

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

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

BLDG PERMIT NO. 88134



Your Bridge to a Better Community

BLDG ADDRESS 568 1/2 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1392<sup>sq</sup> - all

TAX SCHEDULE NO. 2943-022-39-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1329

FILING 2 BLK 1 LOT 25

(1) OWNER Garden Grove Homes LLC

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

(1) TELEPHONE 250-1128 (Ray)

(2) APPLICANT RED HART CONST

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

(2) TELEPHONE 234-0822 (Dan)

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE New SF Townhome w/ 1 car attached garage

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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

SETBACKS: Front 20' from property line (PL)  
 or      from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Maximum Height 75<sup>ft</sup> to 40'

Maximum coverage of lot by structures 75%

Permanent Foundation Required: YES  NO

Parking Req'mt 2

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 Hart Date 2-10-2003

Department Approval Stu Wagner 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>5724</u>
Utility Accounting <u>Oranover</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

568 1/2 Garden Grove Ct.

LOT 25 BIK 1 Filing 2 Garden Grove

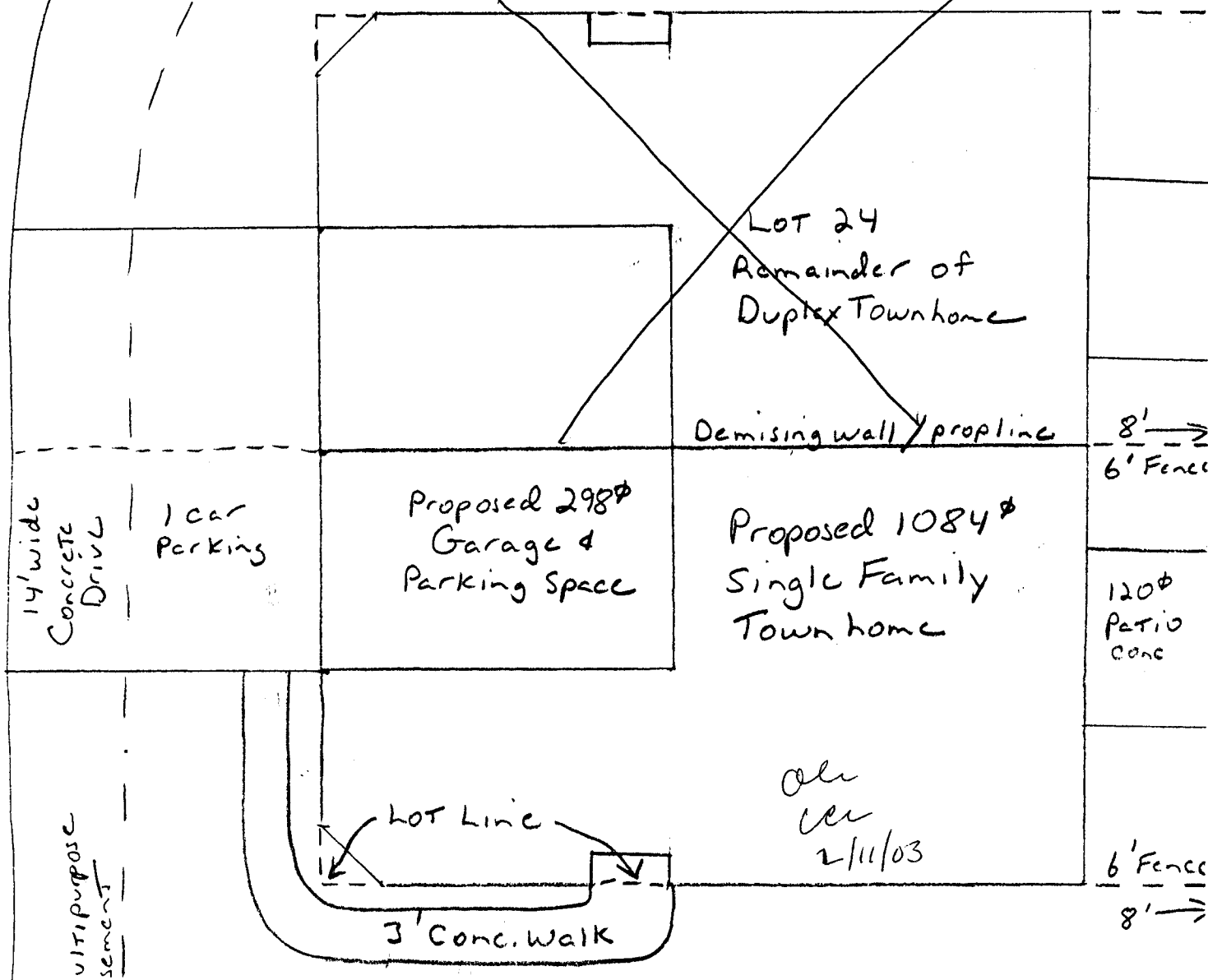
Tax # 2943-072-39-004

North  
1" ≈ 10'

ACCEPTED *Alisa Pragon 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

Garden Grove Ct.



Alisa Pragon  
2/11/03

Garden Grove Homes  
RED HART CONST.