

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 573 Garden Cross Ct. ⁸¹⁵⁰³ SQ. FT. OF PROPOSED BLDGS/ADDITION 1760^{sq} imp.
 TAX SCHEDULE NO. 2943-072-40-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1760^{sq}
 FILING 3 BLK 2 LOT 17 NO. OF DWELLING UNITS: LOT 1760^{sq} Townhome
 Before: 0 After: 1 this Construction
 (1) OWNER Garden Grove Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2320-E 1/2 Rd G.J. 81503 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE New SF Townhome w/ 2 car attached garage
 (2) APPLICANT RED HART CONST TYPE OF HOME PROPOSED:
 (2) ADDRESS 2320 - E 1/2 Rd G.J. 81503 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 234-0822 (Dan) Other (please specify) Townhome

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 _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Parking Req't 2
 Maximum Height _____ Special Conditions Per Plan
 Voting Dist D Driveway Approval RAD CENSUS _____ TRAFFIC _____ ANN# _____

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 Mar 25, 2005
 Department Approval BP Yishi Maza Date 4-15-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>18048</u>
Utility Accounting	<u>Overhead</u>	Date	<u>4/15/05</u>

SITE Plan 573
2943-022-40-002

Garden Cress Ct L17B2 F3
Garden Grove

ACCEPTED *Misti Warren* 4-15-05
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

