

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 1645 Treehaven CT. 81501 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-21-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1284 + garage
 Subdivision Treehaven Sq. Ft. of Lot / Parcel 3322[±]
 Filing — Block — Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2400[±]
 Height of Proposed Structure 21'

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 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 Ranch 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>30'</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 <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).

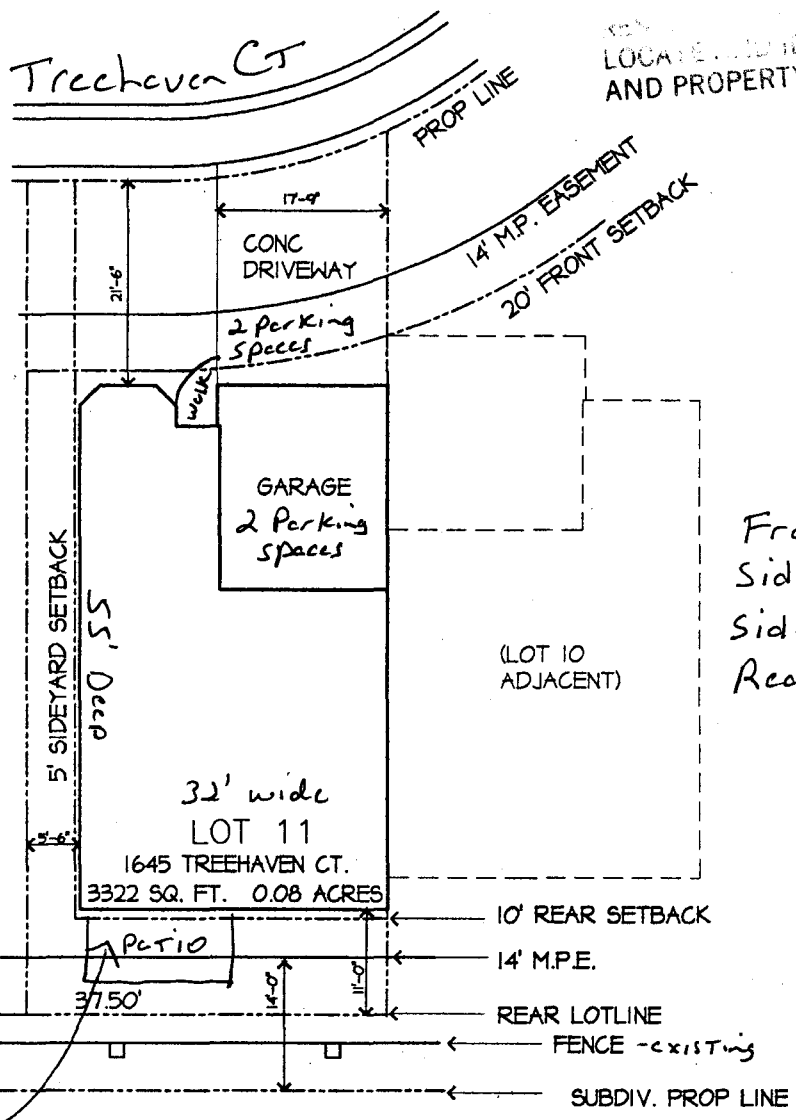
Applicant Signature R. R. Hart Date May 16, 2006
 Department Approval NA Gayleen Henderson Date 5/9/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>L9175</u>
Utility Accounting <u>Marsull Cole</u>	Date <u>6-9-06</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)

6/9/06

ACCEPTED NA *Gayles Henderson*
ALL SETBACKS OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT'S
TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Set Backs

	min	ACT.
Front	20	21'
Side ext	5'	5'-6"
Side Int	0	0'
Rear	10	11'

PATIO 37.50' (can't be covered)

LOWELL LANE (F1/16 RD.)



SITE PLAN
1645 TREEHAVEN CT.

SCALE: 1" = 20'

LOT # 11

2945-013-21-011