

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 579 1/2 BELHAVEN WAY No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-071-00-0053-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1601  
 Subdivision Belhaven Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 1 Block 3 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1601  
 Height of Proposed Structure 19'

**OWNER INFORMATION:**

Name Belhaven  
 Address 2350 G Road  
 City / State / Zip Grand Junction, CO 81506

**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 265-8853

**\*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 <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>"D"</u> Driveway Location Approval <u>W</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).

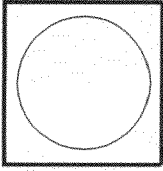
Applicant Signature [Signature] Date 12/21/05  
 Department Approval [Signature] Date 10/5/06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>Pd @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/26/06</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)

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

**Auto**  
COMPUTER AIDED DRAFTING  
DRAFT  
GRAND JUNCTION, CO (970) 241-6782

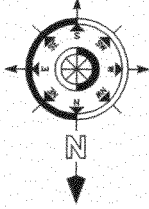


**SONSHINE II**  
**BLOCK 3, LOTS 9-12**

DRAWN BY	FILE NAME
AUTODRAFT	
DATE	10-31-05
SCALE	1" = 20'-0"
SHEET	
<b>SITE</b>	

10/5/06  
*Judith A. Pen*

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



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.

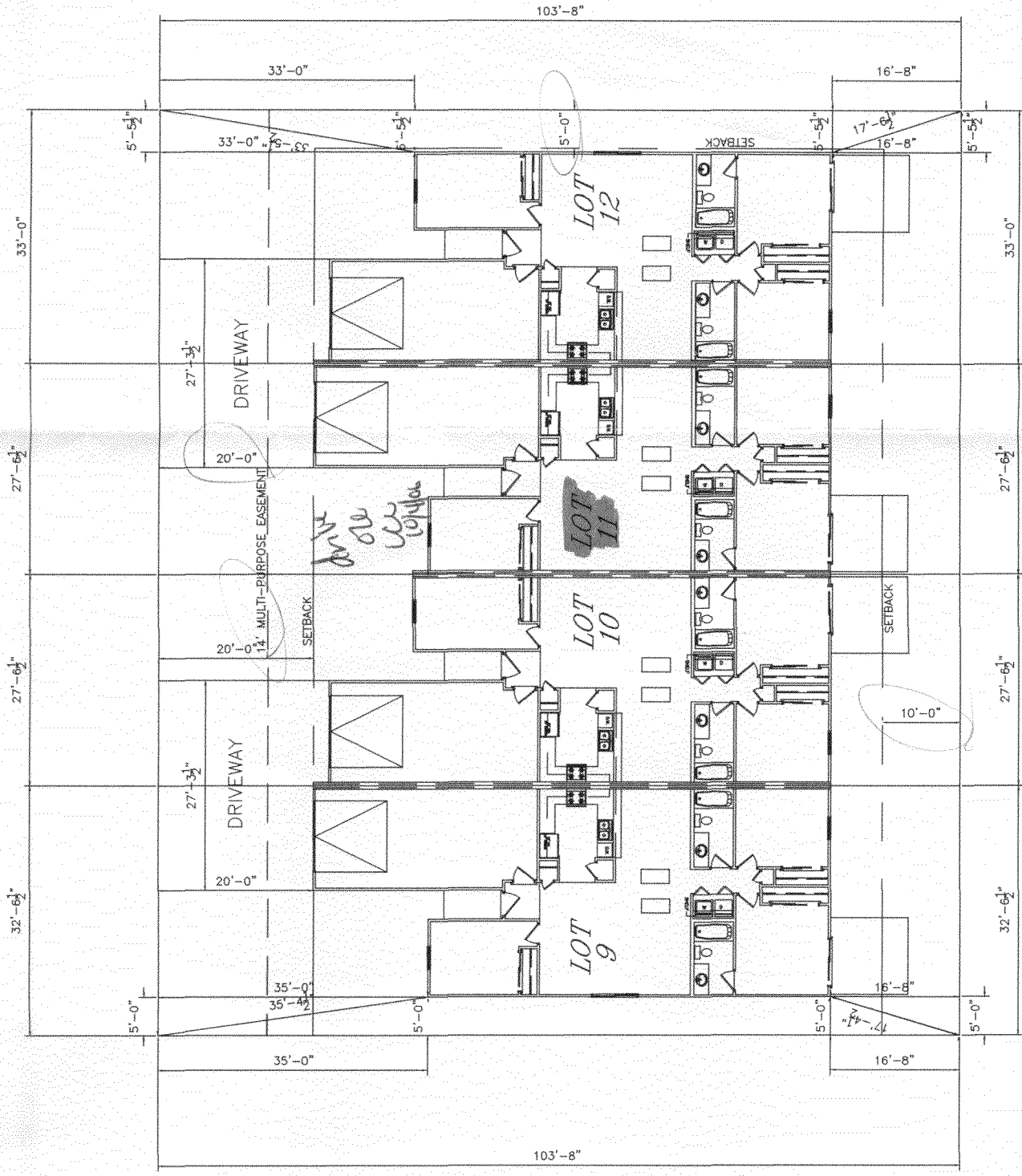
NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	BELHAVEN
FILING NUMBER	1
COUNTY	MESA
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

NOTICE: THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

- USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
- ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
- BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
- THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

**BELHAVEN WAY**



UNIT INFORMATION	
LOT NUMBER	12
BLOCK NUMBER	3
STREET ADDRESS	?
GARAGE SQ. FT.	365 SF
LIVING SQ. FT.	1228 SF
LOT SIZE	3421 SF

UNIT INFORMATION	
LOT NUMBER	11
BLOCK NUMBER	3
STREET ADDRESS	?
GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1208 SF
LOT SIZE	2853 SF

UNIT INFORMATION	
LOT NUMBER	10
BLOCK NUMBER	3
STREET ADDRESS	?
GARAGE SQ. FT.	365 SF
LIVING SQ. FT.	1229 SF
LOT SIZE	2853 SF

UNIT INFORMATION	
LOT NUMBER	9
BLOCK NUMBER	3
STREET ADDRESS	?
GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1208 SF
LOT SIZE	3372 SF