

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Building Address 567 Garden Grove Ct.
 Parcel No. 2943-022-41-007
 Subdivision Garden Grove
 Filing 2 Block 1 Lot 7

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Lot / Parcel 1400⁰ Townhome
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1400P

OWNER INFORMATION:

Name Garden Grove Homes
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jct, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RED HART CONSTRUCTION
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jct, CO 81503
 Telephone 234-0822 (Den)

***TYPE OF HOME PROPOSED:**

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

NOTES: 1 car attached garage

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-16</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>per bldg</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>UH</u> (Engineer's Initials)	Expiration Date <u>6-22-05</u>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Daniel R. Hart Date June 16, 2004
 Department Approval Stacy Hall Date 6/22/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>0361</u>
Utility Accounting <u>no</u>	Date <u>6-22-04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 8 adjacent

6/22/04
ACCEPTED C. Jay Hall
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Demising Wall

567

Proposed Townhome
LOT # 7

Covered Porch

walk

Patio

Covered
Patio

Garage
1 Parking Space

14' wide
Concrete Drive
1 Parking space

Demising Wall

LOT 6 adjacent

driveway
OK
in
6/16/04

SITE Plan 567 Garden Grove Ct.
LOT 7 Blk-1 Filing 2 Garden Grove
2943-072-41-007
1" = 10'

North
↑

14' Multi-Purpose
Easement