

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 90660



Your Bridge to a Better Community

BLDG ADDRESS 2831 Brittany Drive #1501 SQ. FT. OF PROPOSED BLDGS/ADDITION 1400<sup>+</sup> TOTAL

TAX SCHEDULE NO. 2943-072-36-012 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1400 TOTAL

FILING 1 BLK 1 LOT 12 NO. OF DWELLING UNITS:  
 Before: Ø After: 1 this Construction

(1) OWNER Garden Grove Homes NO. OF BUILDINGS ON PARCEL  
 Before: Ø After: 1 this Construction

(1) ADDRESS 2320-E 1/2 Rd G.J 81503 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE New 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-11c 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 per plan from PL \_\_\_\_\_ from PL Parking Req't 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 July 25, 2003

Department Approval H. C. Jay Gibson Date 7/30/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <input type="checkbox"/>
Utility Accounting	<u>Ø</u>		Date <u>7-30-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

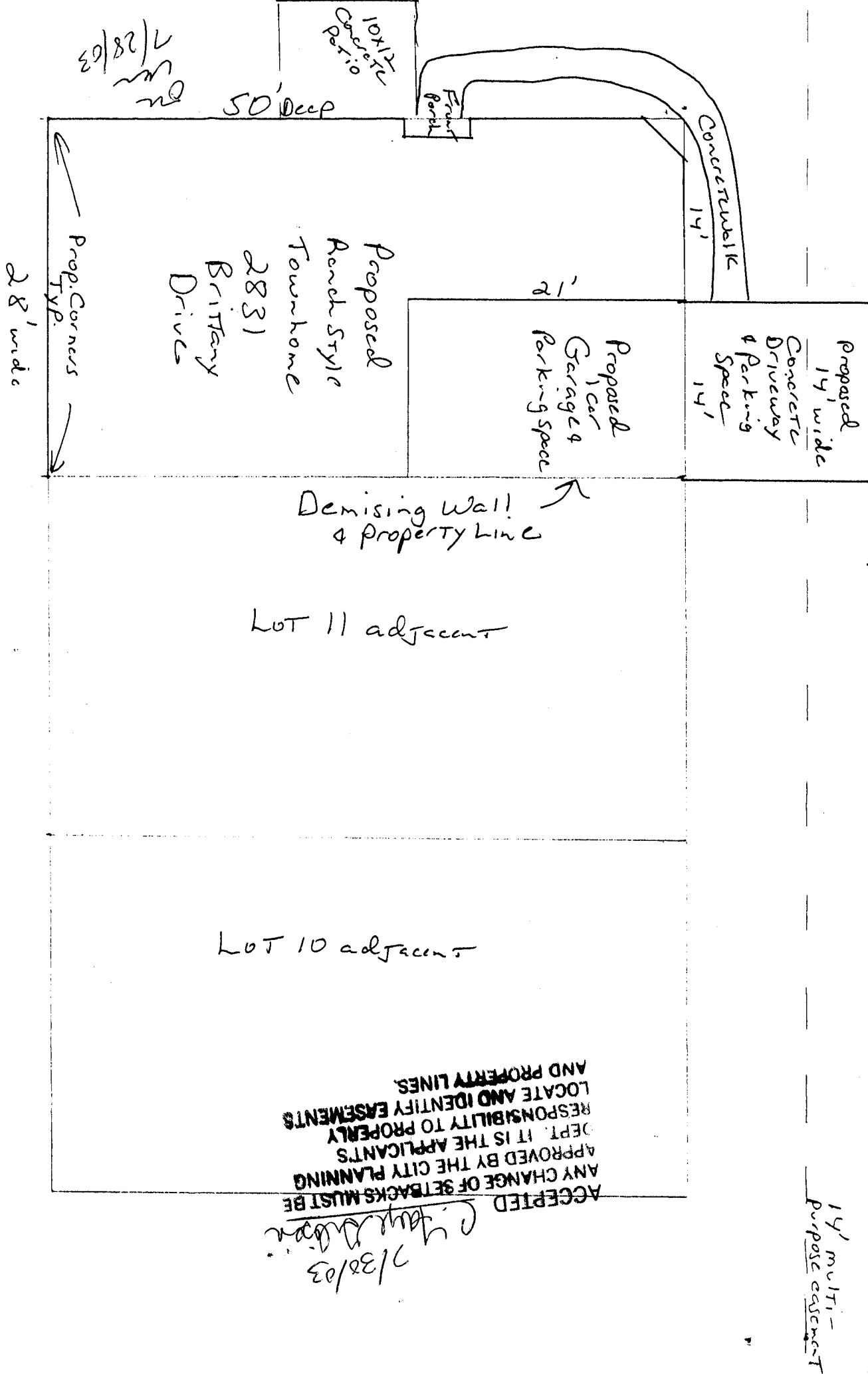
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan 2831 Brittany Drive Tax# 2943-022-36-012

Garden Grove Sub. - Filing 1 Bk 1 Lot 12 North

Brittany Drive ROW

14' multi-purpose easement



7/28/03  
on

10x12  
Cedar  
Deck

50' Deep

Concrete Walk  
14'

Proposed  
14' wide  
Concrete  
Driveway  
& Parking  
Space  
14'

Proposed  
1 car  
Garage &  
Parking  
Space

Proposed  
Ranch Style  
Townhome  
2831  
Brittany  
Drive

Prop. Corners  
Typ.

28' wide

Demising Wall  
& Property Line

Lot 11 adjacent

Lot 10 adjacent

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.  
 City of Albany  
 7/30/03

Triplex Townhomes