FEE,\$	10.00
TCP\$	500,00
SIF \$	292.00



BLDG PERMIT NO. 84878

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

SUBDIVISION Garde Grove SQ. FT. OF PROPOSED BLDG(S)/ADDITION JOSY FILING BLK J- LOT SQ. FT. OF EXISTING BLDG(S) SQ. FT. OF EXISTING BLDG(S) NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION THIS CONSTRUCTION NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION THIS CONSTRUCTION NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION AFTER: AFTER: THIS CONSTRUCTION THIS CONSTRUCTION THIS CO
OWNER Gode Grove LLC NO. OF DWELLING UNITS BEFORE: O AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: O AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: O AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: O AFTER: THIS CONSTRUCTION (2) APPLICANT Denie) Geerher - Red HART Const USE OF EXISTING BLDGS N/A (2) ADDRESS 2320 - E/2 Rd. G-J 81503 DESCRIPTION OF WORK AND INTENDED USE: New (2) TELEPHONE (970) 234-0822 Reach STyle Town home w/ 1 cer gare REQUIRED: One plot plan, on 8 ½" 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. SETHACKS: Front All A Maximum coverage of lot by structures Maximum coverage of lot by structures Parking Req'mt Parking Req'mt Parking Req'mt Parking Req'mt
BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION WAS AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION WAS AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: DANFELL WAS AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: DANFELL SET BLDGS ON PARCEL BEFORE: DANFELL THIS CONSTRUCTION THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: DANFELL THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: DANFELL THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: DANFELL THIS CONSTRUCTION AFTER: DANFELL THIS CONSTRUCTION THIS C
ADDRESS 673 LaSala CT. GJ. 81504 NO. OF BLDGS ON PARCEL BEFORE:
THIS CONSTRUCTION TELEPHONE 250-1128 - Rey BEFORE: O AFTER: THIS CONSTRUCTION THIS CONS
ADDRESS 2320 - E/2RL GJ81503DESCRIPTION OF WORK AND INTENDED USE: New (2) TELEPHONE (9)0) 234-0822 Reach Style Town home w/lear gard ATTACHED REQUIRED: One plot plan, on 8 ½" 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 AXIONE Maximum coverage of lot by structures SETBACKS: Front Axional Property line (PL) Parking Req'mt Parking Req'mt
TELEPHONE (9)0) 234-0822 Reach Style Townhome w/ 1 cer gard a Tracked REQUIRED: One plot plan, on 8 ½" 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 A Maximum coverage of lot by structures Maximum coverage of lot by structures SETBACKS: Front (1) (1) Parking Reg'mt
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ZONE Maximum coverage of lot by structures SETBACKS: Front () from properly line (PL) Parking Reg'mt 2
SETBACKS: Front () from property line (PL) Parking Reg'mt 2
or
Special Conditions
Maximum Height CENSUS TRAFFIC_29_ ANNX#
CENSUSANNA#
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 Dain R. Seal Date Tine 3 2002
Department Approval 76 Hat Bushman Date 6-5-02
Additional water and/or sewer tap fee(s) are required: YESNO W/O No
Utility Accounting June 16/5/02
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

Gordon Grove Town Hones SITUPIAN Geralen Grove, LLC. 551 Gardin LOT) BIKI Filing 1 Grove CT. 2943-072-36-001 (Duplex) 50'-0" PL 32'-0" PL LOT 2 Conererc Drive 1 cer Perking Common Fire a Perty Wall w, Gerege 1 car perxing LOT) Proposed 12×10 1084 & Home Ø, Concrete Concrete Wel 4-5-02 50'-0"PL Staked per plat by Monument Survey LOCEPTED Yat Bushma NY CHANGE OF SETBACKS MUST RE THE CITY PLANNING IN 15 THE APPLICANTS GACHS BILLTY TO PROPERLY DRIVE OK CATE AND IDENTIFY EASEMENTS IND PROPERTY LINES. 6/3/n 14' multi-purpose RED HART CONSTRUCTION, INC. Easenert 2320 E 1/2 RD. GRAND JUNCTION, CO 81503 NOrTH 1"= 10 234-0812

Orchard Ave.