

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



2

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 561 Garden Grove CT 81501 TAX SCHEDULE NO. 2943-072-41-001
 SUBDIVISION Garden Grove SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1510 w/garage
 FILING-BLK 2-1 LOT 1 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER Garden Grove Homes NO. OF DWELLING UNITS BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2320-E 1/2 Rd. G.J. 81503 NO. OF BLDGS ON PARCEL BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 250-1128 (Ray) USE OF EXISTING BLDGS NA
 (2) APPLICANT RED HART CONST. DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS 2320-E 1/2 Rd. G.J. 81503 SF Ranch Townhome w/ 2 car attached
 (2) TELEPHONE 234-0822 (Dan) Site Built

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-1U Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions per building envelope
 Maximum Height _____ CENSUS D TRAFFIC _____ ANNEX# _____

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 Feb 2, 2004
 Department Approval NAC Jay Hall Date 2/20/04
 Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 17022
 Utility Accounting D. Vasser Date 2/20/04

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 Homes

North →

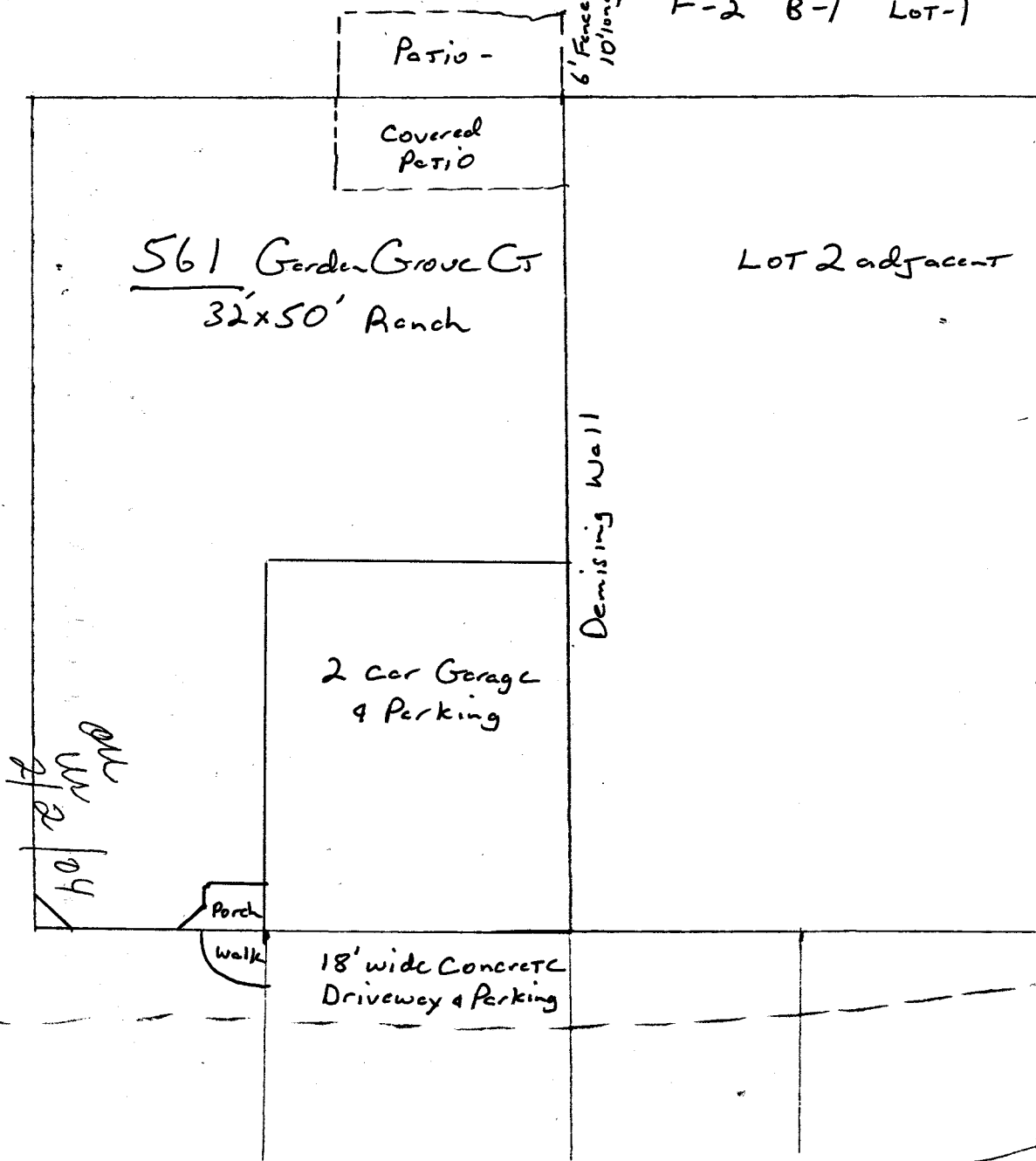
561 Garden Grove Ct.

2943-072-41-001

Property lines are Building Envelopes

1" ≈ 10'

F-2 B-1 Lot-1



ACCEPTED (P) 8/20/04
 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.

all
 212
 104

Porch
 Walk