

FEE \$ 10.00  
 TCP \$ 378.72  
 SIF \$ 292.00

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

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

Building Address 556 1/2 Garden Cross CT 81501 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-022-46-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1224  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540' - Townhome  
 Filing 3 Block 2 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1532'  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Garden Grove Homes  
 Address 2320-E 1/2 Rd.  
 City / State / Zip Grand Jet, CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Townhome

**APPLICANT INFORMATION:**

Name AED HART CONST.  
 Address 2320-E 1/2 Rd.  
 City / State / Zip Grand Jet, CO 81502  
 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 <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 _____ from PL <u>Per building envelopes</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 D. B. Hart Date Nov 14, 2005  
 Department Approval NA Gayleen Henderson Date 11-17-05

Additional water and/or sewer tap fee(s) are required: <u>YES</u> NO	W/O No. <u>18567</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-17-05</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)

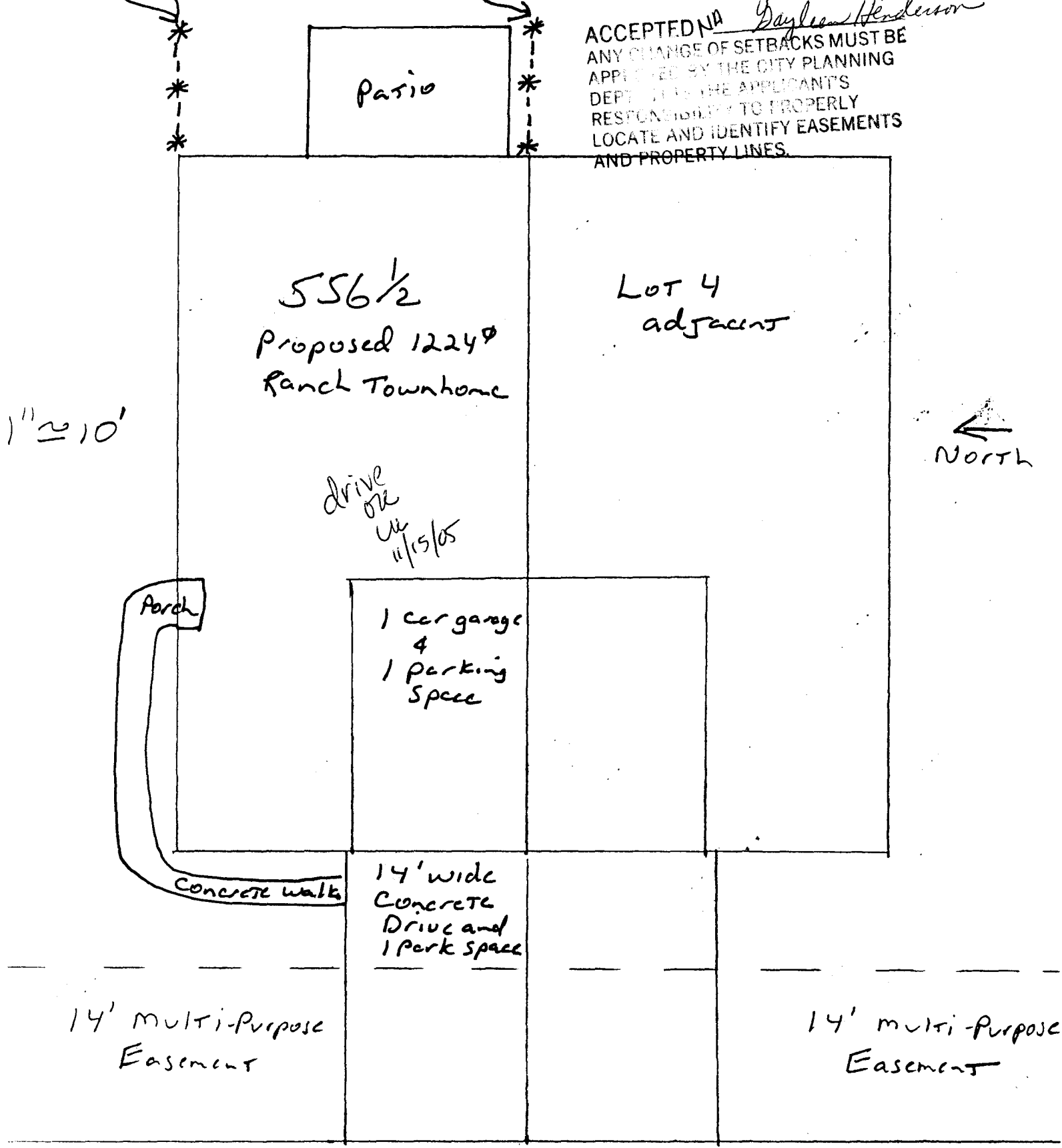
SITE Plan 556 1/2 Garden Cross Ct 2943-022-46-005  
LOT 5 BIK 2 F-3 Garden Grove

# Fence Plan

10' section of 6' white vinyl fence

11-17-05

ACCEPTED NA Dayle Henderson  
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.



Garden Cross Ct. R.O.W.