

FEE \$ 10.-
 TCP \$ 1539.-
 SIF \$ 400.-

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

BLDG PERMIT NO. _____

Building Address 1532 Treehaven Ct 81506 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-21-021 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1831 w/garage
 Subdivision Treehaven Sq. Ft. of Lot / Parcel 3505⁰
 Filing --- Block --- Lot 21 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2600
 Height of Proposed Structure 19

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 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 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 NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Per plan
 Voting District D Driveway Location Approval UM
 (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 3-28-06
 Department Approval [Signature] Date 4-4-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18991
 Utility Accounting T. Bensley Date 4/4/06

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 1532 Treehaven Ct (Townhomes)

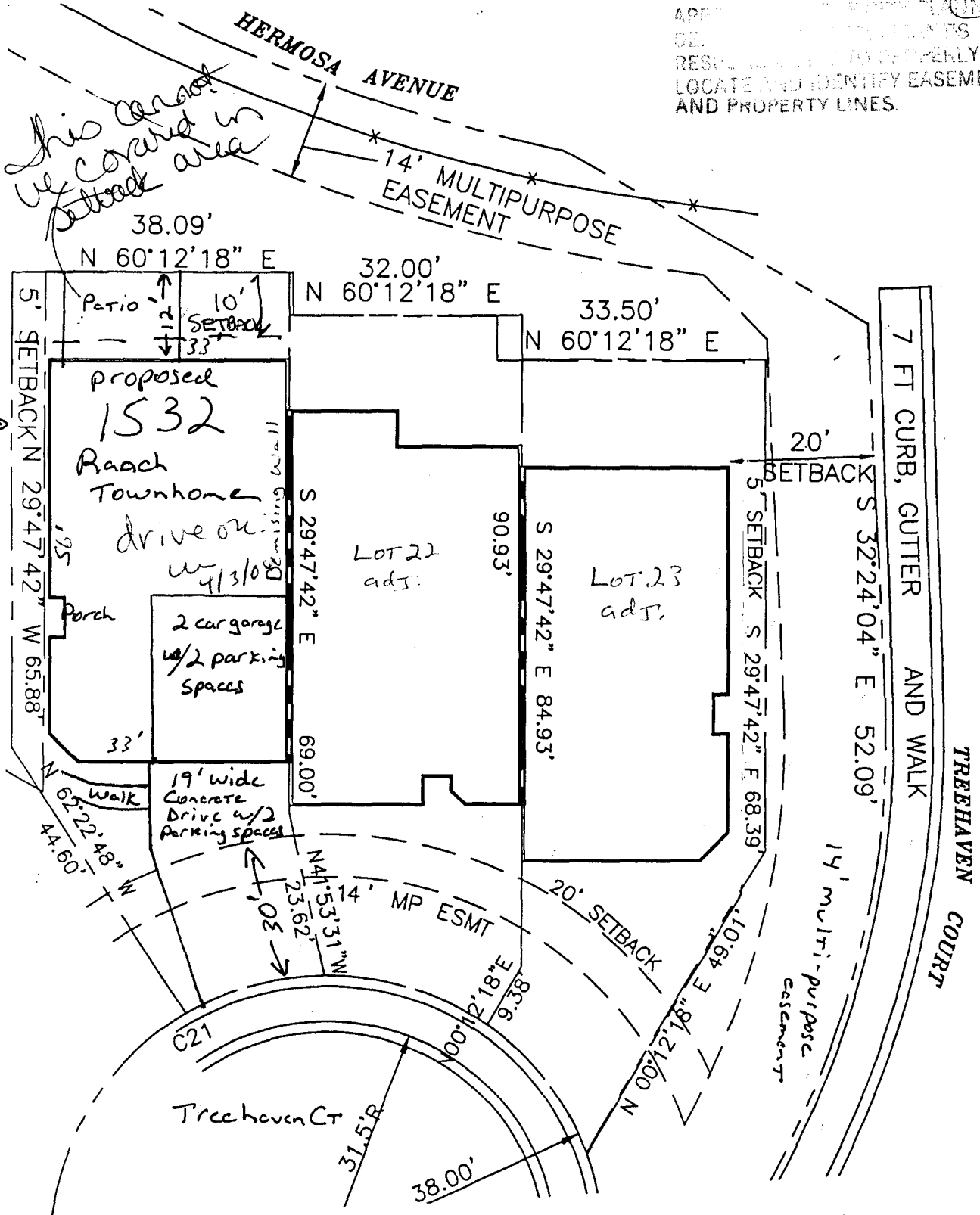
Lot 2)

#2945-013-021

4-4-08

3505[±] Lot Size

ACCEPTED *K.V. Vaels*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. PLANNING DEPARTMENT IS NOT RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



5.09 →

North
1" = 20'

Setbacks
Front
Rear
Side Ext
Side Int

30' 0" 5' 0"

Act
30'
12'
5' 0"