

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

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 86191



Your Bridge to a Better Community

BLDG ADDRESS 2838 Brittany Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1082⁺
TAX SCHEDULE NO. 2943-072-38-001 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1082⁺
FILING 1 BLK 3 LOT 1 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Garden Grove LLC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 673 LaSalle Ct. G.J 81504 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE New SF Townhome
(2) APPLICANT RED HART CONST. w/ 1 cat attached
(2) ADDRESS 2320-E 1/2 Rd G.J 81503 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 234-0822 (Den) Other (please specify) _____

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 75%^o
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 10' from PL Parking Req'mt 2
Maximum Height 40' Special Conditions per bldg env.
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).

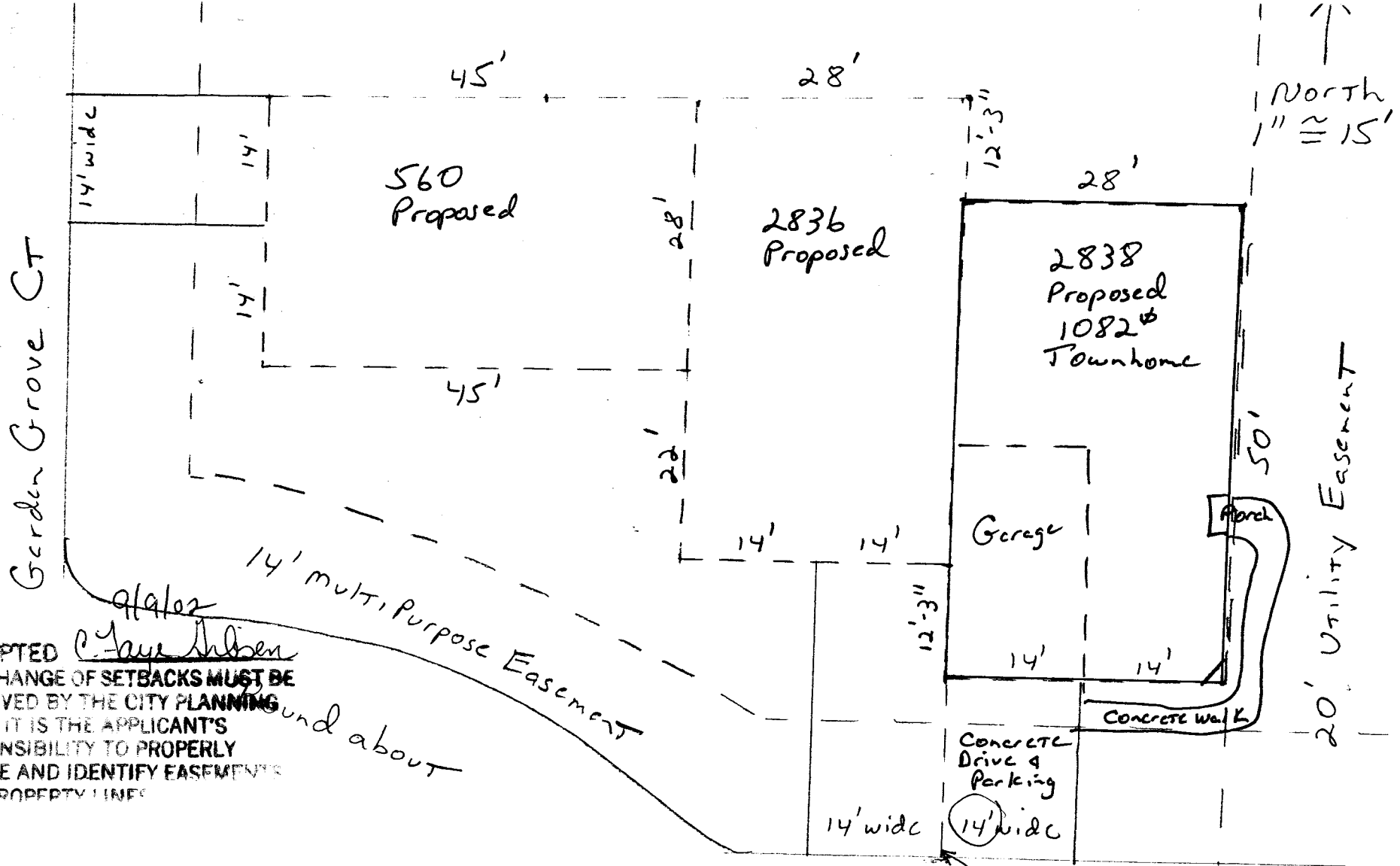
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Daniel R. Harbert Date 9-3-02
Department Approval Dr. C. Faye Johnson Date 9/9/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15288</u>
Utility Accounting <u>0</u>	Date <u>9/9/02</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)



ACCEPTED *C. Jane Huber*
 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

ground about

Brittany Drive

10' setback OK

Site Plan - 2838 Brittany Drive
 Triplex Townhome Filing 1 BLK 3 LOT 1 Garden Grove
 2943-072-38-001
 RED HART CONST.
 234-0822

9/5/02 OK