

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

FEE \$ <u>10.00</u>
TCP \$ <u>378.72</u>
SIF \$ <u>292.00</u>

Building Address 555 1/2 Garden Cross Ct. No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-072-46-027 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1159^{sq} home

Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540^{sq}

Filing 3 Block 2 Lot 27 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1538^{sq} Townhome

OWNER INFORMATION: Height of Proposed Structure 20'

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 Grand Jct, CO 81503

Telephone 234-0822 Den

*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 <u>RMF-16</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side _____ from PL <u>per building envelope</u>	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	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 David R. Hart Date Dec 5, 2005

Department Approval N.A. [Signature] Date 12-15-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18634

Utility Accounting [Signature] Date 12/15/05

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)

