

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

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

BLDG PERMIT NO. 88351



Your Bridge to a Better Community

BLDG ADDRESS 566 1/2 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1313^{sq} TOTAL

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

SUBDIVISION Garden Grove Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 1313^{sq} TOTAL

FILING 2 BLK 1 LOT 27

NO. OF DWELLING UNITS:

Before: Ø After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: Ø After: 1 this Construction

(1) OWNER Garden Grove Homes

(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.

TYPE OF HOME PROPOSED:

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

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

(2) TELEPHONE 234-0822 (Dan)

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 _____

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 bld 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. Gensert

Date Feb 26, 2003

Department Approval W.C. Jay Gibson

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>15788</u>
Utility Accounting <u>[Signature]</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)