

FEE \$	10 ⁰⁰
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____

Acct# 14082-0

Building Address 327 COUNTRY CLUB PARK No. of Existing Bldgs 1 No. Proposed ADD. 574
 Parcel No. 2945-211-06-017 Sq. Ft. of Existing Bldgs 2600 Sq. Ft. Proposed 574
 Subdivision COUNTRY CLUB PARK Sq. Ft. of Lot / Parcel 42,689
 Filing - Block 3 Lot 23-24 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name JAMES-DEBRA KAUS
 Address 327 COUNTRY CLUB PARK
 City / State / Zip G. Jct. Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Young's Gen. Contr. Inc.
 Address 2936 B Rd.
 City / State / Zip G. Jct. Co 81503
 Telephone 970-242-9589
260-2983

***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 R2 Maximum coverage of lot by structures 30
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 15 from PL Rear 30 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District A 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 Robert Young Jr. Date 1-24-09
 Planning Approval C McKee Date 2/2/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-3-09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

36.08
 14.01
 70.14
 57.87
 1.78
 1.67

S89° 07' 30" E
 1.27'

21
 Lc 278
 Rb 408.01

S3° 12' 30" E 188.87'

Subdeck Line

S2.5'

38.82'

38.94'

32.72'

32.72'

32.72'

32.72'

32.72'

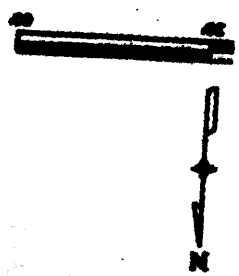
32.72'

S62° 00' 00" W 181.53'

REMOVE ENTIRE DECK
NEW 14'x41' ADDITION
THIS AREA

PLOT PLAN

Handwritten signature



DRIVE CURB

Subdeck Line

S111° 44' 00" W

S70° 24' 30" W 48.41'

24'

23'

5'

11.5'

36'

110'

31'

31'

