

FEE \$ 10.00

TCP \$ 378.72

SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 554 Garden Cross CT

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-072-46-003

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1230

Subdivision Garden Grove

Sq. Ft. of Lot / Parcel 1600' townhome

Filing 3 Block 2 Lot 3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1596'

Height of Proposed Structure 16'

OWNER INFORMATION:

Name Garden Grove Homes

DESCRIPTION OF WORK & INTENDED USE:

Address 2320-E 1/2 Rd.

New Single Family Home (*check type below)

City / State / Zip Grand Jct, CO 81503

Interior Remodel Addition

Other (please specify): Townhome

APPLICANT INFORMATION:

Name RED HART CONST.

*TYPE OF HOME PROPOSED:

Address 2320-E 1/2 Rd.

Site Built Manufactured Home (UBC)

City / State / Zip Grand Jct, CO 81503

Manufactured Home (HUD)

Telephone 234-0822

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 _____ NO _____

Side per building from PL Rear _____ from PL

Parking Requirement _____

Maximum Height of Structure(s) envelopes

Special Conditions _____

Voting District "D" Driveway Location Approval WR

(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 Dec 19, 2005

Department Approval [Signature]

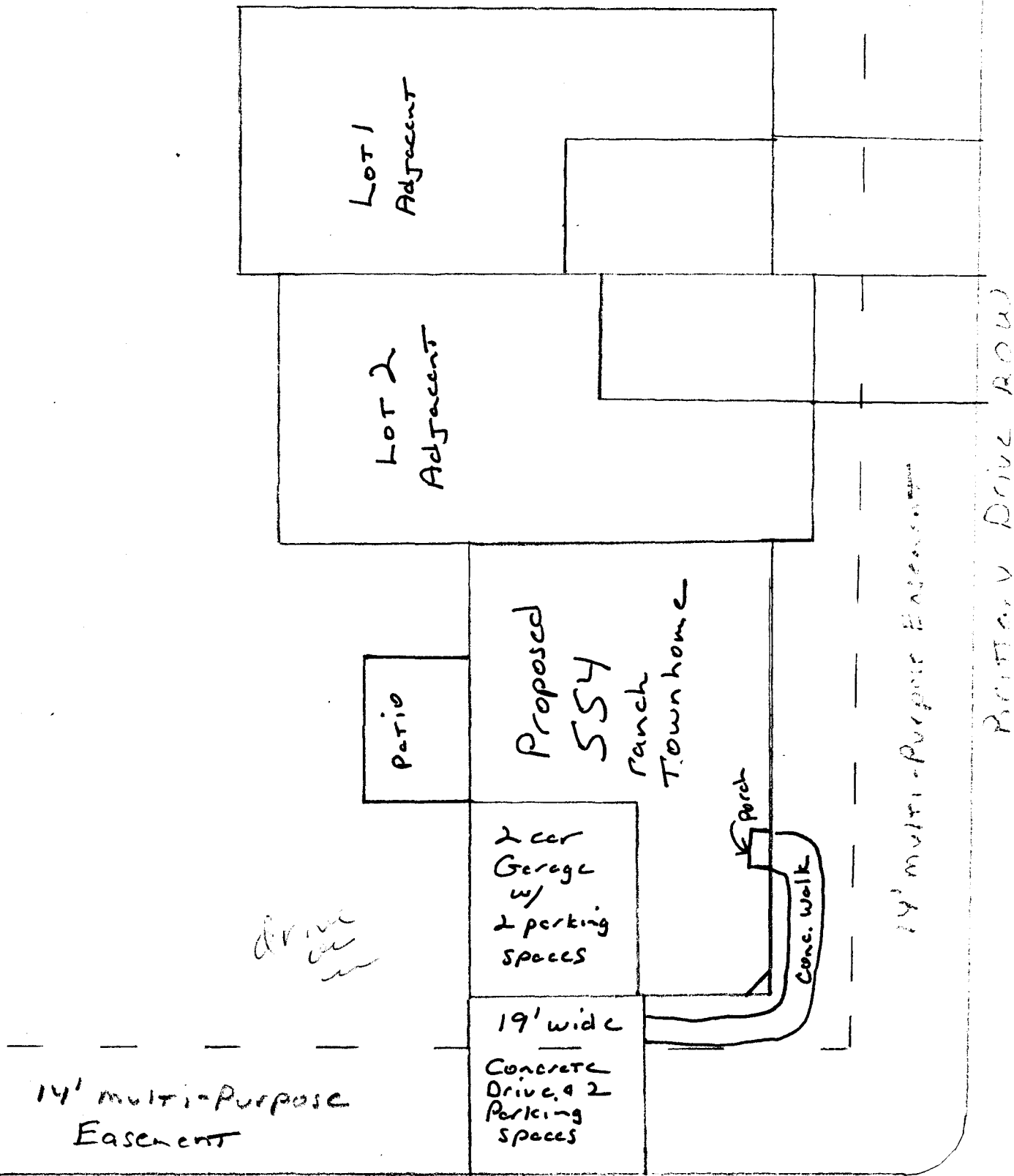
Date 12-28-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18410</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/28/05</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)

ACCEPTED ¹² Kathy Valdez 12-2805
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 554 Garden Cross Ct Lot 3 BIK 2 Filing 3
1" = 15' 2943-072-46-003 Garden Grove
North ↑



Garden Cross Ct ROW