

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

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

BLDG PERMIT NO. 891629



Your Bridge to a Better Community

BLDG ADDRESS 572 1/2 Garden Grove Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1600 Total

TAX SCHEDULE NO 2943-072-39-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1600<sup>#</sup> Total

FILING 2 BLK 1 LOT 21  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Garden Grove Homes  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 673 LaSalle Ct.  
 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:  
 Site Built  Manufactured Home (UBC)

(2) ADDRESS 2320-E 1/2 Rd. 8150S  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 234-0822 (Dan)

**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-14 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Permanent Foundation Required: YES Y NO \_\_\_\_\_

Side Per building envelopes from PL, Rear \_\_\_\_\_ from PL  
 Parking Req'mt \_\_\_\_\_

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 5, 2003  
 Department Approval C. Taysen Date 5/27/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>6/1/6</u>
Utility Accounting <u>Done</u>	Date <u>5/27/03</u>		

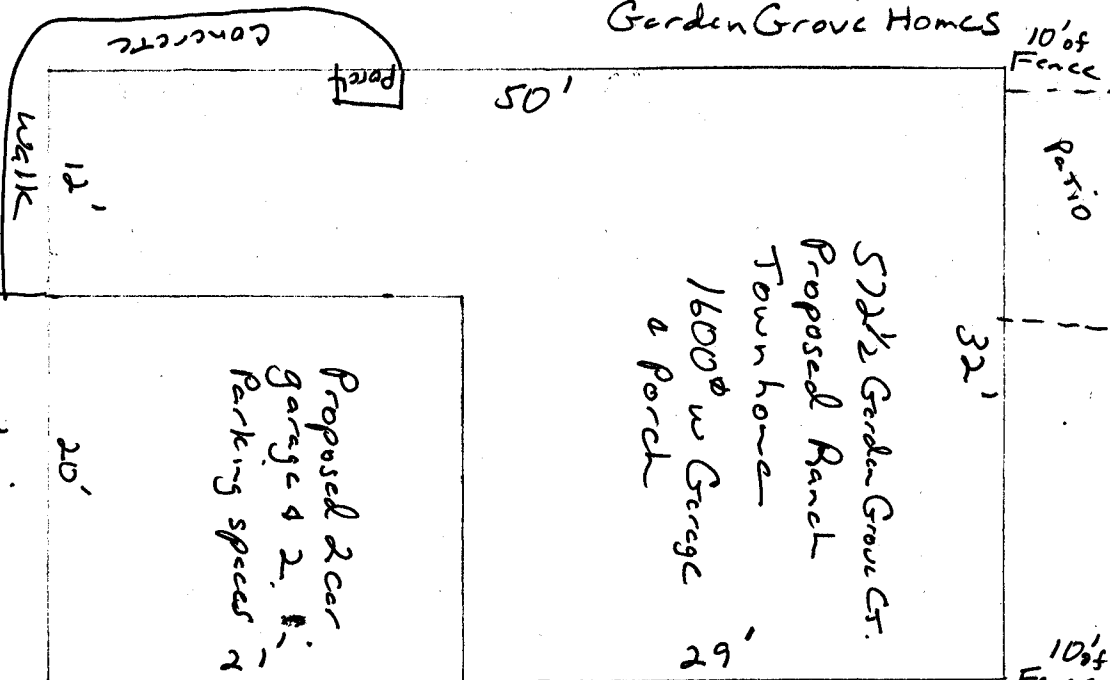
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 572 1/2 Garden Grove Ct Site Plan

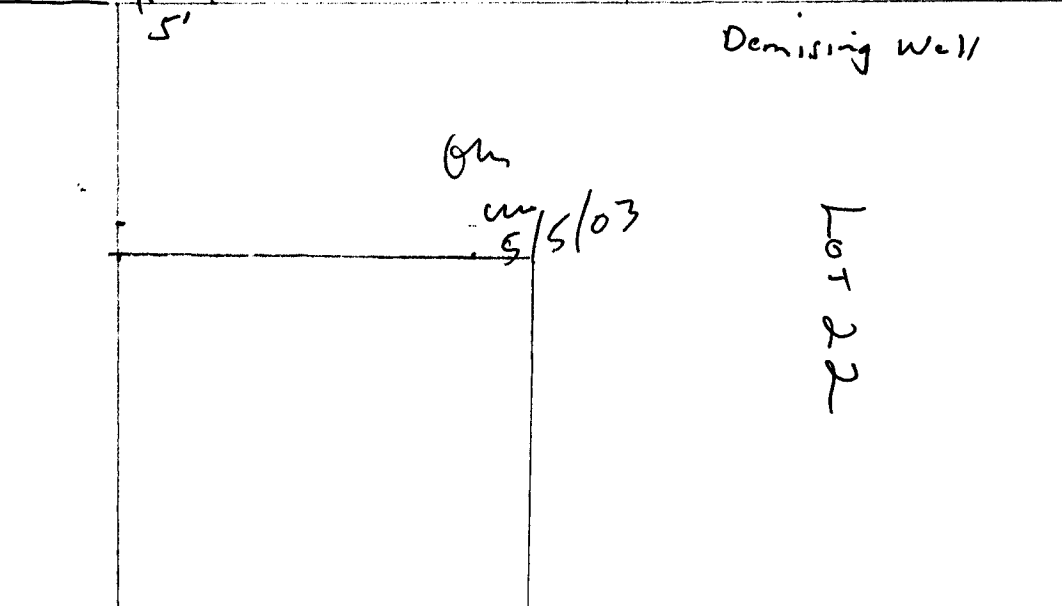
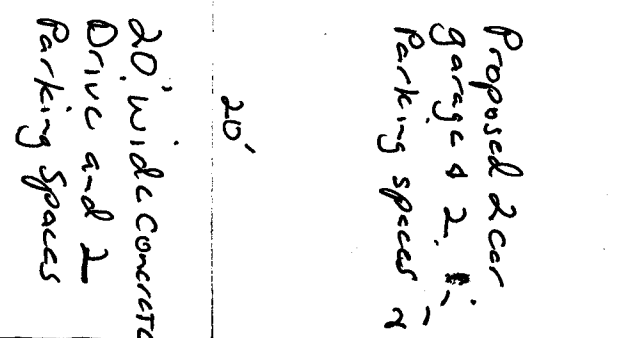
North ↑

2943-072-39-004  
Garden Grove Homes



Garden Grove Ct Road

14' multi-purpose Easement



6m  
5/5/03

Lot 22

Demising Wall

Lot 23

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.

Cy 5/27/03  
 [Signature]