

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

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

BLDG PERMIT NO. 87141



Your Bridge to a Better Community

BLDG ADDRESS 557 Garden Grove Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1020

TAX SCHEDULE NO. 2943-022-36-007 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1020

FILING 1 BLK 1 LOT 7 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 673 LaSalle Ct. 81504 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE New SF Townhome w/ 1 car attached

(2) APPLICANT RED HART CONST TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Townhome

(2) ADDRESS 2320-E 1/2 Rd 81503

(2) TELEPHONE 234-0822 (Dan)

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 _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side per Building envelope from PL, Rear _____ from PL
 Permanent Foundation Required: YES NO _____

Maximum Height _____ Parking Req'mt 2
 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. Hart Date Nov 9, 2002

Department Approval NAL Jay Nelson Date 11/15/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15489</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>11/15/02</u>

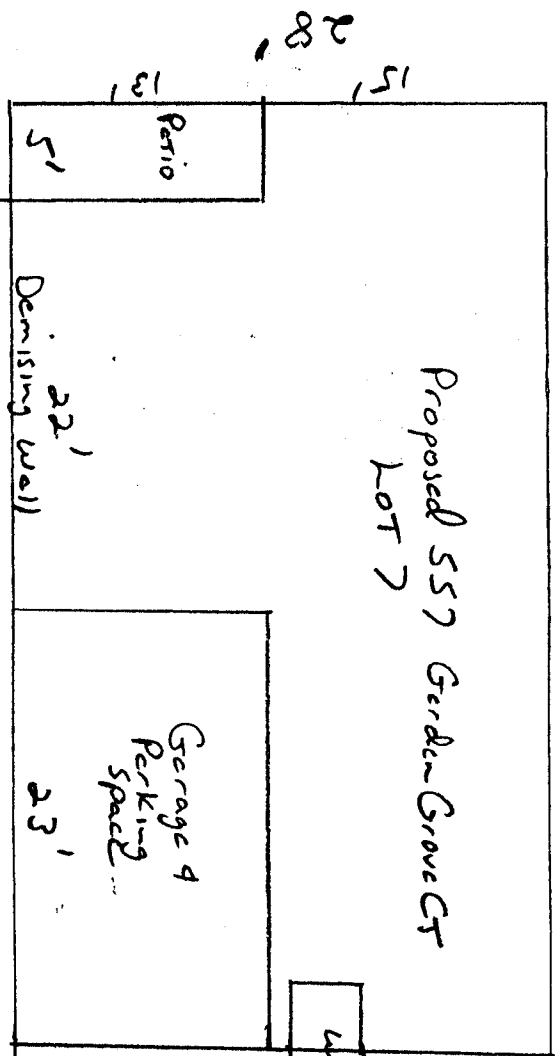
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Foundation Staked by Monument Survey to conform to plat

50'

Proposed 557 Garden Grove Ct
LOT 7



555k
LOT 6

11/13/02
LW
BR

11/15/02
C. Law Gibson

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

14' Multi-Purpose
Easement

Garden Grove Ct.

North 91
11-9-02

Site Plan

557 Garden Grove Ct.

Garden Grove E-1 BK-1 LOT-7

2943-072-36-007

RED HART Const 234-0822