

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 573 1/2 Garden Grove Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1380<sup>0</sup> TOTAL

TAX SCHEDULE NO 2943-072-41-014 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1380<sup>0</sup>

FILING 2 BLK 1 LOT 14 NO. OF DWELLING UNITS:

(1) OWNER Garden Grove Homes Before: 0 After: 1 this Construction

(1) ADDRESS 2320-E 1/2 Rd. G.J. 81503 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 250-1128 (Ray) Before: 0 After: 1 this Construction

(2) APPLICANT RED HART CONST. USE OF EXISTING BUILDINGS N/A

(2) ADDRESS 2320-E 1/2 Rd. G.J. DESCRIPTION OF WORK & INTENDED USE NEW SF Townhome

(2) TELEPHONE 234-0822 (Den) TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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-14 Maximum coverage of lot by structures 7590

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

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

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS D 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 David R. Hill Date Mar 25 2004

Department Approval M.C. Ely Hall Date 3/29/04

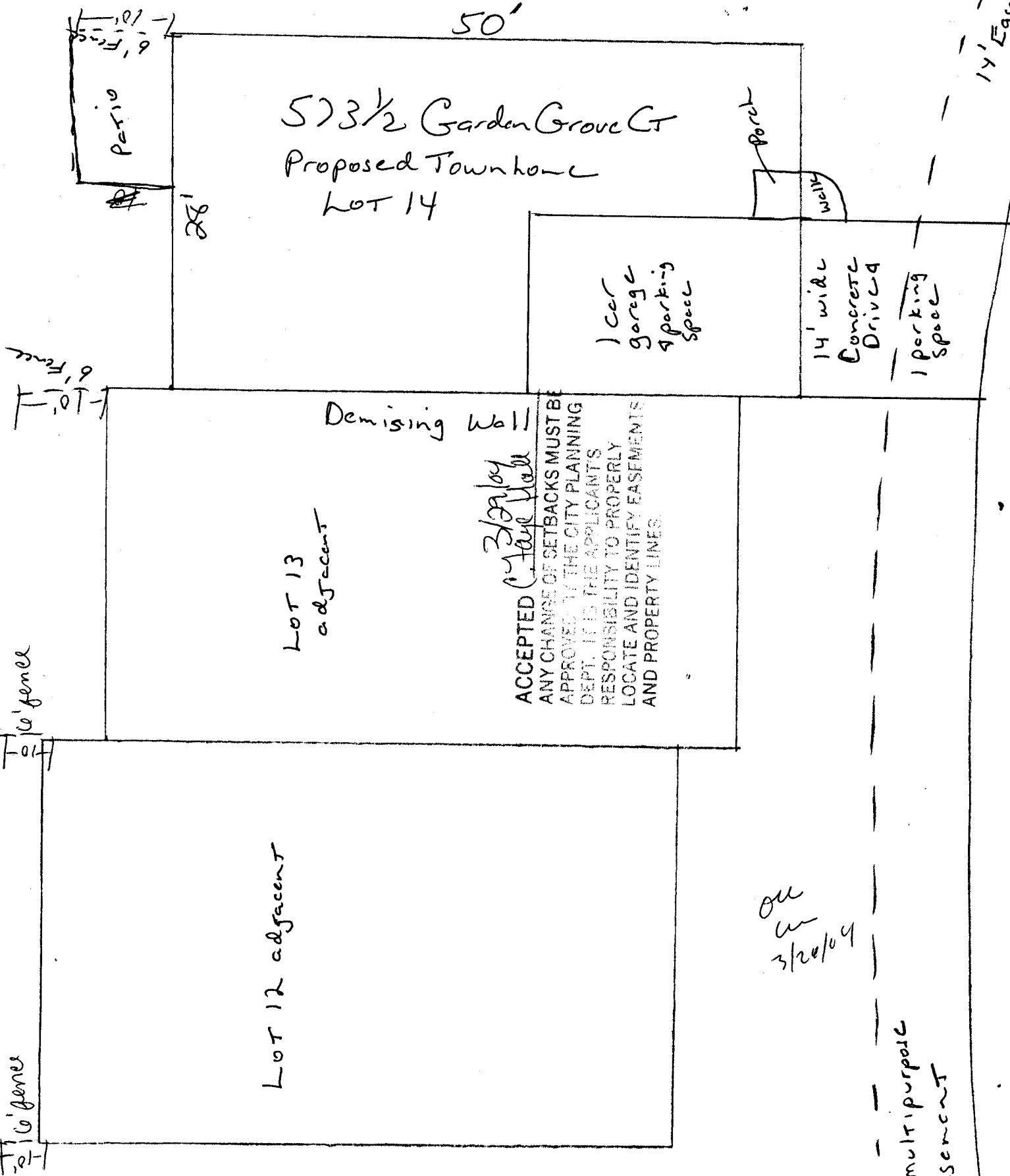
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17118</u>
Utility Accounting <u>LO Konaue</u>	Date <u>3-29-04</u>		

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 1/2 Garden Grove Ct Site Plan 1" = 10'  
2943-072-41-014 per plat  
Filing 2 BIK 1 LOT 14

North  
14' Easement



ACCEPTED *(Signature)*  
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  
3/20/09

14' multipurpose Easement

Garden Grove Ct ROW

Garden Grove Homes / RED HART CONST.