

FEE \$ 10.00
TCP \$ 1500.00
SIF \$ 292.00

24

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department (a)

Building Address 2841 1/2 Brittany Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-072-40-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1199[#]
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1600 - Townhome
 Filing 3 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1592[#]
 Height of Proposed Structure 20'

OWNER INFORMATION:

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): _____

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: Townhome w/ concrete demising wall - 2 car garage

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-16</u>	Maximum coverage of lot by structures <u>75%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions _____
Voting District <u>"D"</u> Driveway Location Approval <u>RAT</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).

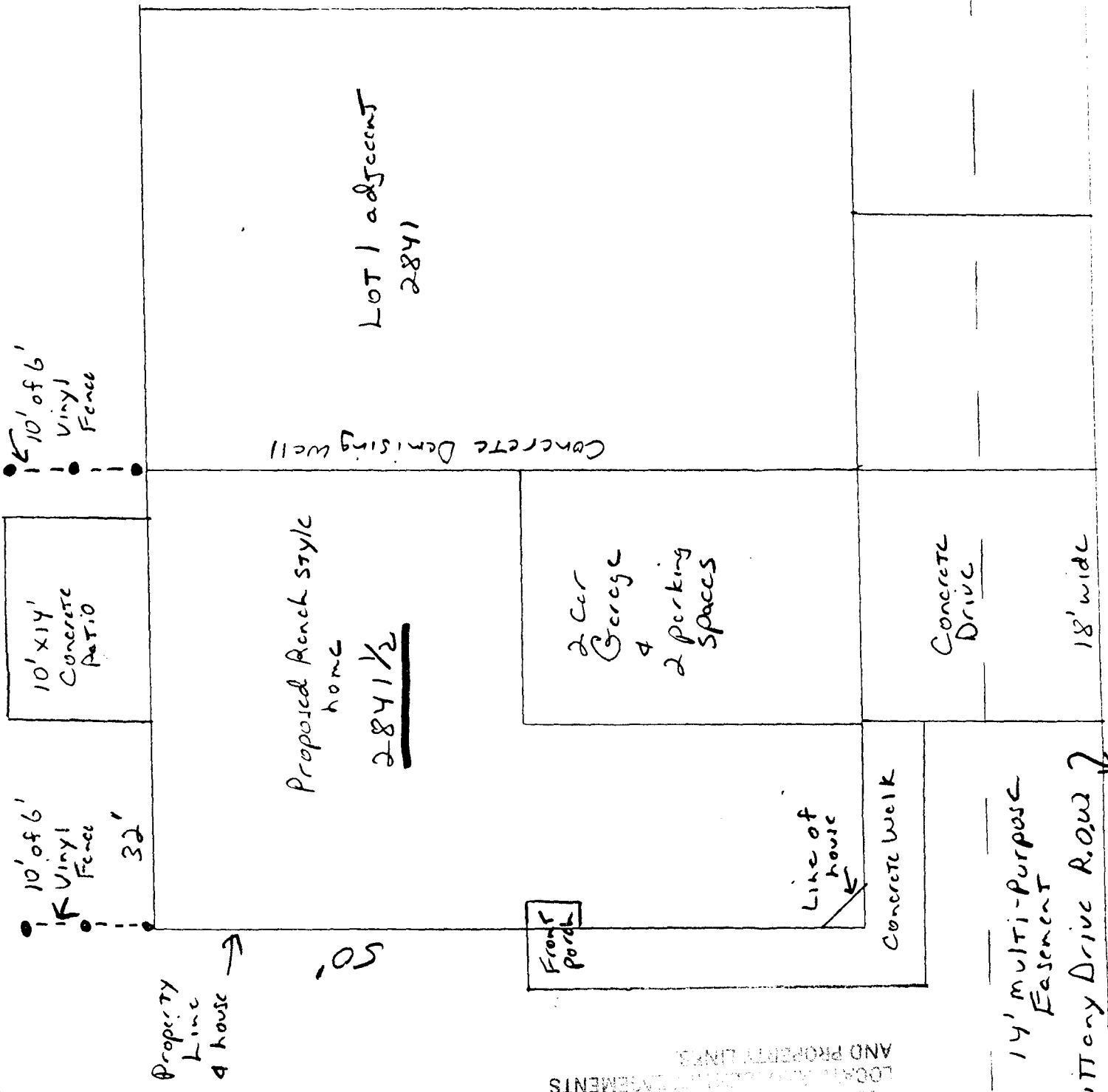
Applicant Signature Daniel R. Hart Date Mar 8, 2005
 Department Approval DI Gayleen Henderson Date 3-18-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17983</u>
Utility Accounting <u>D Overhill</u>	Date <u>3/18/05</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 - 284 1/2 Brittany Drive Lot 2 BIK 1 Filing 3 Garden Grove

Garden Crest Ct R.O.W
14' Multi-Purpose Easement



3-10-05
Buckley
OK

3-18-05
ACCEPTED
ANY CHANGE OR CORRECTIONS MUST BE APPROVED BY THE PLANNING DEPARTMENT AND PROPERTY LINES LOCAL AND ADJACENT OWNERS

1" = 20'
North

14' Multi-Purpose Easement
Brittany Drive Row 2