

FEE \$ 10.00
 TCP \$ ~~160000~~
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 2840 Brittany Dr 81501 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-072-46-031 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1215
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1600 ¹⁵⁴⁰ Home
 Filing 3 Block 2 Lot 31 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1540 ¹⁵⁴⁰
 Height of Proposed Structure 19' 20"

OWNER INFORMATION:

Name Garden Grove Homes
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jet, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Town home

APPLICANT INFORMATION:

Name RED HART CONST.
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jet, CO 81503
 Telephone 234-0822 - Dan

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RMF-16</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side _____ from Building	Rear _____ from PL	Parking Requirement <u>2</u>	Special Conditions _____
Maximum Height of Structure(s) _____			
Voting District <u>D</u>	Driveway Location Approval <u>RAH</u> (Engineer's Initials)		

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 Dec 28, 2005
 Department Approval NA Bayless Henderson Date 1230-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>18723</u>
Utility Accounting <u>D Overholt</u> Date <u>12/30/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan 2840 Brittany Drive - Garden Grove F-3 B-2 L-31
2943-072-46-031

12-30-05

ACCEPTED NA *Gaylen Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

