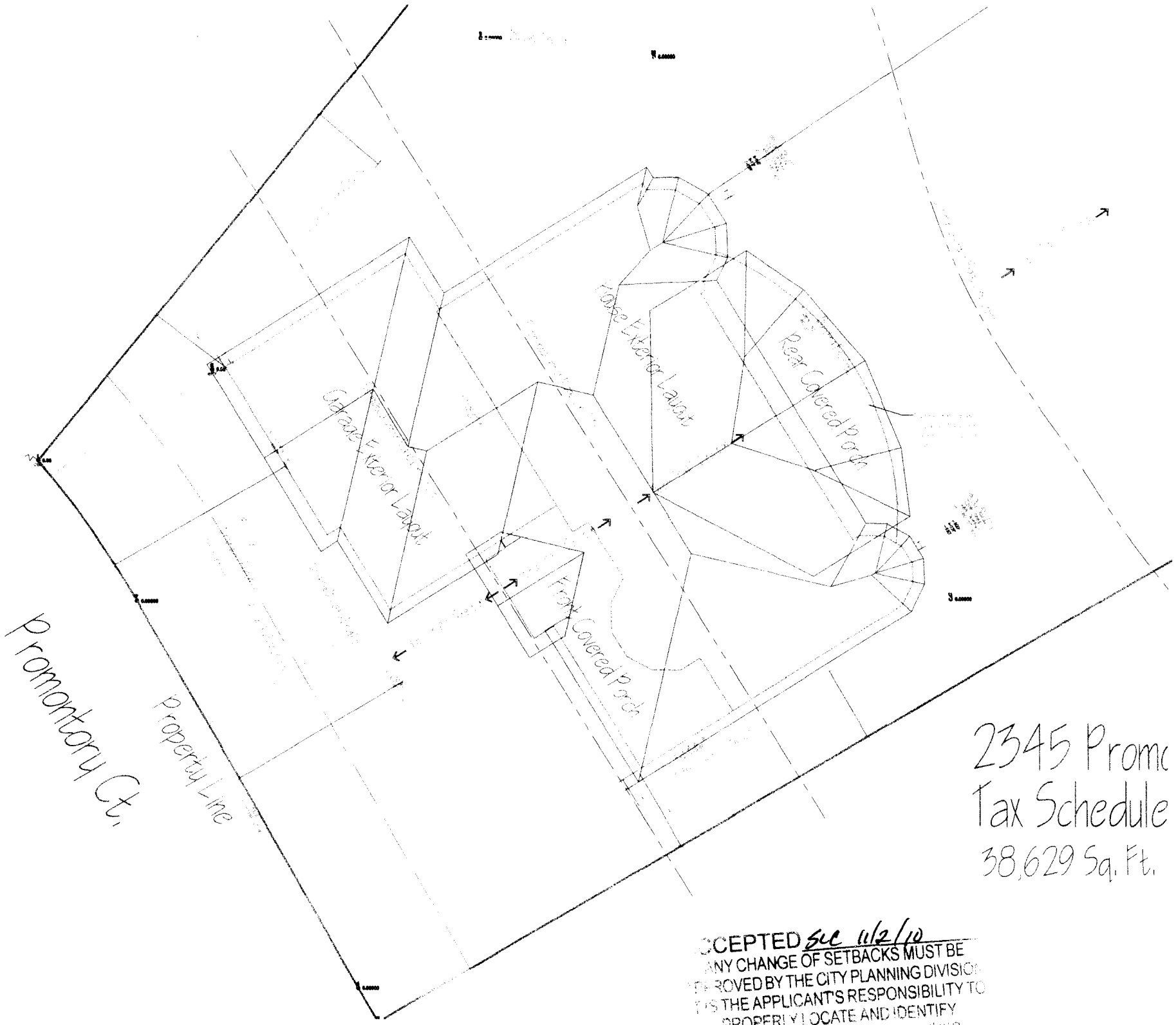
Maximum coverage of lot by structures \_\_\_\_\_  
 Permanent Foundation Required: YES  NO   
 Floodplain Certificate Required: YES \_\_\_\_\_ NO   
 Parking Requirement \_\_\_\_\_  
 Special Conditions See attached letter for special engineering requirements OK per owner

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 [Signature] Date 10-6-10  
 Planning Approval [Signature] Date 10/13/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21794</u>
Utility Accounting			Date <u>11/2/10</u>



Promontory Ct.

Property Line

Garage Interior Layout

Front Covered Porch

Patio Exterior Layout

Rear Covered Porch

2345 Promc  
 Tax Schedule  
 38,629 Sq. Ft.

ACCEPTED see 11/2/10  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 SETBACKS AND PROPERTY LINES



PUBLIC WORKS & PLANNING

CITY OF GRAND JUNCTION
GRAND JUNCTION, COLORADO

FOR

Rick Weber
6800 Reeder Mesa Rd
Whitewater, CO 81527

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FINAL DECISION

The contractor for the property at 2345 Promontory Court, has requested to apply Section 21.02.150(e)(3) Final Development Plan Minor Amendment of the Grand Junction Municipal Code to allow for approximately 4' of the northeastern covered balcony to extend beyond the building envelope established with the South Rim Filing #4 Subdivision plat recorded in 1996. No portion of the structural foundation elements of the residence shall be located outside the building envelop. The property is zoned PD, Planned Development.

The above referenced Code section requires compliance with the ODP review and approval and shall not represent a significant change in any of the agreed upon deviations from the default standards. Due to the bluff line adjacent the Colorado River, specific building envelops were established for the lots along this bluff. The building envelop for this property creates a rear yard setback of approximately 197'. Section 21.02.150(e)(2)(i)(B) Minor Amendment criterion allows for a minor amendment to bulk standards of up to 10%, so long as the character of the site is maintained.

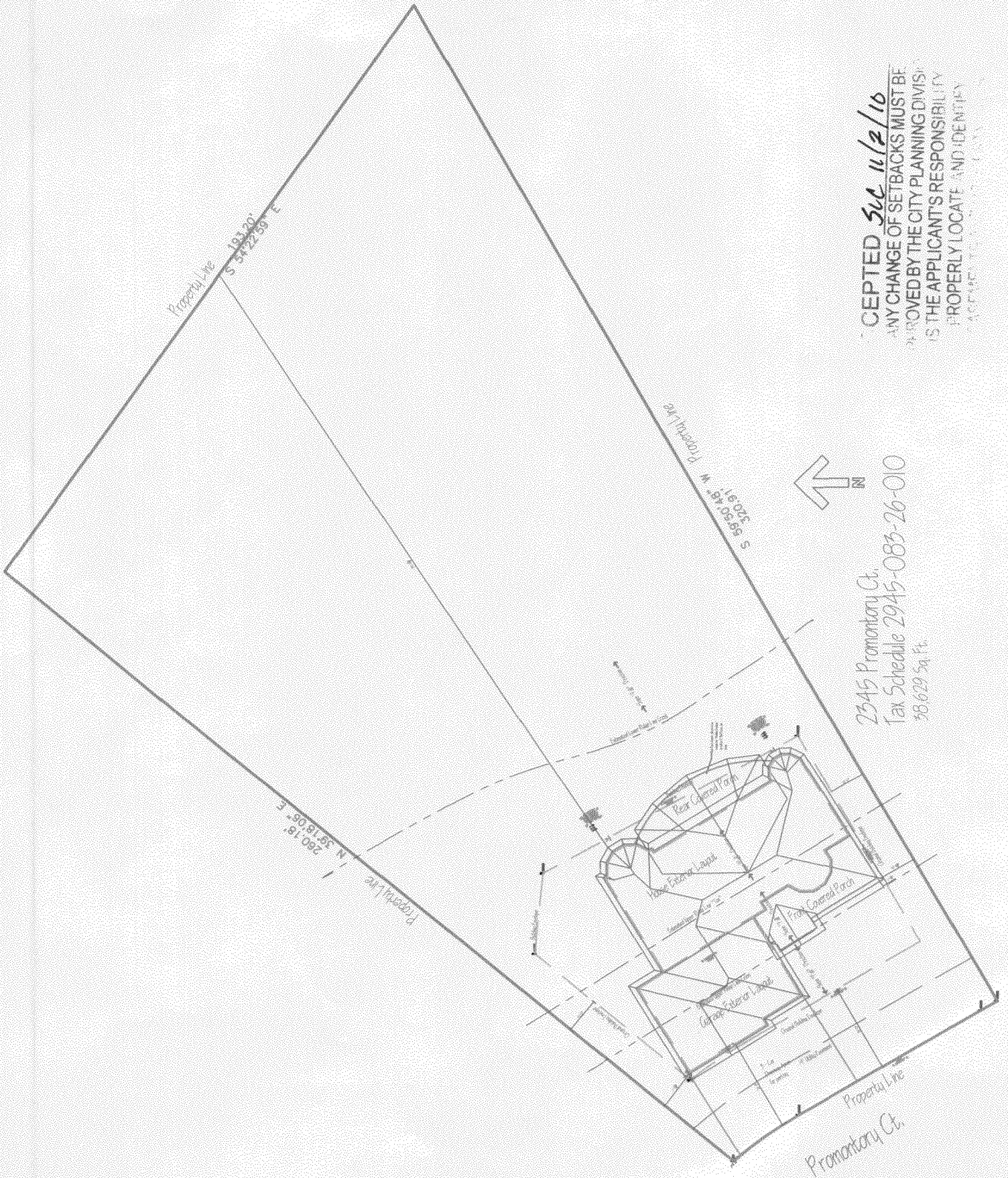
After review of the request, it has been determined that the proposal will maintain the character of the site, complies with the ODP and due to the lack of structural encroachment, does not represent a significant change to any of the original approved standards. The request has been reviewed and approved October 12, 2010.

If you have any questions please call me at 244-1446.

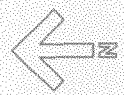
Senta Costello
Senta Costello
Senior Planner

October 12, 2010
Date

H:\Planner\Current Planning\Projects\Admin items\2345 Promontory Ct Minor PD Amend.doc



ACCEPTED 5/11/10  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION  
 IT IS THE APPLICANT'S RESPONSIBILITY  
 TO PROPERLY LOCATE AND IDENTIFY  
 ALL SETBACKS



2545 Promontory Ct.  
 Tax Schedule 2945-083-26-010  
 58,629 Sq. Ft.

Promontory Ct.