

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

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

Building Address 550 1/2 Garden Cross CT No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-072-45-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1156  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540 - Townhome  
 Filing 3 Block 1 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1497  
 Height of Proposed Structure 20'

**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.  
 Address 2320 - E 1/2 Rd.  
 City / State / Zip G.J., 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMF-1U</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>per building</u> from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structures <u>envelope</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>U</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. [Signature] Date June 21, 2005  
 Department Approval NA [Signature] Date 6/29/05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> W/O No. <u>18208</u>
Utility Accounting <u>[Signature]</u> Date <u>6-29-05</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)

Garden Cross CT.  
550 1/2  
← (2) 10' sections →

Garden Grove F-3 B-1 Lot 7  
Tax 2945-072-45-007

# Site Plan Townhomes

North  
↓  
Scale  
1" = 12'

Lot 8 adjacent

6' Vinyl Fence  
Patio  
Covered

Proposed  
550 1/2

ACCEPTED *Alisa Major* 6/29/05  
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.

8' wide  
over  
6/12/05

1 car  
garage  
and  
Parking  
Space

Porch

Lot 6 adjacent

14' wide  
Concrete  
Drive &  
Parking  
Space

walk

Garden Cross CT ROW

14' multi-purpose  
easement