

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2885 CASCADE
 Parcel No. 2943-071-00-005
 Subdivision Belhaven
 Filing 1 Block 3 Lot 28

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1538 ^{1591 #}
 Sq. Ft. of Lot / Parcel 4803 #
 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 driveway easement</u>
Voting District <u>A D</u> Driveway Location Approval <u>RAT</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).

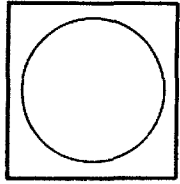
Applicant Signature D. McKee Date 12/21/05
 Department Approval R. Gaylen Henderson Date 8/7/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD @ CGV</u>
Utility Accounting <u>(Signature)</u>	Date <u>8/7/06</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)

1	2	3	4	5	6	7	8	9	10
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Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



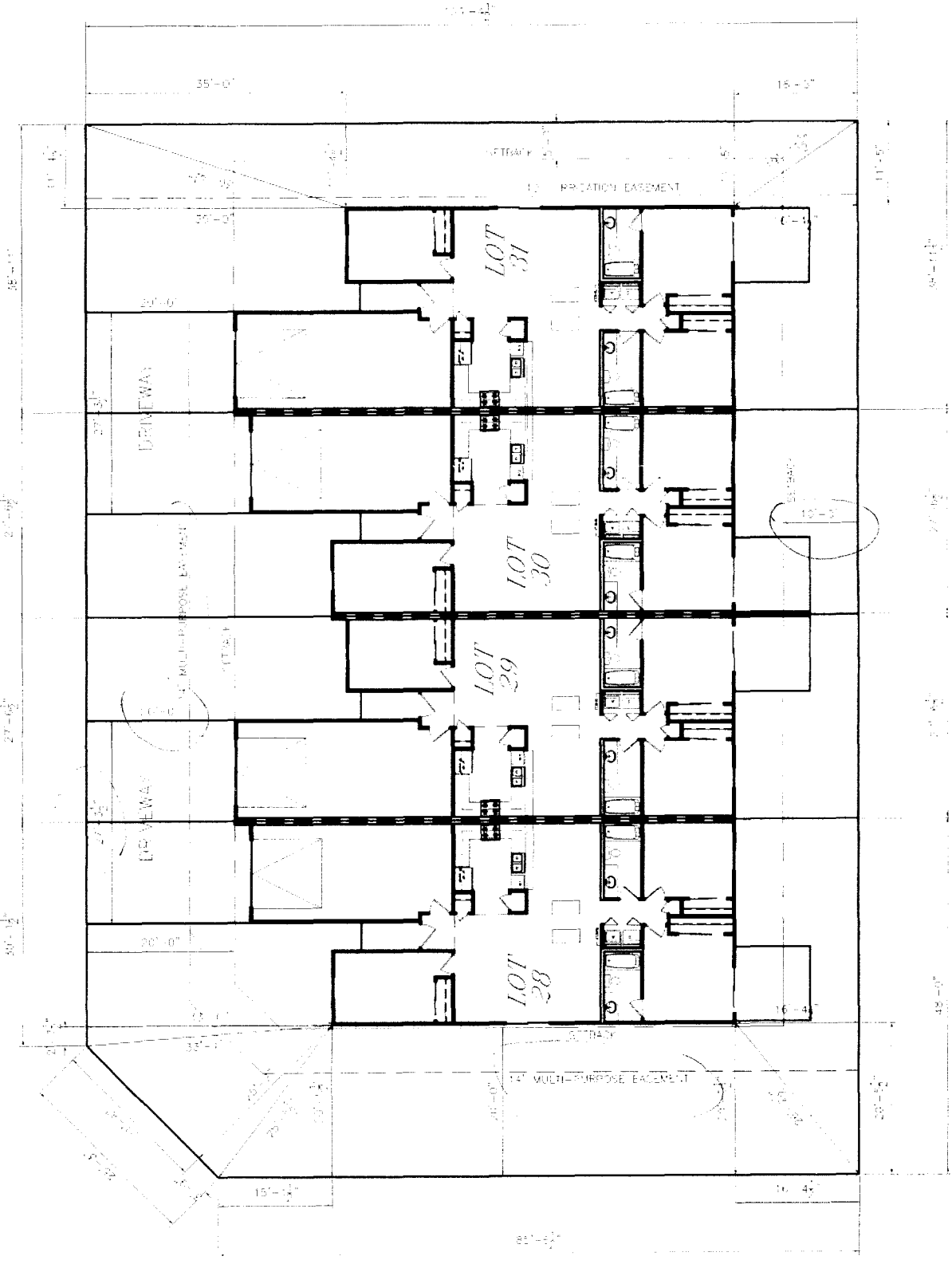
SCOTTSHIRE II
 BLOCK 3, LOTS 28-31

SITE 7

8/17/00
 DR. [unclear]

CASCADE AVENUE

BELLEVUE WAY



NOTES:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS BEFORE CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EXTERIOR OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN CHECKED FOR CONFORMANCE WITH ALL APPLICABLE CODES FOR PLANNING DATA.

NOTE: SETBACKS MUST BE MAINTAINED FROM HOUSE 2' FT FALL IN GRADE MUST BE MAINTAINED PER LOCAL BUILDING CODE.

NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEISURE AND BRICK EDGE EASEMENTS DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE: BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS BEFORE CONSTRUCTION.

Handwritten signature and date: [unclear] 8/17/00

SITE PLAN INFORMATION

SECTIONAL TITLE	BELLEVUE
PLANNING DISTRICT	1
COUNTY	MEAD
SECTION	20
SETBACKS USED	3000'S
DATE	8/17/00
BY	[unclear]

UNIT INFORMATION

LOT NUMBER	LOT AREA
28	4800 SF
29	2846 SF
30	2846 SF
31	4800 SF

UNIT INFORMATION

LOT NUMBER	LOT AREA
28	4800 SF
29	2846 SF
30	2846 SF
31	4800 SF

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