

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 2846 Brittany Drive
Parcel No. 2943-072-46-002
Subdivision Garden Grove
Filing 3 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1152
Sq. Ft. of Lot / Parcel 1540' Townhome
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1536'
Height of Proposed Structure 20'

OWNER INFORMATION:

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): Townhome

APPLICANT INFORMATION:

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

*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 _____ from PL blde Rear _____ from PL Parking Requirement _____
Maximum Height of Structure(s) envelope Special Conditions _____
Voting District D Driveway Location Approval W
(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 B. Hart Date Dec 19, 2005

Department Approval DH. Kathy Valdez Date 12-29-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17708

Utility Accounting W Date 12/28/05

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 2846 Brittany Drive Lot 2 BIK 2 Filing 3

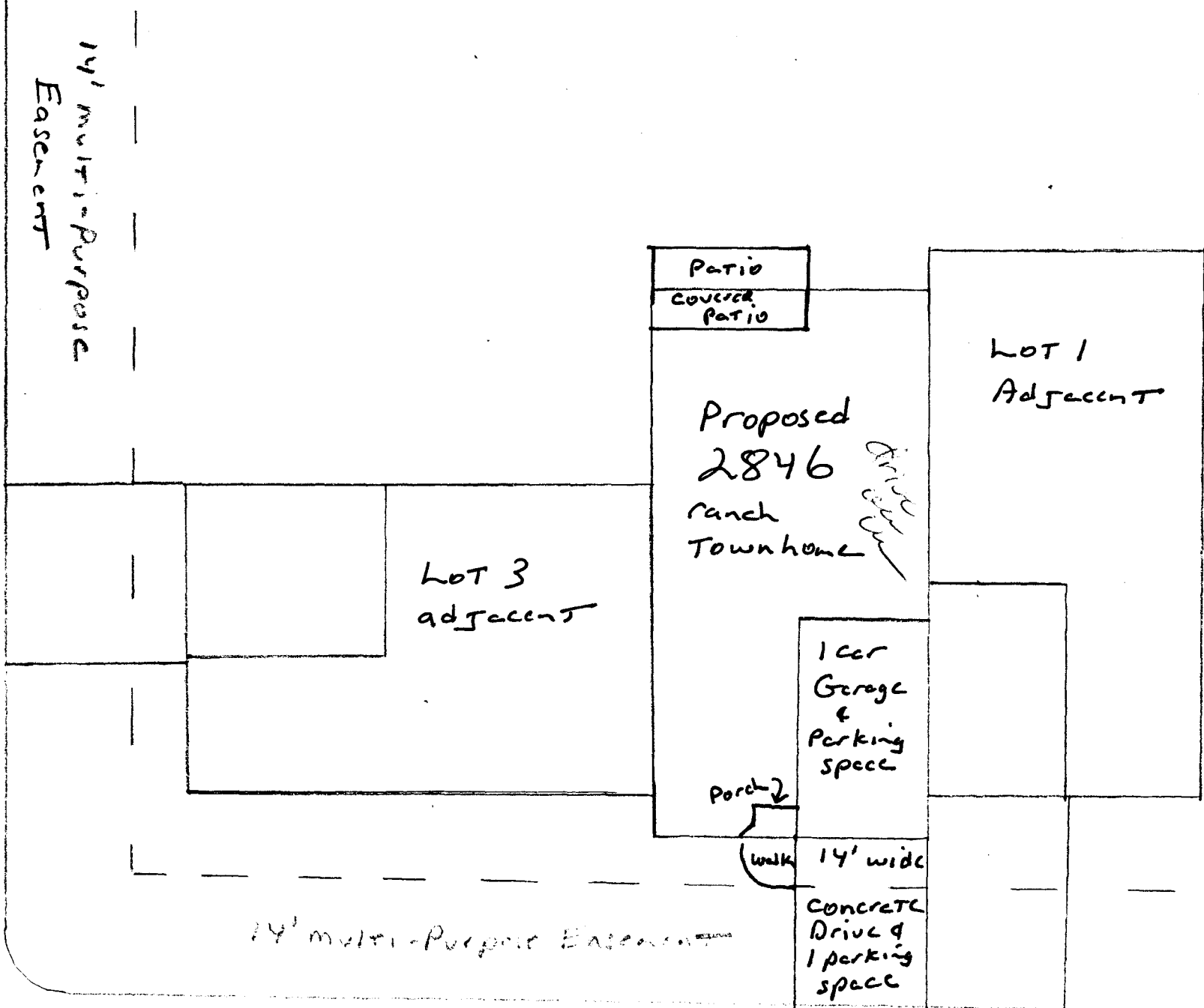
1" = 15'
North ↑

2943-072-46-002

Garden Grove

Garden Cross Ct ROW

14' multi-Purpose Easement



ACCEPTED *Anthony Volpe* 12/28/05
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE CITY PLANNING DEPARTMENT SHALL BE SOLELY RESPONSIBLE FOR THE LOCATION AND PROPERTY LINE.

514
12/28/05

Brittany Drive ROW