

|        |         |
|--------|---------|
| 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 1665 Treehaven CT 81501 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-013-21-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1294<sup>sq</sup> + Garage  
 Subdivision Treehaven Sq. Ft. of Lot / Parcel 3735<sup>sq</sup> - Townhome  
 Filing — Block — Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2500<sup>sq</sup>  
 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>20'</u> from property line (PL)                     | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 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>0</u>   | Driveway Location Approval <u>RAH</u><br>(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 May 16, 2006  
 Department Approval NA Baylen Hardin Date 6/9/06

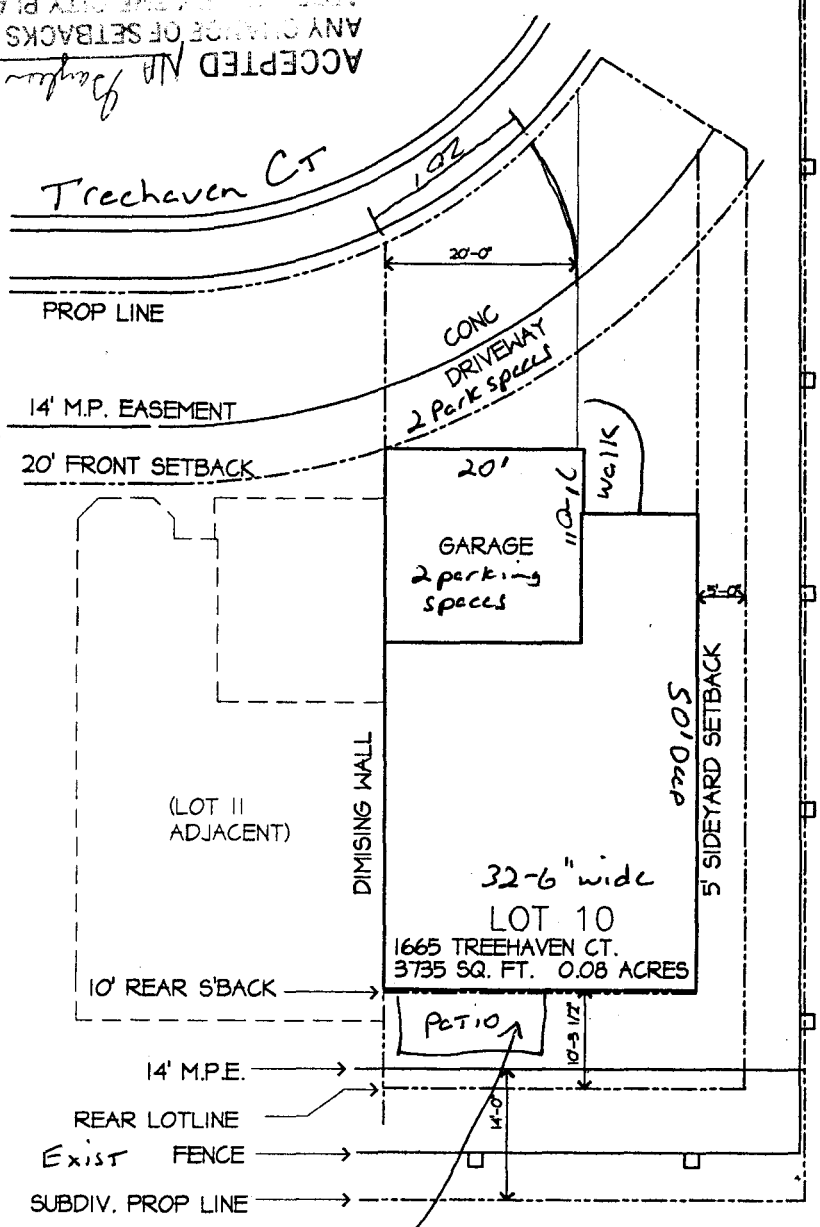
|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>19176</u> |
| Utility Accounting <u>Marshall 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)

5-18-06

*Handwritten notes and signatures:*  
 Accepted NA  
 2/9/06

ACCEPTED NA  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AND THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



6 FT. VINYL FENCE existing

Setbacks

|          | min | ACT        |
|----------|-----|------------|
| Front    | 20' | 21'        |
| Side ext | 5'  | 5'         |
| Side int | 0'  | 0'         |
| Rear     | 10' | 10'-3 1/2" |

*Can't be covered*



SITE PLAN  
1665 TREEHAVEN CT.

SCALE: 1" = 20'

LOT # 10  
 2945-013-21-010

LOWELL LANE (F1/16 RD.)