

FEE \$	10.00
TCP \$	1539.00
SIF \$	410.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 1500 Treehaven Ct. 81506 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-013-21-019 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1408  
 Subdivision Treehaven Sq. Ft. of Lot / Parcel 3761<sup>sq</sup> - Townhome  
 Filing — Block — Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2500<sup>sq</sup>  
**OWNER INFORMATION:** Height of Proposed Structure 22'

Name Treehaven 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: New S/F Ranch style Townhome w/ 2 car attached 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 RMF-8 Maximum coverage of lot by structures 70  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35 Special Conditions none  
 Voting District D Driveway Location Approval RAT  
 (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).

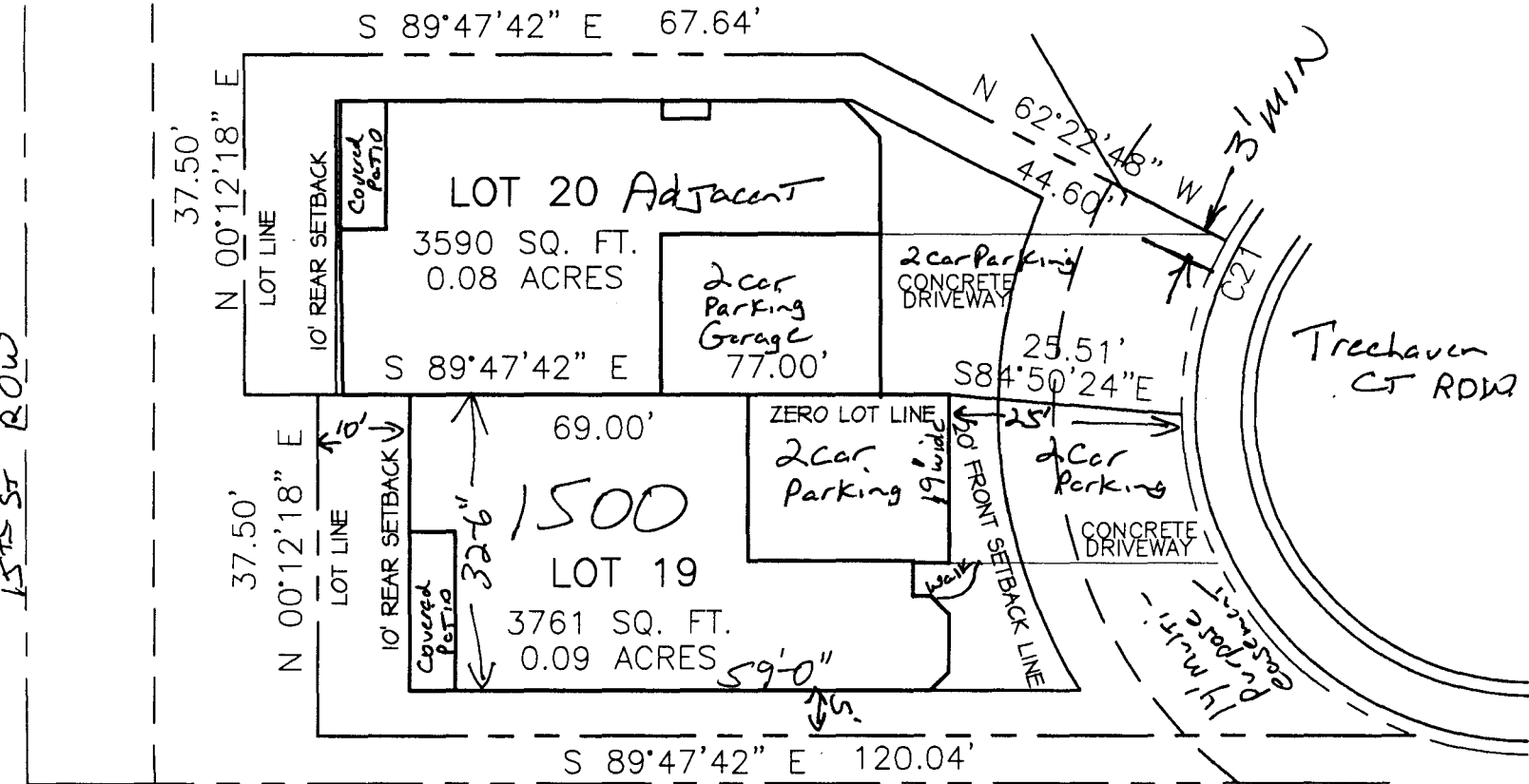
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date Sept 7, 2006  
 Department Approval [Signature] Date 9/11/06 9/18/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>19489</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/20/06</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)

1500 Treehaven Ct.  
 Lot 19 #2945-013-21-019

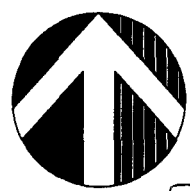


**CURVE DATA**  
 (ROAD RIGHT-OF-WAY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C21	38.00'	154.09'	68.21'	N 26°22'33" E	232°20'30"	77.33'

Setbacks

	min	ACT
Front	20	25'
Rear	10	10'
Side int	0	0'
Side ext.	5	5'



Planning  
**SITE PLAN**

SCALE: 1" = 1/8" = 20'

ACCEPTED *9/11/06* *Judith Worth* *Per* *9/18/06*  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND MARK EASEMENTS AND PROPERTY LINES.

*Done O/K*  
*TRAD*  
*4-11-06*