

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 1585 Treehaven CT ⁸¹⁵⁰⁶ No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-21-014 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1284 + garage
 Subdivision Treehaven Sq. Ft. of Lot / Parcel 3750⁰
 Filing --- Block --- Lot 14 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2600⁰ - townhome
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name Treehaven 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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70</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>yes</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>D</u>	Driveway Location Approval <u>W</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).

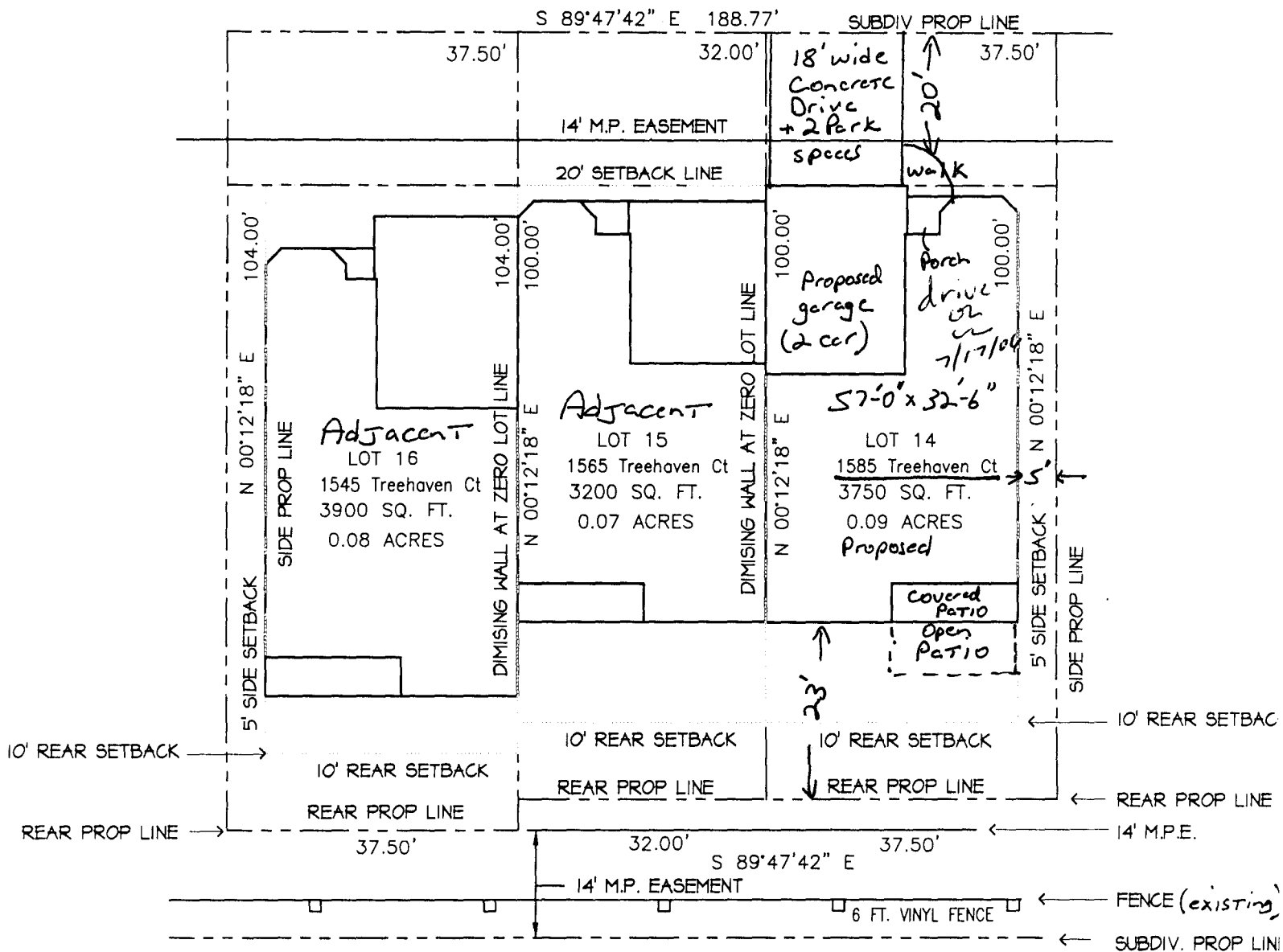
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Daniel R. Hart Date July 6, 2006
 Department Approval Judith A. Boon 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>19343</u>
Utility Accounting <u>Kate Calabrese</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'

1585
Treehaven Ct.
2945-013-21-014

Setbacks

	Min	Actual
Front	20	20
Rear	10	23
Side Ext.	5	5
Side Int.	0	0

LOT 14

ACCEPTED *7/13/00* *Justin P... 7/13/00*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S REPRESENTATIVE MUST PROPERLY LOCATE AND MARK EASEMENTS AND PROPERTY LINES.