

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 575 1/2 BELHAVEN WAY
 Parcel No. 2943-071 ~~00-0053-015~~
 Subdivision Belhaven
 Filing 1 Block 3 Lot 15

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1601 [#]
 Sq. Ft. of Lot / Parcel 3270 [#]
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 7545 [#] 1601
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name Belhaven
 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 81505
 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 <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>RAD</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).

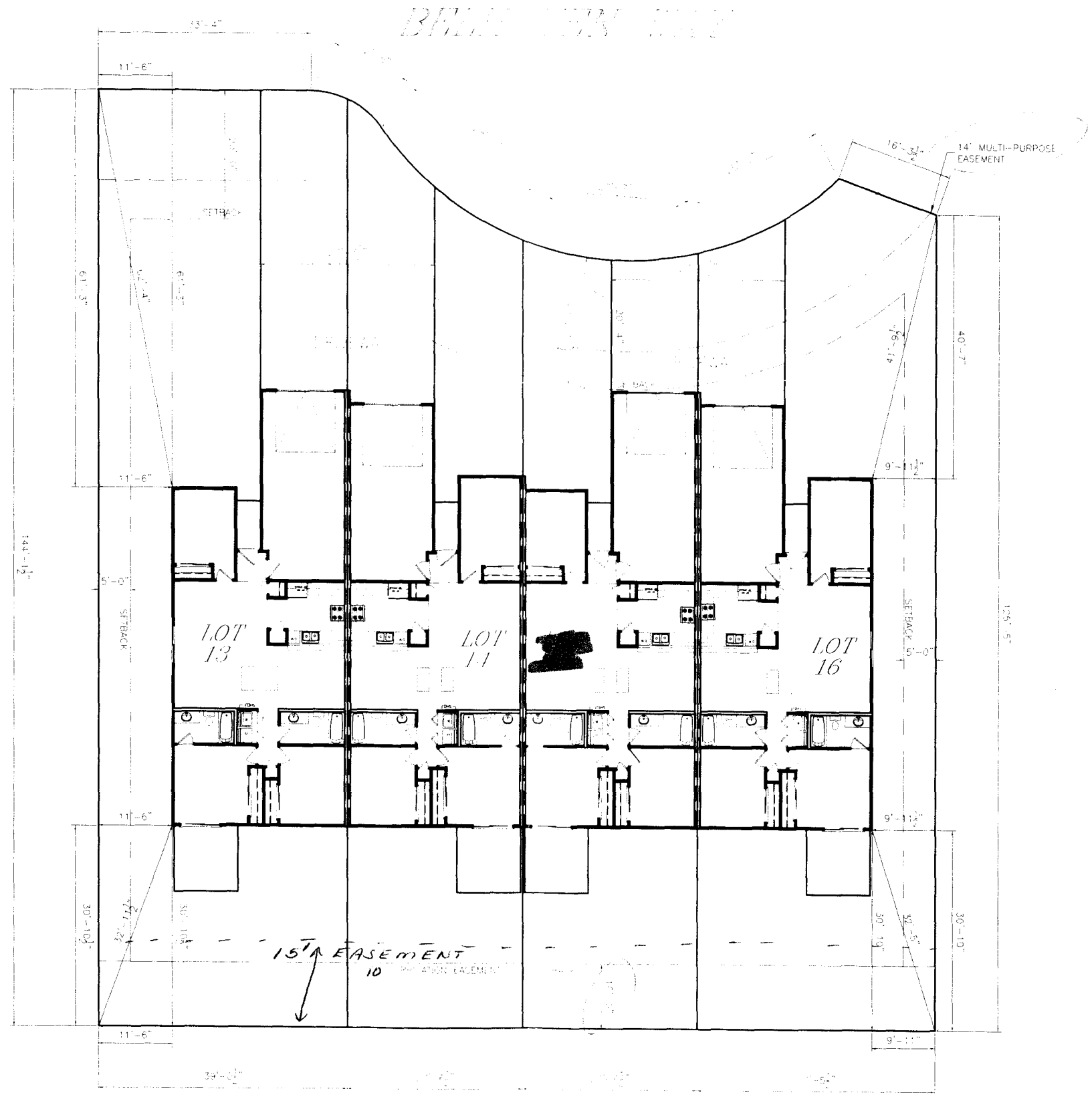
Applicant Signature [Signature] Date 12/22/05
 Department Approval [Signature] Date 11/13/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CER</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/13/06</u>		

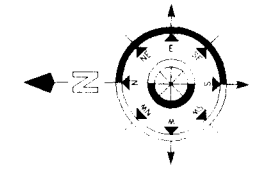
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 22.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

NOTE:
 1. IT IS THE RESPONSIBILITY OF THE BUYER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUYER AND/OR HOME OWNER'S ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUYER 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.



ACCEPTED *11/13/06*
Judith A. Pea
 ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



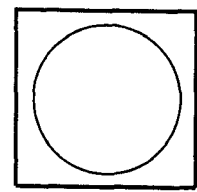
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE AT 2% OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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.

David OK
TRAD
10-10-06

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



SUNSHINE II
 BLOCK 3, LOTS 13-16

UNIT INFORMATION		UNIT INFORMATION		UNIT INFORMATION		UNIT INFORMATION	
UNIT NUMBER	13	LOT NUMBER	14	LOT NUMBER	15	LOT NUMBER	16
BLOCK NUMBER	3	BLOCK NUMBER	3	BLOCK NUMBER	3	BLOCK NUMBER	3
STREET ADDRESS	?	STREET ADDRESS	?	STREET ADDRESS	?	STREET ADDRESS	?
GARAGE SQ. FT.	793 SF	GARAGE SQ. FT.	365 SF	GARAGE SQ. FT.	393 SF	GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1098 SF	LIVING SQ. FT.	1229 SF	LIVING SQ. FT.	1202 SF	LIVING SQ. FT.	1202 SF
LOT SIZE	4414 SF	LOT SIZE	3593 SF	LOT SIZE	3272 SF	LOT SIZE	3272 SF

SITE PLAN INFORMATION	
SUBDIVISION NAME	BELHAVEN
FILING NUMBER	1
COUNTY	WEEK

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