

FEE \$	10.00
TCP \$	0
SIF \$	290.00

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

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

Building Address 571 Garden Cross Cr <sup>81501</sup> No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-072-40-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1204  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540 Townhome  
 Filing 3 Block 2 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1532

**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 AED 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 S/F Townhome w/ 1 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 <u>RME-16</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>Per Plan</u> from PL Rear <u>Per Plan</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>Per Plan</u>
Voting District <u>D</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. Hart Date Mar 25 2005  
 Department Approval BP / Mike Magan Date 4-15-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18047</u>
Utility Accounting <u>D Overholt</u>	Date <u>4/15/05</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 - 571 Garden Cross CT LOT 18 Bk 2 F 3

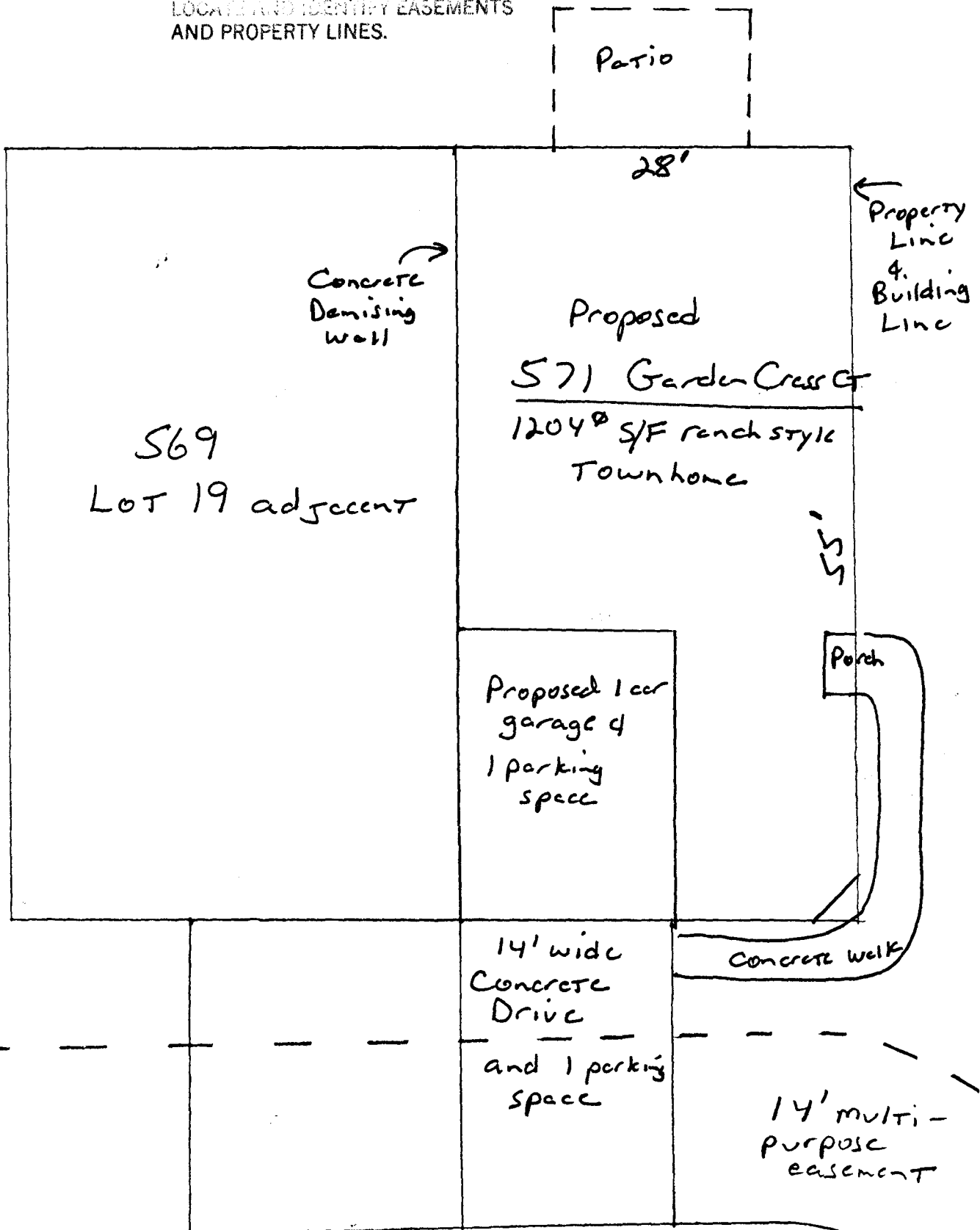
2943-022-40-002

Garden Grove

1" ≈ 10'

ACCEPTED *[Signature]* 4-15-05  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. ALL SETBACKS  
MUST BE CLEARLY AND CORRECTLY  
LOCATED AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

North  
↗



Garden Cross CT ROW