

FEE \$	10.00
TCP \$	<del>7500.00</del>
SIF \$	292.00

# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

G/H (Single Family Residential and Accessory Structures)

Community Development Department

(a)

Building Address 553 Garden Cross Ct  
 Parcel No. 2943-072-40-002  
 Subdivision Garden Grove  
 Filing 3 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1159<sup>sq</sup>  
 Sq. Ft. of Lot / Parcel 1760<sup>sq</sup> (Townhome)  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1758<sup>sq</sup>  
 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 (Dan)

\*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>RAD</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).

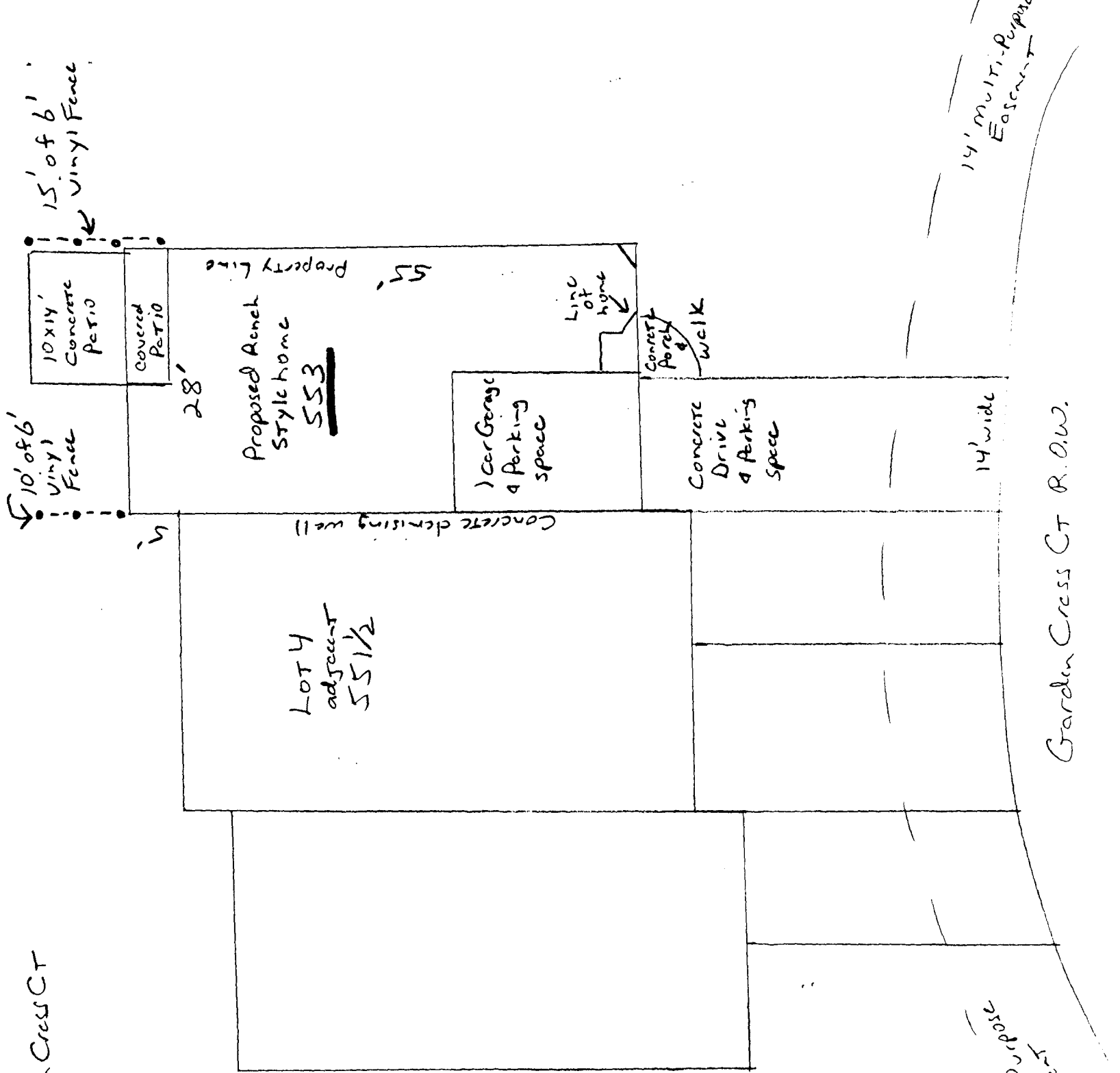
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Daniel R. Hart Date Mar 8 2005  
 Department Approval DH Gaylen Henderson Date 3-22-05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>17989</u>
Utility Accounting <u>D Overholt</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)

Site Plan 553 Garden Cress Ct  
 Lot 3  
 BIK 1  
 Filing 3



Drive OK  
 Rick R

3-10-09

North  
 1" = 15'

3-22-05 Daylen Henderson  
 ACCEPTED  
 ANY CHANGES MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT  
 RESUBMIT WITH ALL  
 LOCAL ORDINANCE REQUIREMENTS  
 AND...

14' Multi-Purpose  
 Easement

Garden Cress Ct R.O.W.