

EEE \$ . 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 2883 CASCADE  
 Parcel No. 2943-071-00-005  
 Subdivision Belhaven  
 Filing 1 Block 3 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 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  
 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>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 10/21/05  
 Department Approval [Signature] Date 8/22/06

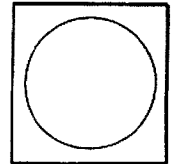
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ CEV</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/22/06</u>		

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)

SR Bayler-Henderson S/PA/DC

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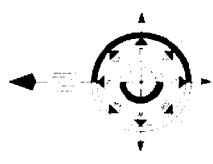
**Auto DRAFT**  
 GRAND JUNCTION, CO (970) 241-6782



**SECTION 11**  
**BLOCK 3, LOTS 1-4**

**SITE 1**

APPROX  
 DEPT  
 RES  
 LOC



NOTE: ALL SETBACKS MUST BE MAINTAINED FROM THE PROPERTY LINE. ALL SETBACKS MUST BE MAINTAINED FROM THE PROPERTY LINE.

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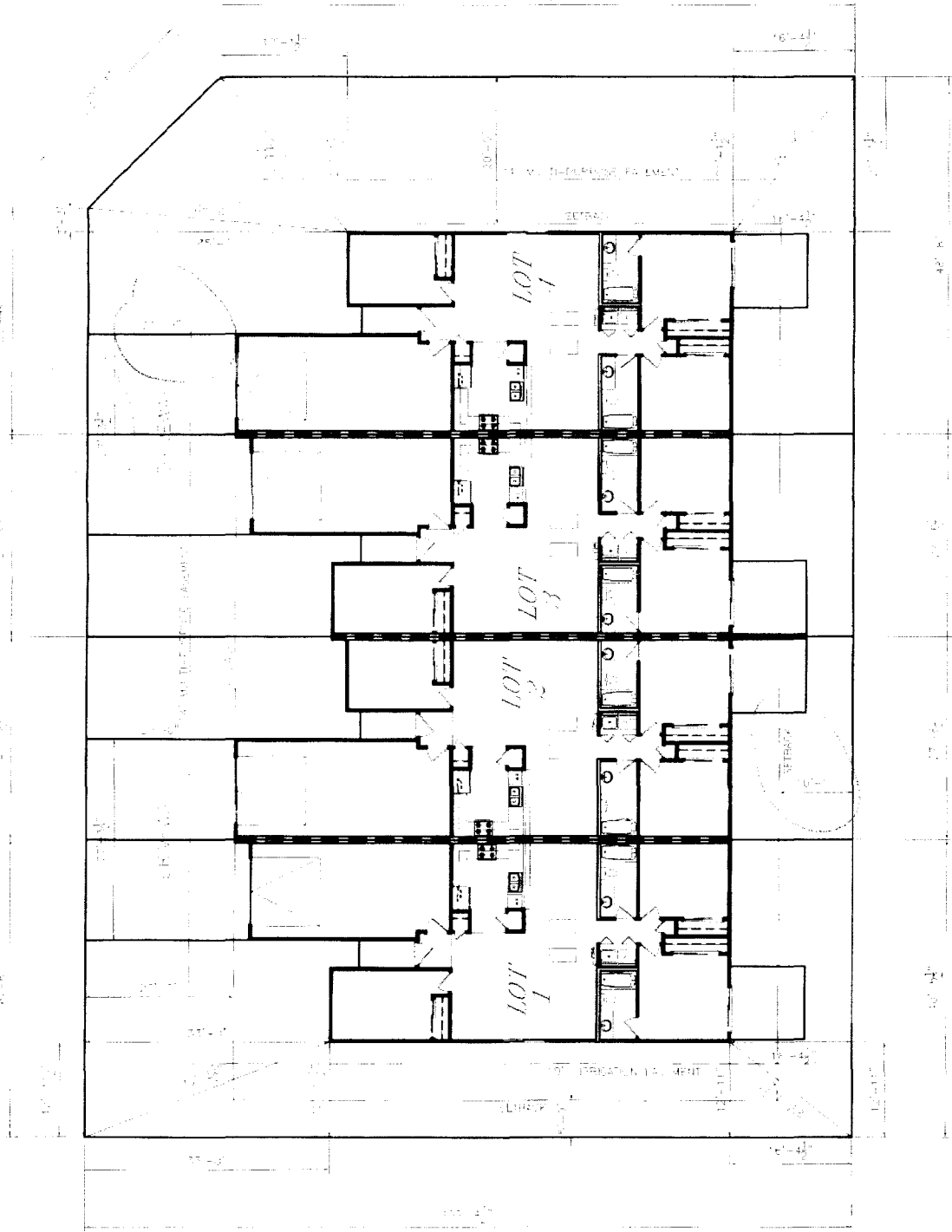
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*July 20, 2006*  
*OK*

PROJECT NAME	
FILE NUMBER	
DATE	
SCALE	
DATE	
SCALE	
DATE	
SCALE	

**BILHAVEN WAY**

**CASCADE AVENUE**



NOTE:  
 1. THE WORK RESULT OF THE DESIGN IS SUBJECT TO THE CITY OF GRAND JUNCTION, CO. THE CITY OF GRAND JUNCTION, CO. THE CITY OF GRAND JUNCTION, CO.  
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LOT INFORMATION	LOT INFORMATION	LOT INFORMATION	LOT INFORMATION
LOT NUMBER	LOT NUMBER	LOT NUMBER	LOT NUMBER
BLOCK NUMBER	BLOCK NUMBER	BLOCK NUMBER	BLOCK NUMBER
STREET ADDRESS	STREET ADDRESS	STREET ADDRESS	STREET ADDRESS
CARPORT	CARPORT	CARPORT	CARPORT
PERMITS	PERMITS	PERMITS	PERMITS
LOT SIZE	LOT SIZE	LOT SIZE	LOT SIZE