

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 2880 1/2 CASCADE AVE
 Parcel No. 2943-071-00-005
 Subdivision Belhaven
 Filing 1 Block 2 Lot 15

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1538 #
 Sq. Ft. of Lot / Parcel 2824 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1538 # 1538 #
 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>76%</u>		
SETBACKS: Front <u>30'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> 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>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 Daniel McKee Date 12/21/05
 Department Approval NA Jackson Poir Date 6/20/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>GV</u>
Utility Accounting	Date <u>6/20/06</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)

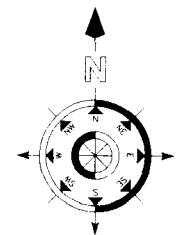
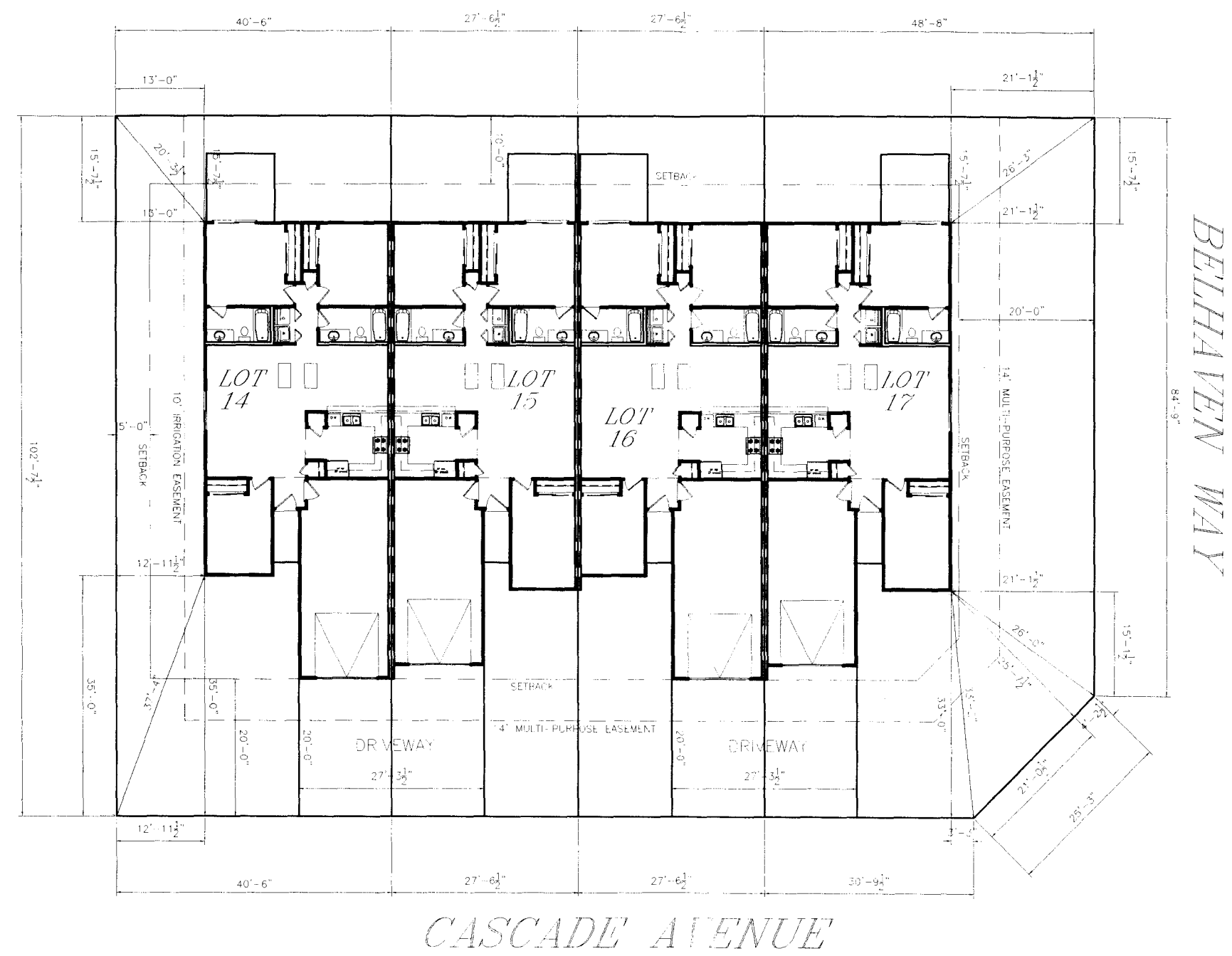
NOTICE:

- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
- ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
- BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
- THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

ACCEPTED
 ANY CHANGE IN SETBACKS MUST BE APPROVED BY CITY PLANNING DEPT.
 RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

A
B
C
D
E
F
G
H

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

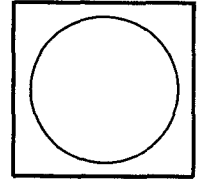


NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

*Drawn OK
 TRAD
 6-12-06*



SONSHINE II
 BLOCK 2, LOTS 14-17

UNIT INFORMATION	
LOT NUMBER	14
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1208 SF
LOT SIZE	4156 SF

UNIT INFORMATION	
LOT NUMBER	15
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	365 SF
LIVING SQ. FT.	1229 SF
LOT SIZE	2824 SF

UNIT INFORMATION	
LOT NUMBER	16
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1208 SF
LOT SIZE	2824 SF

UNIT INFORMATION	
LOT NUMBER	17
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	395 SF
LIVING SQ. FT.	1229 SF
LOT SIZE	4832 SF

SCALE: 1" = 10'-0"

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

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