

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 2845 Brittany Dr 81501 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-022-45-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1154⁰
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540⁰
 Filing 3 Block 1 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1540⁰
 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 G. J., 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 <u>RMF-1U</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side _____ from PL <u>per building envelope</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>D</u>	Driveway Location Approval <u>TRAD</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 12-28-05
 Department Approval NA Gayleen Henderson Date 12-30-05

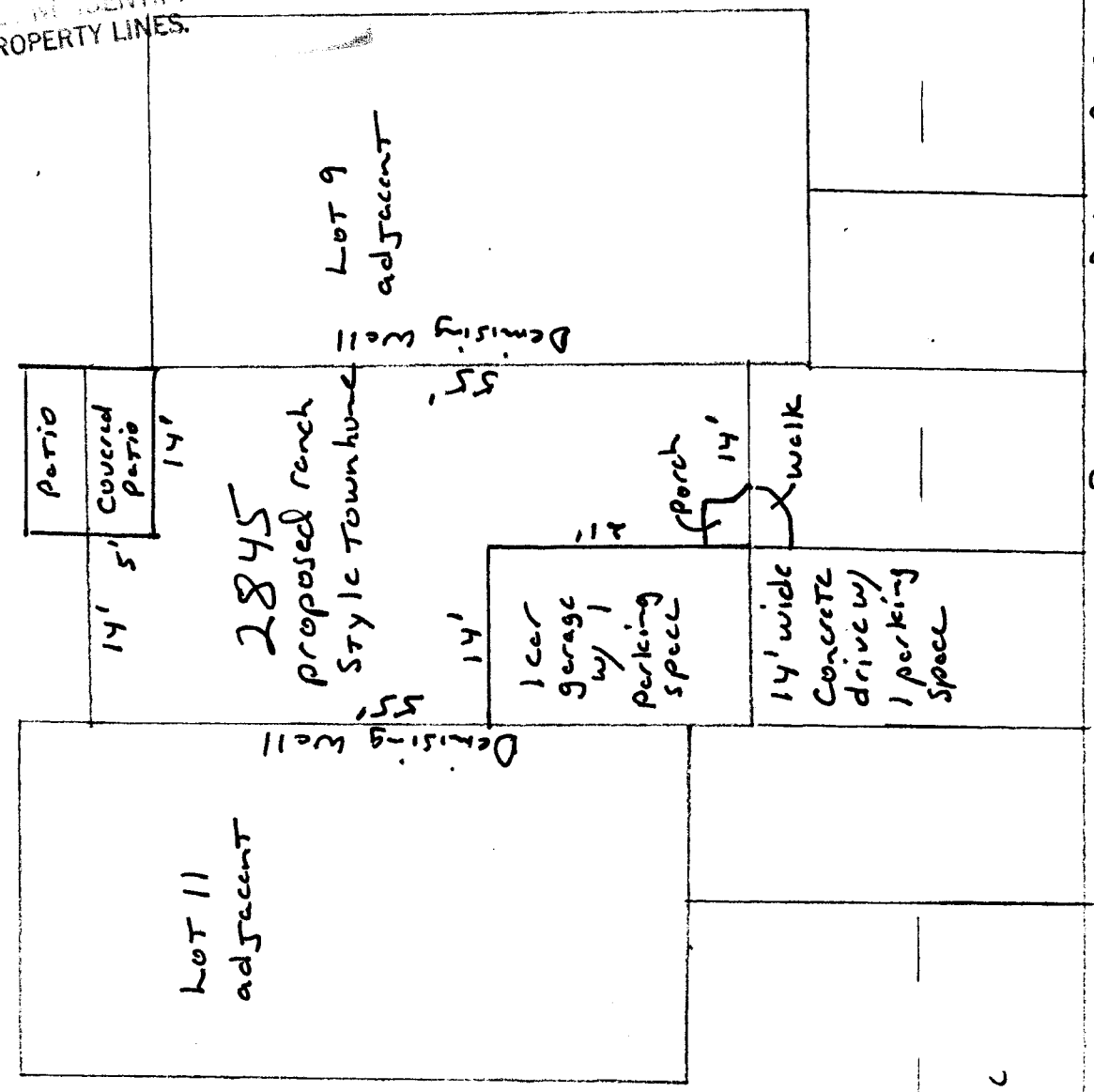
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="radio"/> NO <input type="radio"/> W/O No. <u>18725</u>
Utility Accounting <u>D. Henderson</u> Date <u>12/30/05</u>

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 2845 Brittany Drive Garden Grove F-3 B-1 Lot 10
2943-022-45-010

ACCEPTED NA *Baylee Hudson*
1230.05

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANTS SHOULD VERIFY THE LOCATION OF ALL EASEMENTS AND PROPERTY LINES.



1" = 15'
North
↓

Brittany Drive R.O.W.