

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 566 Garden Cross Ct  
 Parcel No. 2945-072-46-011  
 Subdivision Garden Grove  
 Filing 3 Block 2 Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1285  
 Sq. Ft. of Lot / Parcel 1760<sup>0</sup> - Townhome  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 175.88  
 Height of Proposed Structure 19'

**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 - Den

**\*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-116 Maximum coverage of lot by structures 75%  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side per plan from PL Rear \_\_\_\_\_ from PL Parking Requirement 2  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 Voting District D Driveway Location Approval \_\_\_\_\_  
 (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 David R. Whit Date July 25, 2005

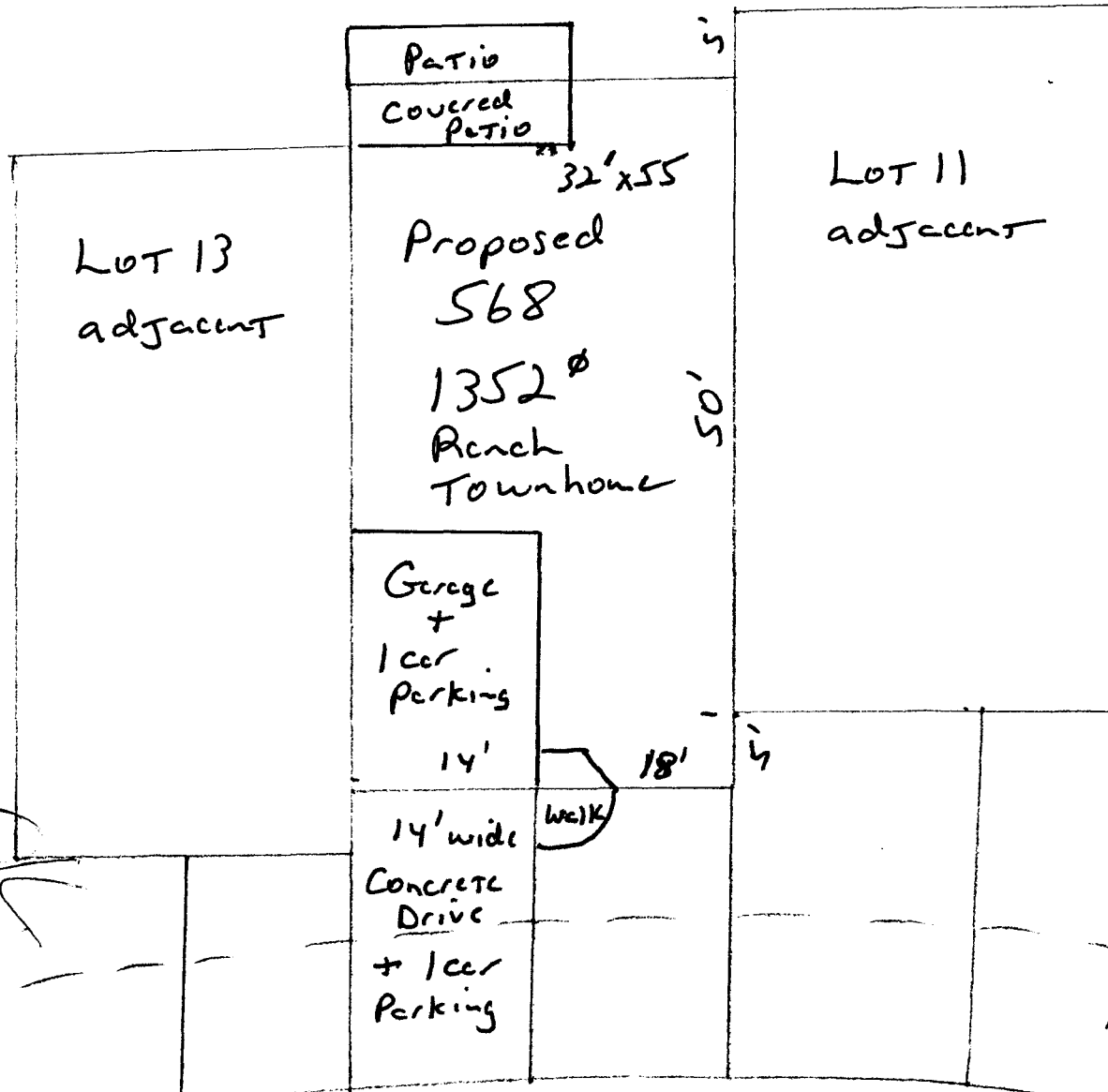
Department Approval JC Taylor Date 7/22/05

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 18293

Utility Accounting D Overholts Date 7/27/05

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 S68 Garden Cross CT Garden Grove F-3 - LOT 12-BLK 2  
Garden Grove Homes  
2945-072-46-012



7/27/05  
ACCEPTED Jane 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.

↑ North  
1" ≈ 15'

Garden Cross Ct ROW

14' multi-purpose Easement

*Handwritten notes:*  
14' wide Concrete Drive + 1 car Parking