

FEE \$ 10 <sup>00</sup>  
 TCP \$ 1539 <sup>00</sup>  
 SIF \$ 460 <sup>00</sup>

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

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

Building Address 2881 CASCADE  
 Parcel No. 2943-071-00-005  
 Subdivision Belhaven  
 Filing 1 Block 3 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1591 #  
 Sq. Ft. of Lot / Parcel 4185 #  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1538 # 1591 #  
 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 <u>Common use driveway</u>		
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).

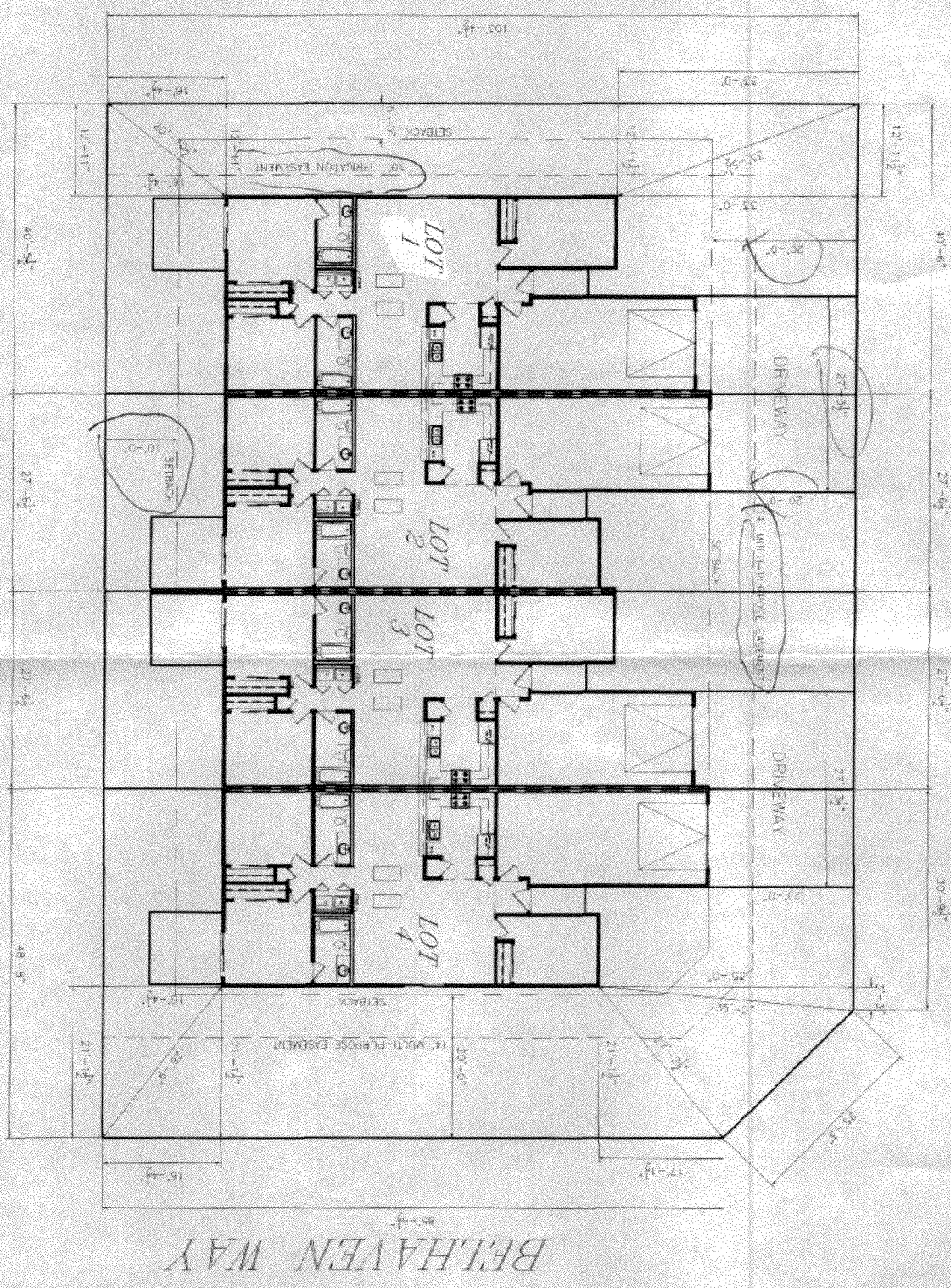
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12/21/05  
 Department Approval JR [Signature] Date 8/22/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/22/06</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. IN THE RESPECTS OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNER'S 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.



UNIT INFORMATION	
LOT NUMBER	1
BLOCK NUMBER	3
STREET ADDRESS	385 SF
GARAGE SQ. FT.	1228 SF
LIVING SQ. FT.	4185 SF
LOT SIZE	

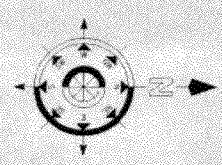
UNIT INFORMATION	
LOT NUMBER	2
BLOCK NUMBER	3
STREET ADDRESS	383 SF
GARAGE SQ. FT.	1208 SF
LIVING SQ. FT.	3948 SF
LOT SIZE	

UNIT INFORMATION	
LOT NUMBER	3
BLOCK NUMBER	3
STREET ADDRESS	389 SF
GARAGE SQ. FT.	1220 SF
LIVING SQ. FT.	2846 SF
LOT SIZE	

UNIT INFORMATION	
LOT NUMBER	4
BLOCK NUMBER	3
STREET ADDRESS	381 SF
GARAGE SQ. FT.	1208 SF
LIVING SQ. FT.	3871 SF
LOT SIZE	

SCALE 1/4" = 10'-0"

ACCEPTED BY THE CITY PLANNING DEPARTMENT  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.  
 Bayler Hedeman  
 5/27/08



NOTE: GRADE MUST SLOPE AWAY FROM HOUSE & UP HALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE: DIMENSION LINES ARE PULLED FROM FIRST OF BRICK LEGS IF NO BRICK LEGS EXIST. DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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

*Approved*  
 [Signature]

SITE PLAN INFORMATION	
CLASSIFICATION NAME	BELHAVEN
TRAC NUMBER	1
COUNTY	MESA
FRONT LOT	3
SETBACKS USED	MSR 10

AUTODRAFT	
DATE	10-31-05
SCALE	1" = 10'-0"
SITE 1	

SUNSHINE II  
 BLOCK 3, LOTS 1-4

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

REVISIONS	
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