

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 565 1/2 Garden Grove Ct. 81501  
 Parcel No. 2943-072-41-006  
 Subdivision Garden Grove  
 Filing 2 Block 1 Lot 6

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

**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 CONST.  
 Address 2320-E 1/2 Rd.  
 City / State / Zip Grand Jct, CO 81503  
 Telephone 234-0822 (Dan)

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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 cov</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>LM</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 AH C. Faye 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>17339</u>
Utility Accounting <u>D. F. Finner</u>	Date <u>6-22-04</u>		

**ONE YEAR**  
 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

Demising Wall

LOT #7  
adjacent

ACCEPTED *Clare 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

Patio

Covered  
Patio

565 1/2

Proposed  
Townhome  
LOT #6

Proposed  
Garage  
1 car Parking

14' wide  
Concrete  
Driveway  
1 parking  
space

Prop

walk

driveway  
OK  
OK  
6/14/04

Site Plan 565 1/2 Garden Grove Ct.  
LOT 6 B1K-1 Filing 2 Garden Grove  
2943-072-41-006  
1" ≈ 10'

North  
↑

14' multi purpose  
Easement

ROW  
C.T.