

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 1625 Treehaven Ct #81506 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-13-021-012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1294<sup>+</sup> garage  
 Subdivision Treehaven Sq. Ft. of Lot / Parcel 3320<sup>+</sup>  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2400<sup>+</sup>  
 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): Townhome

**APPLICANT INFORMATION:**

Name RED HART Construction  
 Address 2320-E 1/2 Rd.  
 City / State / Zip Grand Junction, 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>A</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).

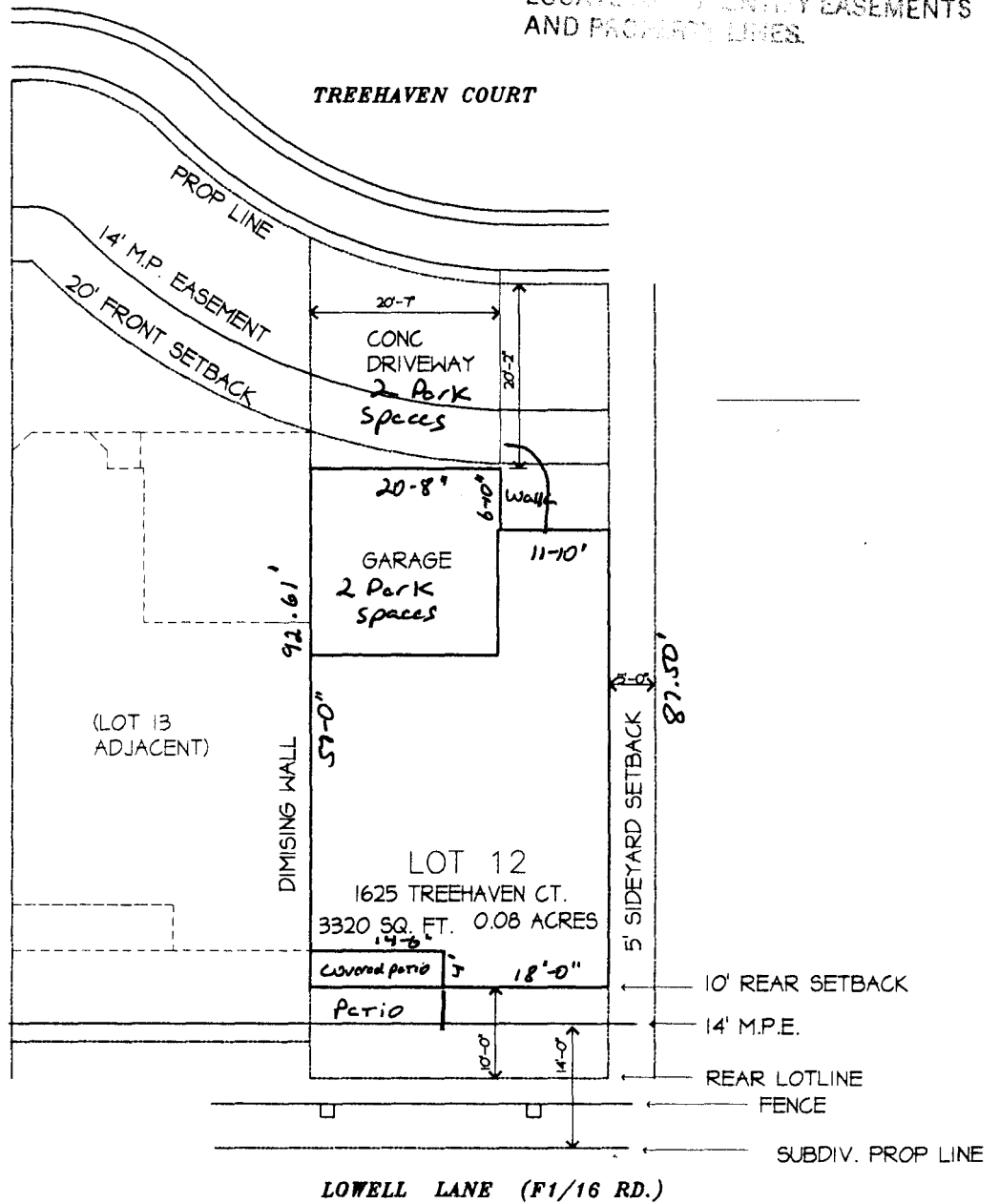
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6-18-06  
 Department Approval [Signature] Date 6-27-06

Additional water and/or sewer tap fee(s) are required:	YES <u>C</u> NO <u>/</u> W/O No. <u>19241</u>
Utility Accounting <u>[Signature]</u>	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)

6/27/06  
 & Wendy Spurr  
 ACCEPTED FOR RECORD  
 ANY CHANGES TO THIS PLAN MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. THE DEPARTMENT'S  
 REVIEW IS LIMITED TO PROPERLY  
 LOCATED EASEMENTS AND PROPERTY LINES.



**Setbacks**

	min	Act
Front	20-0	20-2"
Rear	10-0	10-0"
INT Side	0	0
EXT Side	5-0	5-0"



NORTH

**SITE PLAN LOT 12**  
**1625 TREEHAVEN CT.**

SCALE: 1" = 20'



*Review OK*  
*RAD*  
*6-19-06*