

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

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

BLDG PERMIT NO. 88711



Your Bridge to a Better Community

BLDG ADDRESS 564 Garden Grove Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1540⁺

TAX SCHEDULE NO. 2943-022-39-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 1540⁺

FILING 2 BLK 1 LOT 30 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 2320-E 1/2 Rd. G.J. 81503 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE S/F ^{new} Townhome

(2) APPLICANT RED HAAT CONST. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS 2320-E 1/2 Rd. G.J. 81503 Manufactured Home (HUD)
 Other (please specify) Townhome

(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 7590

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

Side Per Bldg Dept from PL, Rear Per Bldg Dept from PL
 Parking Req'mt 2

Maximum Height 11'6" Special Conditions _____

CENSUS _____ TRAFFIC _____ 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. Henderson Date Mar 21, 2003

Department Approval LG Gayles Henderson Date 3-25-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15856</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/25/03</u>		

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

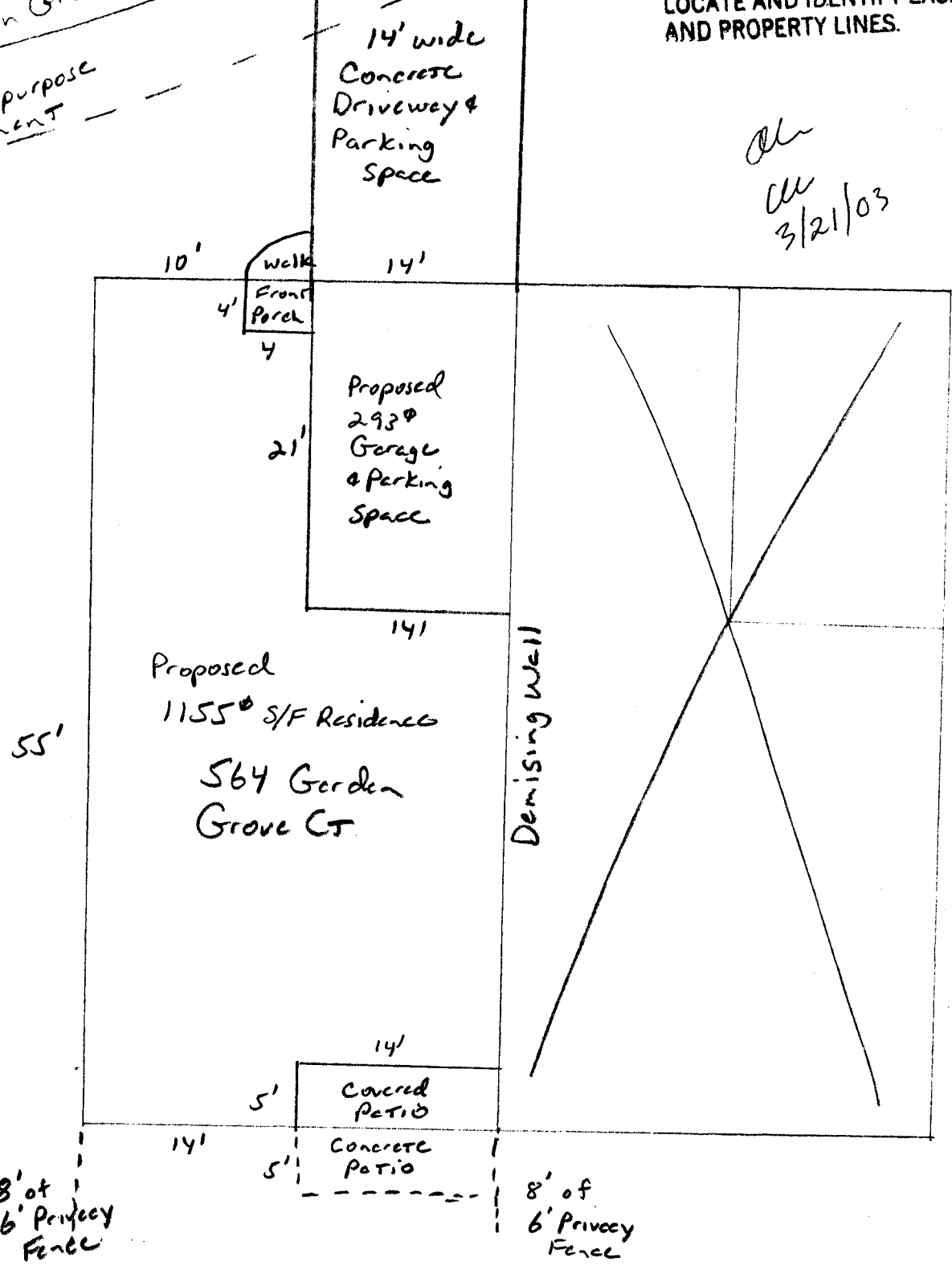
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan 564 Garden Grove Ct

3-25-03 Gayleen Henderson
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.

OK
OK
3/21/03

Garden Grove Ct. R.O.W.
14' multi-purpose easement



North →

LOT 30 BIK 1 Filing 2 Garden Grove Townhomes
2943-072-39-004 1" = 10'