

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

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

BLDG PERMIT NO. _____

Building Address 568 Garden Cross Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-072-46-012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1352
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1760^{sq} Townhome
 Filing 3 Block 2 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1760^{sq}
 OWNER INFORMATION: Height of Proposed Structure 20'

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): Townhome

APPLICANT INFORMATION:
 Name RED HART CONST.
 Address 2320 - E 1/2 Rd.
 City / State / Zip Grand Jet, 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 RMF-1U Maximum coverage of lot by structures 7590
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side _____ from PL Rear _____ from PL Parking Requirement 2
 Maximum Height of Structure(s) per plan 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).

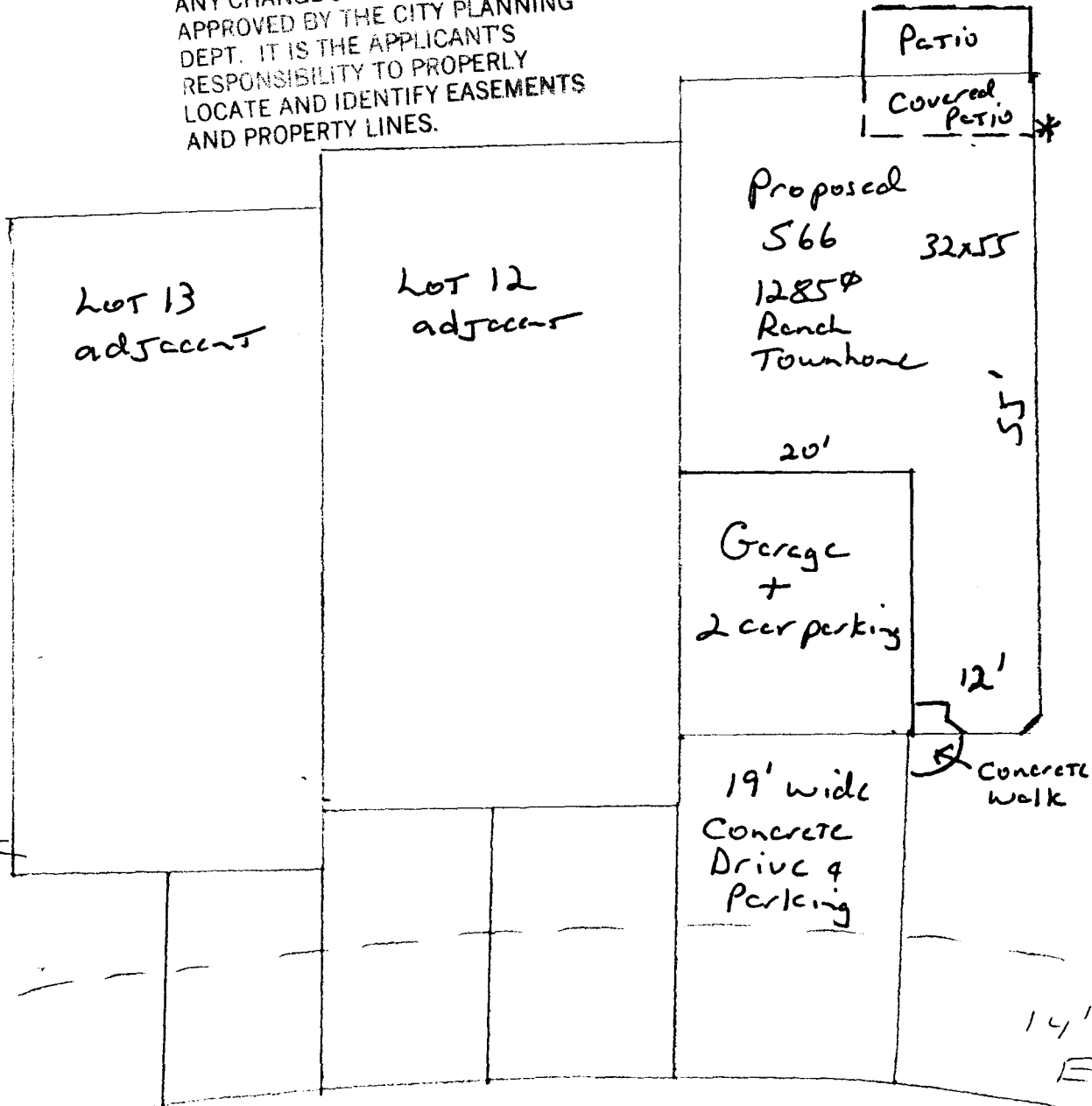
Applicant Signature Daniel R. Hart Date July 25, 2005
 Department Approval M. Clayton Date 7/27/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18294
 Utility Accounting D. Overholt Date 7/27/05

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 566 Garden Cross Ct Garden Grove T-3 - LOT 11 - BIK 2
Garden Grove Homes
2945-072-46-011

ACCEPTED ^{7/27/05} City of Garden Grove
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.



Vertical handwritten notes on the left side of the plan, including '7/27/05' and other illegible text.

North arrow pointing up and to the right, with the text '1" = 15' North'.

Garden Cross Ct ROW