

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

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

BLDG PERMIT NO. 88350



Your Bridge to a Better Community

BLDG ADDRESS 566 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1303 TOTAL

TAX SCHEDULE NO. 2943-072-39-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 1303 TOTAL

FILING 2 BLK 1 LOT 28

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Garden Grove Homes

(1) ADDRESS 2320-E 1/2 Rd G.J. 81503

(1) TELEPHONE 234-0822 Dan

(2) APPLICANT RED HART CONST

(2) ADDRESS 2320-E 1/2 Rd. G.J. 81503

(2) TELEPHONE 234-0822 Dan

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE New S/F Townhome

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Townhome

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 40'

Special Conditions per bldg env.

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. Yanbit

Date 2-26-03

Department Approval DK C. J. Jaye Hansen

Date 3/3/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15787</u>
Utility Accounting	<u>DK C. J. Jaye Hansen</u>		Date <u>3/3/03</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 - Garden Grove Town Homes
566 Garden Grove Ct.

LOT 28 BIK 1 Filing 2 Garden Grove
Tax ID# 2943-072-39-004

↑
North
1" ≈ 10'

Easement

8' of 6' Fence

LOT 26

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.

Clair G. [unclear]
2/3/03

8' of 6' Fence

LOT 27

8' of 6' Fence

Garden Grove Ct, R.O.W.

14' wide
Driveway
and
Parking
Space

Proposed
279' Garage
& Parking Space

Demising wall & Prop. Line

566
Proposed
1024' Ranch
Style Town home

10x12
Patio

14' multi-purpose

Prop.
Walk.
2/28/03

8' of 6' Fence