

FEE \$	10.00
TCP \$	378.72
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2844 Brittany Dr - 81501 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-022-46-029 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1199⁰
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1600⁰ Home
 Filing 3 Block 2 Lot 29 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1592⁰
 Height of Proposed Structure 19'

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

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 RMF-16 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES NO _____
 Side per building from PL Rear _____ from PL Parking Requirement 2
 Maximum Height of Structure(s) envelope Special Conditions _____
 Voting District 0 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).

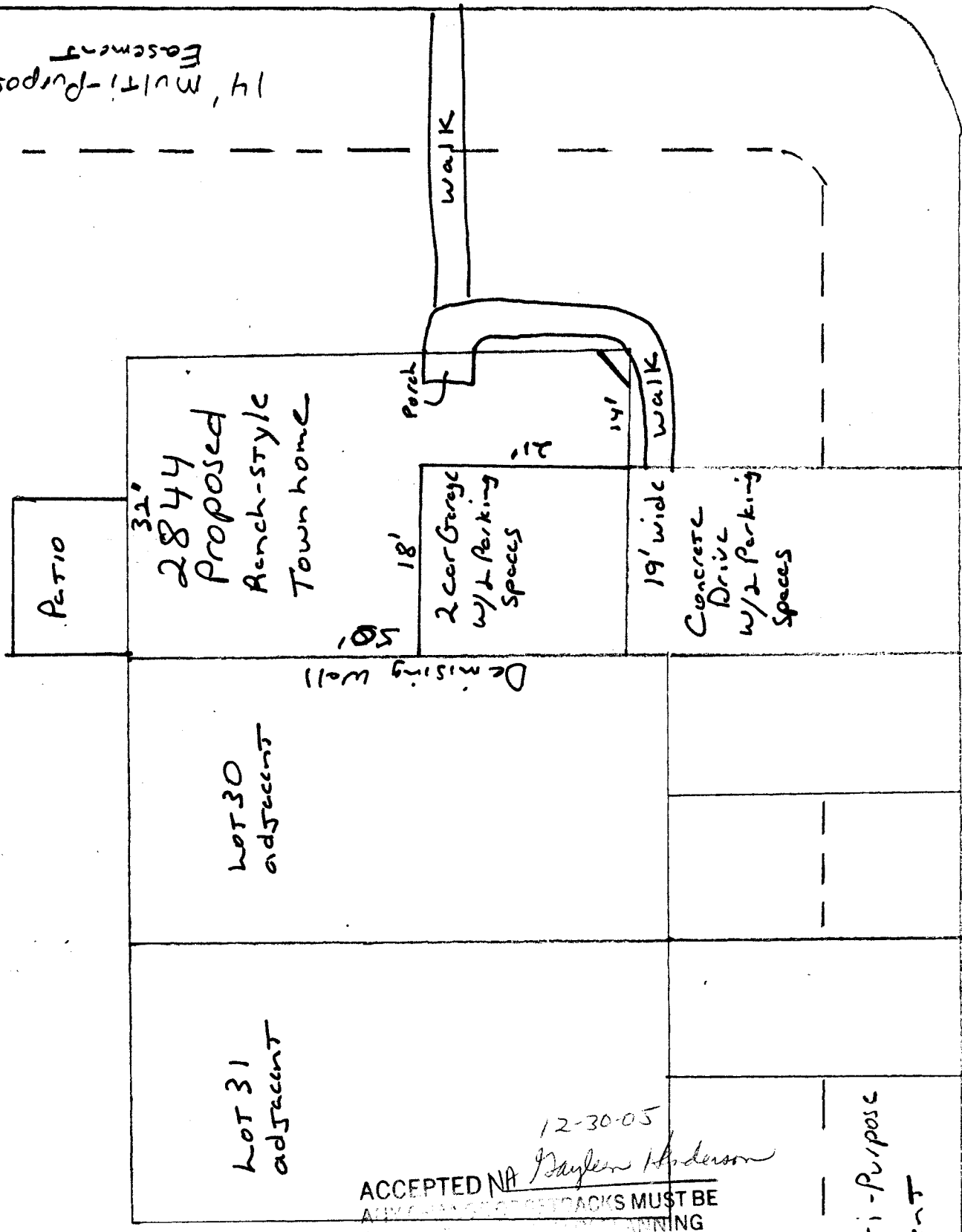
Applicant Signature Dan R. Hart Date 12-28-05
 Department Approval NA Gaylean Henderson Date 12-30-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18724</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 2844 Brittany Drive - Garden Grove F-3 B-2 L-29
 2943-072-46-029

↑ North
 1" = 15'



ACCEPTED NA *12-30-05*
Raylene Anderson
 ALL PLANS AND SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. ALL SETBACKS
 NEED TO BE CLEARLY
 LOCATED AND PROPERTY EASEMENTS
 AND PROPERTY LINES.

14' Multi-Purpose
 Easement

Brittany Drive Row