

FEE \$	10. ⁰⁰ / ₁₀₀
TCP \$	1539. ⁰⁰ / ₁₀₀
SIF \$	400. ⁰⁰ / ₁₀₀

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

BLDG PERMIT NO. _____

Building Address 1565 Trecheven CT. 81506 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-21-015 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1284^{sq}
 Subdivision Trecheven Sq. Ft. of Lot / Parcel 3200^{sq}
 Filing — Block — Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2300^{sq} townhome
 Height of Proposed Structure 22

OWNER INFORMATION:

Name Trecheven 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): _____

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>7070</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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>D</u>	Driveway Location Approval <u>WR</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).

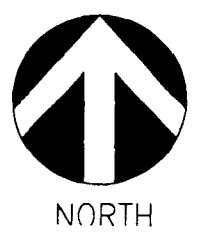
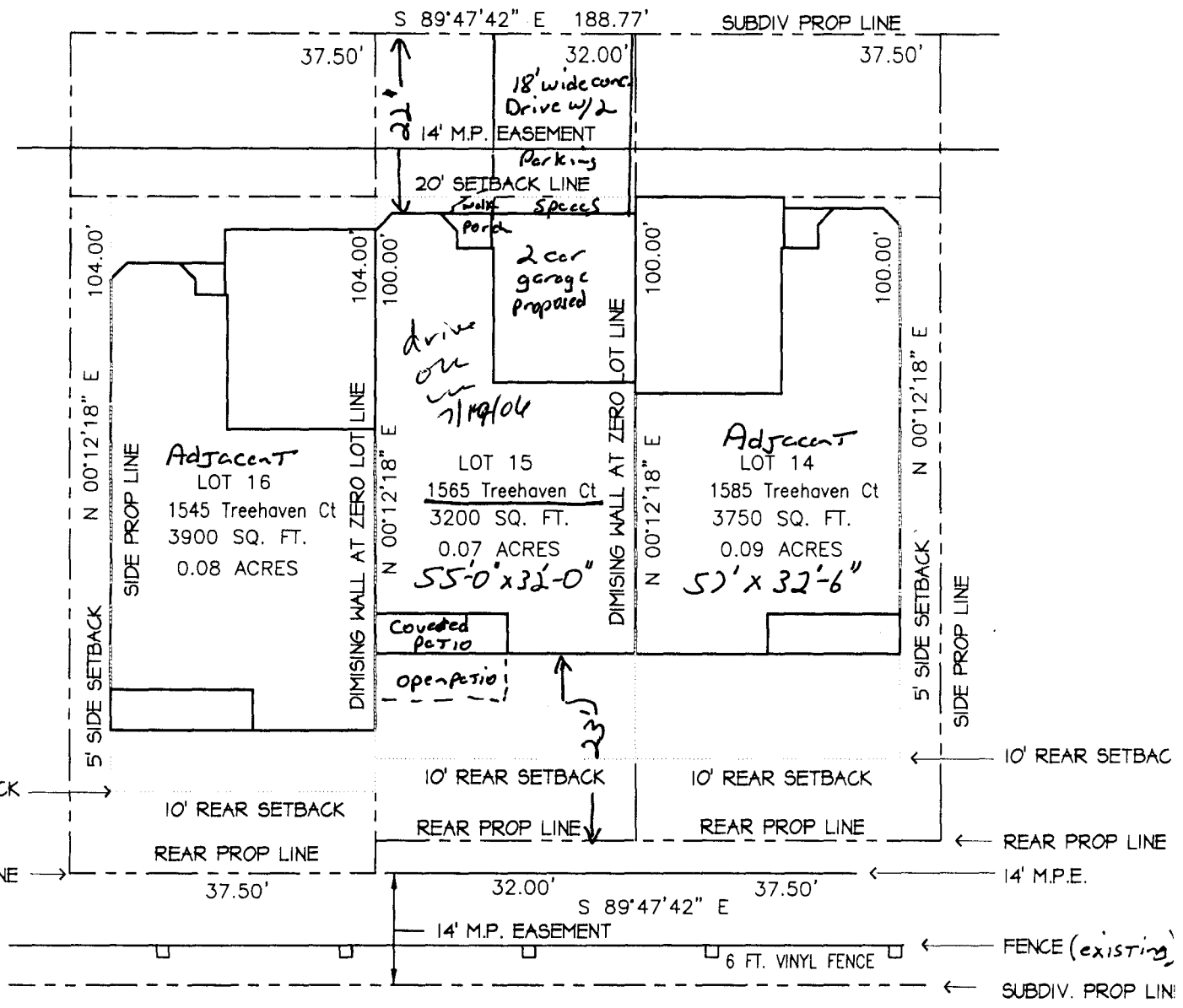
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature D. P. Hart Date July 6, 2006
 Department Approval Judith A. P... Date 7/18/2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19344</u>
Utility Accounting <u>Kate C. Berry</u>	Date <u>7/31/06</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)

Treehaven Court ROW



SITE PLAN
SCALE: 1" = 20'

1565
Treehaven Ct
2945-013-21-014

Setbacks

	min	Actual
Front	20	22'
Rear	10	23'
Side L. Int.	0	0
Side R. Int.	0	0

LOT 15
ACCEPTED *[Signature]* 7/13/14
ANY CHANGES TO TRACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE CITY'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.