

FEE \$ 10.00
 TCP \$ ~~1500.00~~
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 551 Garden Cross Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-022-40-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1160
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540⁺ - Townhome
 Filing 3 Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1540⁺
 Height of Proposed Structure 21'

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): _____

APPLICANT INFORMATION:

Name RED HART CONST.
 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: Townhome w/ concrete demising wall - 1 car 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 <u>75%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>40'</u>	Special Conditions _____		
Voting District <u>"D"</u>	Driveway Location Approval <u>[Signature]</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 [Signature] Date Mar 8, 2005
 Department Approval [Signature] Date 3-22-05

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>17990</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/22/05</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)

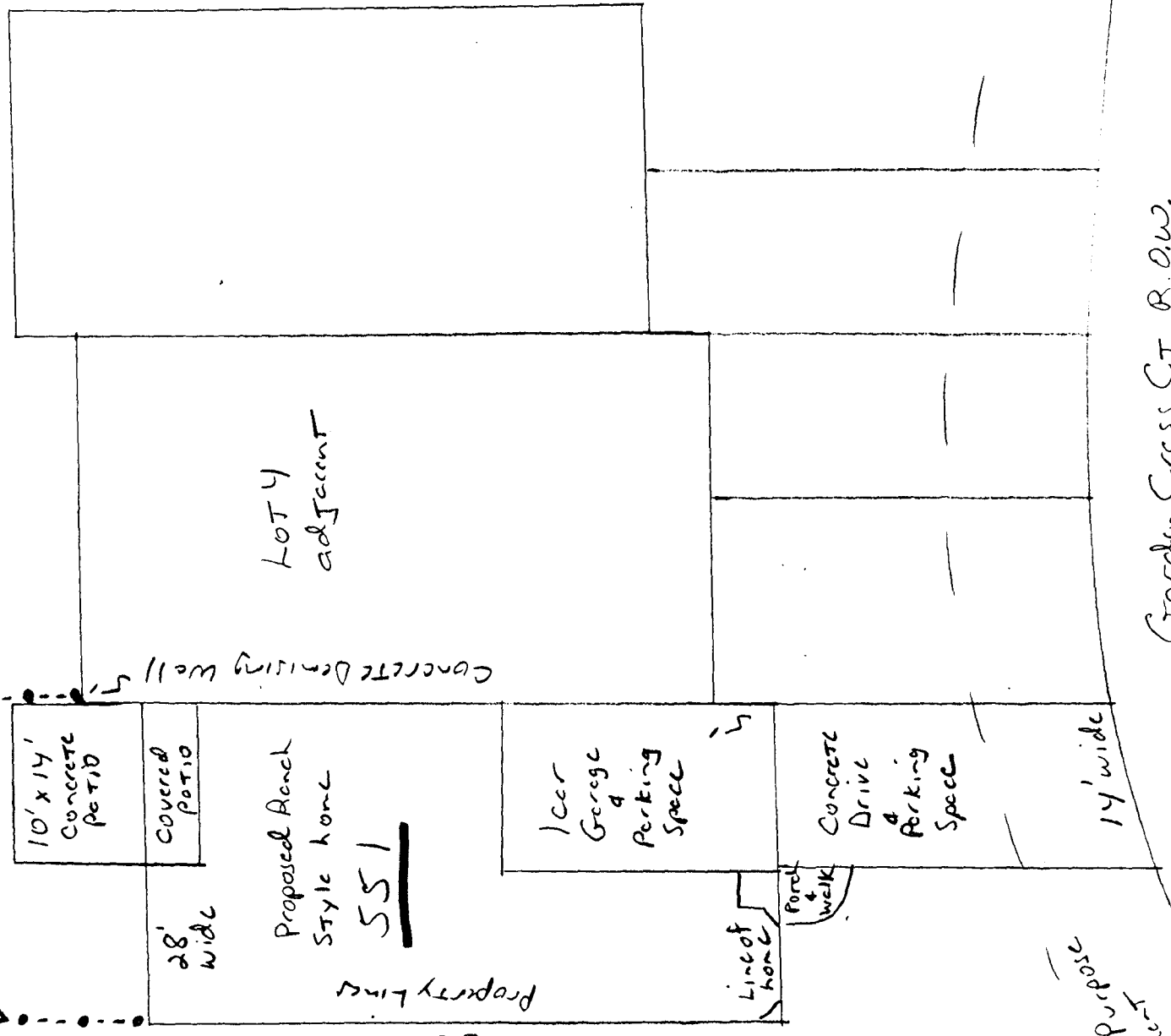
3-22-05 Daylen H...
 ACCEPTED
 ANY CHANGE... MUST BE
 APPROVED... PLANNING,
 HEALTH... DEPT.
 LOCAL... DEPT.
 AND PROPERTY...

14' Multi-Purpose Easement

Site Plan 551 Garden Cress CT
 Lot 5
 BIK 1
 Filing 3

David
 K...
 3-10-05

North
 1" = 15'



Garden Cress CT R.O.W.

14' Multi-Purpose Easement