

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 272.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 572 Garden Cross Ct.
 Parcel No. 2943-072-46-014
 Subdivision Garden Grove
 Filing 3 Block 2 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1248
 Sq. Ft. of Lot / Parcel 1760 Townhome
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1758
 Height of Proposed Structure 19' above FF

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 - (Dan)
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jct, CO 81503
 Telephone 234-0822

***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-16 Maximum coverage of lot by structures 75%
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES NO _____
 Side plan from PL Rear plan from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District D Driveway Location Approval ll
 (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 June 9, 2005

Department Approval Michelle Magary Date 6/15/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>18157</u>
Utility Accounting <u>Overhoff</u>	Date <u>6/15/05</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)

ACCEPTED *Alshu Magr* *6/15/05*
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.

10' length of 6' tall Almond Vinyl Fence

32'8"

Patio

Covered Patio

LOT 15 adjacent

Demising Wall

572 - LOT 14
Proposed
1248^{sq} ranch style
S.F. Townhome

55'

North ↑

drive
or
2 car
Garage 6/8/05
2 parking
Spaces

19'

Porch 13'

Concrete
Driveway
2 parking
Spaces

Walk

1" = 10'

14'
multipurpose
easement

19' wide
concrete

Garden Cress Ct R.O.W.

Site Plan

572 Garden Cress Ct. LOT 14 BIK 2 F-3
Garden Grove 2943-072-46-014