

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 1696 Treehaven Ct <sup>81506</sup> No. of Existing Bldgs 0 No. of Proposed 1  
 Parcel No. 2945-013-21-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1408 <sup>Gregg C</sup>  
 Subdivision Treehaven Sq. Ft. of Lot / Parcel 3768<sup>0</sup> - Townhome  
 Filing — Block — Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2500  
 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 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 <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> <sup>DATA</sup>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>WR</u> (Engineer's Initials)	<u>78</u>

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).

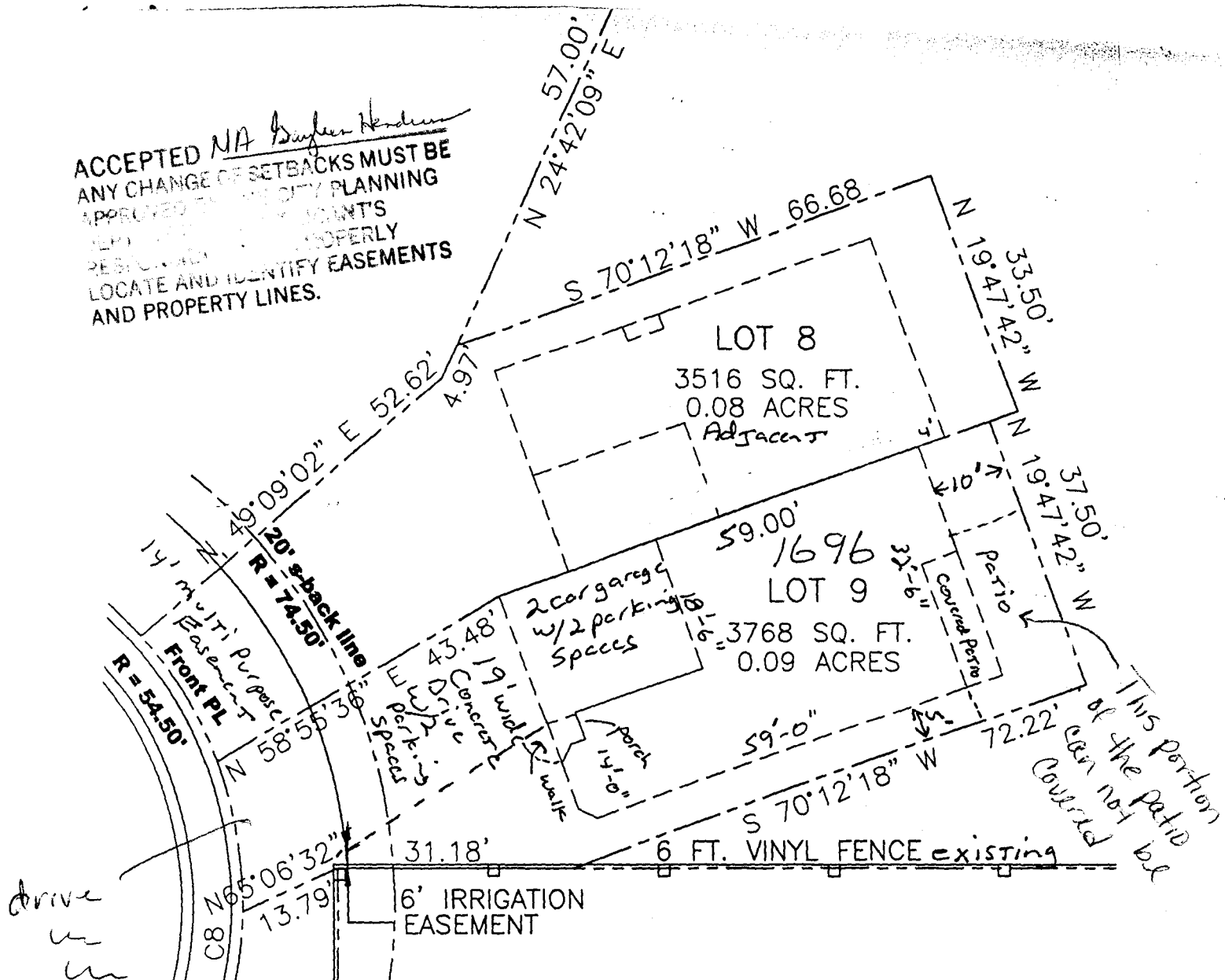
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Daniel R. Hart Date May 3, 2006  
 Department Approval NA Gaylen Henderson Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>19087</u>
Utility Accounting <u>T Bensley</u>	Date <u>5/12/06</u>		

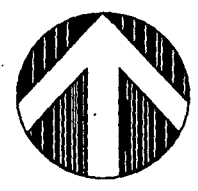
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED NA *Bayler Henderson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY IS TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



This portion of the patio can not be converted

drive  
 u  
 u  
 5/5/04



NORTH

SITE PLAN  
 SCALE: 1" = 20'

Setbacks

min		Actual
20-0	Front	43.48'
10-0	Rear	10.00'
0	Side interior	0.00
5'-0	Side exterior	5.00

1696 Treehaven CT  
 LOT #9  
 2945-013-21-009  
 Treehaven Homes  
 RED HART CONST.