

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

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

BLDG PERMIT NO. 90380



Your Bridge to a Better Community

BLDG ADDRESS 574 1/2 Garden Grove Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1540<sup>0</sup> Total

TAX SCHEDULE NO. 2943-022-41-019 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1540<sup>0</sup> Total

FILING 2 BLK 1 LOT 19 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 2320-E 1/2 Rd G J 81503 USE OF EXISTING BUILDINGS None 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:  
 Site Built  Manufactured Home (UBC)

(2) ADDRESS 2320-E 1/2 Rd. G.J. 81503  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 234-0822 (Don)

**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 Per Plat from PL, Rear Envelope from PL  
 Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS D 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. Gault Date July 2, 2003  
 Department Approval Fb Taylor Date 7/1/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>6297</u>
Utility Accounting <u>Ch</u>	Date <u>7/1/03</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 for 574 1/2 Garden Grove CT - G.S. CO 81501

2943-072-41-019

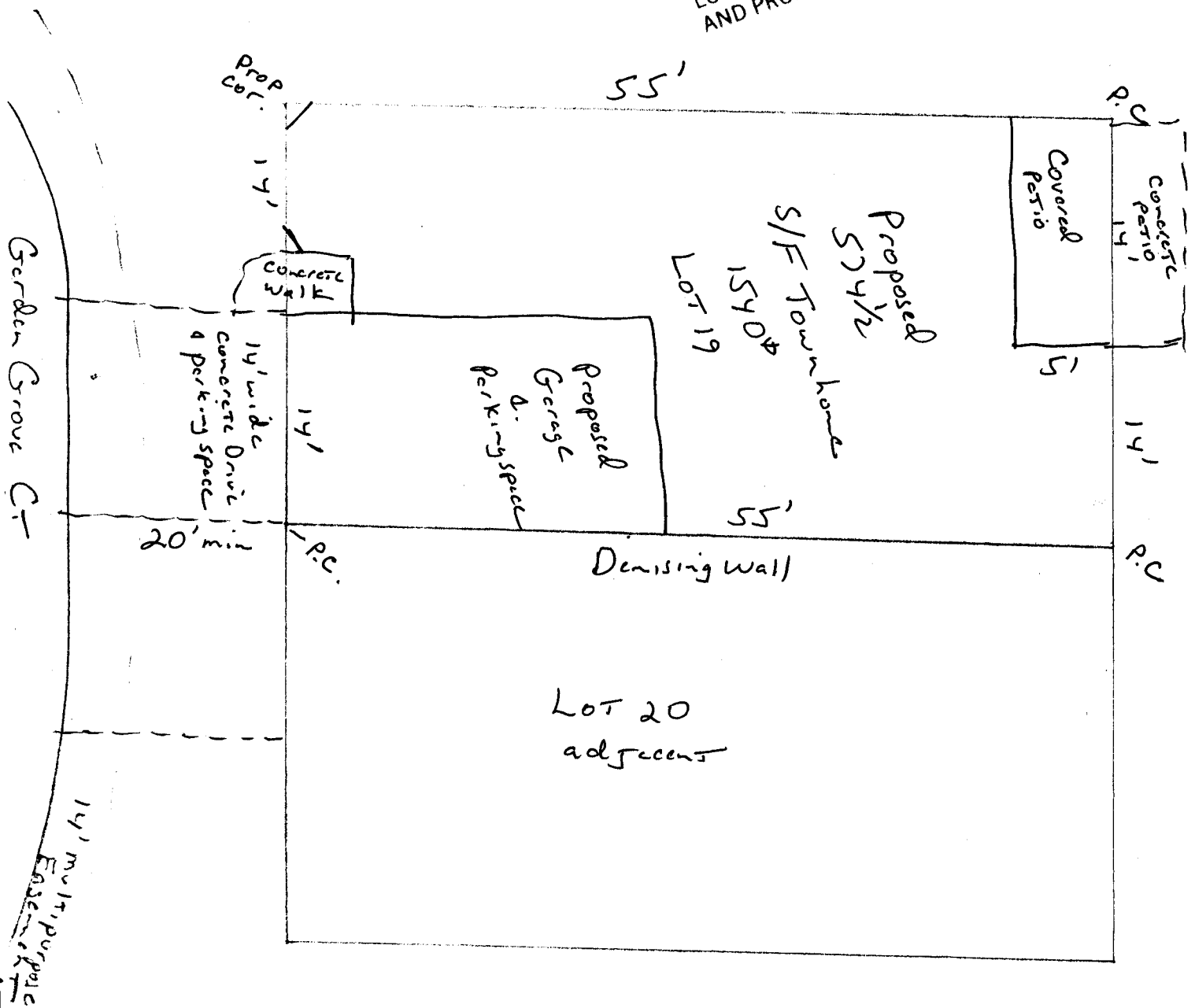
LOT 19 B1K1 Filing 2 Garden Grove

Townhome UNITS

RED HART Const

234-0822

ACCEPTED <sup>7/16/03</sup> Jaye Albine  
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.



OL  
m  
2/9/03