

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

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

BLDG PERMIT NO. 89062



Your Bridge to a Better Community

BLDG ADDRESS 2834 Brittany Drive ⁸¹⁵⁰¹ SQ. FT. OF PROPOSED BLDGS/ADDITION 1397

TAX SCHEDULE NO. 2943-072-39-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1397

FILING 1 BLK 4 LOT 3 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 623 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:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2320 - E 1/2 Rd. 81503

(2) TELEPHONE 234-0822 (Den)

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 BMF-16 Maximum coverage of lot by structures 7590

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side Bldg envelope from PL, Rear _____ from PL
 Permanent Foundation Required: YES NO

Maximum Height 40' 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. Hart Date April 16, 2003

Department Approval Ilse Miskin Chagon 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>15930</u>
Utility Accounting	<u>CMC</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)

2834

Brittany Drive Site Plan - Garden Grove Sub. F-1 - BIK 4 Lot 3

Garden Grove LLC 2943-072-39-003

1 Concrete
1 Patio

↑
North



LOT 1

LOT 2

2834
Proposed
1397^{sq} Total
S/F Townhome

1 car Garage
& Parking
Space

Concrete
Drive &
Parking
Space

14' wide

14' multi-purpose easement

Garden Grove Ct ROW

ACCEPTED *[Signature]* 4/17/03
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. TO THE PATIENT'S
 RESPONSIBILITY TO PROPERTY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Brittany Drive ROW

14' multi-
purpose
Easement