

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 561 Garden Cross Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-022-46-024 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1159⁰
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540⁰ Home
 Filing 3 Block 2 Lot 24 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1540⁰ Townhome
 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): Townhome

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: _____

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 _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>per Building</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>unetlope</u>	Special Conditions _____
Voting District <u>0</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).

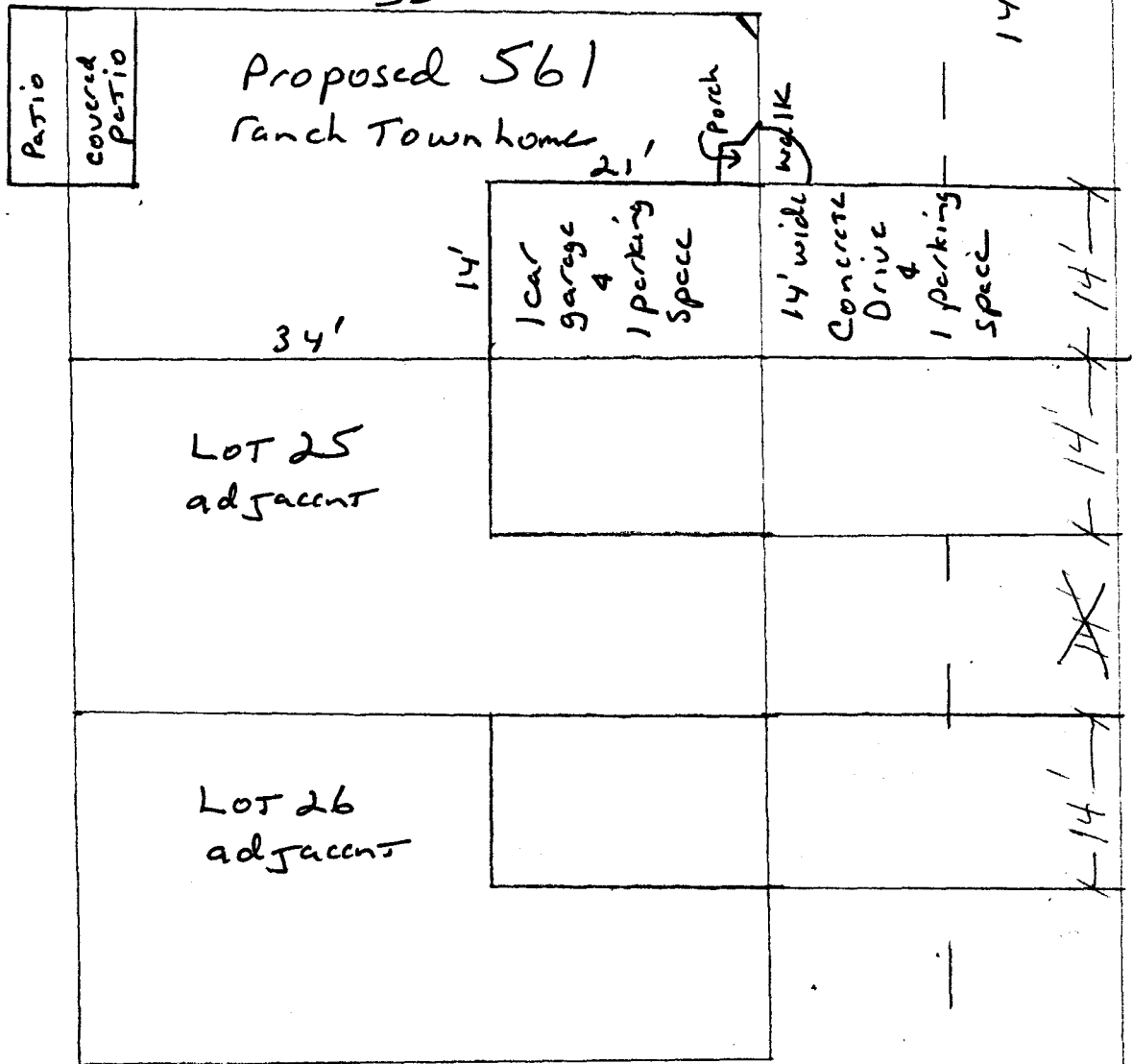
Applicant Signature Daniel R. Hart Date Dec 5, 2005
 Department Approval NA Gayleen Henderson Date 12-7-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18619</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/7/05</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 561 Garden Cross Ct.
 Lot 24 Bk 2 Filing 3 Garden Grove
 2943-072-46-024

Planning



Garden Grove Ct A.O.W.

12-7-05

ACCEPTED NA Gayle Henderson
 ALL SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT. ALL SETBACKS
 LOCATIONS IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Done OK
 Rick Harris
 12-7-05

↑
 North

1" ≈ 15'