

FEE \$ 18.00

TCP \$ 375.72

SIF \$ 292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 2843 Brittany Dr 81501 No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-072-45-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1207  
*Home*

Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540

Filing 3 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 1532

OWNER INFORMATION: Height of Proposed Structure 20'

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 - Den

### \*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 RMF-16 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front per building envelope from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement 2

Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_

Voting District 0 Driveway Location Approval RAD  
(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 12-28-05

Department Approval NA Gayleen Henderson Date 12-30-05

Additional water and/or sewer tap fee(s) are required:  YES  NO  W/O No. 18706

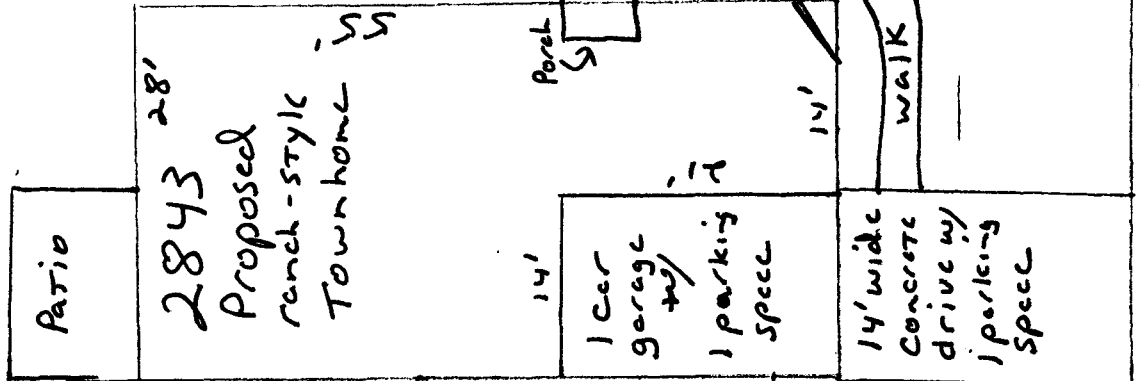
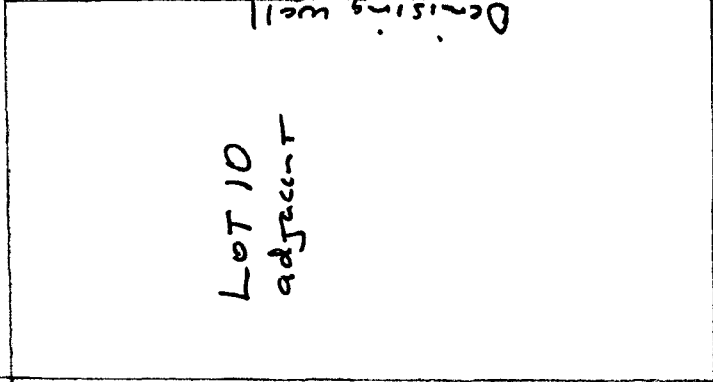
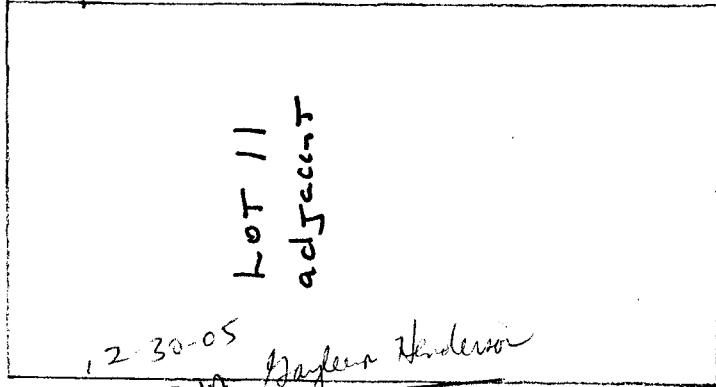
Utility Accounting [Signature] Date 12/30/05

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 2843 Brittany Drive Garden Grove F-3 B-1 Lot 9

2943-022-45-009

ACCEPTED NA *Gayle Henderson*  
12-30-05  
ANY CHANGES OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



14' multi-purpose easement  
Garden Cross CT  
R.O.W.

Brittany Drive R.O.W.

1" = 15'  
North  
↓

14' multi-purpose easement