

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 56 3 1/2 Garden Cross Ct 81501 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-072-46-022 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1159  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540<sup>+</sup> Town home  
 Filing 3 Block 2 Lot 22 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1538  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Garden Grove Homes  
 Address 2320 E 1/2 Rd.  
 City / State / Zip Grand Jet, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name RED HART Const.  
 Address 2320 E 1/2 Rd.  
 City / State / Zip Grand Jet, CO 81503  
 Telephone 234-0822 - Dan

**\*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-16 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side per building envelope from PL Rear from PL Parking Requirement 2  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 Voting District D Driveway Location Approval \_\_\_\_\_  
 (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 Dan R. Hart Date OCT 5 2005  
 Department Approval NA Missa Magan Date 10/10/05

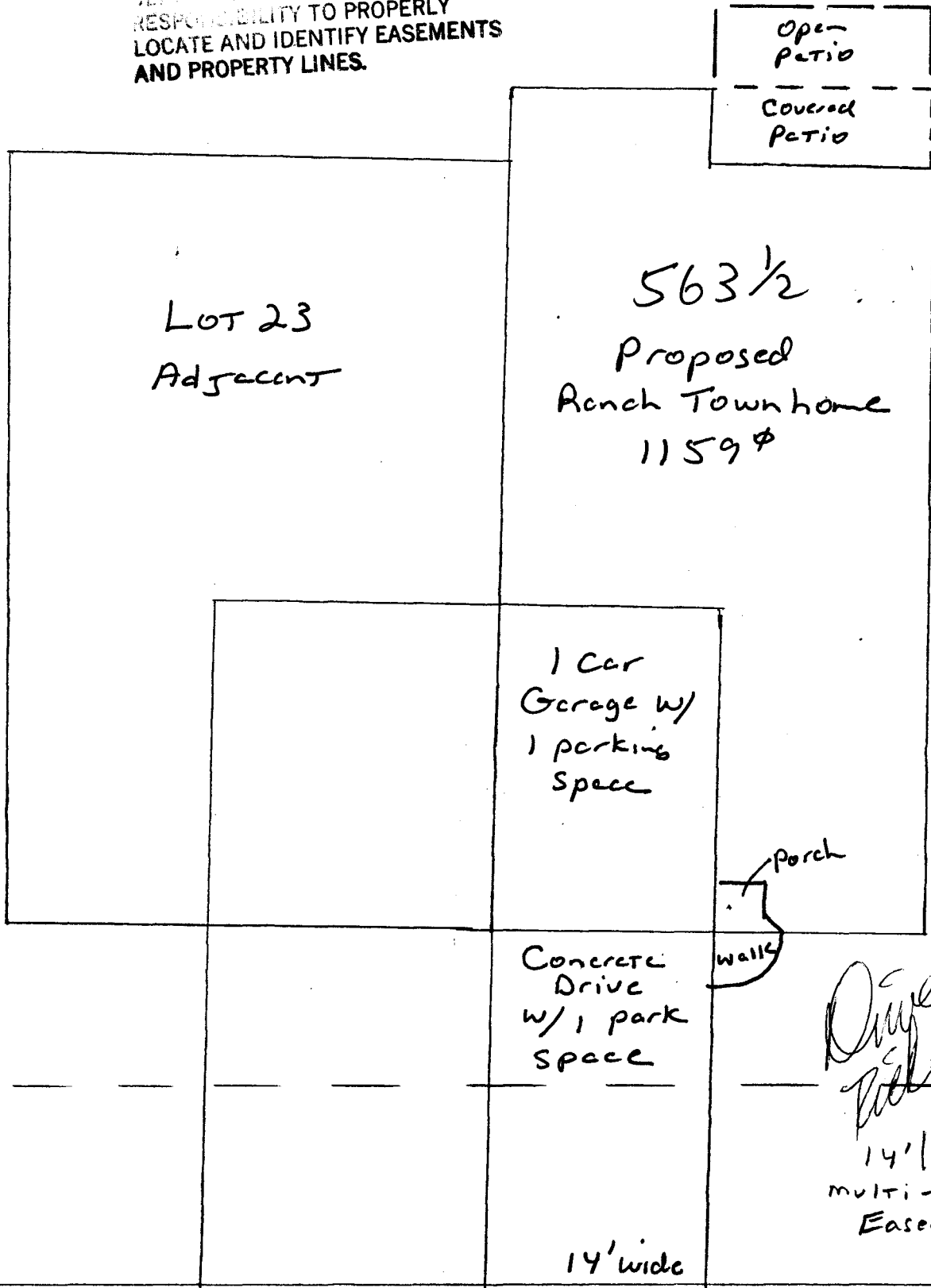
Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 18472  
 Utility Accounting D Overholt Date 10/11/05

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)

Site Plan 563 1/2 Garden Cross Ct. 2943-072-46-022  
Garden Grove F-3 B-2 L-22

# Planning

ACCEPTED *Wishi Pragon* 10/11/05  
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.



NA

1" = 10'

Garden Cross Ct. R.O.W.

North →

*Diane OK*  
*14/10-11-05*  
multi-Purpose Easement