

*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 563 Garden Cross Ct. 81501 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-072-46-023 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1197
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1760⁺ Townhome
 Filing 3 Block 2 Lot 23 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1752⁺
 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): _____

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>RUF-16</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side _____ from PL <u>per building</u>	Rear _____ from PL	Parking Requirement <u>2</u>	
Maximum Height of Structures _____	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. [Signature] Date OCT 5, 2005

Department Approval NA [Signature] Date 10/10/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18471</u>
Utility Accounting <u>D Overholt</u>	Date <u>10/11/05</u>

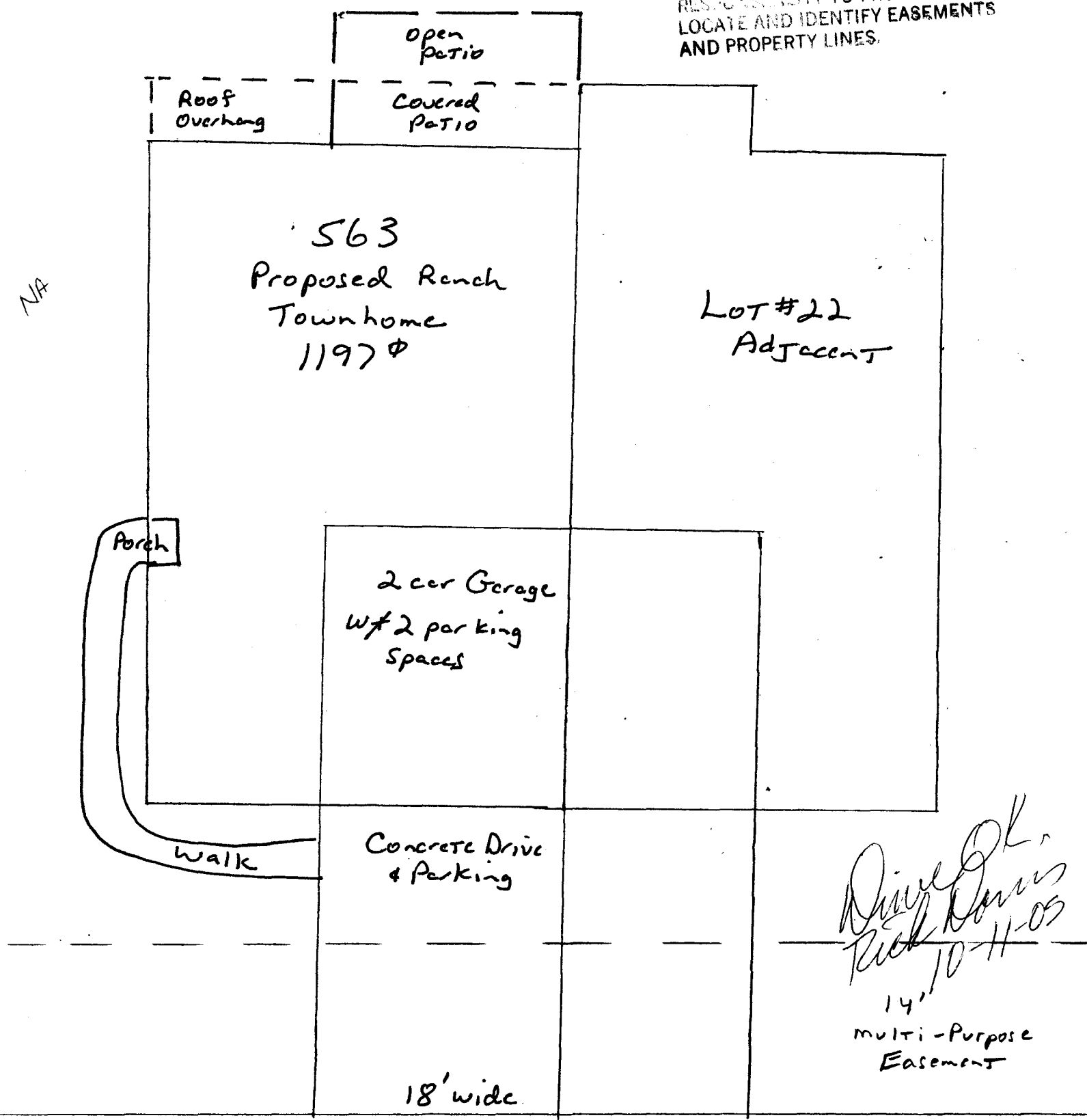
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan 563 Garden Cross Ct. 2943-072-46-023
Garden Grove F-3 B-2 L-23

Planning

ACCEPTED *Mishi Nagai* 10/10/05
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NA



563
Proposed Ranch
Townhome
1197Φ

LOT #22
Adjacent

2 car Garage
w/ 2 parking
spaces

Concrete Drive
& Parking

18' wide

Diane Jones
10-11-05

14'
multi-Purpose
Easement

1" = 10'

Garden Cross Ct. R.O.W.

North →