

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



BLDG PERMIT NO. 86189

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

*ae*

BLDG ADDRESS 560 Garden Grove Ct TAX SCHEDULE NO. 2943-022-38-003

SUBDIVISION Garden Grove SQ. FT. OF PROPOSED BLDG(S)/ADDITION 980<sup>sq</sup>

FILING BLK F1-3 LOT 3 SQ. FT. OF EXISTING BLDG(S) Ø

(1) OWNER Garden Grove LLC NO. OF DWELLING UNITS  
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 673-LaSalle Ct-GJ 81504 NO. OF BLDGS ON PARCEL

(1) TELEPHONE 250-1128 (Ray) BEFORE: Ø AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT BED HART CONST. USE OF EXISTING BLDGS N/A

(2) ADDRESS 2320-E 1/2 Rd GJ 81503 DESCRIPTION OF WORK AND INTENDED USE: New Ranch

(2) TELEPHONE 234-0822 (Dan) Style S/F Townhome w/ 1 car attached  
SITE BUILT

**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) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater

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

Maximum Height 40' 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. Mansuet Date 9-3-02

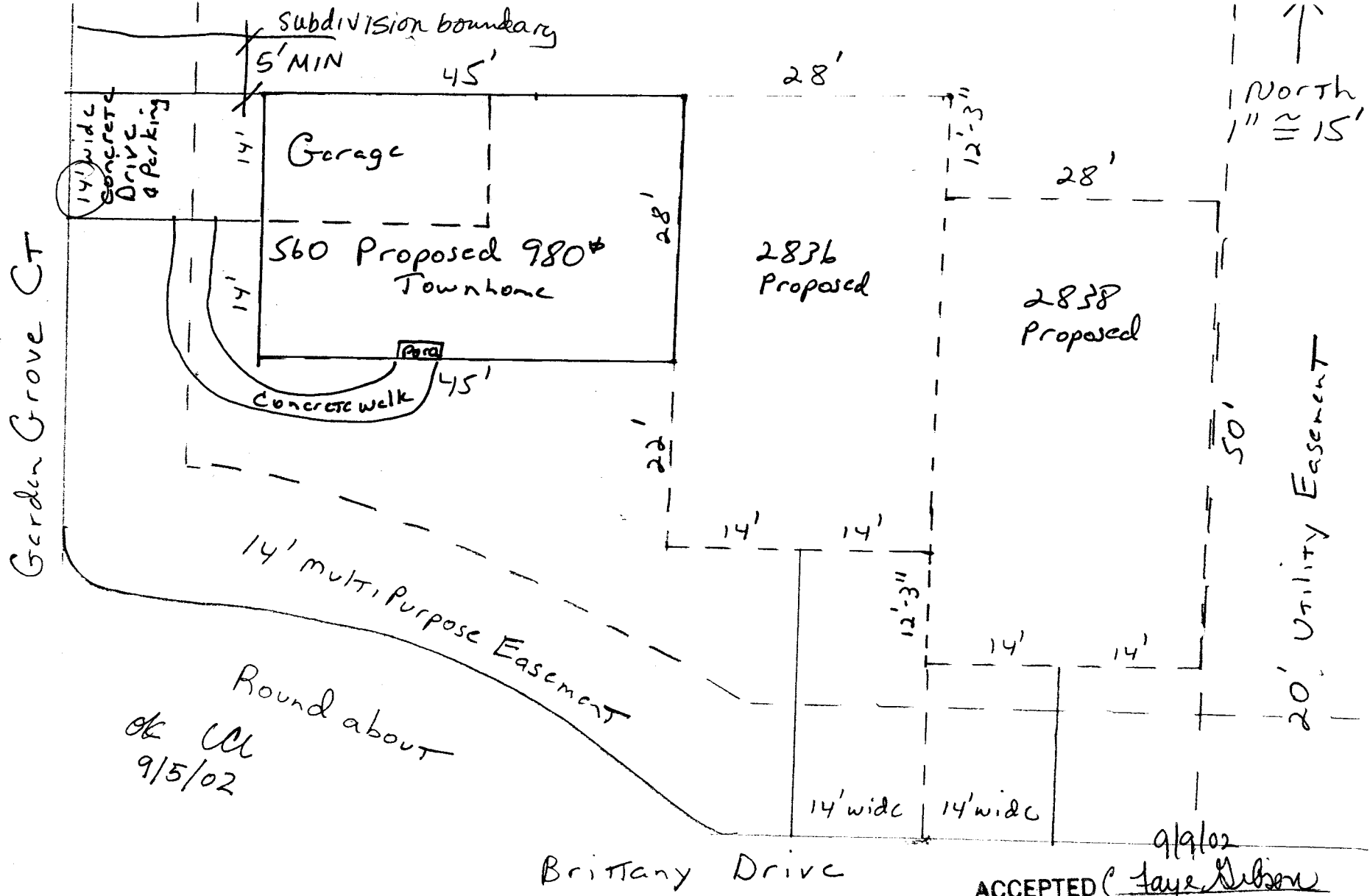
Department Approval PH Cheryl Gibson Date 9/9/02

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 15289

Utility Accounting AM Call Date 9/9/02

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)



Round about  
OK CCL  
9/5/02

9/9/02

Site Plan - 560 Garden Grove Ct  
 Townhome - Triplex      Filing 1 - Blk 3 - Lot 3  
 2943-072-38-003      Garden Grove  
 RED HART CONST.  
 234-0822

ACCEPTED *(Faye Wilson)*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES