

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 85524



Your Bridge to a Better Community

Cc

BLDG ADDRESS 555 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 986^{sq}

TAX SCHEDULE NO. 2943-022-36-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 986^{sq}

FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Garden Grove LLC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 623 LaSalle Ct. G-J 81504 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 250-1128 (Ray)

(2) APPLICANT RED HART CONST DESCRIPTION OF WORK & INTENDED USE New S/F Townhome w/ 1 car attached garage

(2) ADDRESS 2320 E 1/2 Rd. G-J 81503 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) TELEPHONE 234-0822 (Dan) 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 RMF-14 Maximum coverage of lot by structures 75%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req't 2

Maximum Height 40' per plan Special Conditions _____

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. Harland Date July 3, 2002

Department Approval Dr. Jay Jensen Date 7/18/02

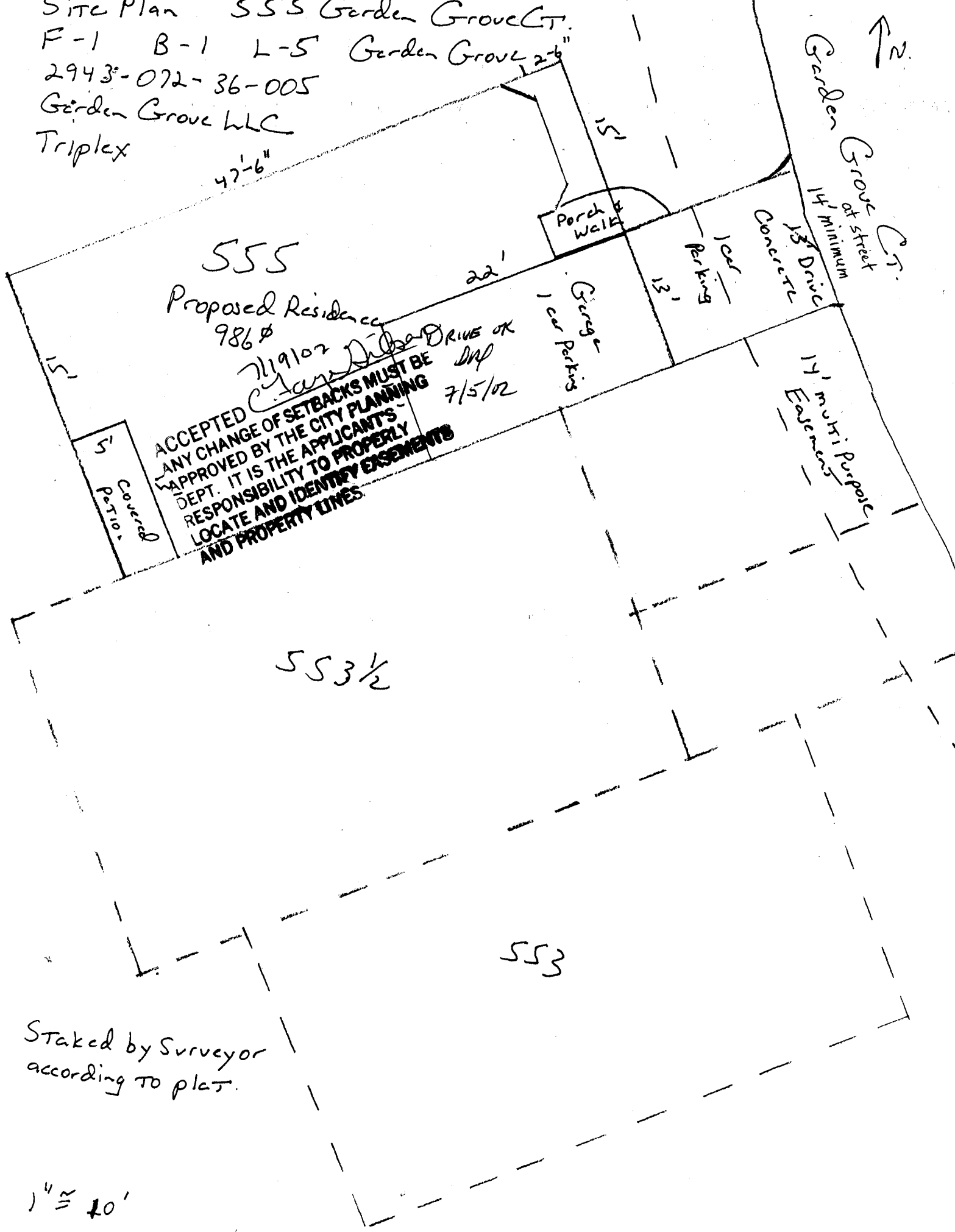
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15126</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/18/02</u>

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 555 Garden Grove CT.
F-1 B-1 L-5 Garden Grove 2-6"
2943-072-36-005
Garden Grove LLC
Triplex

Garden Grove CT.
at street
14' minimum



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

7/19/02
DRIVE OK
7/5/02

Staked by Surveyor
according to plat.

1" = 10'