

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

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

BLDG PERMIT NO. 89427



Your Bridge to a Better Community

BLDG ADDRESS 562 1/2 Garden Grove G SQ. FT. OF PROPOSED BLDGS/ADDITION 2120 TOTAL
 TAX SCHEDULE NO. 2943-072-39004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Garden Grove CE TOTAL SQ. FT. OF EXISTING & PROPOSED 2120 TOTAL
 FILING 2 BLK 1 LOT 31 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 673 LaSalle CT 81504 USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE SF 2 STORY Townhome
 (2) APPLICANT RED HART CONST. TYPE OF HOME PROPOSED:
 (2) ADDRESS 2320-EX 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-1L 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. Hart 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 <input type="checkbox"/>	W/O No.
Utility Accounting	<u>D. Fowler</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 1/2 Garden Grove CT (Townhomes)

2943-072-39-004

North ↑
1" ≈ 10'

LOT 31
Filling 2 BIK

Fence

Patio

32'

LOT 31
562 1/2 Garden Grove
Proposed 1704#
2 Story Townhome

5' Fence

Demising Wall

LOT 32

LOT 33

12'

Concrete Walk

Proposed
2 car garage
4 2 parking spaces

17'

20

20' wide
Concrete Drive
4 2 parking
spaces

5'

8w
1w
5/16/03

5-9-03 *Gayle Henderson*
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

14' Multi-purpose
Easement

Garden Grove CT ROW