

FEE \$ 10⁰⁰
 TCP \$ 1539⁰⁰
 SIF \$ 460⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2887 CASCADE
 Parcel No. 2943-071-00-005
 Subdivision Belhaven
 Filing 21 Block 3 Lot 30

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1538 ~~1591~~
 Sq. Ft. of Lot / Parcel 2846 ~~#~~
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1538 ~~# 1591~~
 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 <u>common drive easement</u>
Voting District <u>#D</u>	Driveway Location Approval <u>RAJ</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).

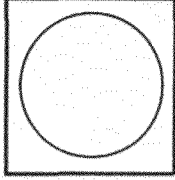
Applicant Signature [Signature] Date 10/21/05
 Department Approval JR Gayle Henderson Date 8/7/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>Pa @ 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

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



SONSHINE II
BLOCK 3, LOTS 28-31

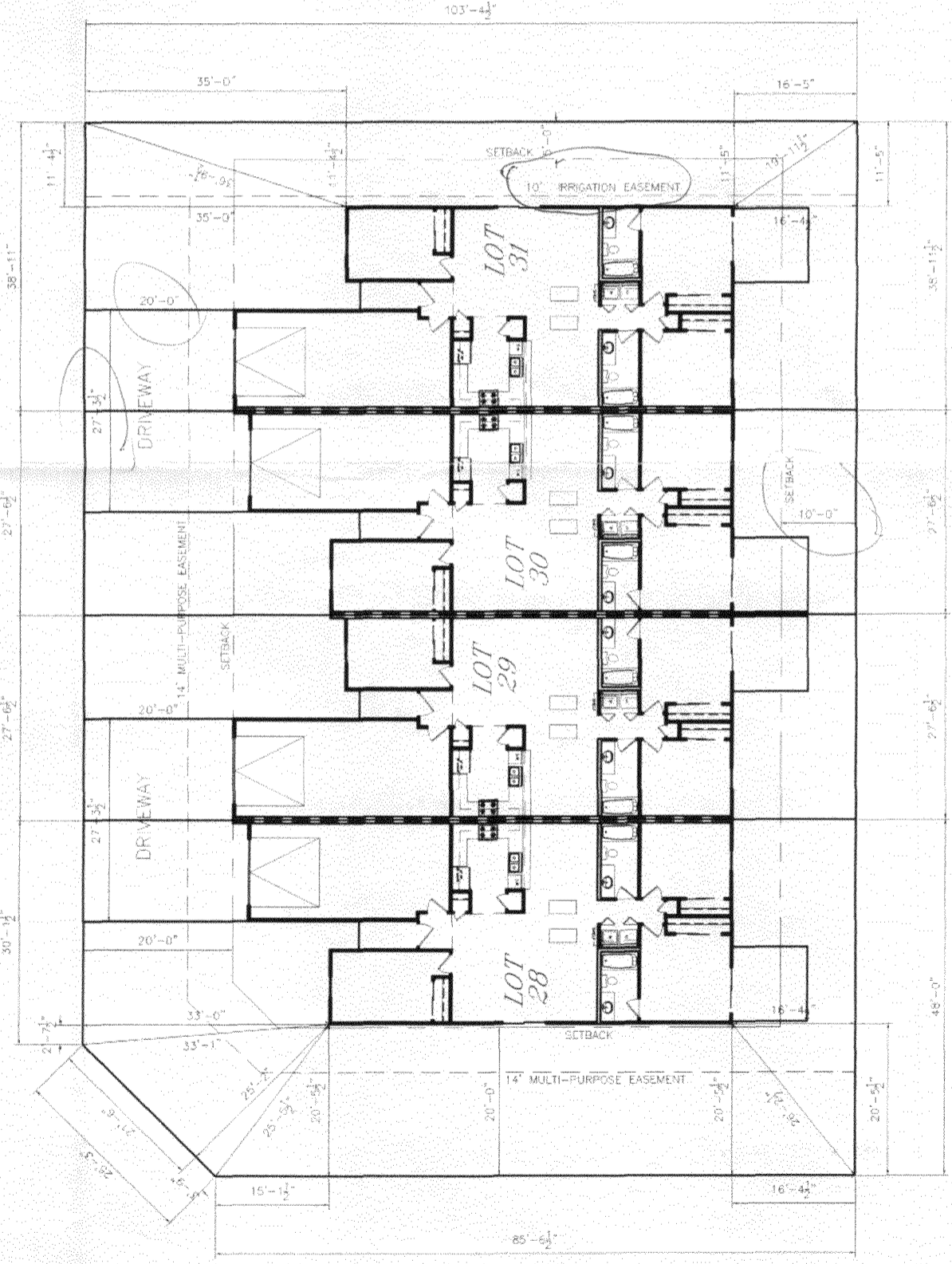
DRAWN BY
AUTODRAFT
FILE NAME
DATE
10-31-05
SCALE
1" = 10'-0"
SHEET
SITE 7

ACCEPTED
DR 8/17/06
Daylan Henderson

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

CASCADE AVENUE

BELHAVEN WAY



NOTE:
SLOPE 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

DATE
10-31-05
SCALE
1" = 10'-0"
SHEET
SITE 7

SITE PLAN INFORMATION	
SUBDIVISION NAME	BELHAVEN
FILING NUMBER	1
COUNTY	MESA
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

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.

UNIT INFORMATION		UNIT INFORMATION		UNIT INFORMATION	
LOT NUMBER	28	LOT NUMBER	29	LOT NUMBER	30
BLOCK NUMBER	3	BLOCK NUMBER	3	BLOCK NUMBER	3
STREET ADDRESS	?	STREET ADDRESS	?	STREET ADDRESS	?
GARAGE SQ. FT.	365 SF	GARAGE SQ. FT.	365 SF	GARAGE SQ. FT.	365 SF
LIVING SQ. FT.	1228 SF	LIVING SQ. FT.	1229 SF	LIVING SQ. FT.	1228 SF
LOT SIZE	4803 SF	LOT SIZE	2846 SF	LOT SIZE	4025 SF

SCALE: 1" = 10'-0"