

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 577 1/2 BELHAVEN WAY
 Parcel No. 2943-071 ~~00-0053-013~~
 Subdivision Belhaven
 Filing 1 Block 3 Lot 13

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1545 #
 Sq. Ft. of Lot / Parcel 5624 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1545 # 1601 #
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name Belhaven LLC
 Address 2350 G Road
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Sonshine II
 Address 2350 G Road
 City / State / Zip Grand Junction, CO 81506
 Telephone 255-8853

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 _____ |
| 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>RAED</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).

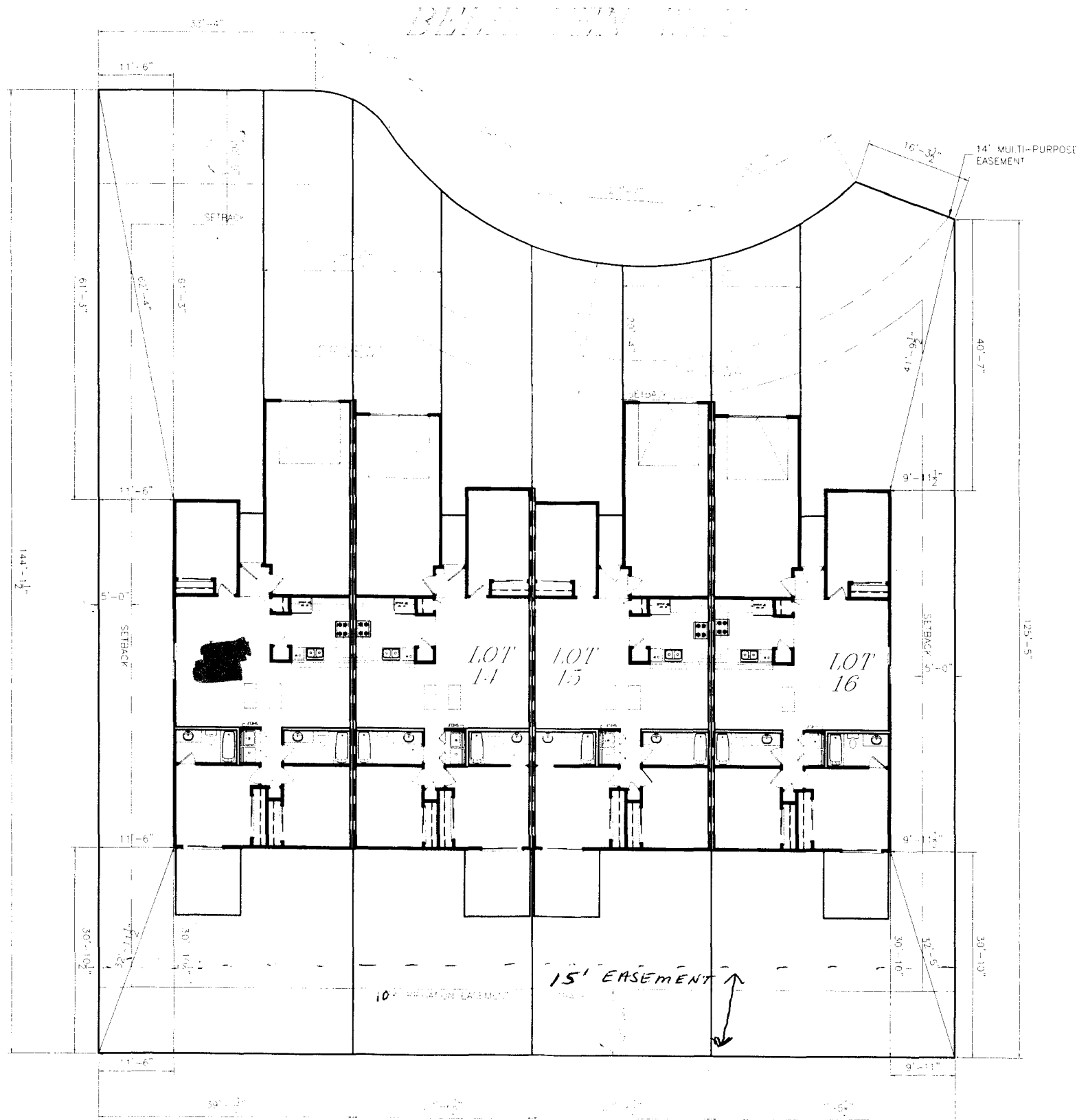
Applicant Signature [Signature] Date 12/22/05
 Department Approval [Signature] Date 11/13/06

| | | |
|--|---|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O N <u>PAID TO CEN</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>11/13/06</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)

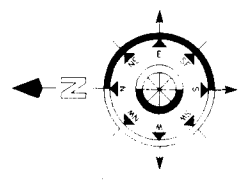
NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNER'S ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

| REVISIONS | |
|-----------|--|
| A | |
| B | |
| C | |
| D | |
| E | |
| F | |
| G | |
| H | |



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND VERIFY EASEMENTS AND PROPERTY LINES.

11/13/06
Judith A. Rice



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

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.

Done OK
10-10-06

| LOT 14 INFORMATION | |
|--------------------|---------|
| LOT NUMBER | 14 |
| BLOCK NUMBER | 3 |
| STREET ADDRESS | ? |
| GARAGE SQ. FT. | 393 SF |
| LIVING SQ. FT. | 1208 SF |
| LOT SIZE | 3593 SF |

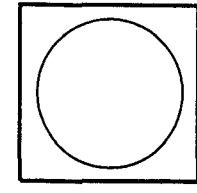
| LOT 15 INFORMATION | |
|--------------------|---------|
| LOT NUMBER | 15 |
| BLOCK NUMBER | 3 |
| STREET ADDRESS | ? |
| GARAGE SQ. FT. | 365 SF |
| LIVING SQ. FT. | 1229 SF |
| LOT SIZE | 3593 SF |

| LOT 16 INFORMATION | |
|--------------------|---------|
| LOT NUMBER | 16 |
| BLOCK NUMBER | 3 |
| STREET ADDRESS | ? |
| GARAGE SQ. FT. | 393 SF |
| LIVING SQ. FT. | 1208 SF |
| LOT SIZE | 3593 SF |

| SUBDIVISION INFORMATION | |
|-------------------------|---------|
| LOT NUMBER | 14 |
| BLOCK NUMBER | 3 |
| STREET ADDRESS | ? |
| GARAGE SQ. FT. | 393 SF |
| LIVING SQ. FT. | 1208 SF |
| LOT SIZE | 3593 SF |

| SITE PLAN INFORMATION | |
|-----------------------|----------|
| SUBDIVISION NAME | BELHAVEN |
| FILING NUMBER | 1 |
| COUNTY | MEBA |

AUTODRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



SONSHINE II
 BLOCK 3, LOTS 13-16

| DRAWN BY | |
|-----------|--|
| AUTODRAFT | |
| FILE NAME | |
| DATE | |
| 10-31-05 | |
| SCALE | |