

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 1/2 Garden Grove Ct. No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2943-072-41-008 Sq. Ft. of Existing Bldgs 0 Proposed 1
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1600⁰ Townhome
 Filing 2 Block 1 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1600⁰

OWNER INFORMATION:

Name Garden Grove Homes
 Address 2320 - E 1/2 Rd.
 City / State / Zip Grand Jet, 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 Jet, CO 81503
 Telephone 234-0822

***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 RMF-16 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES NO _____

Side _____ from PL Rear _____ from PL Parking Requirement 2

Maximum Height of Structure(s) per bldg cov Special Conditions _____

Voting District D Driveway Location Approval u Expiration Date 6-22-05
 (Engineer's Initials)

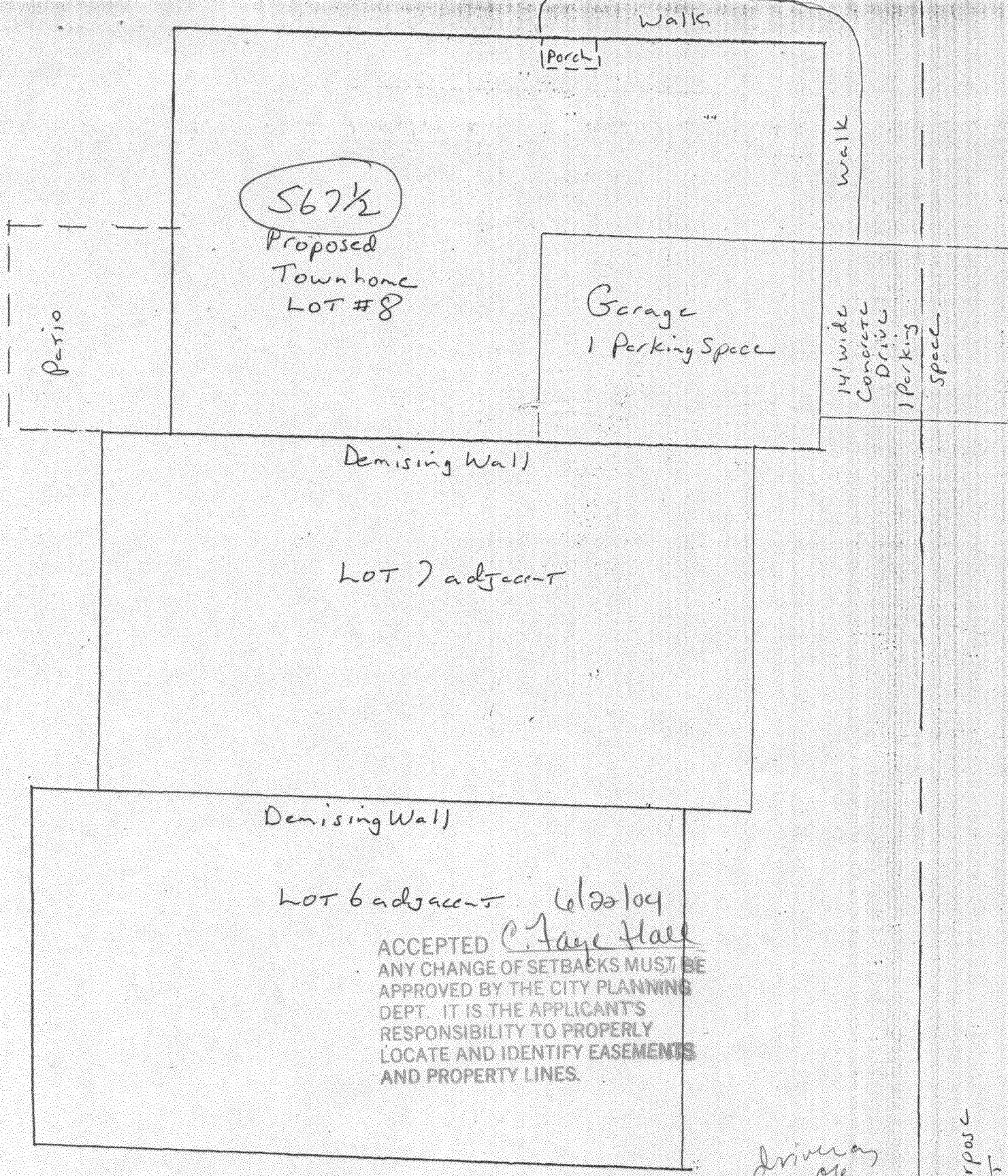
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Donald R. Hart Date June 16, 2004
 Department Approval Shirley C. Jare 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>17360</u>
Utility Accounting <u>Donover</u>	Date <u>6-22-04</u>		

VALID FOR ONE YEAR 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)



Driveway
OK
w
6/17/04

North
↑

Site Plan 567½ Garden Grove Ct.
LOT 8 Blk-1 Filing 2 Garden Grove
2943-072-41-008
1" = 10'

14' multi purpose
Easement