

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 576 Garden Grove CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1703
1503 w/gar

TAX SCHEDULE NO. 2943-072-41-018 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1703^Ø

FILING 2 BLK 1 LOT 18 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 NA

(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 Site Built Manufactured Home (UBC)

(2) TELEPHONE 234-0822 (Dan) Manufactured Home (HUD)
 Other (please specify) _____

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 _____ 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 Daniel P. Gault Date Jan 27, 2004

Department Approval Walter Magon Date 2-2-04

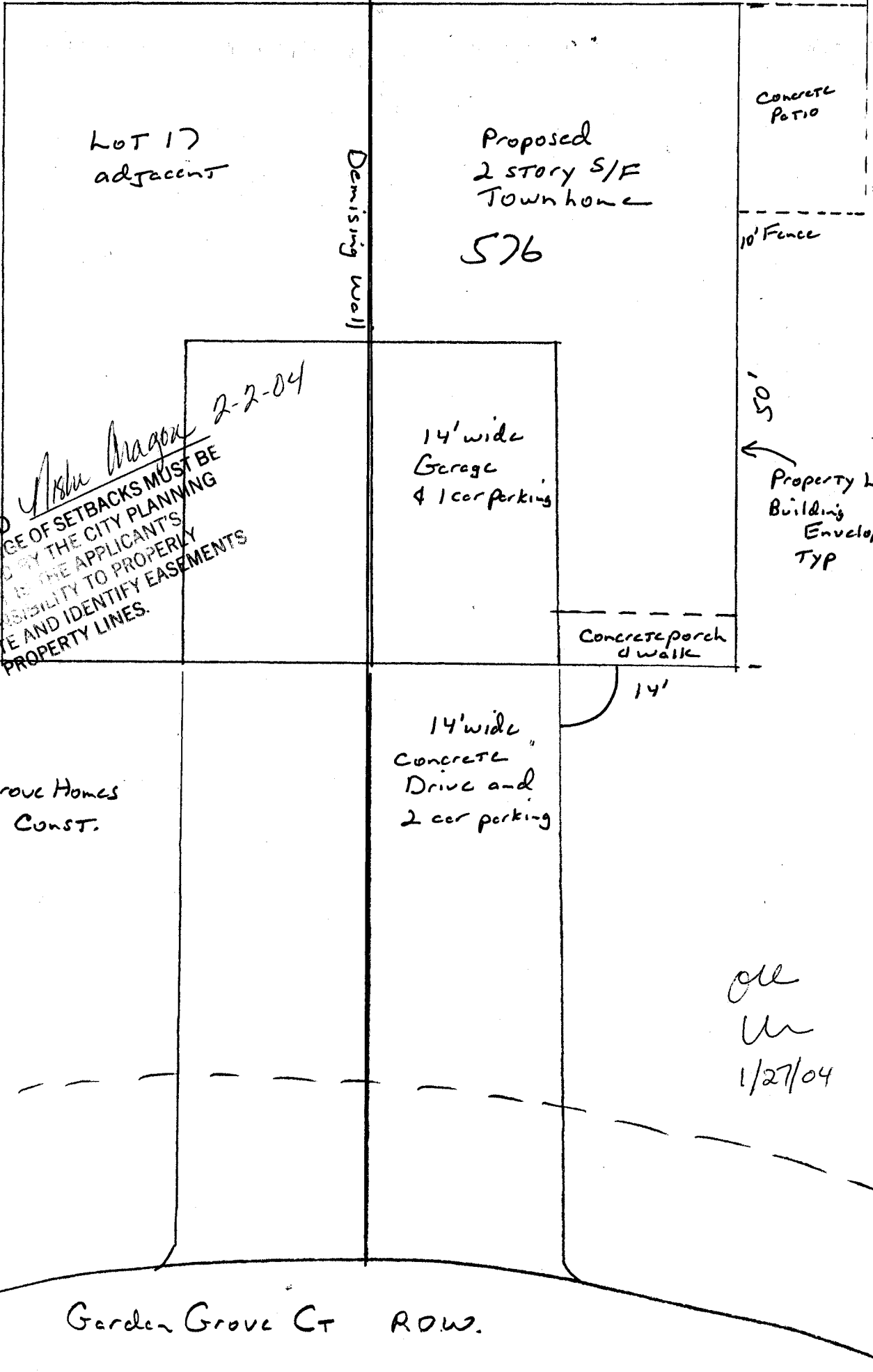
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO <u>16986</u>
Utility Accounting <u>Ø</u>	Date <u>2-2-04</u>		

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)

576 Garden Grove Ct Site Plan

2943-072-41-018
F-2 BIK 1 LOT 18
28'



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.

Archie Aragon 2-2-04

Garden Grove Homes
 RED HART CONST.

gll
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 1/27/04