

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

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

BLDG PERMIT NO. _____

Building Address 570 Garden-Cross CT. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-072-46-013 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1215*
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540* Townhome
 Filing 3 Block 2 Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1540*
 Height of Proposed Structure 19'

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 <u>RMF-1U</u>	Maximum coverage of lot by structures <u>75%</u>
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>per plan</u> from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>D</u>	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 Daniel R. Gault Date July 25, 2005
 Department Approval M. Gay Date 7/27/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18295</u>
Utility Accounting <u>D Overholt</u>	Date <u>7/27/05</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 570 Garden Cross Ct Garden Grove F-3 - Lot 13 - BIK 2
Garden Grove Homes
2945-072-46-013

