

FEE \$	10.00
TCP \$	0
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 569 Garden Cross Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-072-40-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1199^{sq}
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1760^{sq}
 Filing 3 Block 2 Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1758^{sq} Townhome

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: New SF Townhome w/ 2 car attached garage

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 NO
 Side _____ from PL Rear Per Plan from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions Per Plan
 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 Dan R. Hart Date Mar 25 2005
 Department Approval BPL/Ishe Maden Date 4-15-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18049
 Utility Accounting D. Cantrell Date 4/15/05

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 - 569 Garden Cross Ct Lot 19 Bk 2 F 3

2943-022-40-002

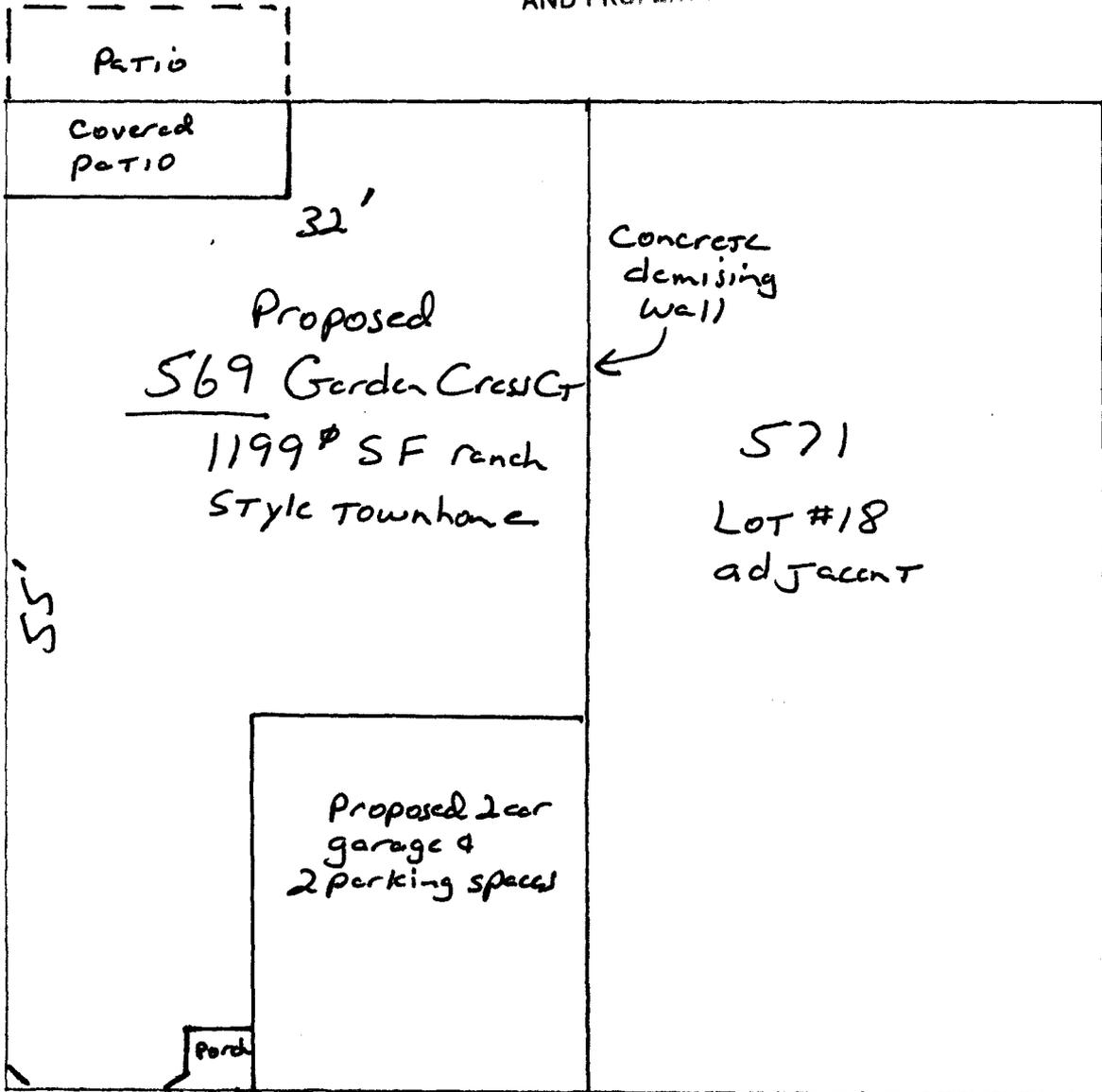
Garden Grove

1" = 10'

ACCEPTED *Y/Isk Wagner* 4-15-05

NORTH
→

ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Property & Building Line
→

Concrete demising wall
←

Proposed
569 Garden Cross Ct
1199[#] SF ranch
style townhome

571
Lot #18
adjacent

Proposed 2 car
garage &
2 parking spaces

Porch
walk

19' wide
Concrete drive

14' multi-
purpose
easement

Garden Cross Ct ROW