

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

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

BLDG PERMIT NO. 87142



Your Bridge to a Better Community

BLDG ADDRESS 555 1/2 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1074

TAX SCHEDULE NO. 2943-022-36-006 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1074

FILING 1 BLK 1 LOT 6 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 S/F 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 (Dew)

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 _____ from PL, Rear _____ from PL
 Maximum Height _____

Permanent Foundation Required: YES NO _____

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. Gensert Date Nov 9, 2002

Department Approval NA Clayton Gibson Date 11/15/02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>15490</u>
Utility Accounting	<u>M 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)

North
11-9-02

Proposed
557 Garden Grove Ct.
Lot 7

Demising Wall

27'

Garage &
1 parking space

13'

Proposed
555 1/2 Garden Grove Ct.
Lot 6

23'

14' wide
Concrete
Drive &
Parking Space

Concrete
Drive

Garden Grove Ct.

14' multi-purpose
Easement

Concrete Walk

50'

11/13/02
WR
RE

Foundation Staked by Monument Survey
To conform to plat.

Site Plan

555 1/2 Garden Grove Ct.

Garden Grove F-1 B1K-1 Lot-6

2943-072-36-006

RED HART CONST - 234-0822

ACCEPTED
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

11/15/02
C. Jane Gibson