

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 2847 Brittany Dr. 81501 No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-072-45-011 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 11 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 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMF-1C</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side _____ from PL <u>per building envelope</u>	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>D</u>	Driveway Location Approval <u>RAH</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

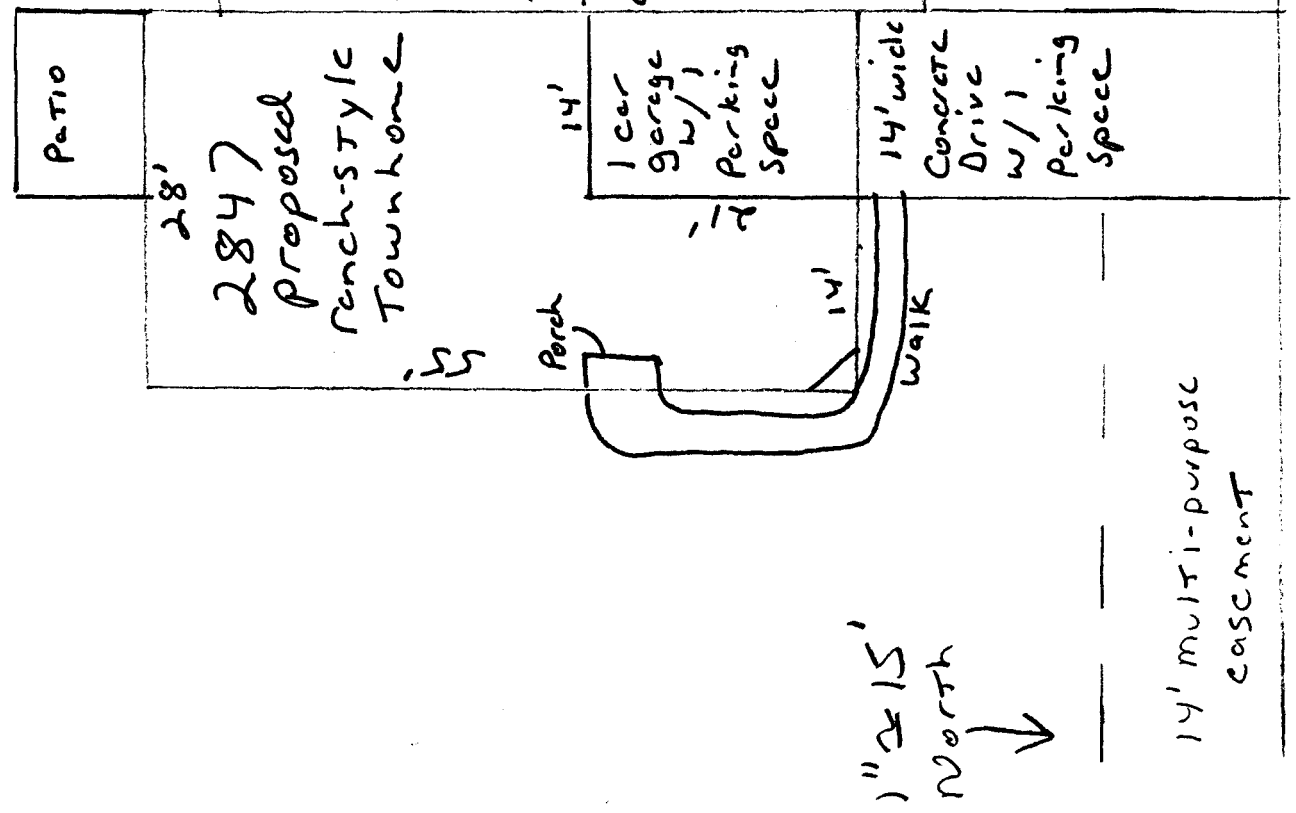
Department Approval NA Gayles Henderson Date 12-30-05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>1857</u>
Utility Accounting <u>Over Not</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 2847 Brittany Drive Garden Grove F-3 B-1 Lot 11  
2943-022-45-011

ACCEPTED NA  
12-30-05  
GAYLEN HENDERSON  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT IS  
RESPONSIBLE TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



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

Brittany Drive R.O.W.