

FEE \$ 10,000
 TCP \$ 1539,000
 SIF \$ 460,000

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

BLDG PERMIT NO.

Building Address 1545 Trecheven Ct. 81506 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-21-016 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1408 house
 Subdivision Trecheven Sq. Ft. of Lot / Parcel 3900⁺
 Filing — Block — Lot 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2200⁺
 Height of Proposed Structure 23'

OWNER INFORMATION:

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

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

APPLICANT INFORMATION:

Name RED HART CONST.
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jct, 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 7090
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 Side 5 from PL Rear 10 from PL Parking Requirement yes
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District D 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).

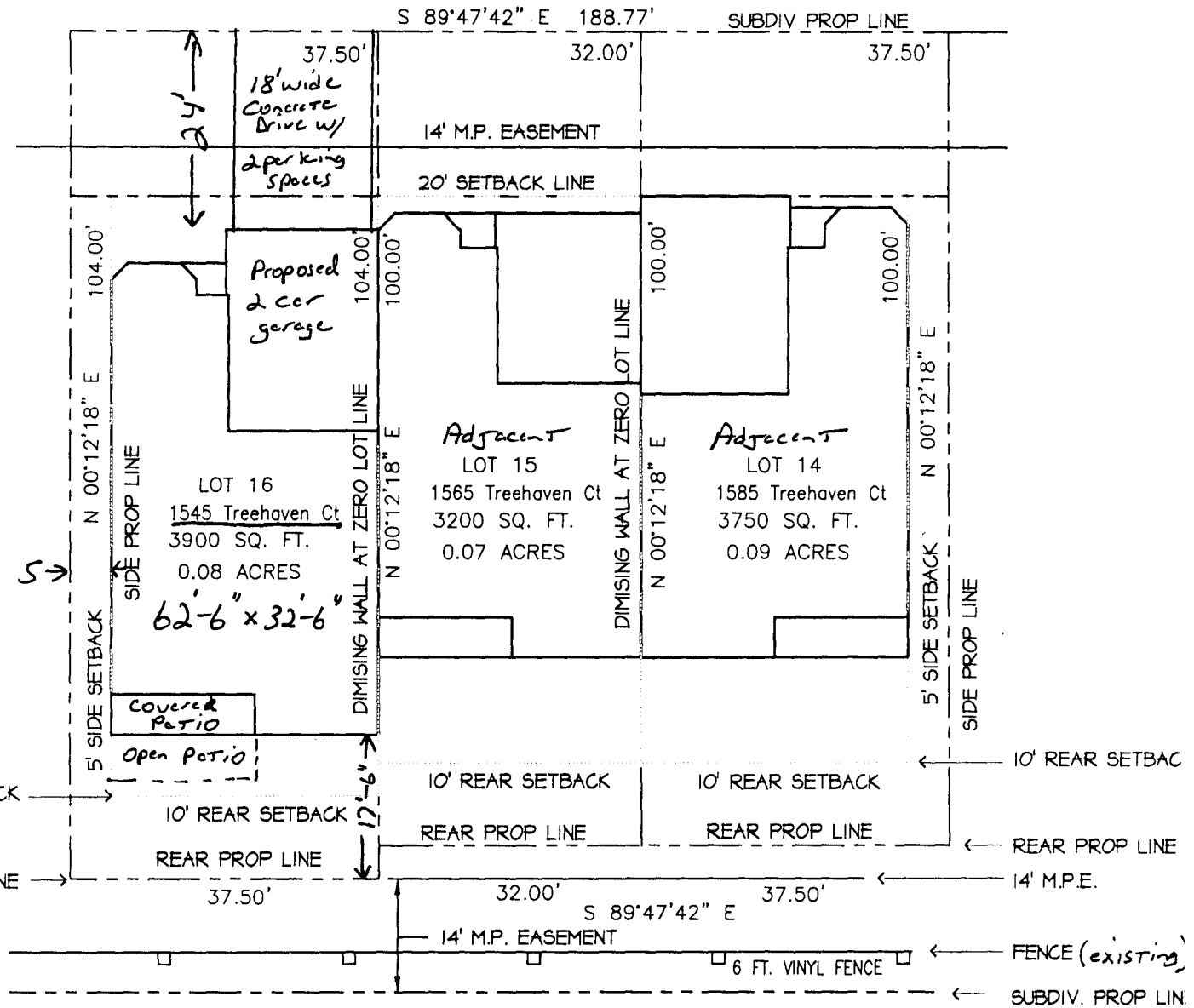
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date July 6, 2006
 Department Approval [Signature] Date 7/18/2006

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19315
 Utility Accounting Katelsberry Date 7/31/06

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)

Treehaven Court ROW
 2/17/04



SITE PLAN
 SCALE: 1" = 20'

1545
 Treehaven Ct

LOT 16

Setbacks

	Min	Actual
Front	20	24
Rear	10	17'-6"
Side Ext	5	5
Side Int	0	0

ACCEPTED
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE SIGNANT'S
 RESPONSIBILITY IS TO PROPERLY
 LOCATE ALL UTILITY EASEMENTS
 AND PROPERTY LINES.

7/13/00 *Judith R...*