

FEE \$	11.00
TCP \$	4
SIF \$	4

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2576 Young Ct
 Parcel No. 2945-031-01-0100
 Subdivision Linda
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3082 ~~2472~~ Sq. Ft. Proposed 1244
 Sq. Ft. of Lot / Parcel 38083
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1244 ft²
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Susan R Kosta + Ross D Palmer
 Address 2576 Young Ct
 City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ross D. Palmer
 Address 2576 Young Ct
 City / State / Zip Grand Junction CO 81505
 Telephone 970-255-0102

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Detached Garage

NOTES: _____

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-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: ^{accessory} Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>3'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

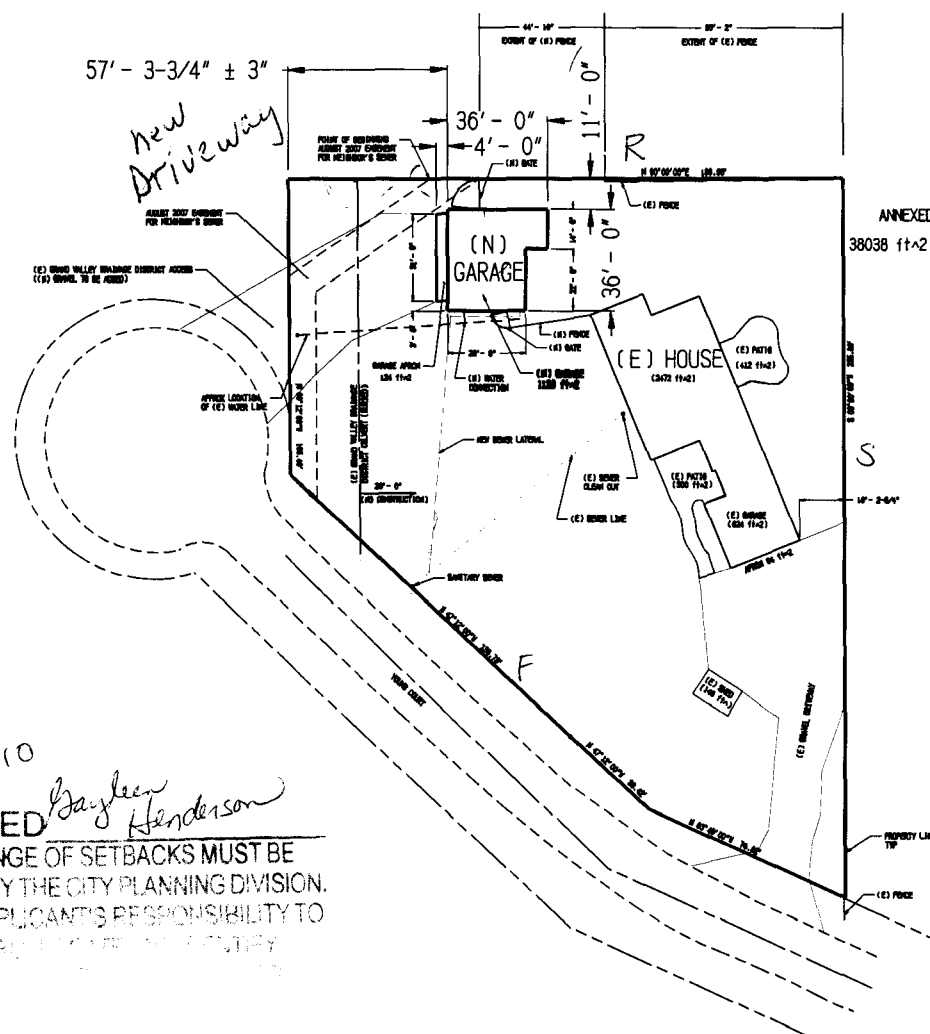
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Ross D. Palmer Date 4/23/10
 Planning Approval Gayle H Date 4-23-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting: _____	Date <u>4-23-10</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)



PROPERTY DESCRIPTION:

ROSS D. PALMER AND SUSAN R. KOSTA
2576 YOUNG CT. 81505

Parcel # 2945-031-01-010
PART OF 1955 LOT 7, ESTABLISHED 1976
LINDA SUBDIVISION

ANNEXED BY CITY OF GRAND JUNCTION AS G RD SOUTH ENCLAVE IN THE YEAR 2000
38038 ft² MEASURED (.873 acres (39460 ft²) UNOFFICIAL MPER MESA CNTY ASSESSOR)

(E) HOUSE AND (E) GARAGE IMPERVIOUS AREA = 3082 ft²
NEW GARAGE IMPERVIOUS AREA = 1244 ft².

TOTAL IMPERVIOUS SQUARE FOOTAGE = 5492 ft²

PROPERTY AREA 38083 ft²
LOT COVERAGE = 14.5 %

PLAN NOTES:

- (E) INDICATES EXISTING
- (N) INDICATES NEW CONSTRUCTION
- UNO INDICATES UNLESS NOTED OTHERWISE
- REF INDICATES REFER TO
- TYP INDICATES TYPICAL

4-23-10
ACCEPTED *Gayleen Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE ALL UTILITY

SUSAN R KOSTA & ROSS D PALMER RESIDENCE
NEW DETACHED GARAGE
2576 YOUNG COURT, GRAND JUNCTION, COLORADO 81505

PROPERTY IMPROVEMENT

DATE	DATE
BY	BY
SCALE	SCALE
1" = 20'	1" = 20'
C1	