

FEE, \$ <u>10.00</u>
TCP \$ <u>1539.00</u>
SIF \$ <u>400.00</u>

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

BLDG PERMIT NO. _____

Building Address 1548 Treehaven Ct 81506 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-21-022 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1652 w/garage
 Subdivision Treehaven Sq. Ft. of Lot / Parcel 2952⁴
 Filing _____ Block _____ Lot 22 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2200
 Height of Proposed Structure 21

OWNER INFORMATION:

Name Treehaven Homes
 Address 2320-E 1/2 Rd.
 City / State / Zip G. J., 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 G. J., 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 X 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 _____
 (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 Daniel R. Galt Date Mar 28, 2006
 Department Approval [Signature] Date _____

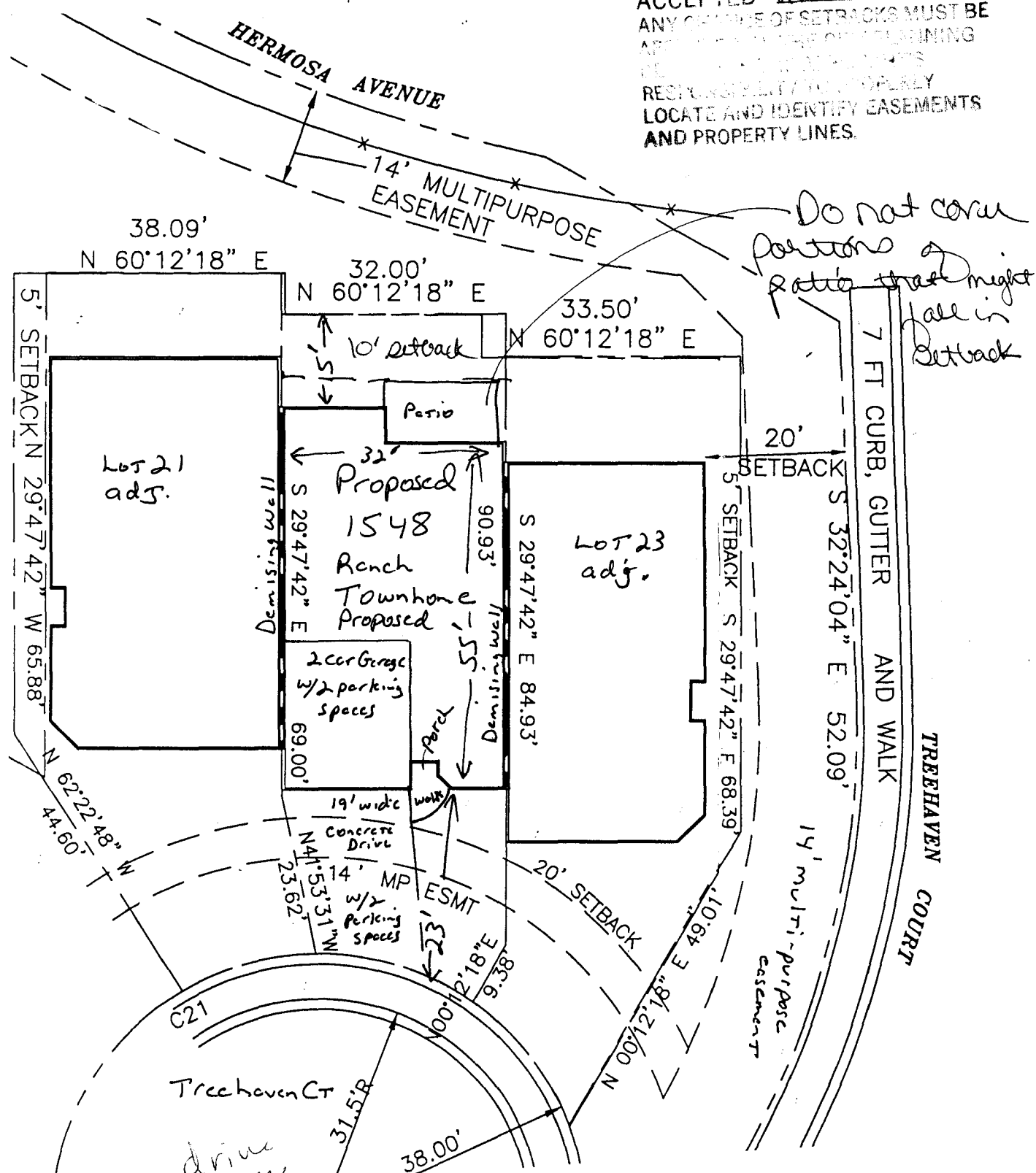
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18990
 Utility Accounting [Signature] Date 2/4/06

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 1548 Treehaven Ct (Townhomes)
 Lot 22 #2945-013-022

2952⁺ Lot Size

ACCEPTED ~~KV~~
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY OF LOS ANGELES
 RESURVEYING/RELOCATE/REAPPLY
 LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



North
 1" = 20'

Setbacks	Min	Act
Front	20	23'
Rear	10	15'
Side Ext	5	—
Side Int	0	0+0