

|        |         |
|--------|---------|
| 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 588 BELHAVEN WAY  
 Parcel No. 2943-071-00-005  
 Subdivision Belhaven  
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1538 #  
 Sq. Ft. of Lot / Parcel 2799 #  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1538 #  
 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 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 <u>X</u> NO _____ |
| Side <u>5'</u> from PL <u>0' Attached Units</u> Rear <u>10'</u> from PL                 | Parking Requirement <u>2</u>                         |
| Maximum Height of Structure(s) <u>35'</u>   | Special Conditions _____                             |
| Voting District <u>0</u> Driveway Location Approval <u>RAT</u><br>(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).

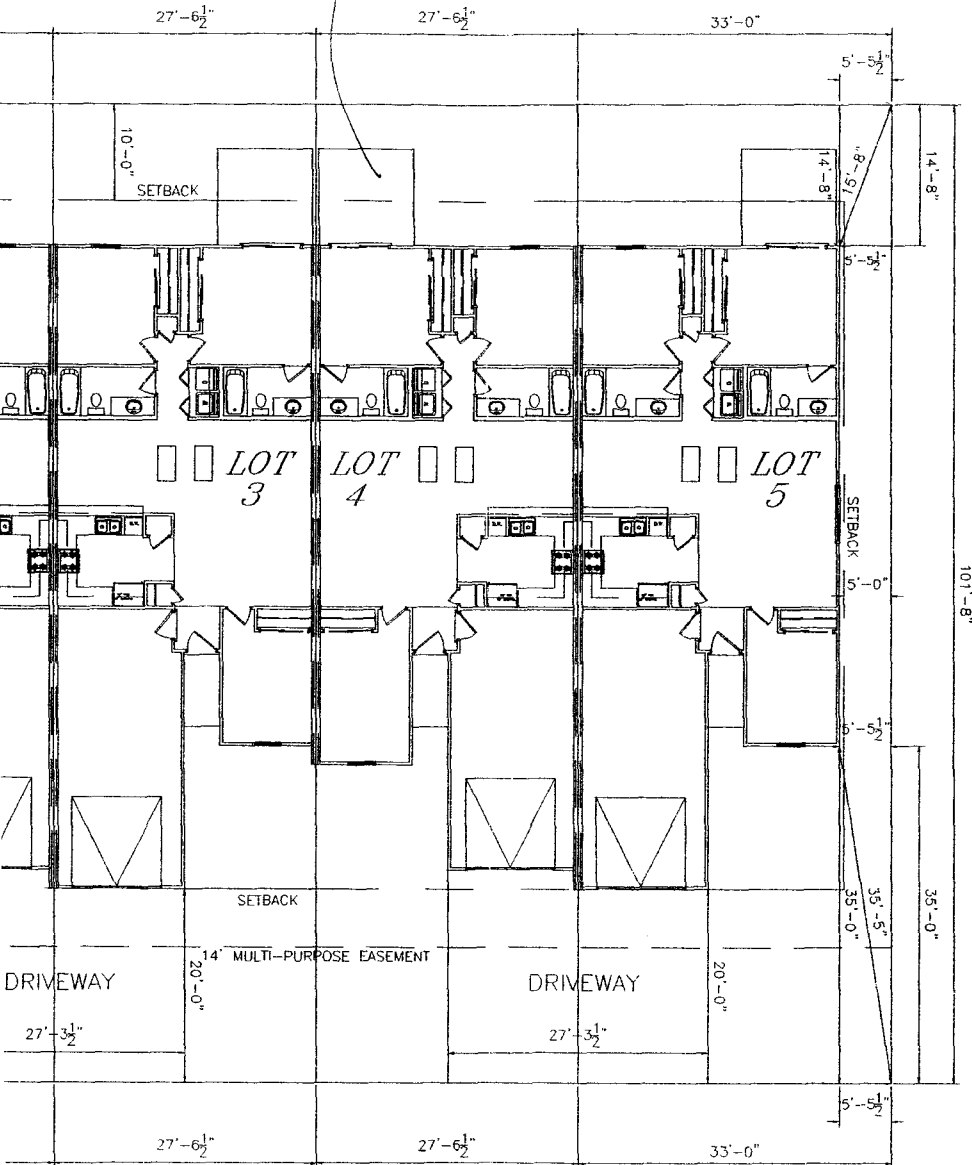
Applicant Signature D. McKee Date 12/21/05

Department Approval NA [Signature] Date 4-28-06 CEV

|   |
|---|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No <u>Paid @ [Signature]</u> |
| Utility Accounting <u>Kate Esheny</u> Date <u>4/28/06</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)

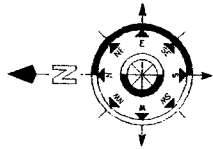
*Take care of the setbacks*



ELHAVEN WAY

| UNIT INFORMATION |         | UNIT INFORMATION |         |
|------------------|---------|------------------|---------|
| LOT NUMBER       | 4       | LOT NUMBER       | 5       |
| BLOCK NUMBER     | 1       | BLOCK NUMBER     | 1       |
| STREET ADDRESS   | ?       | STREET ADDRESS   | ?       |
| GARAGE SQ. FT.   | 365 SF  | GARAGE SQ. FT.   | 393 SF  |
| LIVING SQ. FT.   | 1229 SF | LIVING SQ. FT.   | 1208 SF |

ACCEPTED ~~NO~~ *Setbacks* SETBACKS MUST BE  
 ACCORDING TO CITY ZONING  
 ORDINANCES AND PROPERLY  
 LOCATED AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

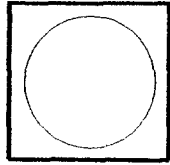


NOTE:  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

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



SUNSHINE II  
 BLOCK 1 LOTS 1-5  
*3-11-06*

DRAWN BY