## TCP\$ /539.00 SIF\$ 460.00

(White: Planning)

(Yellow: Customer)

## **PLANNING CLEARANCE**

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BLDG PERMIT	N( )	
DEDG I EI IIVII I	140.	

(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

<u>Community Development Department</u>

Building Address 99 DELANEN WAY	No. of Existing Bldgs	
Parcel No. 2943 - 071 = 00-0053-016	Sq. Ft. of Existing Bldgs	593 in Sq. Ft. Proposed
Subdivision Belhaven	Sq. Ft. of Lot / Parcel 4707	
Filing Block Lot	Sq. Ft. Coverage of Lot by Structure (Total Existing & Proposed)	s & Impervious Surface
OWNER INFORMATION:	Height of Proposed Structure/	
Name Belhaven LLC Address 2350 G BOAD	DESCRIPTION OF WORK & INT    X   New Single Family Home (*ch Interior Remodel	FENDED USE: leck type below) Addition
city/state/zip Grand Junction, CO 81506	Other (please specify):	
APPLICANT INFORMATION:  Name Sonshipe II  Address 2350 G Boad	*TYPE OF HOME PROPOSED:  X Site Built	Manufactured Home (UBC)
City/State/Zip Grand Junction, CO 8160	S NOTES:	
Telephone <u>255 - 8853</u>		
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all ex		
property lines, ingress/egress to the property, driveway location	iii a wiutii a an easeineilis a rigiris-u	way willow abat the parect.
THIS SECTION TO BE COMPLETED BY COMM		TMENT STAFF
		TMENT STAFF
THIS SECTION TO BE COMPLETED BY COMP  ZONER m F-8  SETBACKS: Front from property line (PL)	MUNITY DEVELOPMENT DEPART  Maximum coverage of lot by struct  Permanent Foundation Required:	tures 70%
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THIS SECTION TO BE COMPLETED BY COMM  ZONE R mF-8  SETBACKS: Front 20' from property line (PL)  Side 5' from PL Rear 10' from PL	MUNITY DEVELOPMENT DEPART  Maximum coverage of lot by struct  Permanent Foundation Required:  Parking Requirement  Special Conditions	TMENT STAFF ctures 70 70
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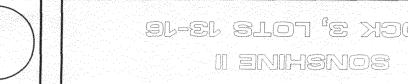
(Pink: Building Department)

7879-142 (079) GRAND JUNCTION, CO COMPUTER AIDED DEALTING 

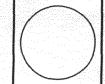
14' MULTI-PURPOSE

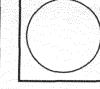
16:37

## BFOCK 3° FOLS 9L-2L BNIHSNOS





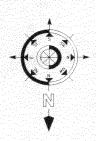






-16-,10

61'-3"



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1.07

SETBACK

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NOTE GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

-6

30'-10

10'-0"

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PASEMENT SPICATION EASEMENT

157

P11-28

30'-102

NOTE:
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE. If NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

SITE PLAN INFORMATION 0

BELHAVEN

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UNIT INFORM UNIT INFORMATION

365 SF

JUNIT INFORMATION NUMBER

UNIT STRORMATION

BLOCK NUMBER SIREET ADDRESS GARAGE SO. FT. LIVING SO. FT.

NOTICE.

1 IT IS THE RESPONSIBILITY OF THE BUILDER OR DWAER TO VERIFY ALL DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

2 USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.

3 ALL DWAERSIONS ARE TO EDGE OF FUNDATION UNLESS OTHER WISE NOTED.

4 BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.

5 THIS PLAN HAS NOT BEEN ENOINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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