

'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 1/2 Brittany Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-022-46-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Garden Grove Sq. Ft. of Lot / Parcel 1540⁹ Townhome
 Filing 3 Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1540⁹
 OWNER INFORMATION: Height of Proposed Structure 20'

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 per bldg from PL Real from PL Parking Requirement _____
 Maximum Height of Structure(s) envelope Special Conditions _____
 Voting District 0 Driveway Location Approval [Signature]
 (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 [Signature] Date Dec 19, 2005
 Department Approval [Signature] Date 12-28-05

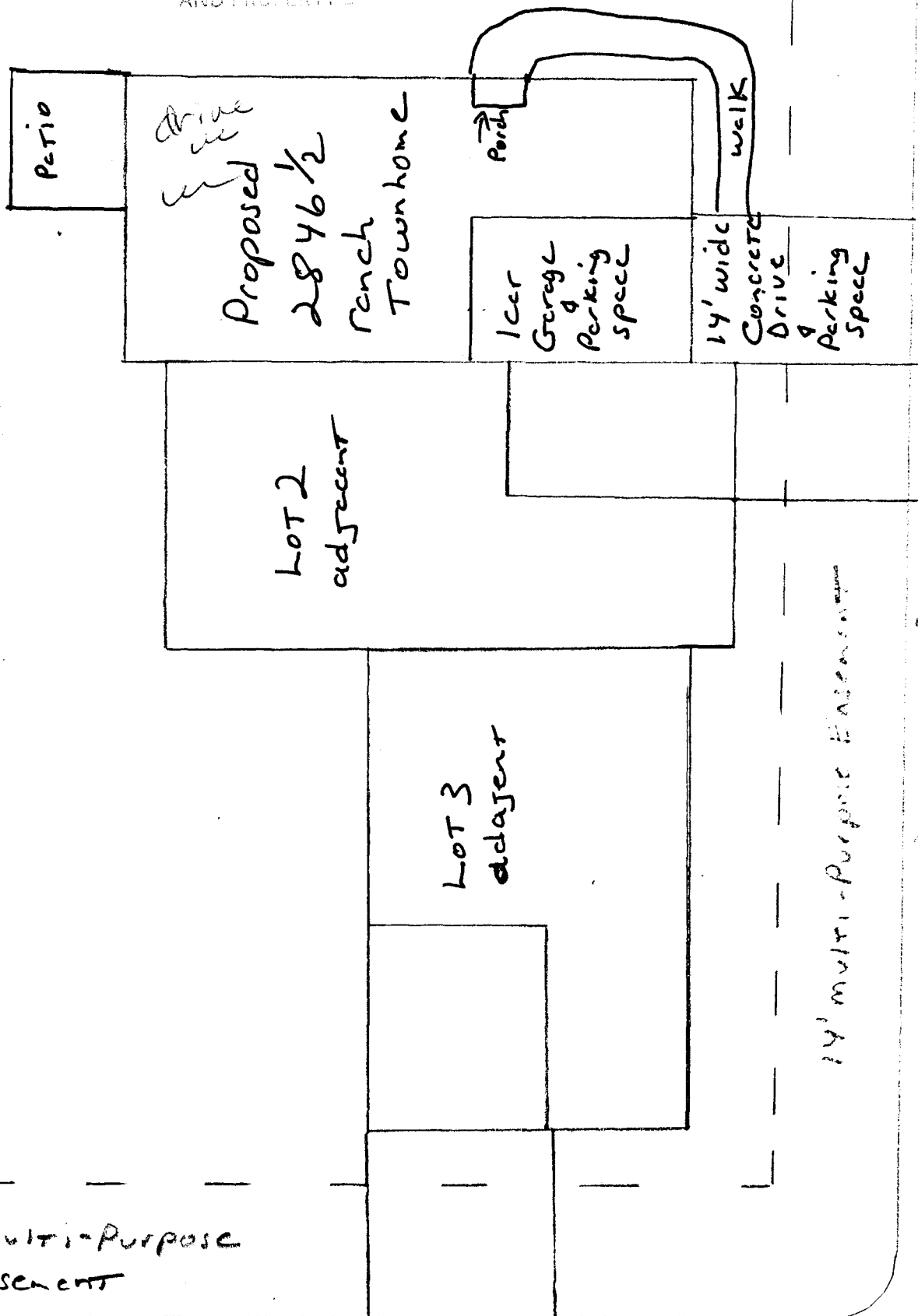
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18709
 Utility Accounting [Signature] Date 12/28/05

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 1/2 Brittany Drive Lot 1 BIK 2 Filing 3
Garden Grove
1" = 15'
2943-072-46-001
North ↑

14' multi-Purpose Easement

Garden Cross Ct ROW



8/14

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IN ACCORDANCE WITH RESOLUTION 14000 AND LOCAL ORDINANCES CONCERNING ZONING AND PROPERTY

Larry Valdez

12/28/05

Brittany Drive ROW