

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 573 Garden Grove Ct ⁸¹⁵⁰¹ SQ. FT. OF PROPOSED BLDGS/ADDITION 1314[#] Total

TAX SCHEDULE NO. 2943-022-41-013 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1314[#]

FILING 2 BLK 1 LOT 13 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. Grand Jct CO. 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:
 (2) ADDRESS 2320-E 1/2 Rd. G.J 81503 X Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE 234-0822 (Dan) _____ 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 Maximum coverage of lot by structures 75%

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

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

Maximum Height _____ Special Conditions _____

CENSUS 0 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. Dault Date Mar 25, 2004

Department Approval JH. Clay Hall Date 3/29/04

Additional water and/or sewer tap fee(s) are required:	YES <u>/</u>	NO	W/O No. <u>17619</u>
Utility Accounting	<u>0</u> Korover	Date	<u>3-29-04</u>

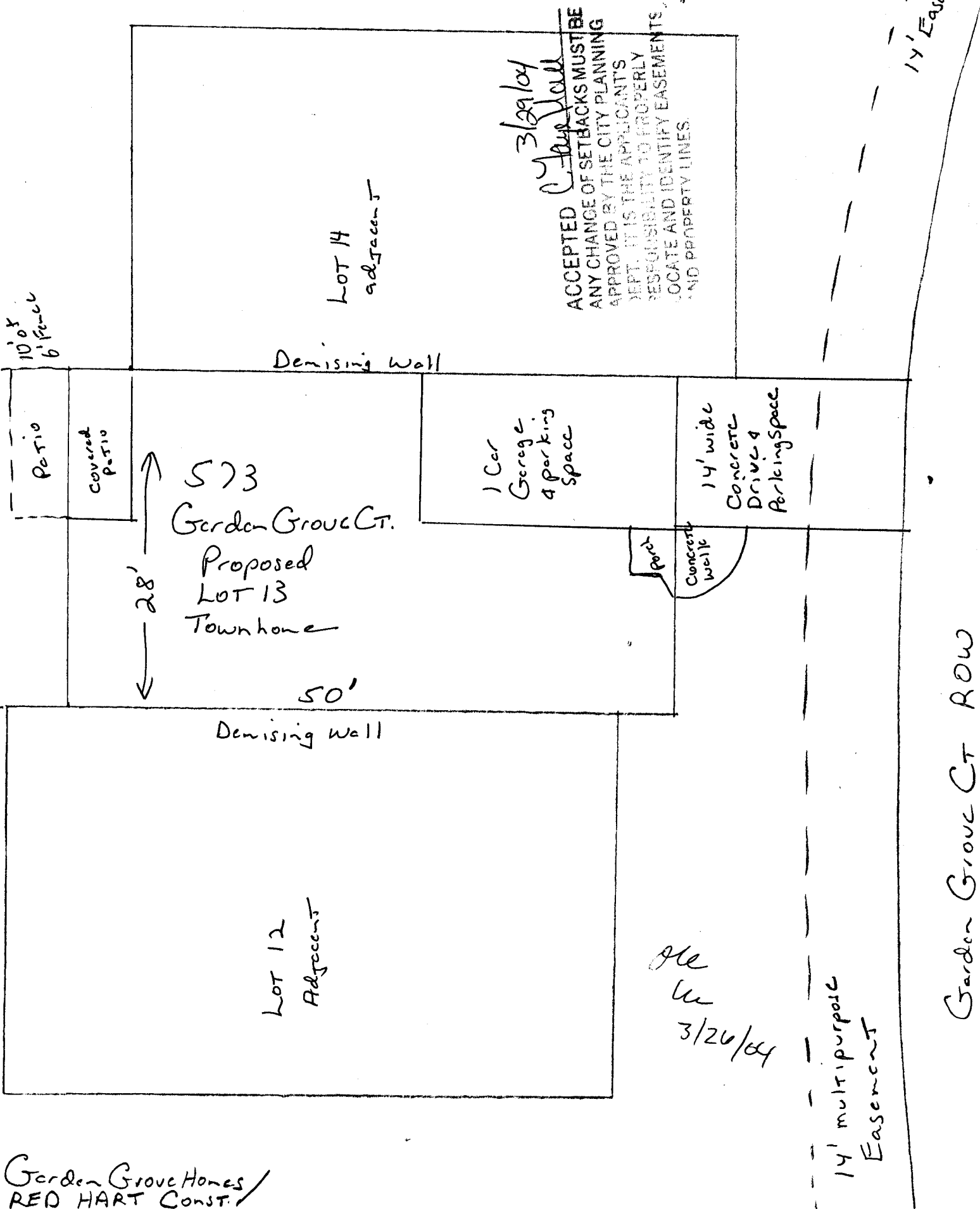
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

573 Garden Grove Ct
2943-072-41-013
Filing 2 Bk 1 Lot 13

Site Plan 1" = 10'
per plot

North ↑
14' Easement



ACCEPTED 3/29/04
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.

573
Garden Grove Ct.
Proposed
LOT 13
Townhome

1 Car
Garage
4 parking
space

14' wide
Concrete
Drive &
Parking space

LOT 12
Adjacent

LOT 14
adjacent

OK
3/26/04

14' multipurpose
Easement

Garden Grove Ct ROW

Garden Grove Homes
RED HART CONST.