

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



BLDG PERMIT NO. 82642

AE

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2839 Brittany Drive TAX SCHEDULE NO. 2943-072-00-03Y *Master - New Subdivision*

SUBDIVISION Garden Grove SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1004

FILING BLK 1-2 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Garden Grove, LLC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 673 LaSalle Ct, G.J. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 250-1128 USE OF EXISTING BLDGS N/A

(2) APPLICANT RED HART CONST. DESCRIPTION OF WORK AND INTENDED USE: New S/F

(2) ADDRESS 2320 - E 1/2 Rd G.J. Ranch Style Townhome w/ 1 Car Attached

(2) TELEPHONE 234-0822

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 *Townhomes* Maximum coverage of lot by structures 75%

SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 10' from PL Special Conditions _____

Maximum Height 40' CENSUS 6 TRAFFIC 29 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. Yearbunt Date 12-2-01

Department Approval Gaylen Henderson Pat Bushmer Date 12-6-01 12-11-01

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 14428

Utility Accounting Kate G. Werny Date 12/11/01

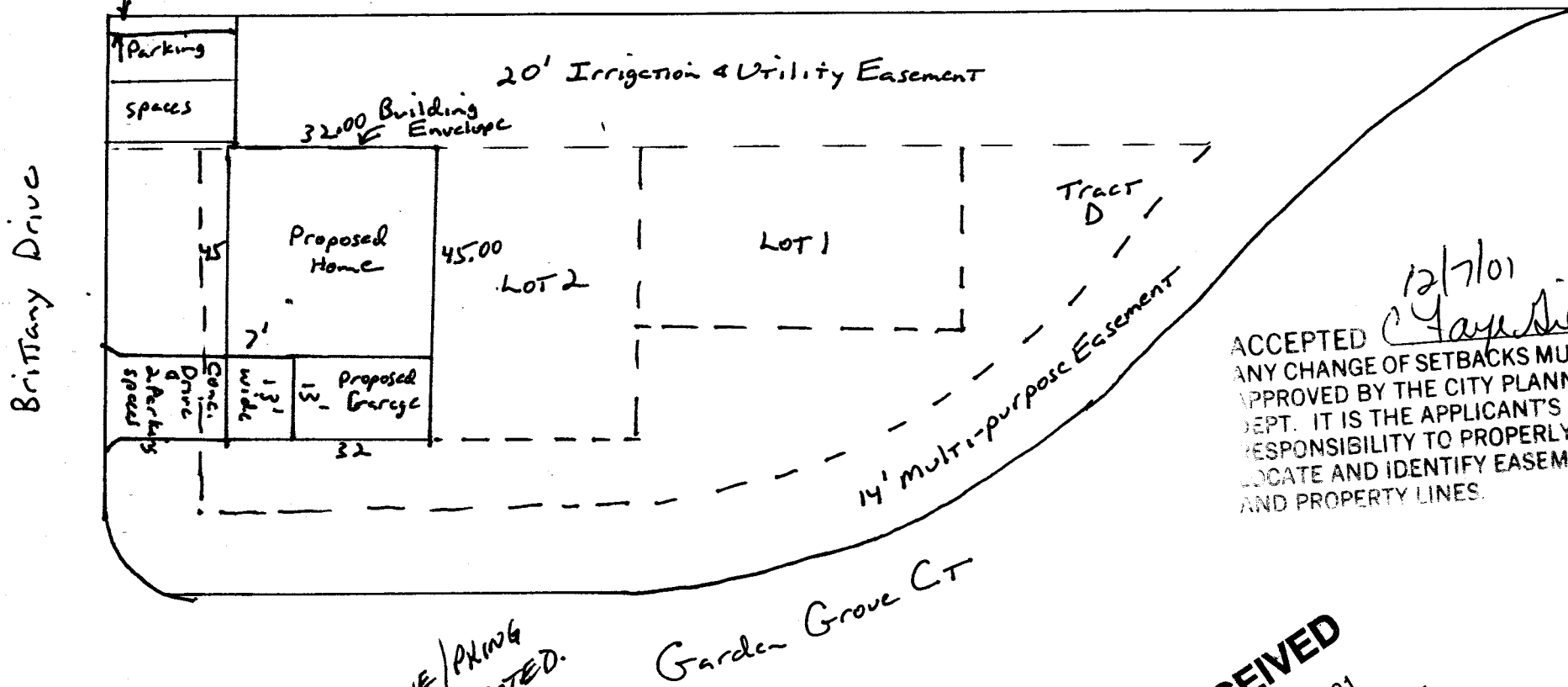
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan

Garden Grove Townhomes
2943-072-00-034
2839 Brittany Drive
LOT 3 BIK 2 F-1

RED HART CONSTRUCTION, INC.
2320 E 1/2 RD.
GRAND JUNCTION, CO 81503
234-0822



12/7/01
 ACCEPTED *Gay Gibson*
 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.

DRIVE/PAVING
 OK as NOTED.
Pat
 12/3/01

RECEIVED
 DEC 07 2001
 COMMUNITY DEVELOPMENT

12-11-01
 ACCEPTED *Pat Bushman*
 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.

← North