

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 557 Garden Cross Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-022-46-026 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1159<sup>0</sup>  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540<sup>0</sup>  
 Filing 3 Block 2 Lot 26 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1540<sup>0</sup> - Townhome  
 Height of Proposed Structure 20'

### OWNER INFORMATION:

Name Garden Grove Homes  
 Address 2320 - E 1/2 Rd.  
 City / State / Zip Grand Jet, 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 Grand Jet, CO 81503  
 Telephone 234-0822 - Dan

### \*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-1U Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side \_\_\_\_\_ from per building from PL Parking Requirement 2  
 Maximum Height of Structure(s) envelope Special Conditions \_\_\_\_\_  
 Voting District 0 Driveway Location Approval RAD  
 (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. Holt Date Dec 5, 2005  
 Department Approval NA Gayleen Henderson Date 12-7-05

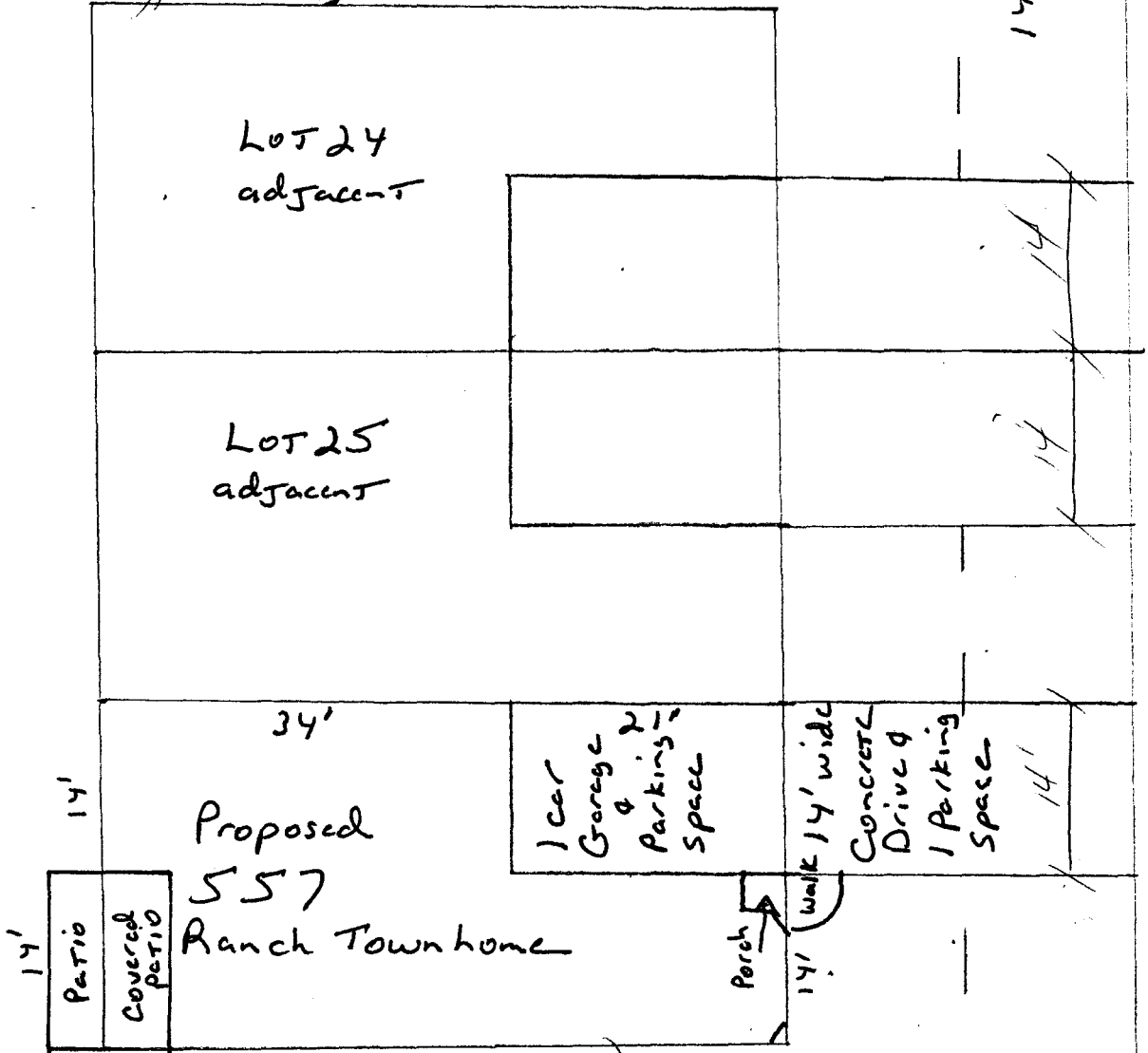
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18620  
 Utility Accounting Deerholt Date 12/7/05

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 557 Garden Grove Ct.  
 Lot 26 BIK 2 Filing 3 Garden Grove  
 2943-072-46-026

Planning

50-L-61  
 [Signature]



Garden Grove CT A.O.W.

North ↑

1" = 15'

12-7-05

ACCEPTED BY Jaylan Henderson  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT.  
 PLEASE ACCURATELY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.