

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 564 1/2 Garden Cross Ct. 81501 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-072-46-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1682  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1760\*  
 Filing 3 Block 2 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1760\* Townhome  
 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 Grand Jct, CO 81503  
 Telephone 234-0822 (Dan)

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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 <u>per Bldg</u> from PL Rear _____ from PL                        | Parking Requirement <u>2</u>  |  |  |
| Maximum Height of Structure(s) <u>envelope</u>                         | Special Conditions _____  |  |  |
| Voting District <u>D</u>   | Driveway Location Approval <u>35' RAD</u><br>(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 A. Hart Date Aug 10, 2005  
 Department Approval [Signature] Date 8/19/05

|  |
|--|
| Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. <u>18345</u> |
| Utility Accounting <u>[Signature]</u> Date <u>8/19/05</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 & Fence Plan 564 1/2 Garden Cress Ct. Lot 10B1K2  
 Garden Grove #3  
 2943-072-46-010

