

FEE \$ 10.00  
 TCP \$ 378.72  
 SIF \$ 292.00

**PLANNING CLEARANCE** (B)  
 (Single Family Residential and Accessory Structures)  
Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

Building Address 564 Garden Cross Ct. 81501 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-072-46-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1656  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1760  
 Filing 3 Block 2 Lot 9  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1758 - 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-14 Maximum coverage of lot by structures 75%  
 SETBACKS: Front per Bldg from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side per envelope from PL Rear \_\_\_\_\_ from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District D 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).

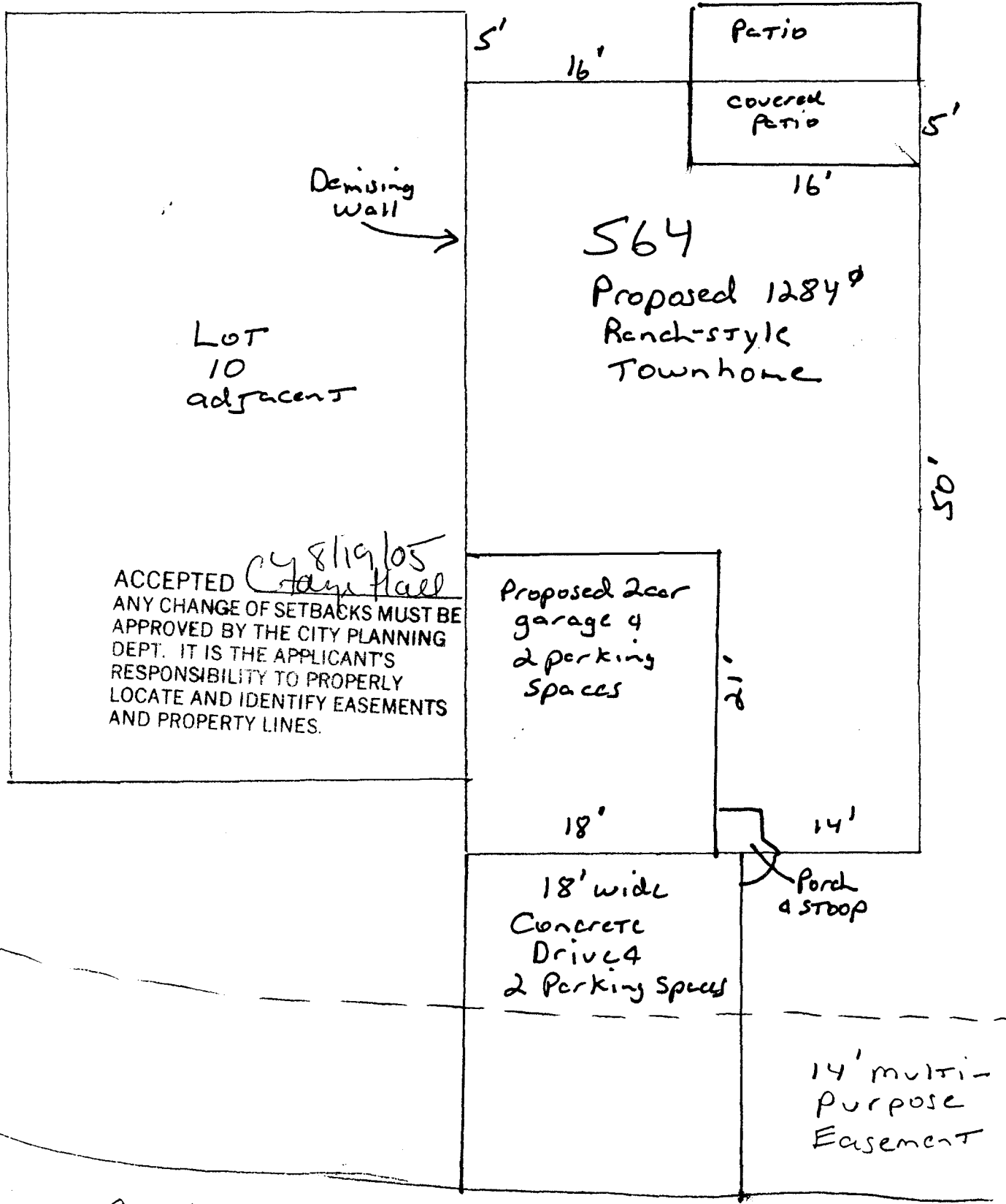
Applicant Signature Daniel R. Holt Date Aug 10, 2005  
 Department Approval H C Gray Hays Date 8/19/05

Additional water and/or sewer tap fee(s) are required: YES 0 NO \_\_\_\_\_ W/O No. 18344  
 Utility Accounting D Auerholt Date 8/19/05

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 & Fence Plan 564 Garden-Cross CT. Lot 9 Bk 2  
 Garden Grove #3  
 2943-022-46-009

1" = 10'  
 ←  
 North



ACCEPTED 4/8/19/05  
City 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.

Garden-Cross Ct ROW