

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 558 Garden Cross Ct. 81501 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-021-46-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1230  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1760  
 Filing 3 Block 2 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1760  
 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  NO \_\_\_\_\_  
 Side per plan from PL per plan from PL Parking Requirement 2  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 Voting District D Driveway Location Approval uu (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).

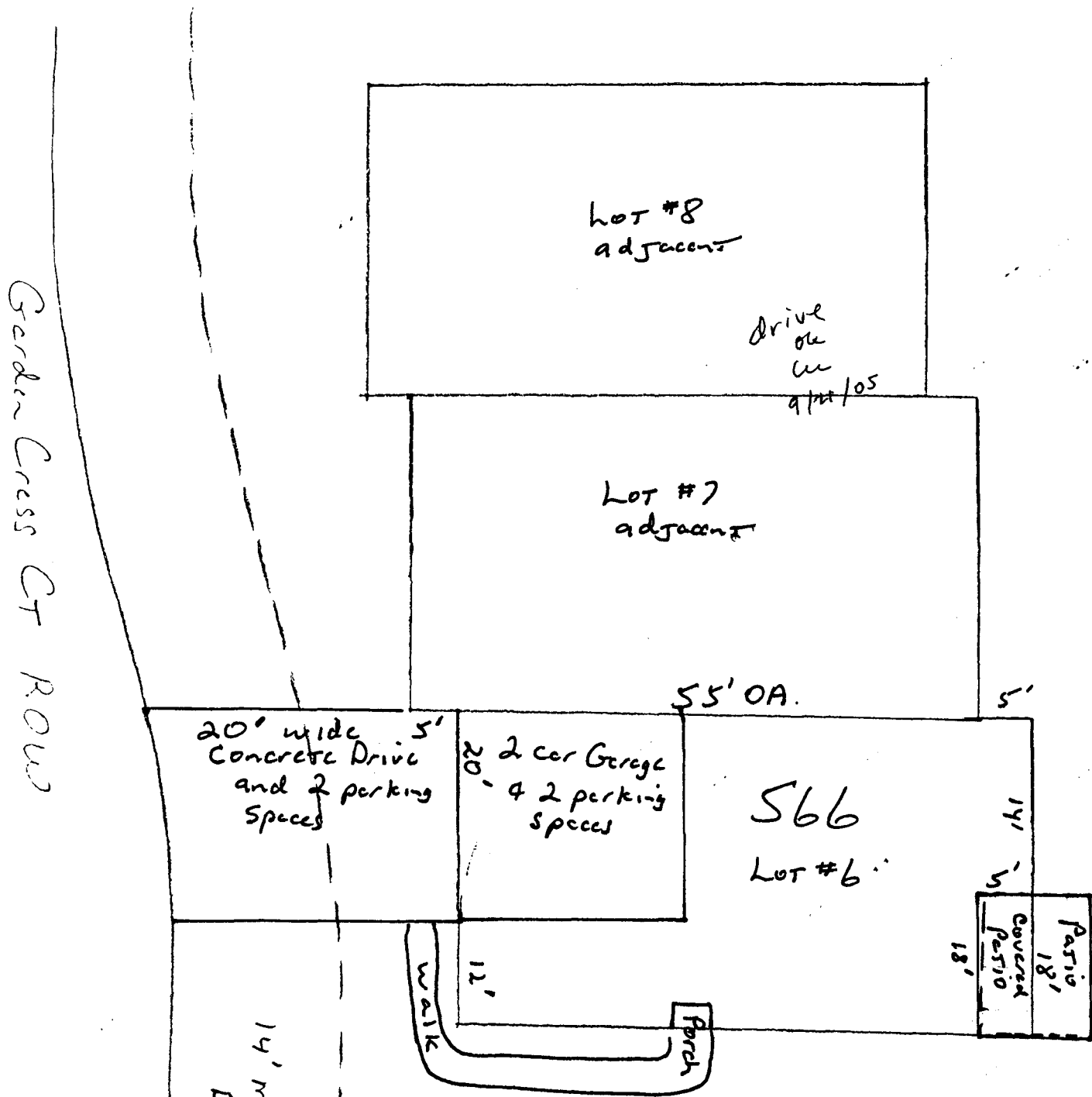
Applicant Signature Daniel R. Hart Date 9-19-05  
 Department Approval M. M. Maguire Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 8448  
 Utility Accounting uu Date 9/29/05

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 558 Garden Cross Ct.  
 Garden Grove F-3 B-2 L-6  
 2943-072-46-006

↑ North  
 1" ≈ 15'



Garden Cross Ct ROW

lot #8 adjacent

drive on lot apt/05

Lot #7 adjacent

55' OA.

20' wide Concrete Drive and 2 parking spaces

2 car Garage - 4 2 parking spaces

566 Lot #6

Patio 18' Covered Patio 5'

14' multi-purpose Easement

ACCEPTED Clare Hall  
 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.

NA FH