

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 561 1/2 Garden Grove Ct 81501 SQ. FT. OF PROPOSED BLDGS/ADDITION 1685⁰ w/garage

TAX SCHEDULE NO. 2943-072-41-002 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1685⁰

FILING 2 BLK 1 LOT 2 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 SF Townhome w/ 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 (Don)

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-1K 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 Don R. Hart Date Feb 2, 2004

Department Approval NA C. Foye 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>17023</u>
Utility Accounting <u>D. Varner</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 →

56 1/2 Garden Grove Ct.

2943-072-41-002

Property lines are Building Envelopes 1" ≈ 10'

10' of
6' Fence

F-2 B-1 LOT 2

Patio

Covered

LOT 3 adjacent

LOT 1 Adjacent

56 1/2 Garden Grove
Ct. 28x50
2 story

Demising Wall

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.

2/28/04
Mull

10/8/06
W
W

Demising Wall

1 car Garage
4 Parking

Covered Porch

14' multi-Purpose
Easement

14' wide
concrete

walk

Drive and
1 car parking

Garden Grove Ct - ROW