


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

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

BLDG PERMIT NO. 89060



Your Bridge to a Better Community

BLDG ADDRESS 2832 Brittany Drive <sup>81501</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 1380

TAX SCHEDULE NO. 2943-072-39-002 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1380<sup>P</sup>

FILING 1 BLK 4 LOT 2 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. 81504 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)

(2) TELEPHONE 234-0822 (Dan)  Manufactured Home (HUD)  
 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 75%

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 40' 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. Hart Date April 16, 2003

Department Approval F. Y. N. Thayer 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>15932</u>
Utility Accounting	<u>AM Cole</u>	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)