

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 597 1/2 Belhaven Way
 Parcel No. 2943-071-00-005
 Subdivision Belhaven
 Filing 1 Block 2 Lot 6

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1601 #
 Sq. Ft. of Lot / Parcel 2939 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 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 _____
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>TRAD</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).

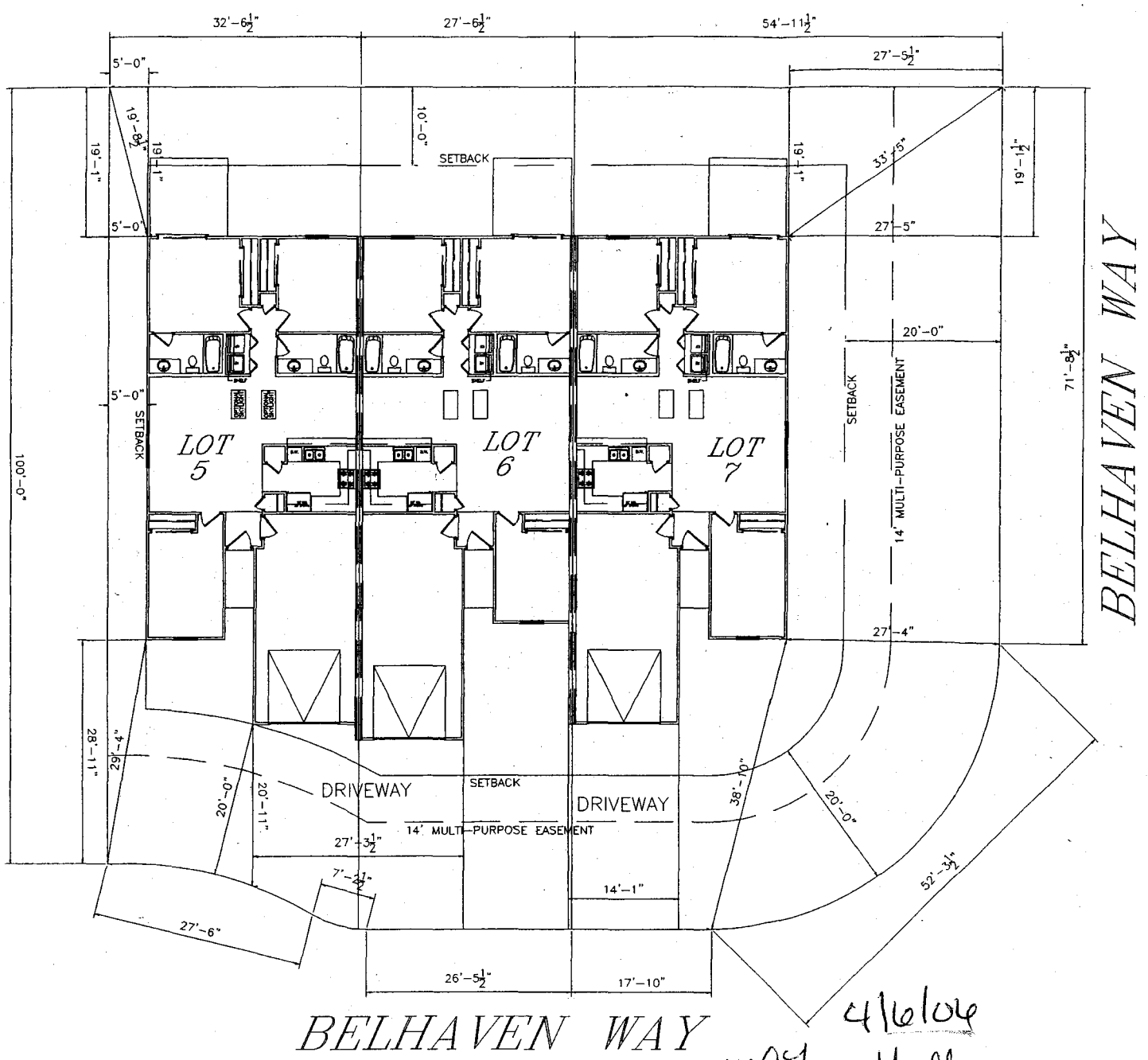
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12/21/05
 Department Approval NA C. J. Hall Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>Paid @ CGV.</u>
Utility Accounting	<u>Kate Gelsberg</u>		Date <u>4/16/06</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)

VERIFY ALL DETAILS
 OBTAIN OWNER'S ACCEPTANCE OF THESE TERMS.
 DIMENSIONS WISE NOTED.
 DIMENSIONS OF OTHERS.
 SEPARATE DRAWINGS BY OTHERS



BELHAVEN WAY 416104
 ACCEPTED NAC *Jaye Hall*

ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT'S
 REVIEWER. YOU MUST PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Handwritten signature and date:
 [Signature]
 3-22-06

UNIT INFORMATION	
LOT NUMBER	6
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	392 SF
LIVING SQ. FT.	1153 SF
LOT SIZE	HAS BEEN ADJUSTED FROM INITIAL PLAT PLAN

UNIT INFORMATION	
LOT NUMBER	7
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	365 SF
LIVING SQ. FT.	1173 SF
LOT SIZE	5675 SF

SCALE: 1" = 20'-0"