

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

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

BLDG PERMIT NO. 88712



Your Bridge to a Better Community

BLDG ADDRESS 564 1/2 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION TOTAL 1540\*

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

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

FILING 2 BLK 1 LOT 29 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 New SF Townhome

(2) APPLICANT RED HART CONST. TYPE OF HOME PROPOSED:

(2) ADDRESS 2320 - E 1/2 Rd. G.J. 81503  Site Built  Manufactured Home (UBC)

(2) TELEPHONE 234-0822 (Dan)  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 7590

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

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

Maximum Height envelope 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. Henders Date Mar 21, 2003

Department Approval Bo. Bayless Henders 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>15857</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 1/2 Garden Grove Ct

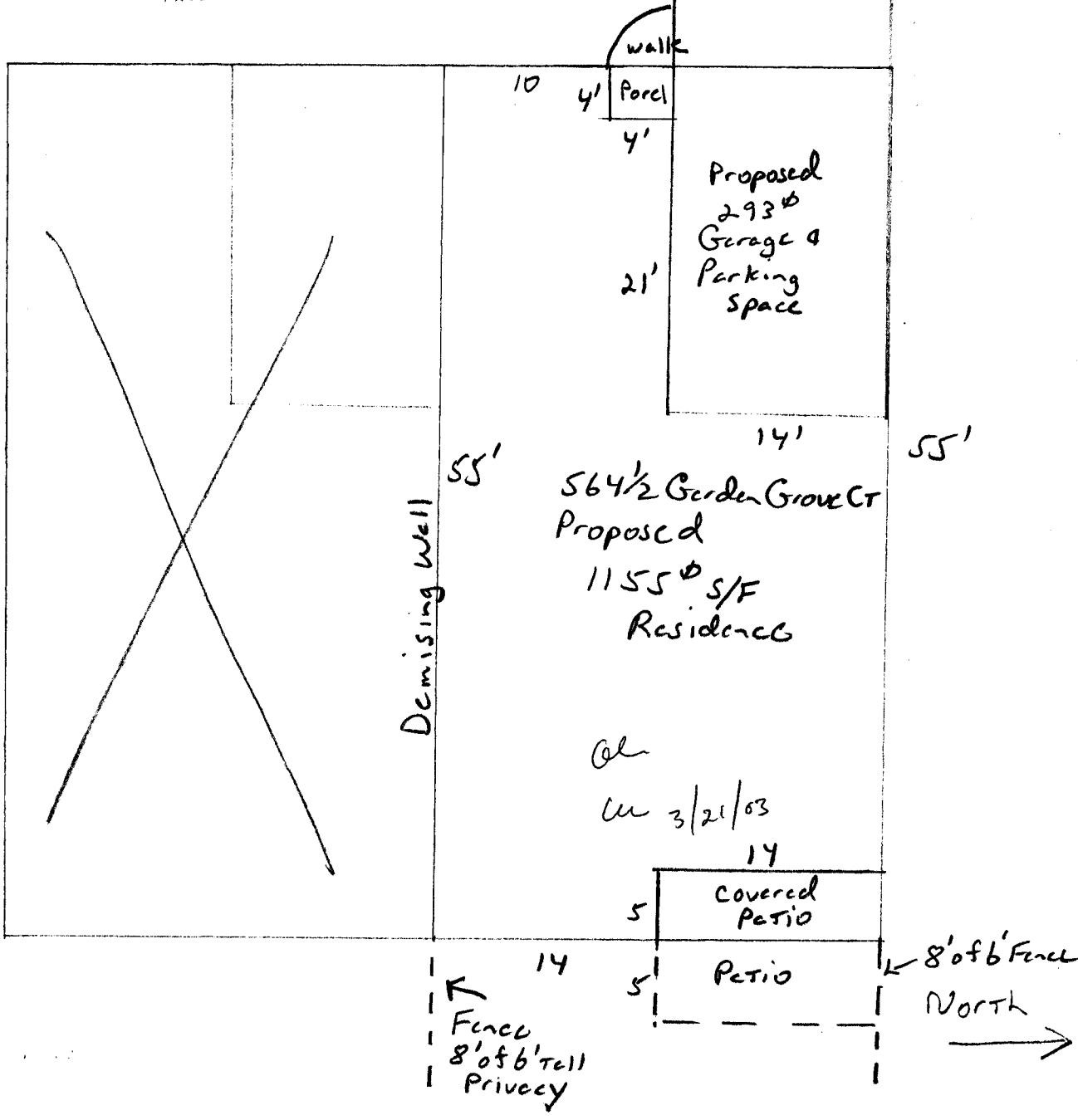
Garden Grove Ct. R.O.W.

14' multi-purpose easement

3-25-03 Gayle 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.

14' wide Concrete Driveway & Parking Space



564 1/2 Garden Grove Ct  
Proposed  
1155 sq ft S/F  
Residence

Proposed  
293 sq ft  
Garage &  
Parking  
Space

Demising Wall

Covered  
Patio

Patio

8' of 6' tall  
Privacy  
Fence

8' of 6' Fence  
North

LOT 29 BIK 1 Filing 2 Garden Grove Townhomes