

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 552 Garden Cross Ct. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-072-45-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1215  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540  
 Filing 3 Block 1 Lot 8  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1540  
 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): Town home

**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**

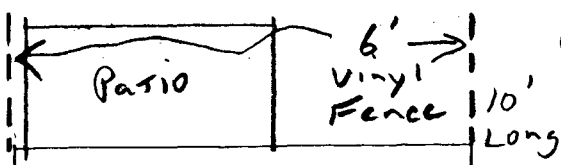
ZONE RMF-16 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side per building from PL Rear \_\_\_\_\_ from PL Parking Requirement 2  
 Maximum Height of Structure(s) envelope Special Conditions \_\_\_\_\_  
 Voting District D 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. Hunt Date June 21, 2005  
 Department Approval N. Y. Hahn Date 6/29/05

Additional water and/or sewer tap fee(s) are required:  YES  NO  W/O No. 18209  
 Utility Accounting attached Date 6-29-05



Garden Cross CT.  
552

Garden Grove F-3 B-1 Lot 8  
Tax 2945-072-45-008

Site Plan  
Townhomes

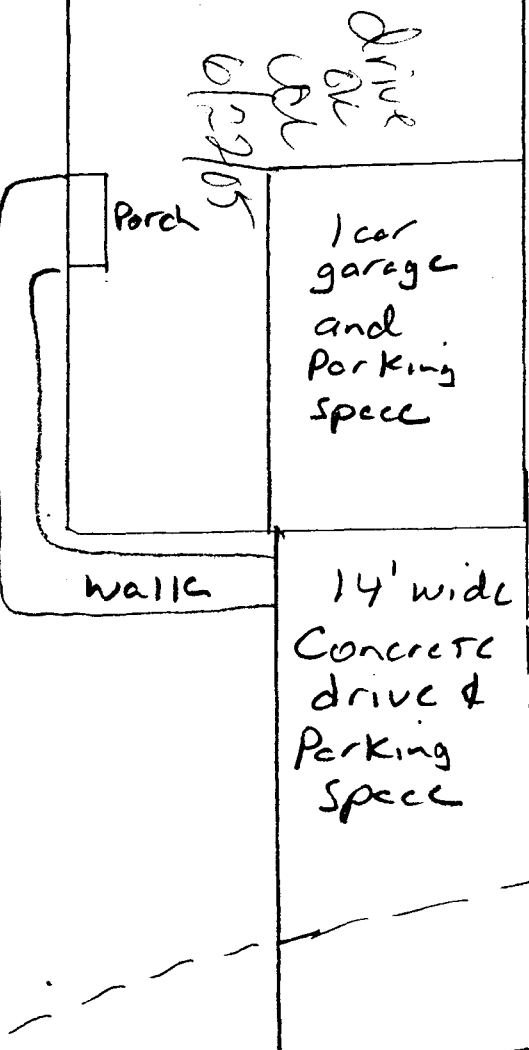
North  
↓  
Scale  
1" = 12'

Proposed  
552

ACCEPTED *Alisa Maga* 4/29/15  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOT 7  
adjacent

LOT 6  
adjacent



Garden Cross CT R 0117

14' multi-purpose easement