

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>



Handwritten initials/signature

BLDG PERMIT NO. 82641

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 55 8 1/2 Garden Grove Ct TAX SCHEDULE NO. 2943-072-00-034 *Master - New Subdivision*

SUBDIVISION Garden Grove SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1380[#]

FILING BLK 1-2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Garden Grove, LLC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 673 LaSalle Ct., G.J. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 250-1128 USE OF EXISTING BLDGS N/A

(2) APPLICANT RED HART CONST DESCRIPTION OF WORK AND INTENDED USE: New S/F

(2) ADDRESS 2320-E 1/2 Rd. G.J. 1 1/2 story Townhome w/ 2 car attached

(2) TELEPHONE 234-0822

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 *townhomes* Maximum coverage of lot by structures 75%

SETBACKS: Front 20' from property line (PL) Parking Req't 2
or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 10' from PL Special Conditions _____

Maximum Height 40' CENSUS 6 TRAFFIC 29 ANN# _____

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. Yearhnt Date 12-2-01

Department Approval Dayle Henderson Pat Bushman Date 12-6-01 12-11-01

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 14427

Utility Accounting Kate Elsbury Date 12/11/01

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan

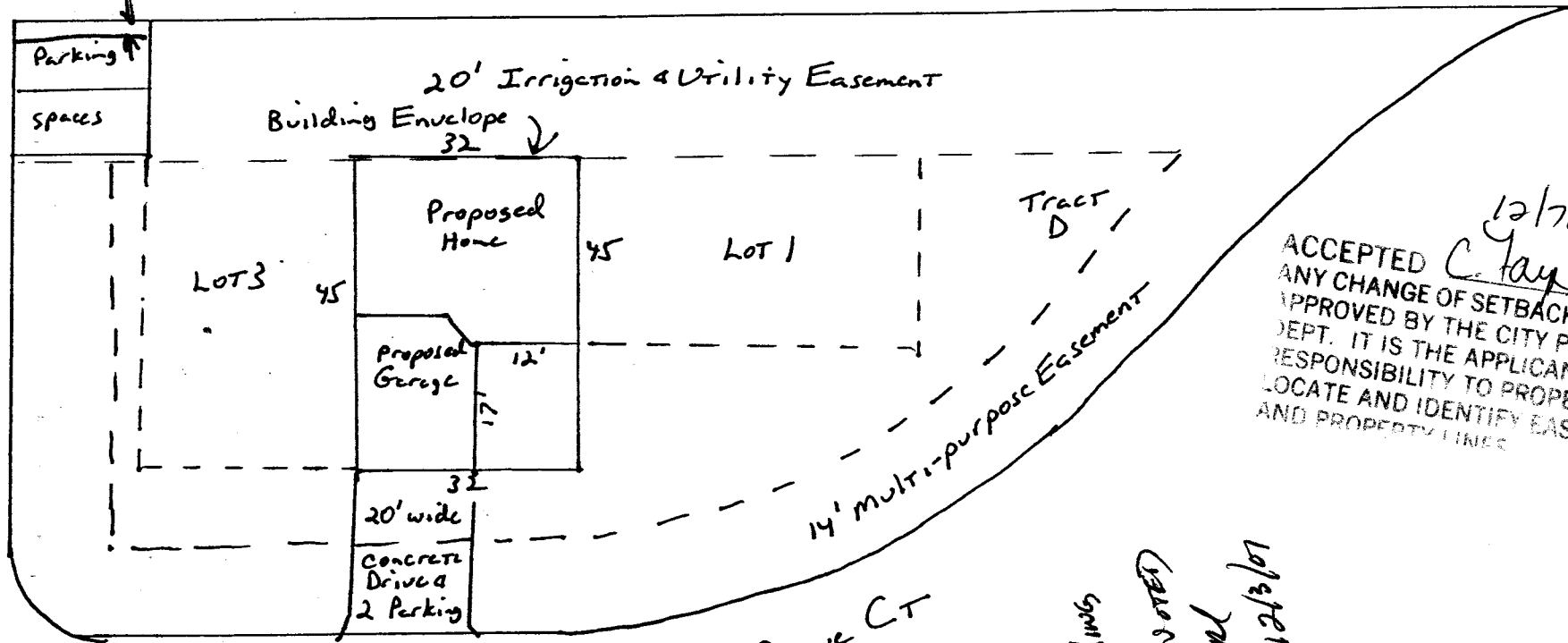
Garden Grove Townhomes
2943-072-00-034
558 1/2 Garden Grove Ct.
LOT 2 Bk 2 F-1

RED HART CONSTRUCTION, INC.

2320 E 1/2 RD.
GRAND JUNCTION, CO 81503
234-0822

5-foot off set
Reg'd

Brittany Drive



12/7/01
ACCEPTED *C. Jay Wilson*
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 Grove Ct

12-11-01
rise / phins
6' as noted
DND
12/3/01

12-11-01
ACCEPTED *Pat Bushman*
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

RECEIVED
DEC 07 2001
COMMUNITY DEVELOPMENT
DEPT.

North