

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 562 Garden Cross Cr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-072-46-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1276^{sq}
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1760^{sq}
 Filing 3 Block 2 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1752^{sq}
 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 RMF-16 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES X NO _____
 Side per site plan from PL Rear _____ from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District D Driveway Location Approval W
 (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).

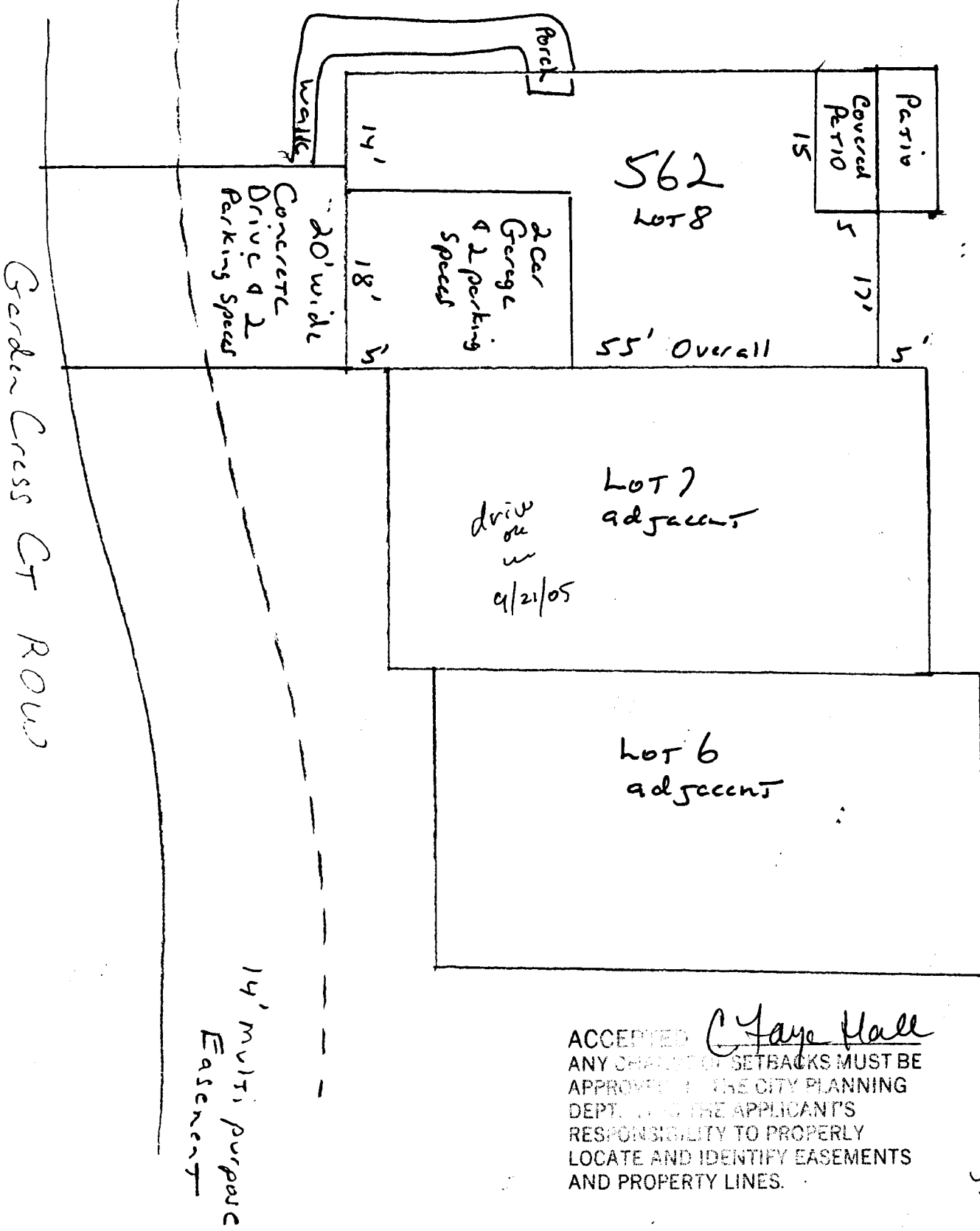
Applicant Signature Dan R. Hart Date 9-19-05
 Department Approval NA C Fay Hall Date 9/20/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18495</u>
Utility Accounting	<u>CUU</u>	Date	<u>9/29/05</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 562 Garden Cress Ct.
 Garden Grove F-3 B-2 L-8
 2943-072-46-008

↑
 North
 1" ≈ 15'



ACCEPTED C. Faye Hall
 ANY CHANGES OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. AND THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

W