

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

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

BLDG PERMIT NO. 80727

AC



Your Bridge to a Better Community

BLDG ADDRESS 557 1/2 Garden Grove SQ. FT. OF PROPOSED BLDGS/ADDITION 980⁺

TAX SCHEDULE NO. 2943-072-36-008 SQ. FT. OF EXISTING BLDGS 0

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

FILING 1 BLK 1 LOT 8 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 G J 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) _____

(2) ADDRESS 2320-E 1/2 Rd G J 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 75%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 40' Special Conditions per bldg enr.

ok per plan CENSUS 6 TRAFFIC 29 ANNEX# _____

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. Gault Date 9-3-02

Department Approval GH C. Fay Rubin 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>15385</u>
Utility Accounting <u>Tracy</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 - 557 1/2 Garden Grove Ct.

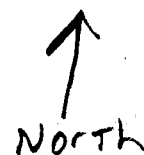
#2943-072-36-008

Duplex
Townhome

1" = 10'

RED HART CONST

234-0822



Filing 1 - BIKI - LOT 8

Garden Grove Brittany Drive

Old
M
9/5/02

14' Multi Purpose Easement

