

FEE \$	10.00
TCP \$	0
SIF \$	22.00

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

BLDG PERMIT NO. _____



Building Address 575 Garden Cross CT ⁸¹⁵⁰¹ No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2943-072-40-002 Sq. Ft. of Existing Bldgs 0 Proposed 1159
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540 - (Townhome)
 Filing 3 Block 2 Lot 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1540

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: New Ranch 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>RMF-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 _____ 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).

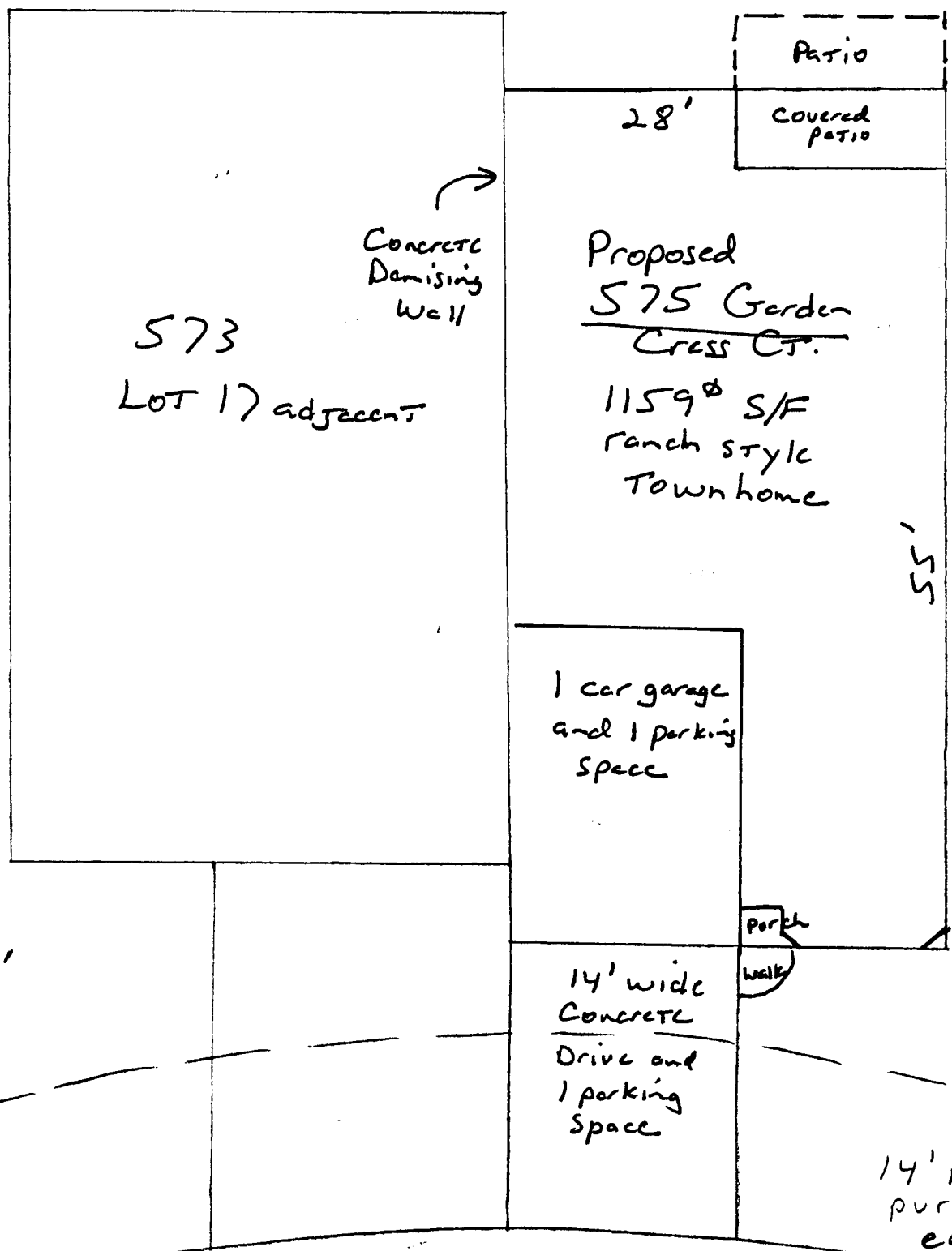
Applicant Signature Daniel R. Hart Date 3-25-05
 Department Approval BPU/Isa Magan Date 4-15-05

Additional water and/or sewer tap fee(s) are required	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18047</u>
Utility Accounting <u>D Overholt</u>	Date <u>4/15/05</u>	

Site Plan 575
2943-022-40-002

Garden Cross CT L16 B2 F3

ACCEPTED *Walter Wagner* 4-15-05
Garden Grove
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE PARTICIPANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



1" = 10'

573
LOT 17 adjacent

Concrete Demising Wall

Proposed
575 Garden
Cross Ct.

1159 S/F
ranch style
Townhome

1 car garage
and 1 parking
space

14' wide
Concrete
Drive and
1 parking
space

Porch
walk

14' multi-
purpose
easement

North

Garden Cross Ct R.O.W