

FEE \$ 10.-
 TCP \$ 1539.-
 SIF \$ 460.-

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

BLDG PERMIT NO. _____

Building Address 1632 Treehaven Ct 81506 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-21-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1404 house
 Subdivision Treehaven Townhomes Sq. Ft. of Lot / Parcel 3226^φ Townhome
 Filing 1 Block A Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2550^φ
 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 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 <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 [Signature] Date Mar 3 2006
 Department Approval [Signature] Date 3-8-06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>3/8/06</u>
Utility Accounting <u>[Signature]</u>	Date <u>18905</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)

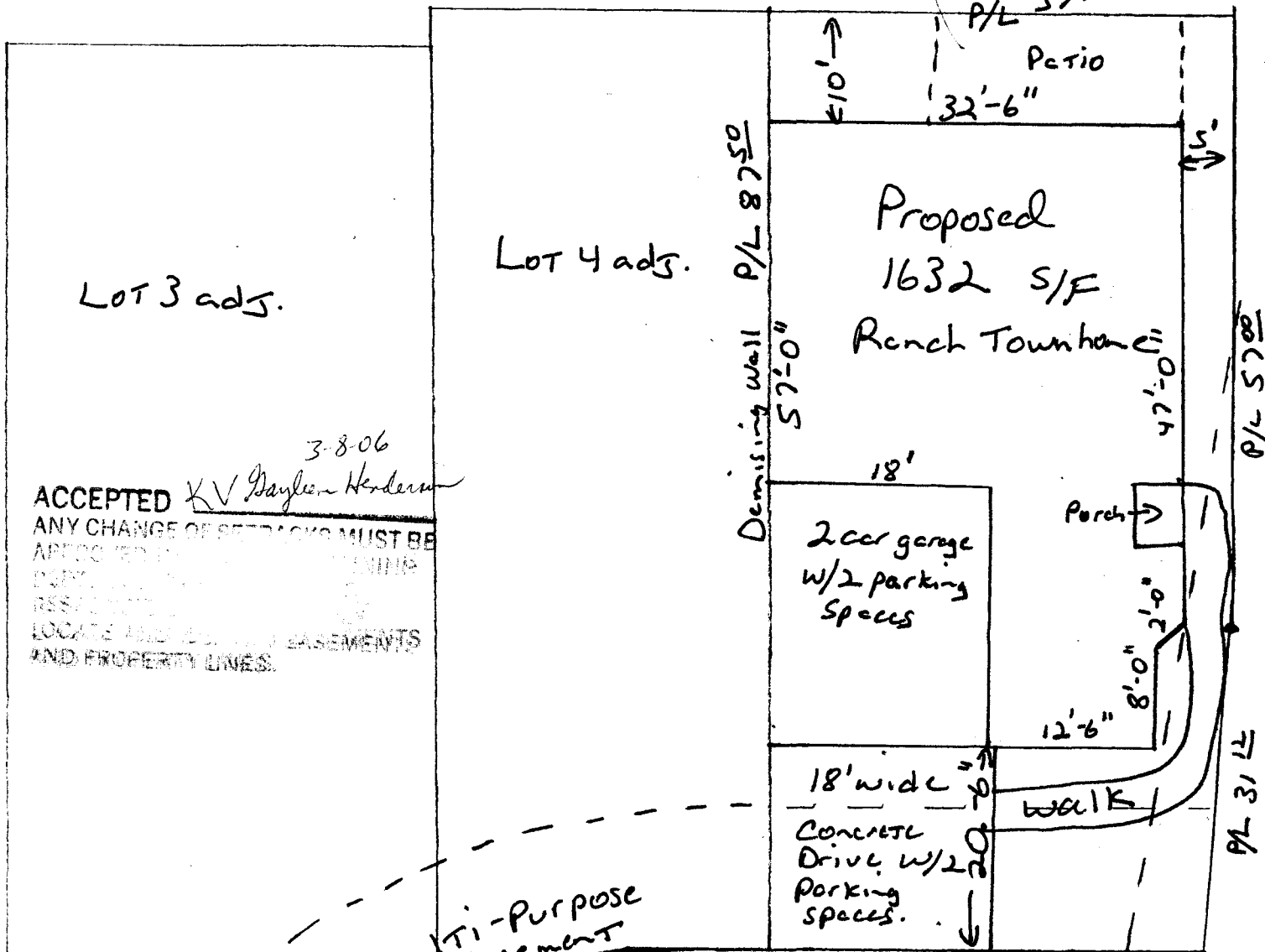
Site Plan 1632 Trechaven CT

LOT 5 BIKI F1

2945-013-21-005

Scale - 1" = 15' North

cannot be covered
all in setback



3-8-06
ACCEPTED *KV Gaylen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE PLANNING DEPARTMENT DOES NOT GUARANTEE THE LOCATION AND DEPTH OF EASEMENTS AND PROPERTY LINES.

Trechaven CT. ROW

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

Done OK TRAD 3-7-06