

FEE \$	10. ⁰⁰
TCP \$	1529. ⁰⁰
SIF \$	460. ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 1516 Treehaven CT 81506
 Parcel No. 2945-013-21-020
 Subdivision Treehaven
 Filing _____ Block _____ Lot 20

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1402
 Sq. Ft. of Lot / Parcel 3590⁺ - Townhome
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2400
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name Treehaven Homes
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jet, CO 81503

APPLICANT INFORMATION:

Name RED HART CONST
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jet, CO 81503
 Telephone 237-0822

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Townhome

***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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>none</u>
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).

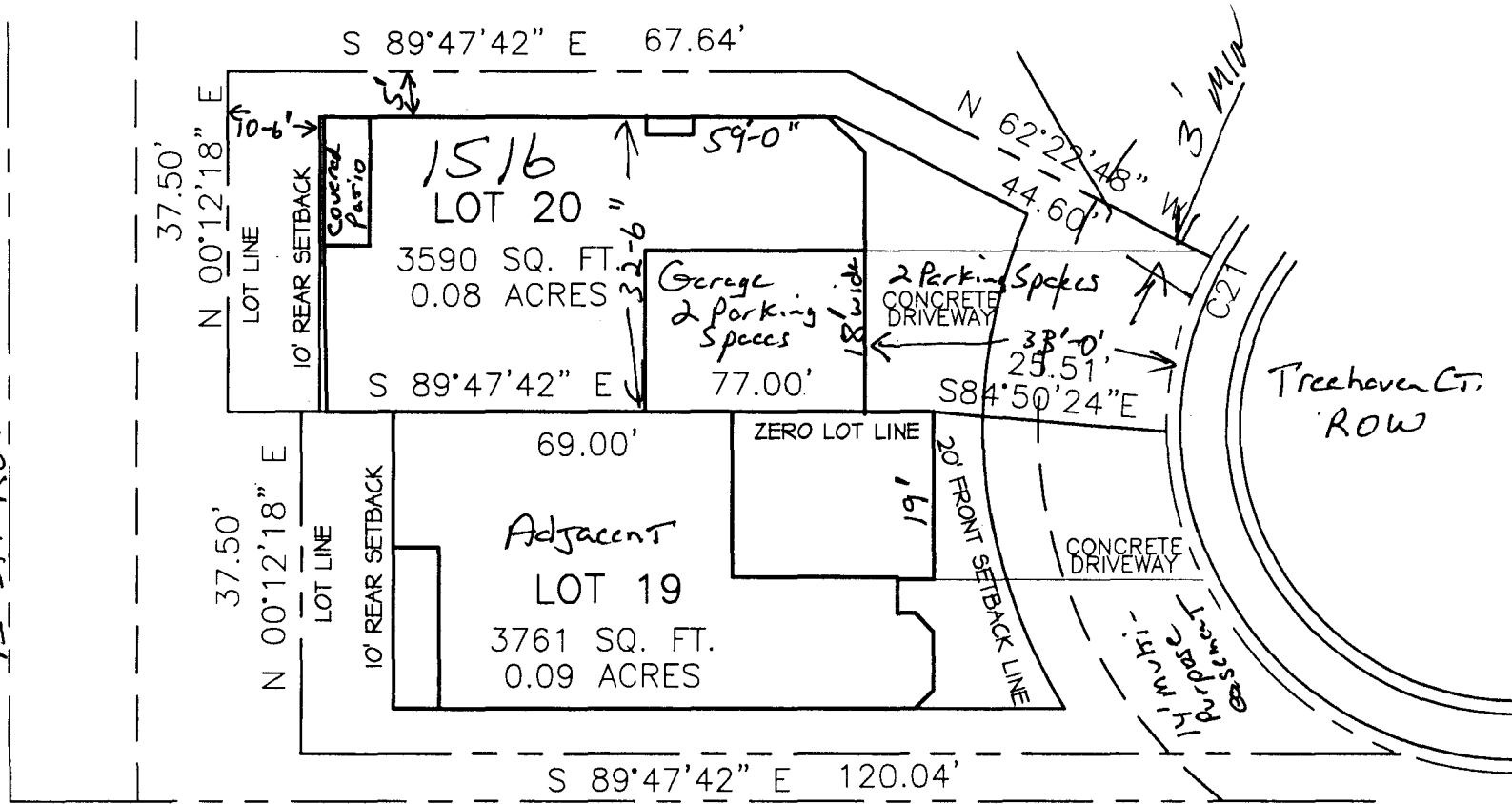
Applicant Signature [Signature] Date Sept 7, 2006
 Department Approval [Signature] Date 9/11/06 9/18/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19490</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)

1516 Treehaven Ct

LOT 20 # 2945-013-21-020

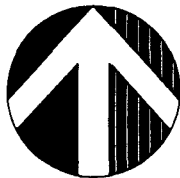


CURVE DATA
(ROAD RIGHT-OF-WAY)

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	33'-0"
Rear	10	10'-6"
Side int	0	0'
Side ext	5	5'



Planning
SITE PLAN

SCALE: 1" = 175'20"

ACCEPTED *[Signature]* *[Signature]* Rec 9/18/06
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT BEFORE CONSTRUCTION
 LOCATIONS OF ALL SETBACKS
 AND DISTANCES MUST BE

[Signature]
 TRAD
 9-11-06