

FEE \$ 10.00  
 TCP \$ ~~200.00~~ 0  
 SIF \$ 292.00

**PLANNING CLEARANCE**

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

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 574 Garden Cross Ct. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-072-46-015 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1084  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1400<sup>0</sup>  
 Filing 3 Block 2 Lot 15  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1392<sup>0</sup> - Townhome  
 Height of Proposed Structure 19' above Fin FL

**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-14 Maximum coverage of lot by structures 7590  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear plan from PL Parking Requirement 2  
 Maximum Height of Structure(s) plan Special Conditions \_\_\_\_\_  
 Voting District D Driveway Location Approval mm  
 (Engineer's Initials)

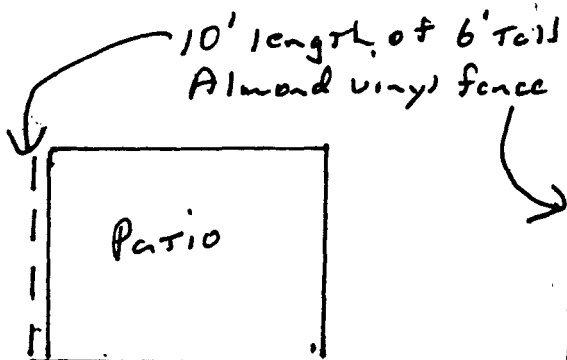
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

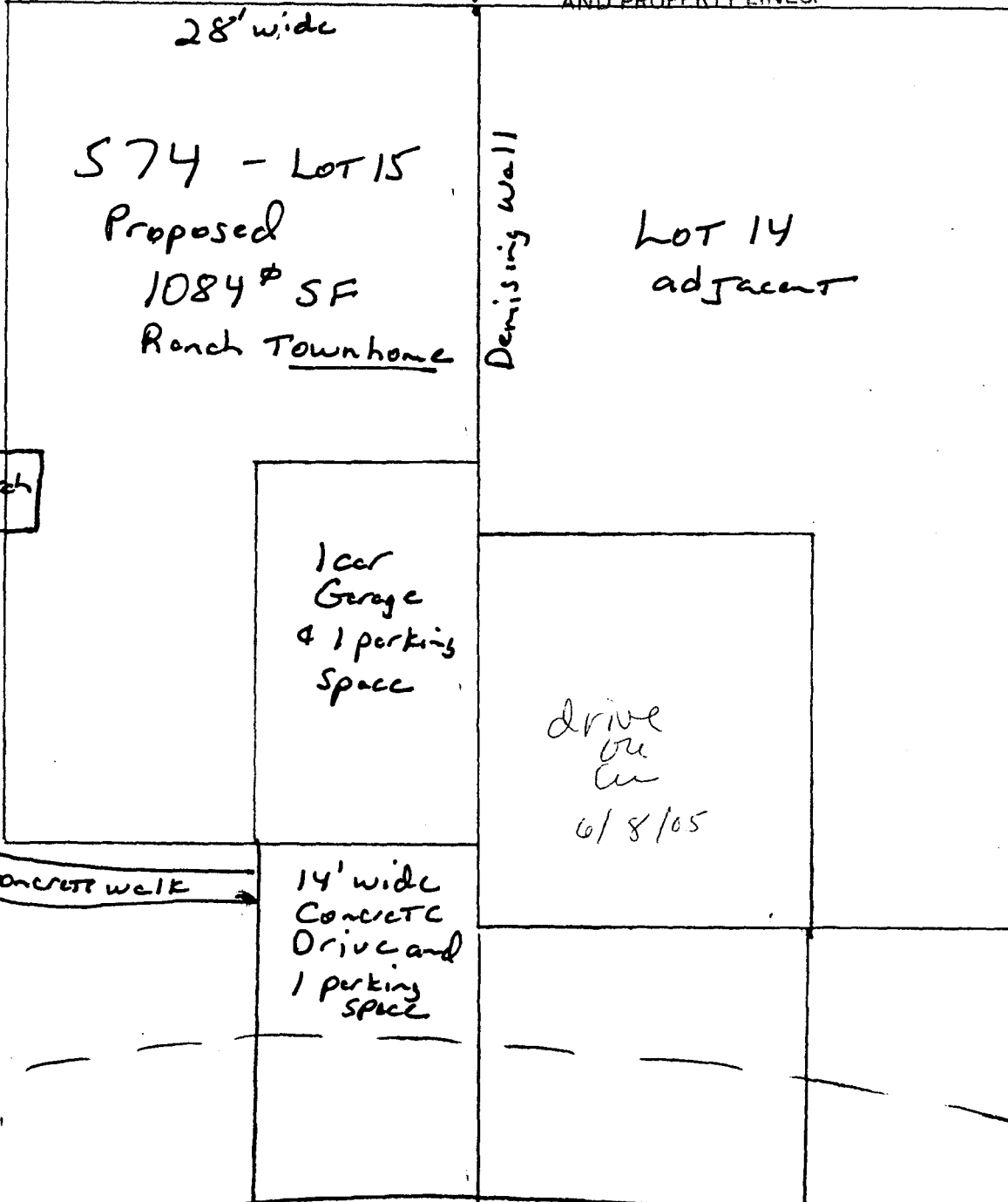
Applicant Signature Daniel R. Hart Date June 9, 2005  
 Department Approval M. Vishu Magon Date 6/15/05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18158  
 Utility Accounting D Overholt Date 6/15/05

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)



ACCEPTED *Nisha Chagoo 6/15/05*  
 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.



North ↑

1" = 10'

14'  
 multi purpose  
 easement

Garden Cress Ct R.O.W.

Site Plan

574 Garden Cress Ct. LOT 15 BIK 2 F-3  
 Garden Grove 2943-072-46-015