

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 88352



Your Bridge to a Better Community

BLDG ADDRESS 568 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1572 TOTAL

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

SUBDIVISION Garden Grove Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 1572 TOTAL

FILING 2 BLK 1 LOT 26

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 2320-E 1/2 Rd. G.J. 81503

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 250-1128 (Roy)

DESCRIPTION OF WORK & INTENDED USE New S/F Townhome

(2) APPLICANT RED HART 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 _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side _____ from PL, Rear _____ from PL

Parking Req'mt _____

Maximum Height _____

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. Meard

Date Feb 26 2003

Department Approval Mr. Jay Johnson

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>15789</u>
Utility Accounting <u>J. Johnson</u>	Date <u>3/3/03</u>		

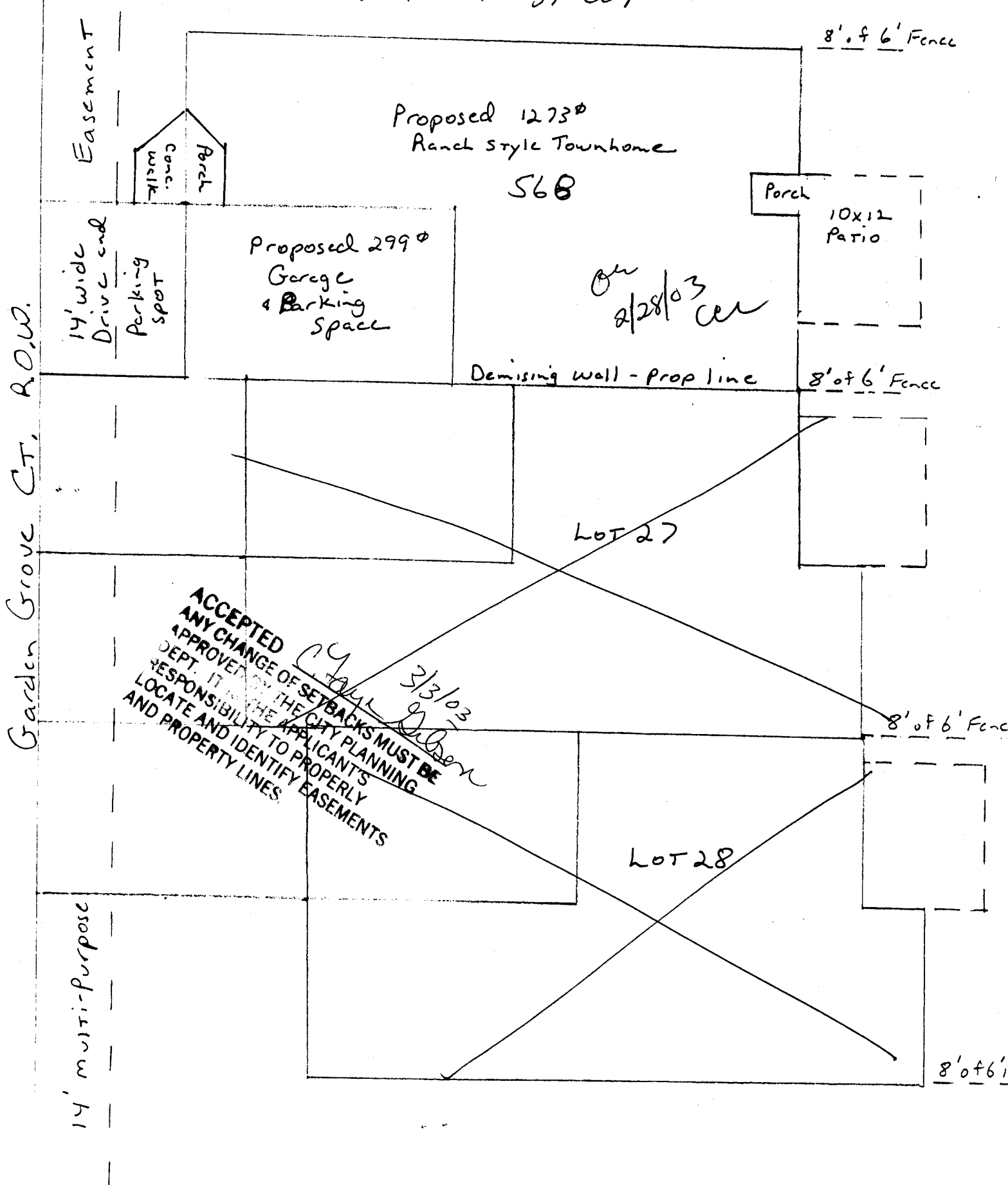
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

SITE Plan - Garden Grove Town Homes
568 Garden Grove Ct.

LOT 26 BIK 1 Filing 2 Garden Grove
Tax ID# 2943-072-39-004

↑
North
1" ≈ 10'



Garden Grove Ct. R.O.W.

Easement

8' of 6' Fence

Proposed 1273^{sq}
Ranch style Townhome

568

Porch

10x12
Patio

Proposed 299^{sq}
Garage
& Parking
Space

OK
2/28/03
CW

14' wide
Drive end
Parking
Lots

Demising wall - Prop line

8' of 6' Fence

LOT 27

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
3/3/03
D. Bern

8' of 6' Fence

LOT 28

14' multi-purpose

8' of 6' Fence