

FEE \$ 10,-
 TCP \$ 1539,-
 SIF \$ 400,-

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

BLDG PERMIT NO. _____

Building Address 1616 Treehaven Ct ⁸¹⁵⁰⁶ No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-21-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1353 house
 Subdivision Treehaven Townhomes Sq. Ft. of Lot / Parcel 2894⁰ townhome
 Filing 1 Block XE Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2225⁰
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name Treehaven Townhomes
 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): Townhome

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 Single Family 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 <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 _____		
Voting District <u>D</u>	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 D. R. Hart Date Mar 3 2006
 Department Approval KV Gayleen Henderson Date 3-8-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>3/8/06</u>
Utility Accounting <u>[Signature]</u>	Date <u>18903</u>

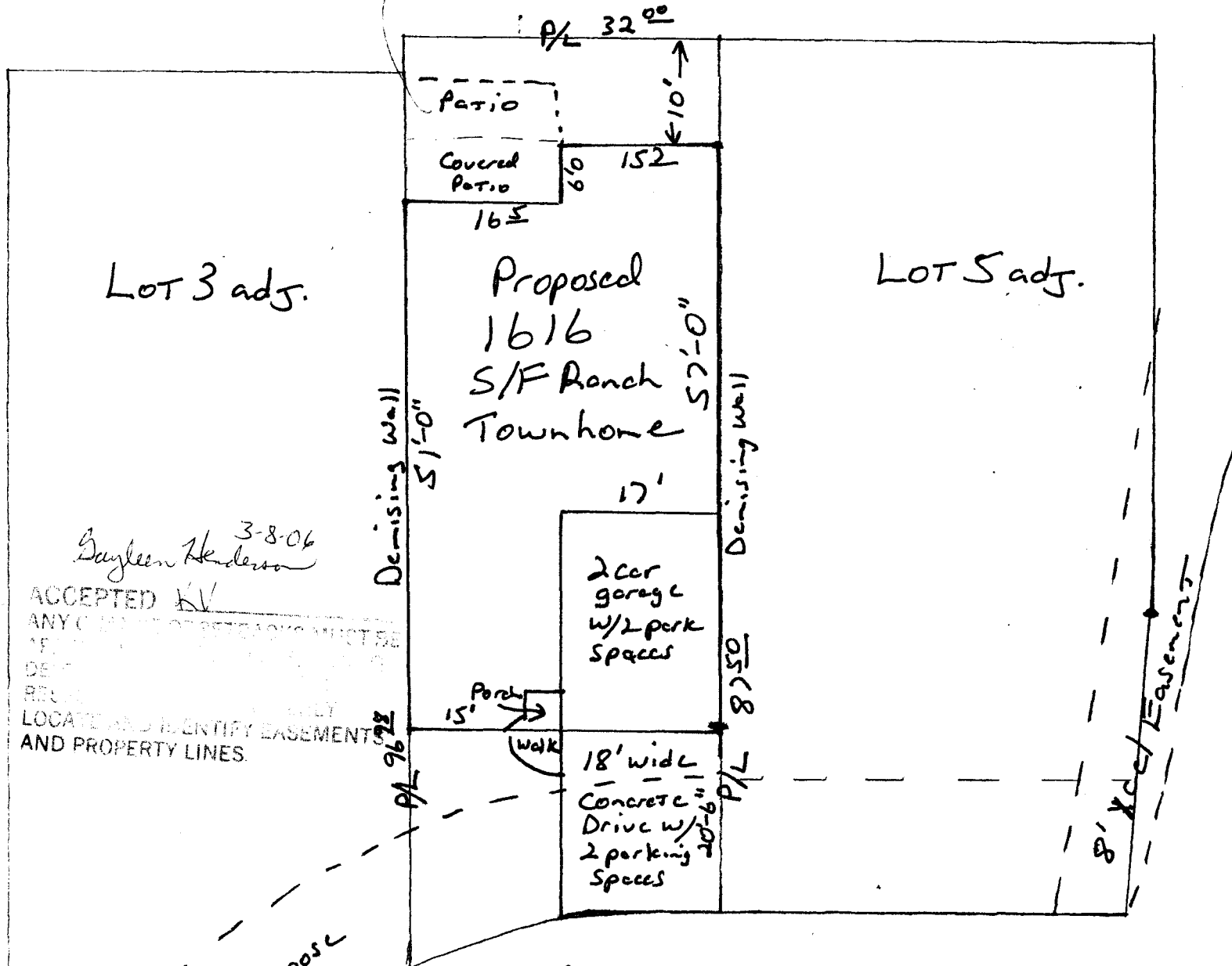
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan 1616 Treehaven CT

LOT 4 BIKI F1

2945-013-21-004 ↑
Scale - 1" = 15' North

Cannot be covered in setback



Gayleen Henderson 3-8-06

ACCEPTED BY
ANY CHANGE OF SETBACKS MUST BE
RECORDED WITH THE TOWN ENGINEER
DEPT. OF PUBLIC WORKS
REQUIREMENTS ONLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Setbacks

	min	ACT
Front	20	20'-6"
Rear	10	10'
Side int	0	0 & 0
Side ext	5	—

Review OK
RHD
3-7-06