

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 81501 563 Garden Grove Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1600^{sq} w garage

TAX SCHEDULE NO. 2943-072-41-003 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1600^{sq}

FILING 2 BLK 1 LOT 3 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. 81503 USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE New SE Townhome w/2 car attached

(2) APPLICANT RED HART CONST. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2320 - E 1/2 Rd, 81503

(2) TELEPHONE 234-0822 (Dcn)

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 NO _____

Side _____ from PL, Rear _____ from PL Parking Req'mt 2

Maximum Height _____ Special Conditions per building envelope

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 David R. Hart Date 2-2-04

Department Approval NAC Fay Hall Date 2/20/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7024</u>
Utility Accounting <u>D. K. Brown</u>			Date <u>2/20/04</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 Homes

North →

563 Garden Grove Ct.

2943-072-41-003

Property lines are Building Envelopes

1" ≈ 10'

F-2 B-1 - L-3

Fence 10' off

Fence 10' off

563 Garden Grove Ct.
32x50
Ranch

LOT 1 Adjacent

LOT 2 Adjacent

Demising Wall

2 car Garage
& parking

porch

20' wide conc.
Driveway and
2 car parking

Concrete walk

14' multi-Purpose
Easement

ACCEPTED *C. J. Hall* 2/25/14
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.

*Call
1/2/14*

Garden Grove Ct - ROW