

FEE \$	10,000
TCP \$	500,00
SIF \$	292,00

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

BLDG PERMIT NO. _____

Building Address 569 1/2 Garden Grove Ct
 Parcel No. 2943-022-41-010
 Subdivision Garden Grove
 Filing 2 Block 1 Lot 10

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

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
 Telephone 234-0822 (Aca)

***TYPE OF HOME PROPOSED:**

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

NOTES: New Ranch style S/F
Townhome w/ 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-1b</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>per bldg law.</u>
Voting District <u>D</u>	Driveway Location Approval <u>U</u> (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).

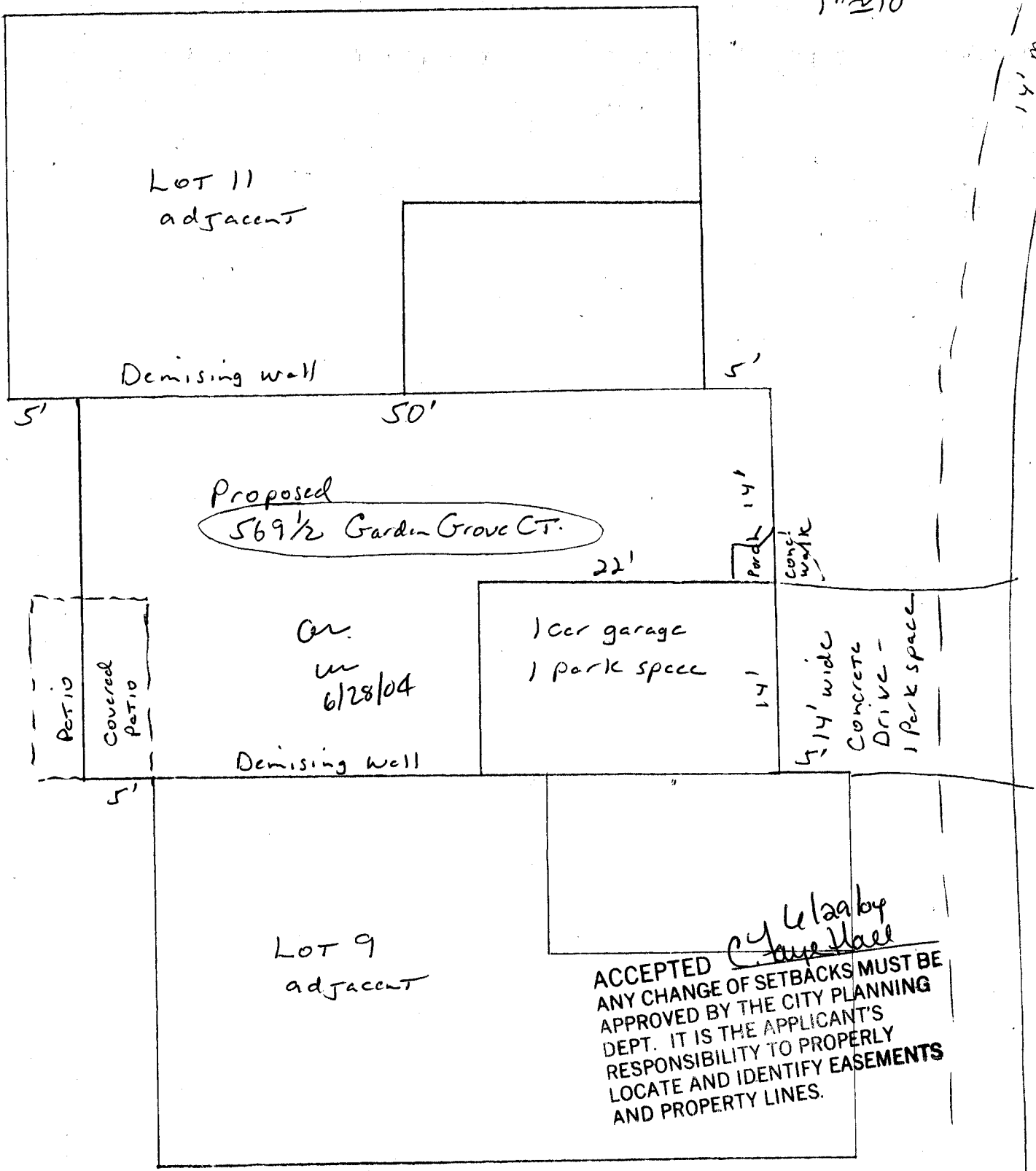
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Daniel R. Hart Date June 24, 2004
 Department Approval BHC Jare Huel Date 6/29/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>7393</u>
Utility Accounting <u>Walters</u>	Date <u>6/30/04</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)

North
↑
1" = 10'



14' multi-unit parking easement

Garden Grove Ct. ROW

C. J. Kelley
 ACCEPTED
 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.

Site Plan 569 1/2 Garden Grove Ct - Townhome
 2943-072-41-010
 Garden Grove F-2 BIK-1 LOT 10
 Garden Grove Homes