

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 1648 Trecheven Ct. 81506
 Parcel No. 2945-013-21-006
 Subdivision Trecheven
 Filing — Block — Lot 6

No. of Existing Bldgs 0 No. Proposed 1 1704 w/garage
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1704 w/garage
 Sq. Ft. of Lot / Parcel 3297⁺ - Townhomes
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2400⁺
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name Trecheven Homes
 Address 2320 - E 1/2 Rd.
 City / State / Zip Grand Jet, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Townhomes

APPLICANT INFORMATION:

Name RED HART Const.
 Address 2320 - E 1/2 Rd.
 City / State / Zip Grand Jet, 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 - ranch

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>0 where Attached</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>ML</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).

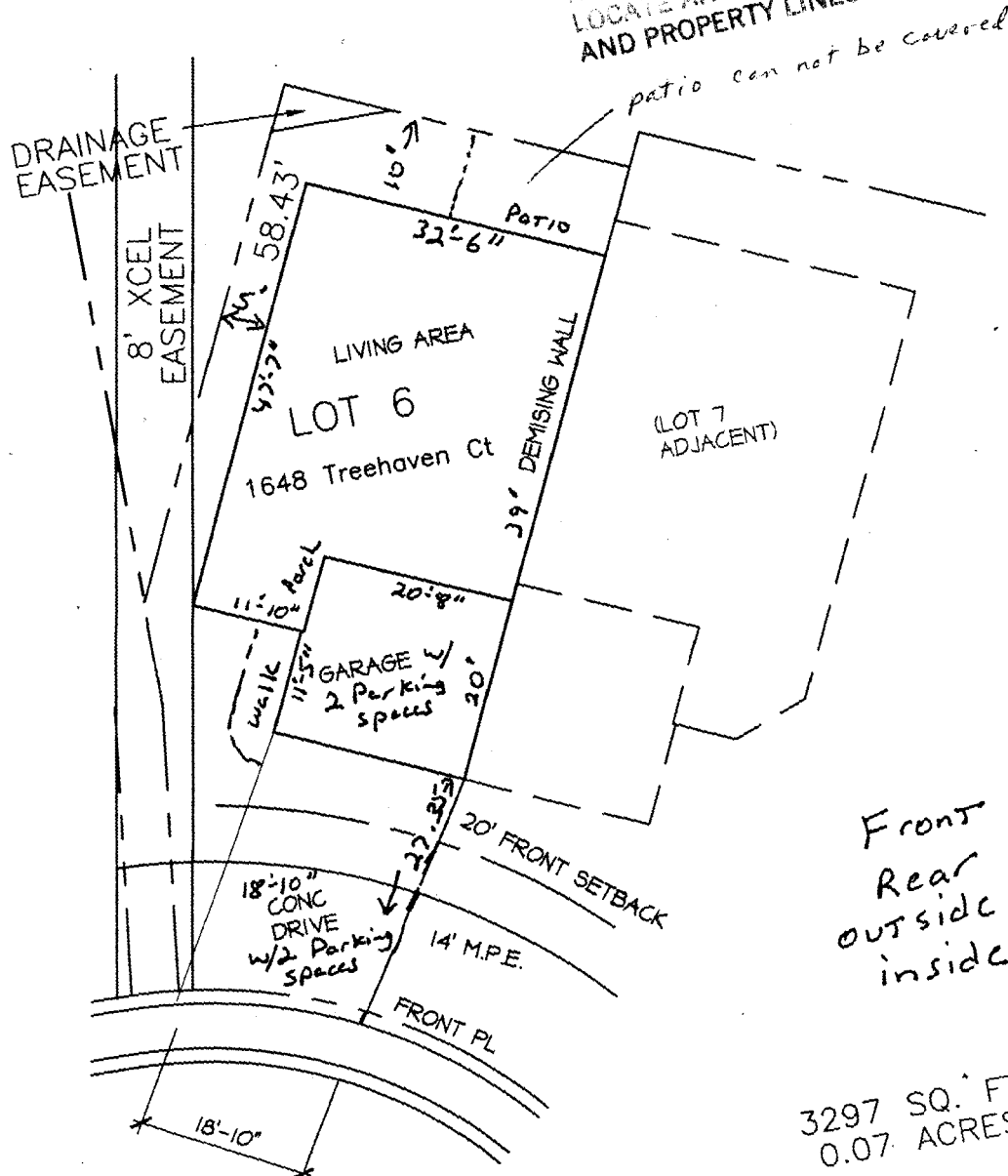
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Daniel R. Hart Date April 17, 2006
 Department Approval NA Bayliss Henderson Date 4/21/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19034</u>
Utility Accounting <u>W/Accounting</u>	Date <u>4/21/06</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 NA Daylene Henderson
 APPROVED LINE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



	Setbacks	Min.	Act.
Front	20'	20'	27.35'
Rear	10'	10'	10'
outside	5'	5'	5'
inside	0'	0'	0'

3297 SQ. FT.
 0.07 ACRES



NORTH

SITE PLAN
 SCALE: 1" = 20'

1648 Treehaven Ct. - Lot 6
 2945-013-21-006

drive on
 4/20/06