

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____

Building Address 550 Garden Cross Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-072-45-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1182⁰
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1600 - Townhome
 Filing 3 Block 1 Lot 6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1596
 Height of Proposed Structure 20'

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 G. J., CO 81503
 Telephone 234 - 0822

***TYPE OF HOME PROPOSED:**

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

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-16</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from PL	Permanent Foundation Required: YES <u>X</u> NO _____
Side _____ from PL	Parking Requirement <u>2</u>
Rear _____ from PL	Special Conditions _____
Maximum Height of Structure(s) _____	
Voting District <u>D</u>	Driveway Location Approval _____ (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 21, 2005
 Department Approval NA Yliska Magan Date 6/29/05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18207</u>
Utility Accounting <u>OK</u>	Date <u>6-29-05</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)

