

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

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

BLDG PERMIT NO. 88133



Your Bridge to a Better Community

BLDG ADDRESS 570 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1392-All  
 TAX SCHEDULE NO. 2943-022-39-004 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Garden Grove Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 1392  
 FILING 2 BLK 1 LOT 24 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Garden Grove Homes 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 New S/F Townhome  
 (2) APPLICANT RED HART CONST. w/ 1 car attached  
 (2) ADDRESS 2320-E 1/2 Rd G.J 81503 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE 234-0822 (Dan)  Other (please specify) Town home

**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 2  
 Maximum Height OK per bldg enw Special Conditions per bldg enw  
 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. Hart Date Feb 10, 2003  
 Department Approval DH Asher Hagan Date 2/12/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15725</u>
Utility Accounting <u>Overseer</u>	Date <u>2/12/03</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 Townhomes  
570 Garden Grove CT  
Lot 24 B1K1 Filing 2 Garden Grove  
Tax # 2943-022-39-004

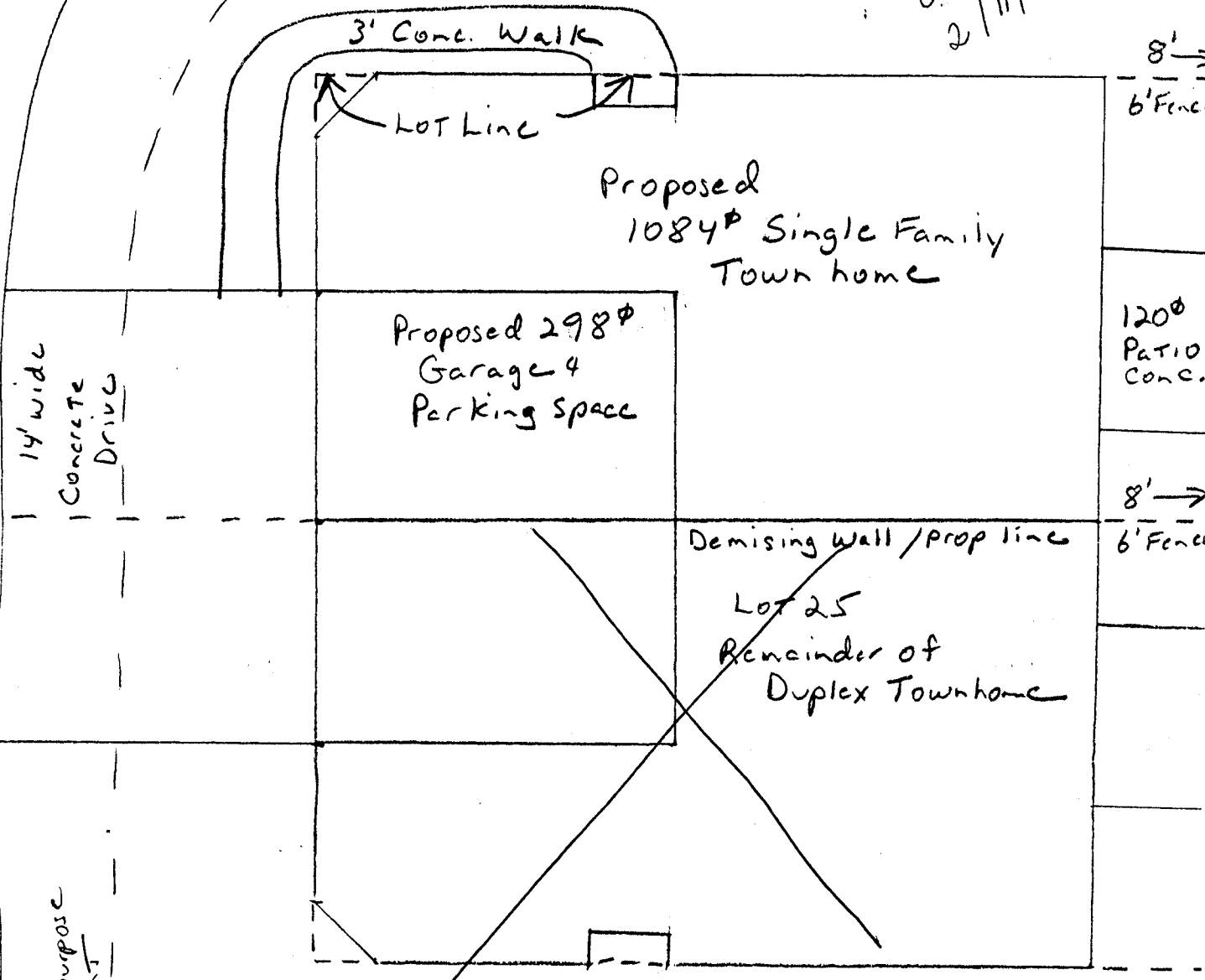
ACCEPTED *Alisa Amador 2/12/03*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

14' multi-purpose easement

North  
1"  $\approx$  10'

*OK  
2/11/03*

Garden Grove Ct.



14' multi-purpose easement

Garden Grove Homes  
RED HART CONST.