

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

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

BLDG PERMIT NO. 90661



Your Bridge to a Better Community

BLDG ADDRESS 2833 Brittany Drive ⁸¹⁵⁰¹ SQ. FT. OF PROPOSED BLDGS/ADDITION 1400⁰ Total
 TAX SCHEDULE NO. 2943-072-36-011 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1400 Total
 FILING 1 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Garden Grove Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2320 - E 1/2 Rd. G.J. 81503 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 250-1128 (Aay) 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)
 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 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, Rear per plan 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. Hunt Date July 25, 2003
 Department Approval J. C. Jarek Date 7/30/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16373</u>
Utility Accounting	<u>D. Kover</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 2833 Brittany Drive Tax# 2943-072-36-011

Garden Grove Sub. - Filing 1 BIK 1 LOT 11

↑ North

Brittany Drive ROW

14' multi-purpose easement

14' wide Proposed Concrete Drive and parking space

14'

Concrete Well 14'

Front Porch

Proposed 1 car garage & parking space

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.

7/30/03
C. J. [Signature]

LOT 12 adjacent

LOT 10 adjacent

Demising wall & property line

Demising wall & prop line

50' ↑ ↓

2833 Proposed Ranch Style Townhome

14'

Covered Patio

5'

14'

Prop. Corner

Patio 28'

Prop. Corner

7/26/03
[Signature]

Triplex Townhomes