

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

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

BLDG PERMIT NO. 80726



Your Bridge to a Better Community

BLDG ADDRESS 559 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 980⁺

TAX SCHEDULE NO. 2943-072-36-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 980⁺

FILING 1 BLK 1 LOT 9 NO. OF DWELLING UNITS:

(1) OWNER Garden Grove LLC Before: 0 After: 1 this Construction

(1) ADDRESS 673 LaSalle Ct. G.J. 81504 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 250-1128 (Ray) Before: 0 After: 1 this Construction

(2) APPLICANT RED HART CONST USE OF EXISTING BUILDINGS N/A

(2) ADDRESS 2320-E 1/2 Rd G.J. 81503 DESCRIPTION OF WORK & INTENDED USE New SF Townhome w/ 1 car attached

(2) TELEPHONE 234-0822 TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 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-16 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 Parking Req'mt 2

Side 5' from PL, Rear 10' from PL Special Conditions per bldg enr.

Maximum Height 40' CENSUS 6 TRAFFIC 29 ANN# _____

ok per plan

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. G... [Signature] Date 9-3-02

Department Approval [Signature] Date 10/14/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15384</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/14/02</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 - 559 Garden Grove Ct.

#2943-072-36-009

Duplex
Townhome

RED HART CONST

234-0822

1" = 10'



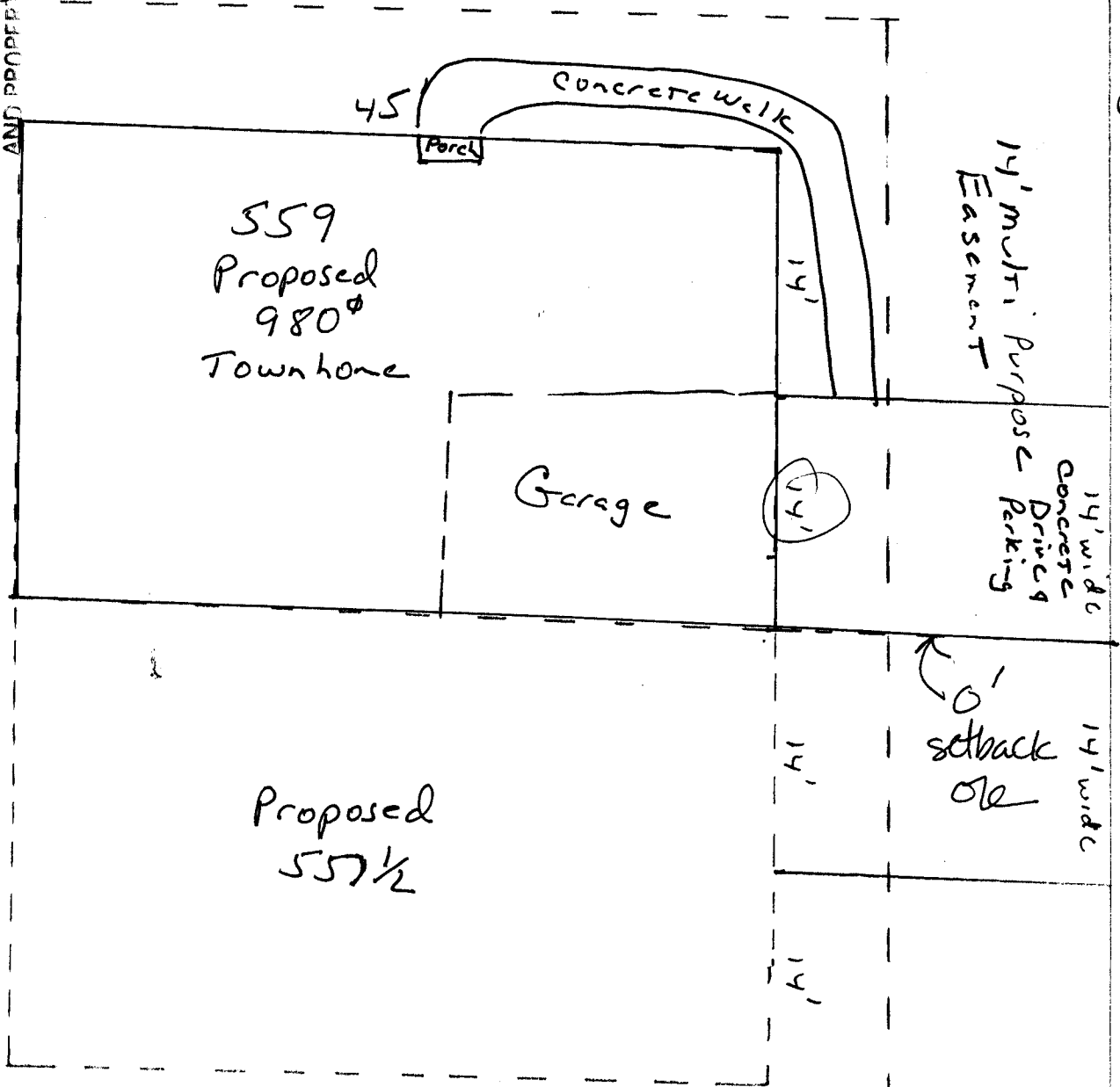
Filing 1-BLK-1-LOT 9

Garden Grove Brittany Drive

OK
OK
9/5/02

10/14/02
C. Fay Johnson
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

14' Multi Purpose Easement



Garden Grove Ct.

28'

559
Proposed
980^{sq}
Townhome

45'

Porch

Concrete Walk

Garage

14'

14' Multi Purpose
Easement

14' wide
Concrete
Drives
Parking

14'

14' setback
OK

14' wide

28'

Proposed
557 1/2

45'