

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 400.00

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

BLDG PERMIT NO. _____

Building Address 1525 Treehaven Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-21-017 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1334^{sq}
 Subdivision Treehaven Sq. Ft. of Lot / Parcel 3750^{sq} - Townhome
 Filing — Block — Lot 17 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

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Townhome

APPLICANT INFORMATION:

Name RED HART Construction
 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 Townhome w/2 car attached garage - ranch style

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>RWF 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) <u>35'</u>	Special Conditions _____
Voting District <u>0</u> Driveway Location Approval <u>[Signature]</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).

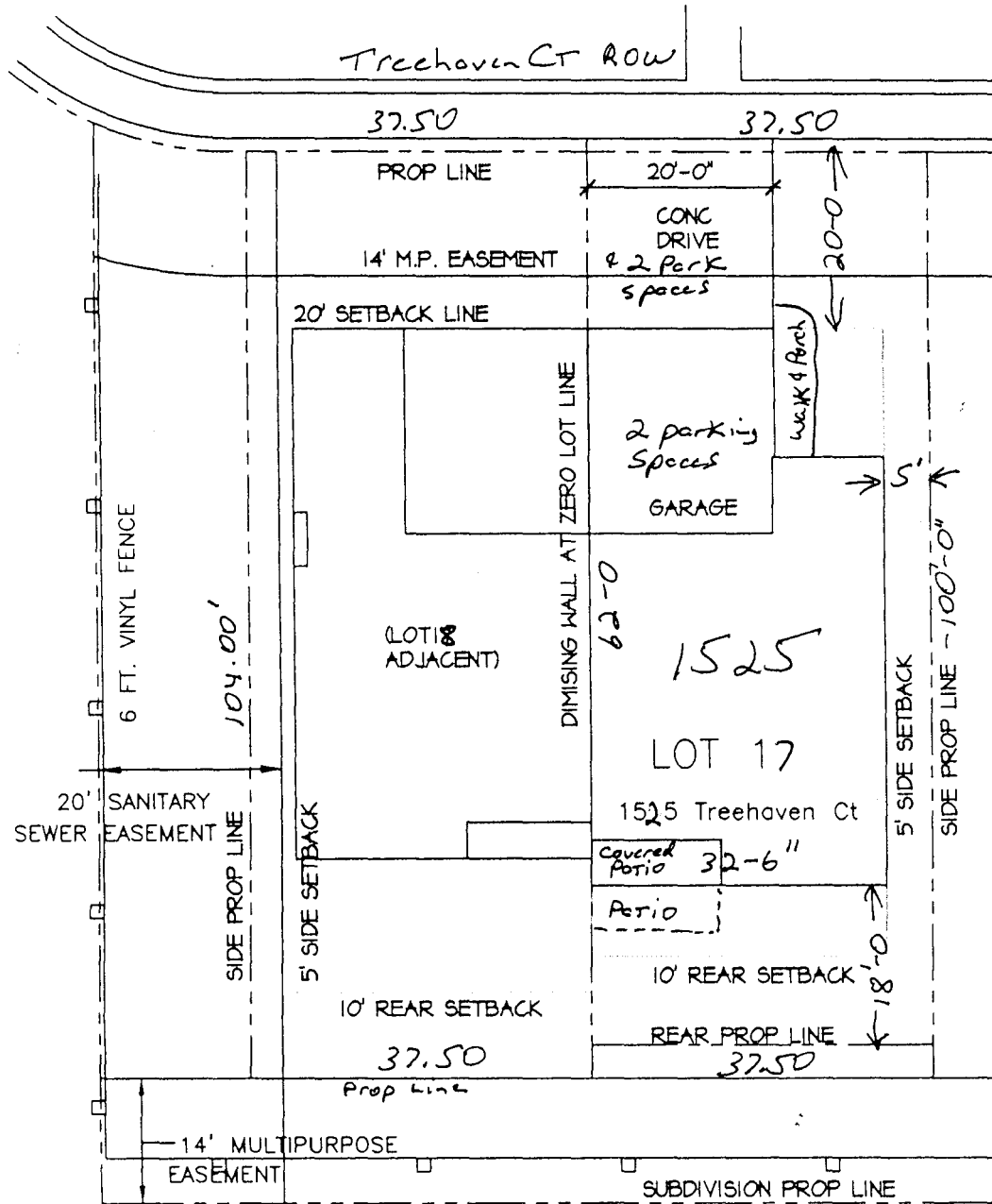
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date Aug 14, 2006
 Department Approval NA Judith A. [Signature] Date 8/21/2006

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19408</u>
Utility Accounting <u>[Signature]</u> Date <u>8/21/06</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)

1525 Treehaven Ct - Site Plan



ACCEPTED NA *Judith A. ...*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY NORTH
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



8/2/00
SITE PLAN
 SCALE: 1" = 20'

	SETBACKS	Act
Front	min 20'	20'
Rear	10'	18'
Side Int	0'	0
Side Ext	5'	5