

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

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

BLDG PERMIT NO. 90662



Your Bridge to a Better Community

BLDG ADDRESS 2835 Brittany Drive <sup>81501</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 1400 TOTAL  
 TAX SCHEDULE NO. 2943-022-36-D10 SQ. FT. OF EXISTING BLDGS Ø  
 SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1400 TOTAL  
 FILING 1 BLK 1 LOT 10 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-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 \_\_\_\_\_ from PL Parking Req'mt 2  
 Maximum Height 40' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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. Jaye 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. <u>16371</u>
Utility Accounting	<u>pl Kanover</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 2835 Brittany Drive Tax# 2943-072-36-010  
Garden Grove Sub. - Filing 1 BIK 1 LOT 10  
Brittany Drive ROW

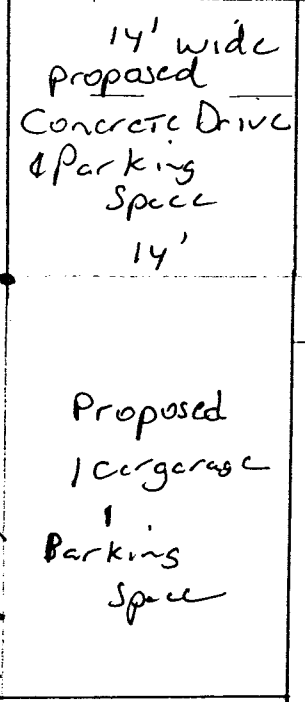
↑  
North

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

OK  
7/28/03 J. [Signature]  
Lot 12 adjacent

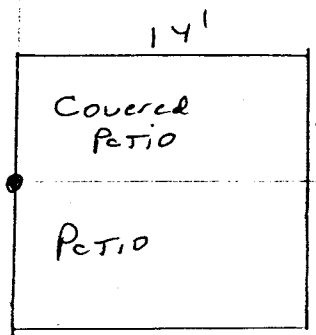
Lot 11 adjacent

Demising wall & property line



14' multi-  
purpose easement

2835  
Proposed Ranch  
Style Townhome



Prop. corner

50'

Prop. corner

Triplex Townhomes