

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 1/2 Garden Grove Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1722 w/gar.

TAX SCHEDULE NO. 2943-022-41-017 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1722⁰

FILING 2 BLK 1 LOT 17

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:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2320-E 1/2 Rd. G.J. 81503

(2) TELEPHONE 234-0822 (Dan)

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 _____ 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. Gault Date Jan 27, 2004

Department Approval Y/Isu Hagon 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>16,985</u>
Utility Accounting <u>OK</u>	Date <u>2-2004</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)

28'

Concrete
Patio

Proposed
2 STORY S/F
Townhome

576 1/2

Demising Wall

LOT 18
adjacent

Property Lines
(Building
Envelope)
Typ. →

50'

14' wide
Garage
& Parking

Concrete
Porch & walk

14'

14' wide
Concrete Drive
and 2 car
Parking

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Mike Magan 2-2-04

Garden Grove Homes
RED HART CONST.

oc
1/27/04

14'
Multi-
Purpose
Easement

Garden Grove Ct ROW.