

FEE \$	10. <sup>00</sup>
TCP \$	1539. <sup>00</sup>
SIF \$	460. <sup>00</sup>

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

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

Building Address 1605 Trecheven Ct 81506 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-13-021-013 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1284<sup>#</sup> garage  
 Subdivision Trecheven Sq. Ft. of Lot / Parcel 3749<sup>#</sup> Townhome  
 Filing — Block — Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2400<sup>#</sup>  
 Height of Proposed Structure 22

**OWNER INFORMATION:**

Name Trecheven Homes  
 Address 2320-E 1/2 Road  
 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): Townhome

**APPLICANT INFORMATION:**

Name RED HART Construction  
 Address 2320-E 1/2 Rd.  
 City / State / Zip Grand Jct, CO 81503  
 Telephone (970) 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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 <u>X</u> NO _____
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 <u>None</u>
Voting District <u>D</u>	Driveway Location Approval <u>RAD</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).

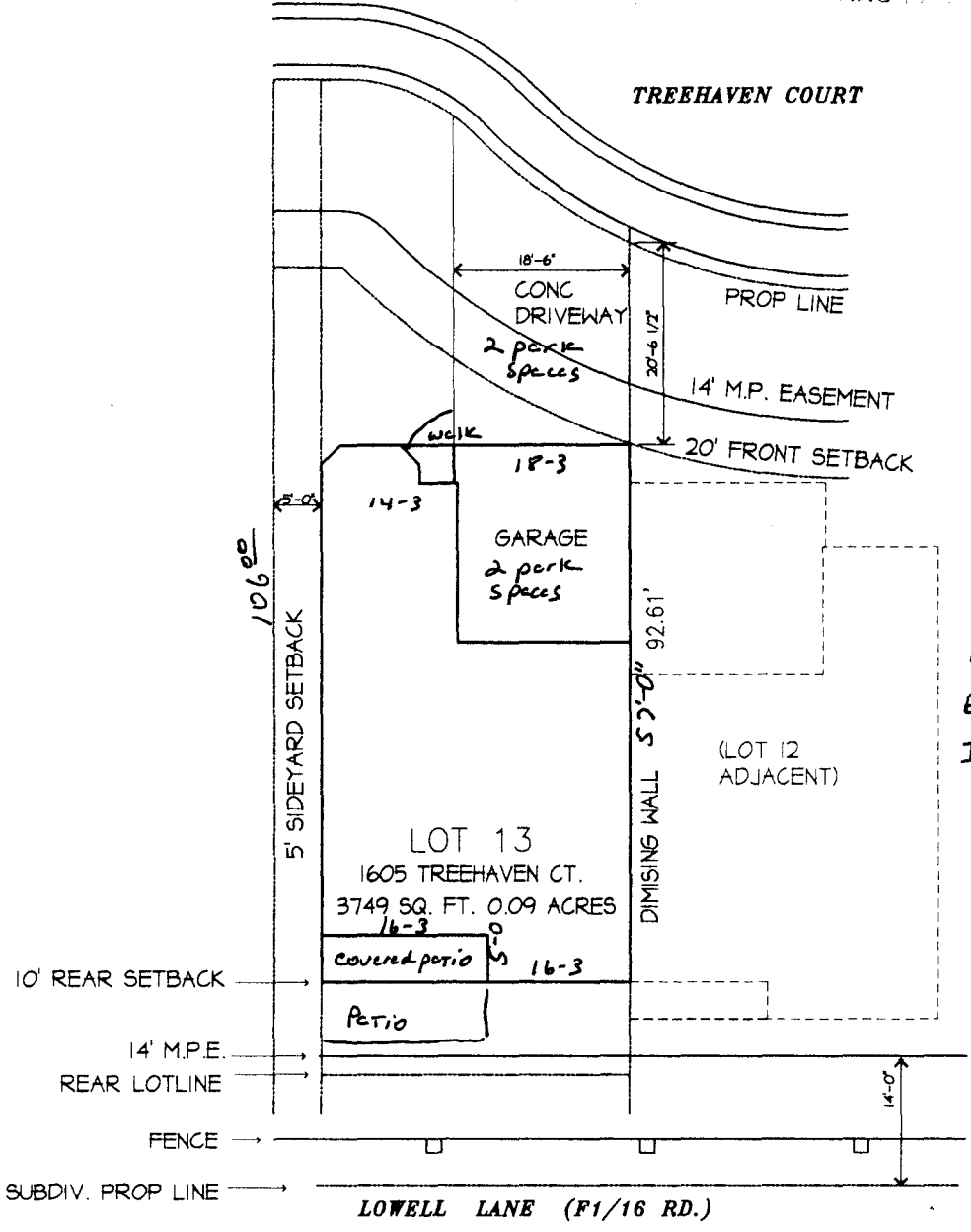
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Daniel R. Dault Date 6-18-06  
 Department Approval Wendy Spivey Date 6-27-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19240</u>
Utility Accounting	Date <u>6/27/06</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)

ACCEPTED *Wendy Spurr*  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT. SETBACKS REVISIONS MUST BE PROPERLY LOCATED AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Setbacks

	min	ACT
Front	20-0"	20-6 1/2"
Rear	10-0"	10-0"
Ext Side	5-0"	5-0"
Int Side	0	0



**SITE PLAN - LOT 13**  
**1605 TREEHAVEN CT.**  
 SCALE: 1" = 20'



*Handwritten signature and date:*  
 [Signature]  
 6-19-06