

FEE \$ 10.00  
 TCP \$ 378.78  
 SIF \$ 292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 2842 Brittany Dr 81501 No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-022-46-030 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1160<sup>sq</sup>  
Home

Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540<sup>sq</sup>

Filing 3 Block 2 Lot 30 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1540<sup>sq</sup>

OWNER INFORMATION: Height of Proposed Structure 20'

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): Town home

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: \_\_\_\_\_

**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 <input checked="" type="checkbox"/> NO _____	
Side <u>per building</u> from PL	Rear _____ from PL	Parking Requirement <u>2</u>	
Maximum Height of Structures <u>various</u>		Special Conditions _____	
Voting District <u>0</u>	Driveway Location Approval <u>RAD</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. Smith Date Dec 28, 2005

Department Approval NA Gayleen Henderson Date 12-30-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7828</u>
Utility Accounting <u>D. Oerhot</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)

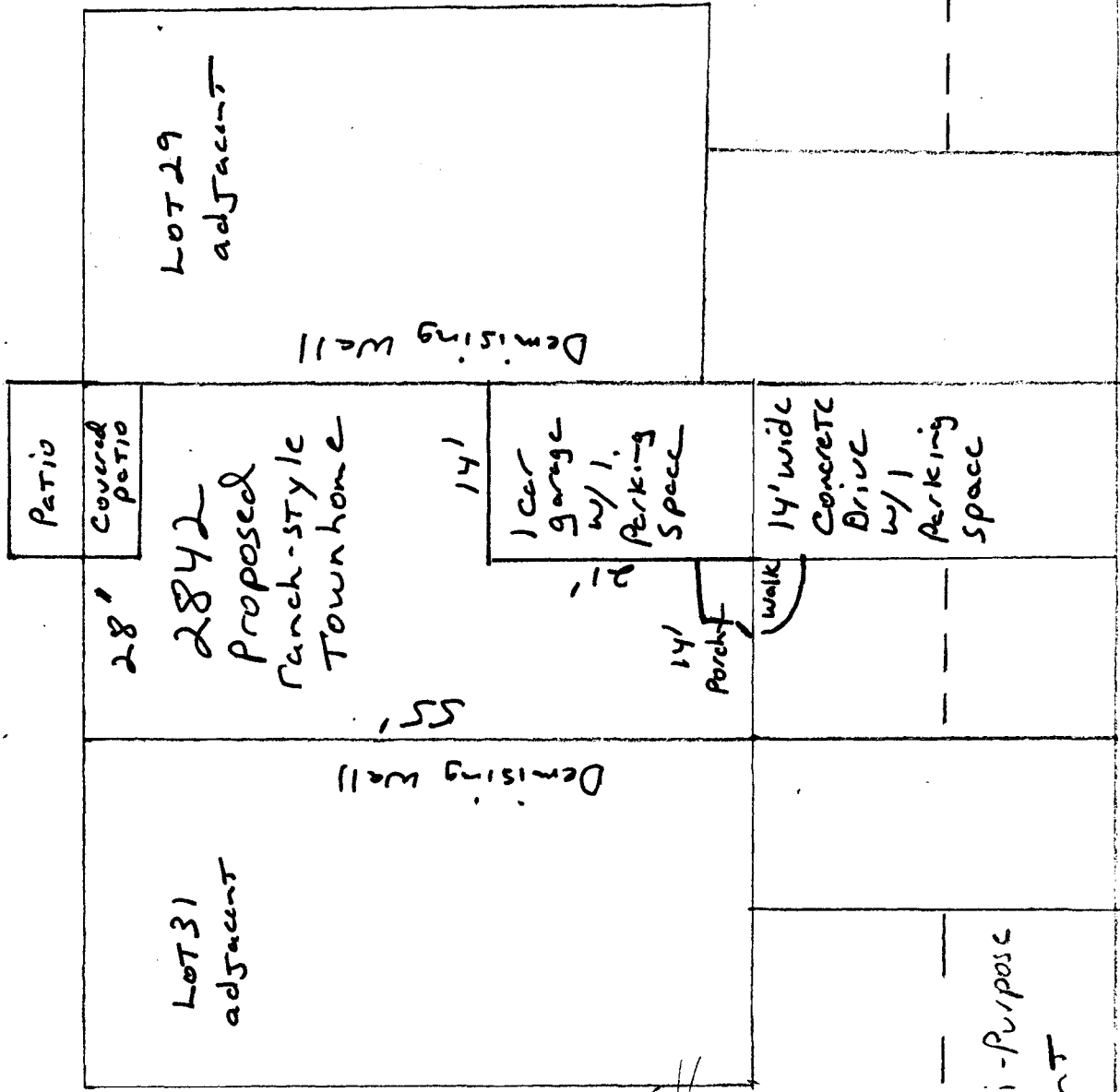
Site Plan 2842 Brittany Drive - Garden Grove F-3 B-2 L-30  
2943-072-46-030

Garden Cress Ct Row

14' Multi-Purpose Easement

12-30-05  
Raylee Henderson

ACCEPTED NA  
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.



North  
1" = 15'

Review OK  
Rick Adams  
12-30-05

Brittany Drive Row