

FEE \$ 10.00
TCP \$ <del>1500.00</del>
SIF \$ 292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2841 Brittany Drive No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-022-40-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1160<sup>sq</sup>  
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1600<sup>sq</sup> - Townhome  
 Filing 3 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1600<sup>sq</sup>  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

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

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

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

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: Townhome w/ concrete demising wall - 2 car garage

**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-10 Maximum coverage of lot by structures 75%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 40' Special Conditions \_\_\_\_\_  
 Voting District "D" Driveway Location Approval RAT  
 (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 Mar 8 2005  
 Department Approval JH Gayleen Henderson Date 3-18-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>17982</u>
Utility Accounting <u>D Overholt</u>	Date <u>3/18/05</u>		

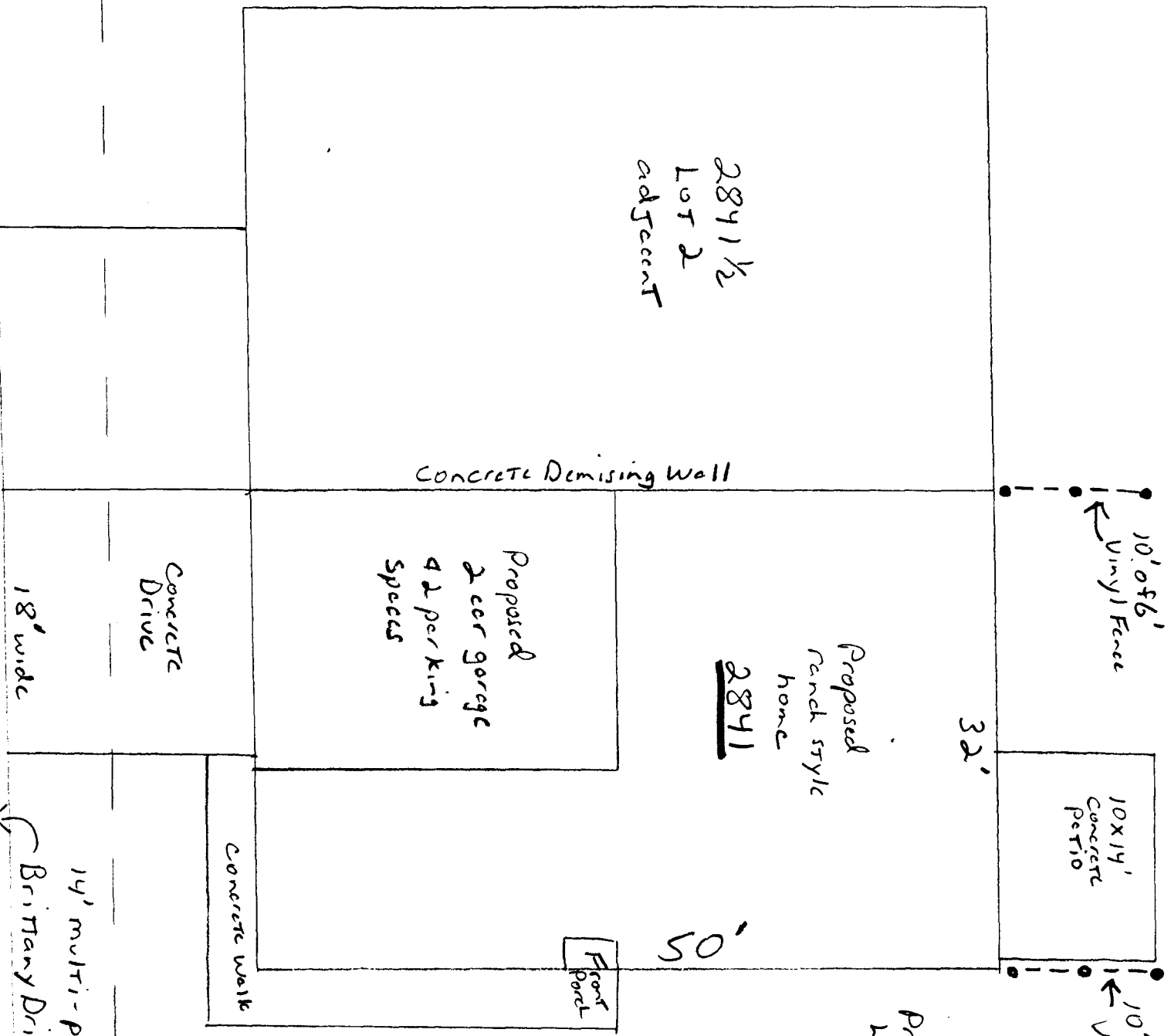
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Garden Grass Ct R.O.W.  
14' - multipurpose Easement

Site Plan - 2841 Brittany Drive Lot 1 Blk 1 Filling 3 Garden Grove

3-18-05 Dayleen Henderson  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THIS IS THE PLANNING DEPT'S RESPONSIBILITY TO VERIFY LOCAL ORDINANCES, EASEMENTS AND RECORDS.

1" = 20'  
North  
↓



2841 1/2  
Lot 2  
adjacent

Concrete Demising Wall

Proposed  
2 car garage  
4 parking  
spaces

Proposed  
ranch style  
home

2841

32'

10x14'  
Concrete  
patio

50'

Front  
porch

Property  
line of  
House

Concrete  
Drive

18' wide

Concrete Walk

Dayleen Henderson  
3-10-05

14' multi-purpose easement  
Brittany Drive R.O.W.