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|--------|---------|
| FEE \$ | 10.00 |
| TCP \$ | 1539.00 |
| SIF \$ | 4620.00 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 590 1/2 BELHAVEN WAY No. of Existing Bldgs _____ No. Proposed 1
 Parcel No. 2943-017-00-005 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed ~~1539~~ 1208
 Subdivision Belhaven Sq. Ft. of Lot / Parcel 4730
 Filing 1 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~7538~~ 1208
 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 Sunshine 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 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) |

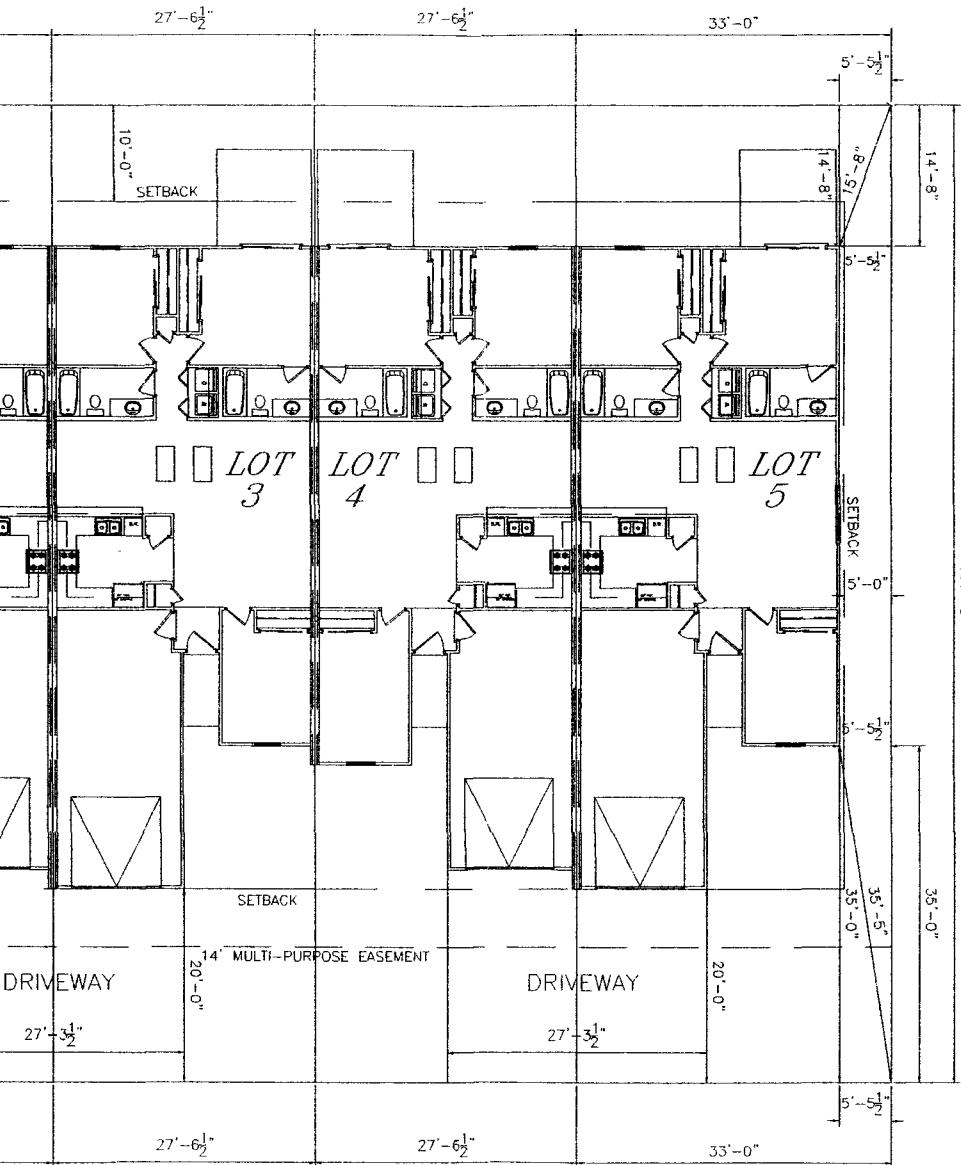
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 12/21/05
 Department Approval NA X [Signature] Date 4/28/06

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



DELHAVEN WAY

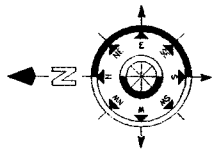
| UNIT INFORMATION | |
|------------------|---------|
| LOT NUMBER | 4 |
| BLOCK NUMBER | 1 |
| STREET ADDRESS | ? |
| GARAGE SQ. FT. | 365 SF |
| LIVING SQ. FT. | 1229 SF |

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

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.

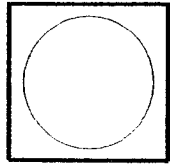
NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION



VA X Anthony Valdes

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. CLIENTS RESPONSIBLE FOR PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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



SONSHINE II
BLOCK 1, LOTS 1-5

3-31-08

DRAWN BY