

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 89061



Your Bridge to a Better Community

BLDG ADDRESS 2830 Brittany Drive ⁸¹⁵⁰¹ SQ. FT. OF PROPOSED BLDGS/ADDITION 1365⁺
TAX SCHEDULE NO. 2943-072-39-001 SQ. FT. OF EXISTING BLDGS Ø
SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1365⁺
FILING 1 BLK 4 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. 81501 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE New S/F Townhome
(2) APPLICANT RED HART CONST TYPE OF HOME PROPOSED:
(2) ADDRESS 2320 - E 1/2 Rd G.J. 81503 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 234-0822 (Dan) 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-16 Maximum coverage of lot by structures 7590
SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater
Side 7' from PL Rear envelope from PL
Maximum Height 40
Permanent Foundation Required: YES NO
Parking Req'mt 2
Special Conditions _____
CENSUS _____ 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. Hahn Date 4-16-03
Department Approval Heidi Mishi Wagon Date 4/17/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15931</u>
Utility Accounting	Date <u>4/17/03</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)

2830 Britteny Drive S/TC Plan - Garden Grove LLC 2943-022-39-001

1 - Garden Grove LLC
1 - Donor's Easement

14' 6" Covered Patio
13' 6"

2830
Total Proposed 13650
S/F Townhome

13'-6"

1 car Garage and parking space

Concrete Driveway Parking space

14' wide

Demising Wall

Lot 2

Lot 3

gle
ll
4/16/03

4/17/03

ACCEPTED *Alaska Oregon*
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 ↑

14' multipurpose easement

Garden Grove Ct ROW

14' multi Purpose Easement

Britteny Drive ROW

50'