

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

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

①
 BLDG PERMIT NO. 89426



Your Bridge to a Better Community

BLDG ADDRESS 562 Garden Grove Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1400⁰ Total
 TAX SCHEDULE NO. 2943-072-39-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1400⁰ Total
 FILING 2 BLK 1 LOT 32 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Garden Grove Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 623 LaSalle Ct 81504 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE SF Townhome
 (2) APPLICANT RED HART CONST TYPE OF HOME PROPOSED:
 (2) ADDRESS 2320-E 1/2 Rd 81503 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-0822 (Dan) 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 _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear per building envelope from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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. Hank Date May 6, 2003
 Department Approval NA Gayle Henderson Date 5-9-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>16040</u>
Utility Accounting	<u>D. Vanover</u>	Date	<u>5-9-03</u>

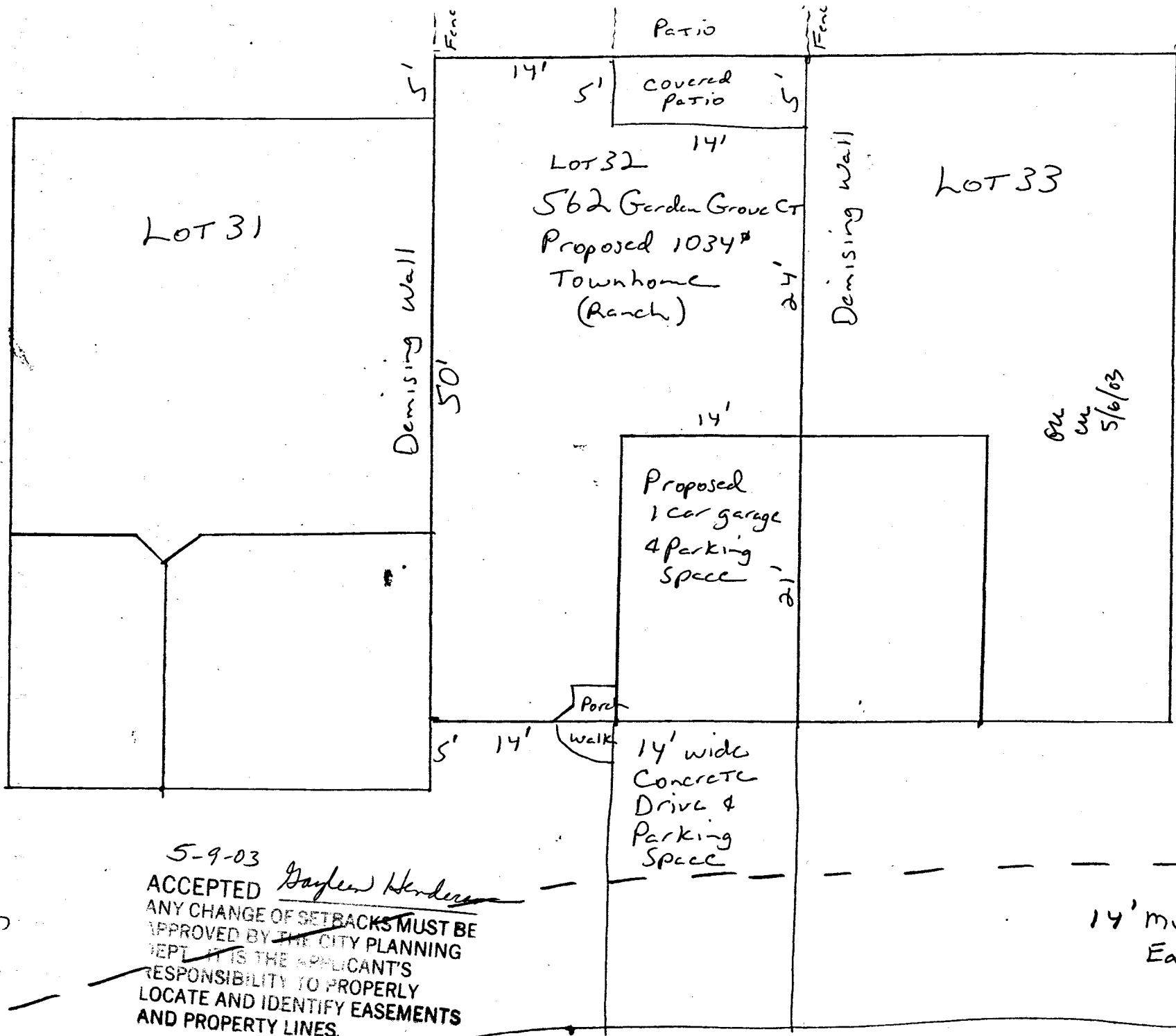
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

562 Garden Grove Ct (Townhomes)
2943-072-39-004

LOT 32
Filing 2 BIK 1

North ↑
1" ≈ 10'



5-9-03
 ACCEPTED *Gaylen Henderson*
 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.

Garden Grove Ct ROW

14' multi-purpose
Easement

see
see
5/6/03