

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



*ae*

BLDG PERMIT NO. 84877

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 55 1/2 Garden Grove Ct. TAX SCHEDULE NO. 2943-022-36-002

SUBDIVISION Garden Grove SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1158<sup>sq</sup>

FILING BLK 1-1 LOT 2 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 Leselle Ct - G.J. 81504 NO. OF BLDGS ON PARCEL

(1) TELEPHONE 250-1128 - Ray BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT RED HART CONST - Dan Geerhart 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 234-0822 Ranch style Townhome w/ attached 1 car garage

**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 \_\_\_\_\_

SETBACKS: Front per Bldg envelope from property line (PL) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ 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. Mankin Date June 3, 2002

Department Approval Ho Pat Bushman Date 6-5-02

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 14993

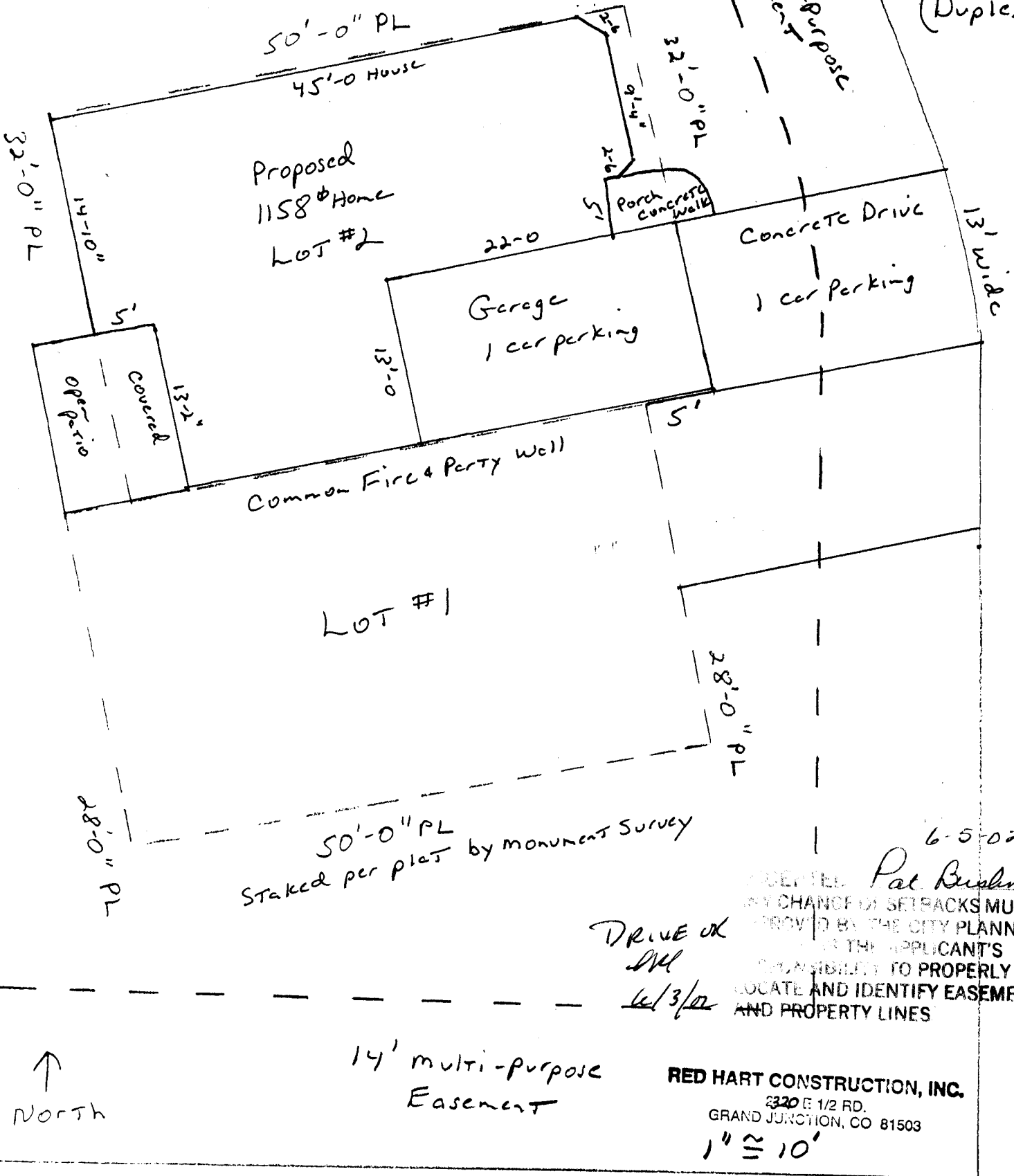
Utility Accounting Tracy Shaker Date 4/5/02

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 2 B1K1 Filing 1  
2943-022-36-002

SITE Plan  
55 1/2 Garden  
Grove CT.  
(Duplex)



↑  
North

14' multi-purpose  
Easement

RED HART CONSTRUCTION, INC.  
320 E 1/2 RD.  
GRAND JUNCTION, CO 81503  
1" = 10'

Orchard Ave.

6-5-02  
Pat Bushman  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

DRIVE OK  
DHL  
6/3/02