

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



BLDG PERMIT NO. 86190

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

ac

BLDG ADDRESS 2836 Brittany Drive TAX SCHEDULE NO. 2943-072-38-002

SUBDIVISION 2943-072-38-002 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1090

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

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

(1) ADDRESS 673 LaSalle Ct - G.J 81504 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

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

(2) APPLICANT RED HART CONST DESCRIPTION OF WORK AND INTENDED USE: New Ranch

(2) ADDRESS 2320-E 1/2 Rd. G.J 81503 Style S/F Townhome w/ 1 car attached

(2) TELEPHONE 234-0822 (Dan) SITE BUILT

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) or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 10' from PL Special Conditions per bldg enr.

Maximum Height 40' CENSUS 6 TRAFFIC 29 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. Hart Date 9-3-02

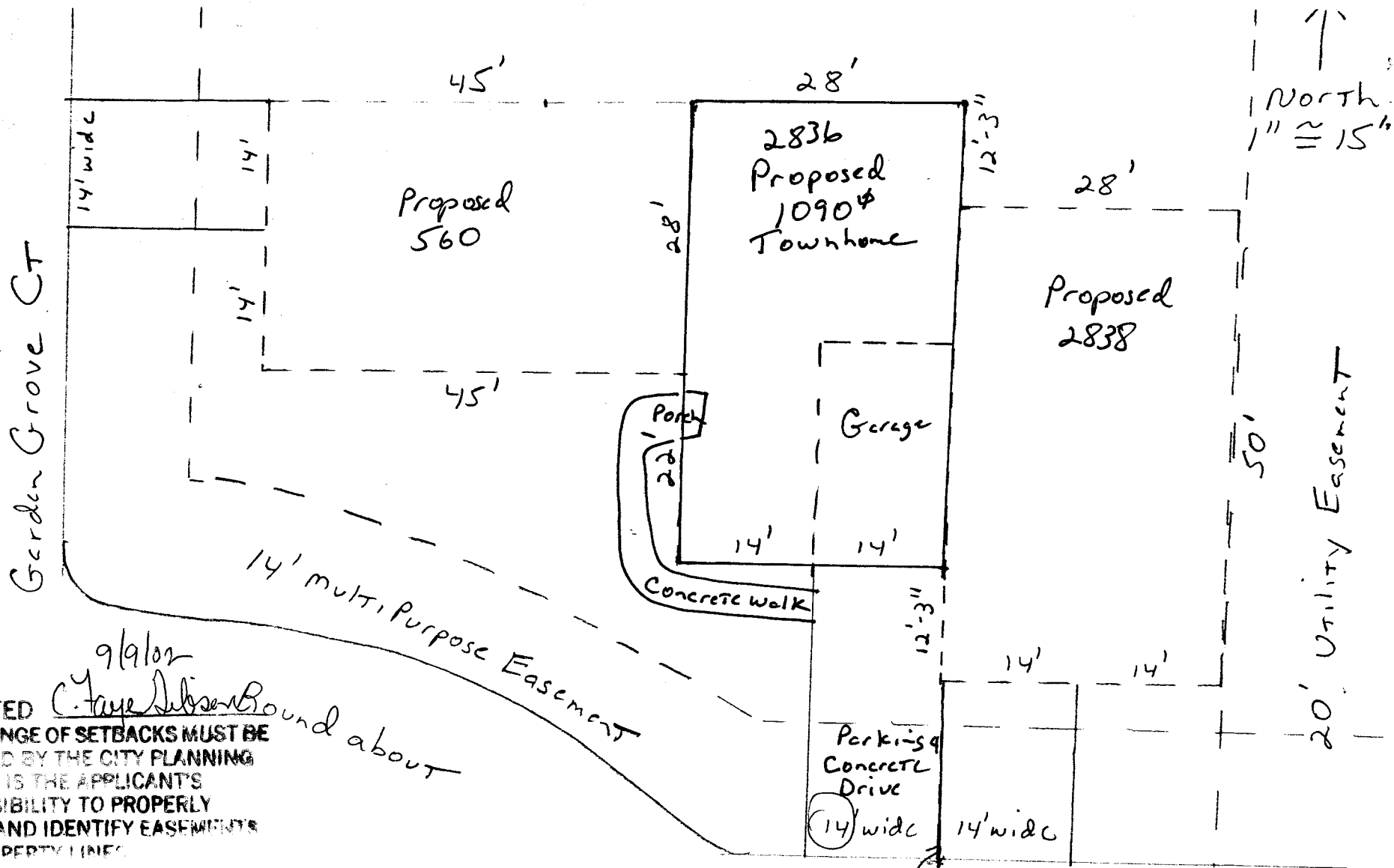
Department Approval Eric Taylor Date 9/9/02

Additional water and/or sewer tap fee(s) are required: YES/NO _____ W/O No. #815287

Utility Accounting Chris Apple Date 9/9/02

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)



9/9/02
 C. Tye Jensen
 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.
 Round about

Site Plan - 2836 Brittany Drive
 Triplex Townhome Filing 1 - Blk 3 - Lot 2 Garden Grove
 2943-072-38-002
 RED HART CONST.
 234-0822

OK
 WLL
 9/5/02