

FEE \$	70.00
TCP \$	500.00
SIF \$	292.00



002

BLDG PERMIT NO. 84878

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 551 Garden Grove Ct TAX SCHEDULE NO. 2943-022-36-001
 SUBDIVISION Garden Grove SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1084⁺
 FILING BLK 1-1 LOT 1 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER Garden Grove LLC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 673 LaSalle Ct. G.J. 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Daniel Geerhart - Red HART CONST USE OF EXISTING BLDGS N/A
 (2) ADDRESS 2320-E 1/2 Rd. G.J. 81503 DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE (970) 234-0822 Ranch style Townhome w/ 1 car garage attached

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 10' per from property line (PL) Parking Req'mt 2
 or per from center of ROW, whichever is greater Special Conditions _____
 Side _____ from PL Rear _____ from PL
 Maximum Height _____ CENSUS 10 TRAFFIC 29 ANNEX# _____

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. Geerhart Date June 3, 2002
 Department Approval Tracy Super Date 6-5-02

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 14991

Utility Accounting Tracy Super Date 6/5/02

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)

Garden Grove Town Homes
Garden Grove, LLC.
LOT 1 BLK 1 Filing 1
2943-022-36-001

SITE Plan
551 Garden
Grove Ct.
(Duplex)

