

FEE \$	10.5
TCP \$	1539.5
SIF \$	400.5

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 1600 Trecheven Ct <sup>81506</sup> No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-013-21-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1405 Haxe  
 Subdivision Trecheven Townhomes Sq. Ft. of Lot / Parcel 3716<sup>0</sup> Townhome  
 Filing 1 Block ~~2~~ Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2400<sup>9</sup>  
 OWNER INFORMATION: Height of Proposed Structure 23'

Name Trecheven Townhomes  
 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/ 1 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 \_\_\_\_\_  
 Voting District 0 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 David R. Dault Date Mar 3, 2006  
 Department Approval L.V. Gayle Henderson Date 3-8-06

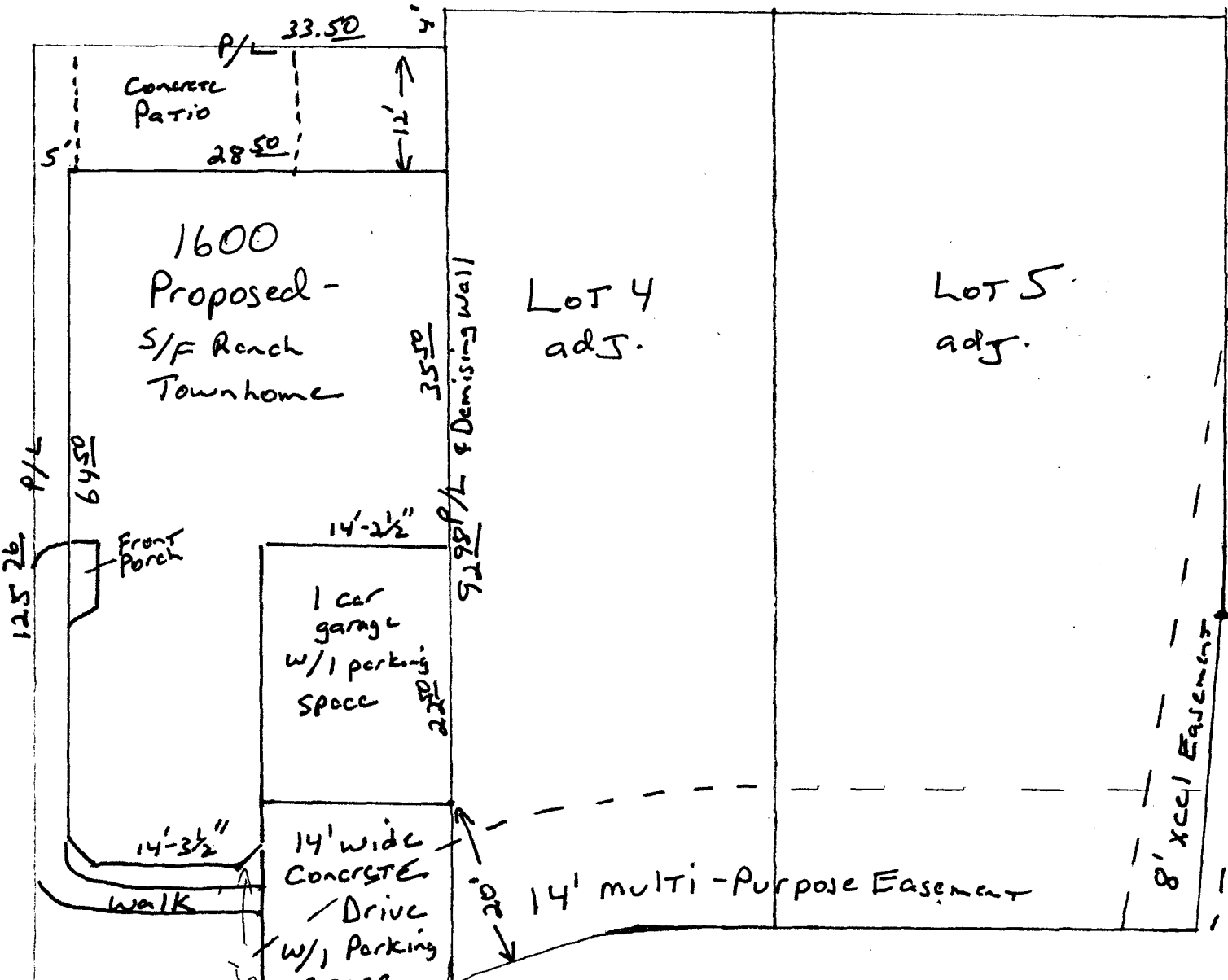
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>1844</u>
Utility Accounting <u>DeWitt</u>	Date <u>3/8/06</u>	

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)

Site Plan 1600 Treehaven CT

LOT 3 BIKI F1

# 2945-013-21-003 ↑  
Scale - 1" = 15' North



Treehaven CT. ROW

ACCEPTED *XV* *Raylene Henderson*  
3-8-06  
ANY INSTANCE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT AND THE COUNTY'S  
LOCAL GOVERNMENT TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

	Setbacks	min	ACT
Front	20'	20'	20'
Rear	10	12	12
Side int	0	0	0
Side ext	5	5	5

*OK*  
*RAD*  
3-7-06