

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

81501

BLDG ADDRESS 578 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1522^{sq} Total

TAX SCHEDULE NO. 2943-072-41-016 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1522 w/garage

FILING 2 BLK 1 LOT 16 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 GJ CO 81503 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE New Townhome

(2) APPLICANT RED HART CONST TYPE OF HOME PROPOSED:
 (2) ADDRESS 2320-E 1/2 Rd. GJ. CO 81503 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 234-0822 (Den)

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

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 40' Special Conditions per bldg encl

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. Hunt Date Mar 11, 2004

Department Approval Gaylen Henderson Date 3-15-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17078</u>
Utility Accounting <u>OK</u>	Date <u>3-15-04</u>		

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

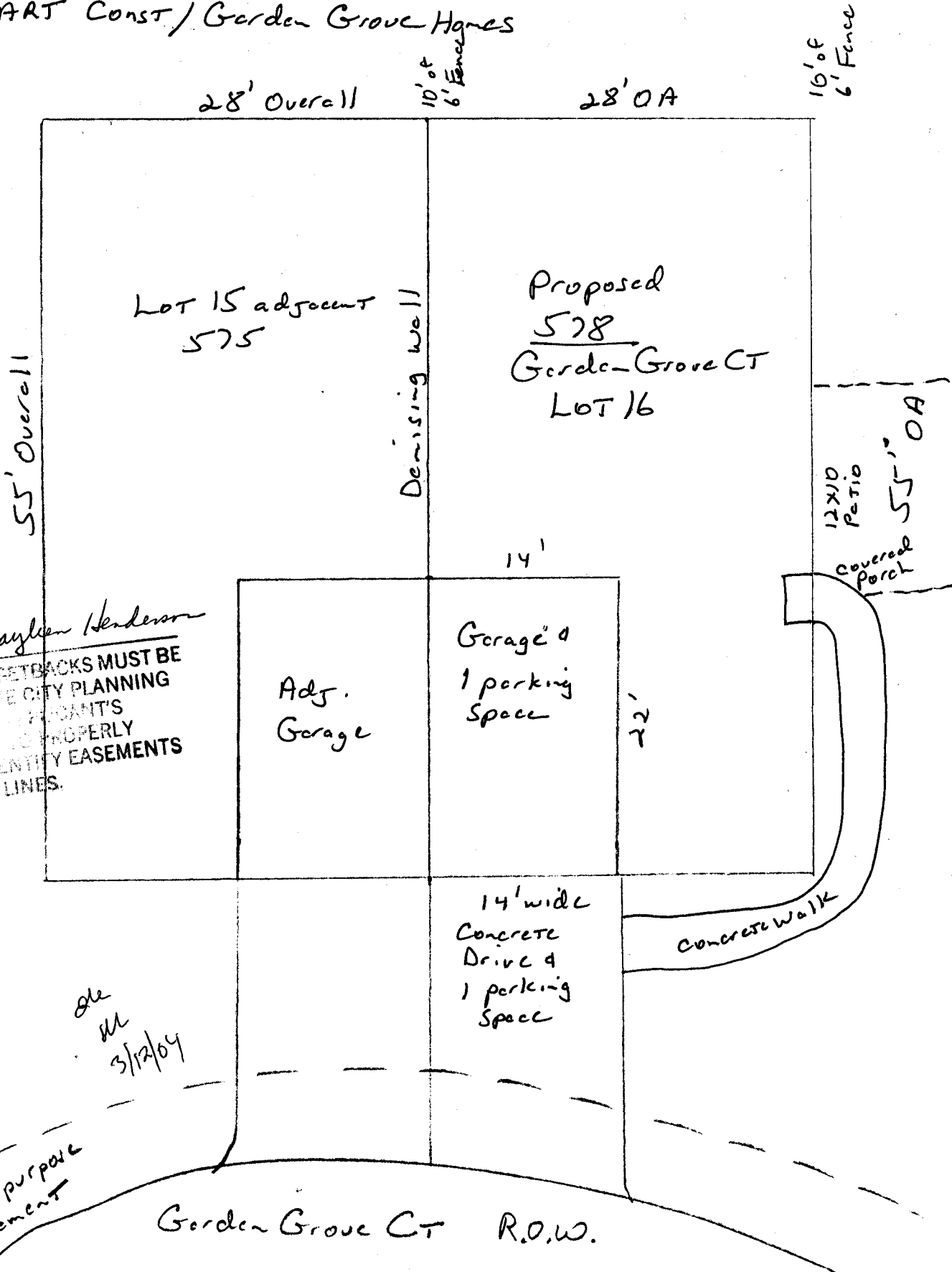
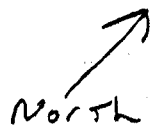
Site Plan 578 Garden Grove Ct. - Townhome

Lot # 16 Block 1 Filing 2

2943-072-41-016

1" ≈ 10'

RED HART CONST / Garden Grove Homes



3-15-04

Bayleen Henderson

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.

OK
ML
3/12/04

14' multi-purpose easement

Garden Grove Ct R.O.W.