

FEE \$	10.00
TCP \$	1584.00
SIF \$	460.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 587 1/2 BELHAVEN WAY  
 Parcel No. 2943-071-00-005  
 Subdivision Belhaven  
 Filing 1 Block 2 Lot 12

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1601 #  
 Sq. Ft. of Lot / Parcel 2873 #  
 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 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 _____	Driveway Location Approval <u>[Signature]</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 NAC Fay Hall Date 12/15/05

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>COV</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/5/06</u>		

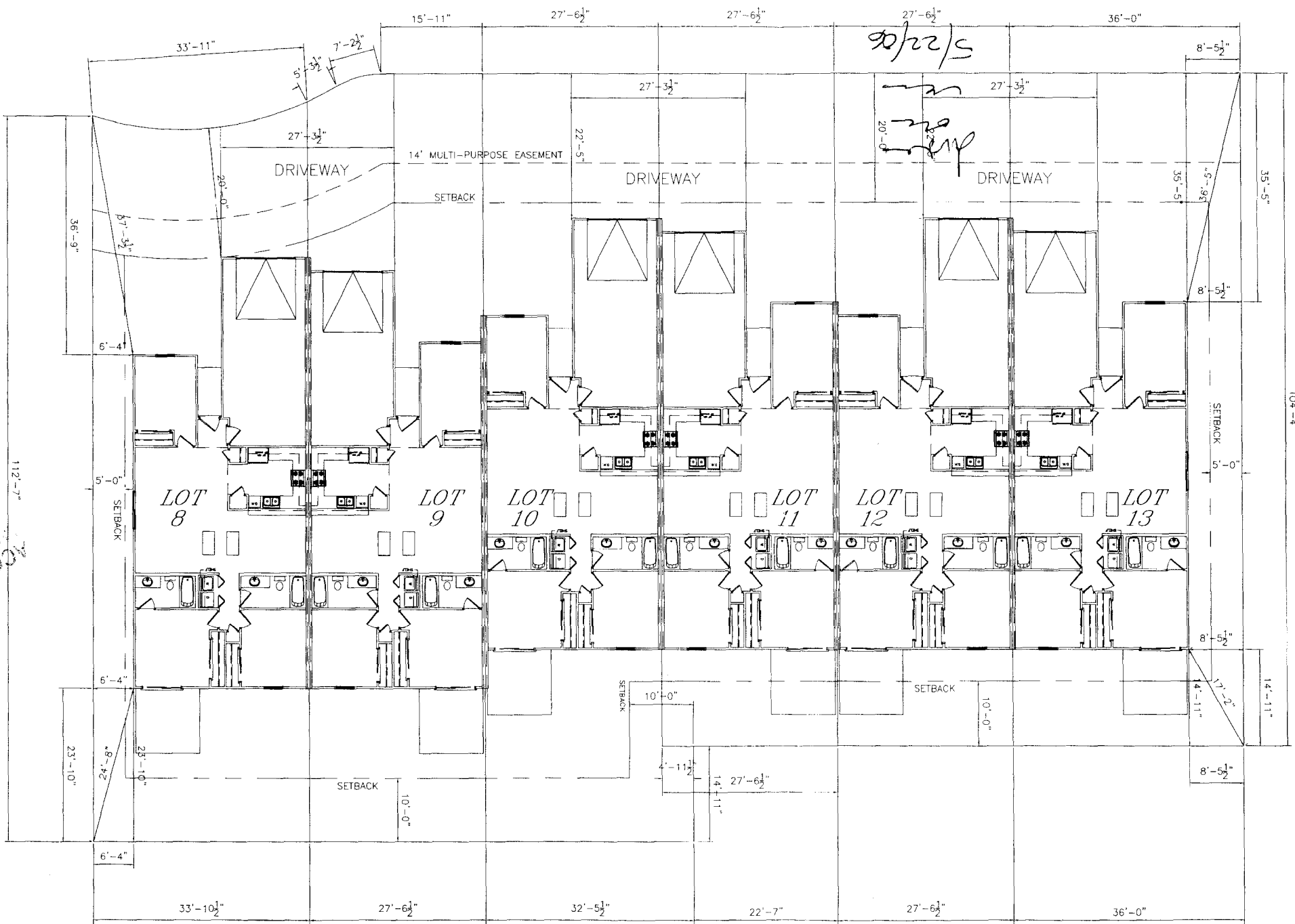
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**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 OWNERS 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.

REVISION
A
B
C
D
E
F
G
H

# BELHAVEN WAY



ACCEPTED FOR CITY PLANNING DEPARTMENT  
 SETBACKS MUST BE MAINTAINED  
 AND PROPERTY LINES IDENTIFIED  
 AND PROPERTY LINES IDENTIFIED EASEMENTS

12/6/22

5/22/23

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

UNIT INFORMATION	
LOT NUMBER	8
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1208 SF
LOT SIZE	3780 SF

UNIT INFORMATION	
LOT NUMBER	9
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	365 SF
LIVING SQ. FT.	1231 SF
LOT SIZE	3263 SF

UNIT INFORMATION	
LOT NUMBER	10
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1209 SF
LOT SIZE	3357 SF

UNIT INFORMATION	
LOT NUMBER	11
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	365 SF
LIVING SQ. FT.	1229 SF
LOT SIZE	2873 SF

UNIT INFORMATION	
LOT NUMBER	12
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1208 SF
LOT SIZE	2873 SF

UNIT INFORMATION	
LOT NUMBER	13
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	365 SF
LIVING SQ. FT.	1228 SF
LOT SIZE	3757 SF

SCALE: 1" = 10'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	BELHAVEN
FILING NUMBER	1
COUNTY	MESA

AutoDRAFT



SONSHINE II

DRAWN BY  
 AUTODRAFT  
 FILE NAME  
 DATE  
 10-31-  
 SCALE  
 1" = 10'