

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2883 1/2 Cascade
 Parcel No. 2943-071-00-005
 Subdivision Belhaven
 Filing 1 Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1603
 Sq. Ft. of Lot / Parcel 4871
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1545 1603
 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 and driveway</u>		
Voting District <u>D</u>	Driveway Location Approval <u>KAD</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).

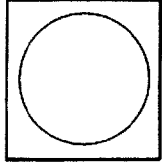
Applicant Signature D J McKee Date 12/21/05
 Department Approval JR Gaylen Henderson Date 8/22/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No <u>Paid @ CGU</u>
Utility Accounting <u>Pou Kate Eldberry</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)

REVISIONS
1
2
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Auto DRAFT
 ENGINEERING AND ARCHITECTURE
 GRAND JUNCTION, CO (970) 241-6782

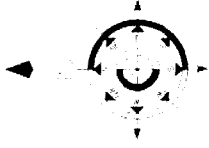


BLOCK 3, LOTS 1-4
 BENTLEY

OWNER	
ADDRESS	
CITY	
STATE	
ZIP	
DATE	
SCALE	
SHEET NO.	
TOTAL SHEETS	
PROJECT NO.	
DATE	

Baylen Henderson
 JR 8/28/08

APPROVED
 DEPT
 RESPC
 LOCAL
 AND



NOTE: ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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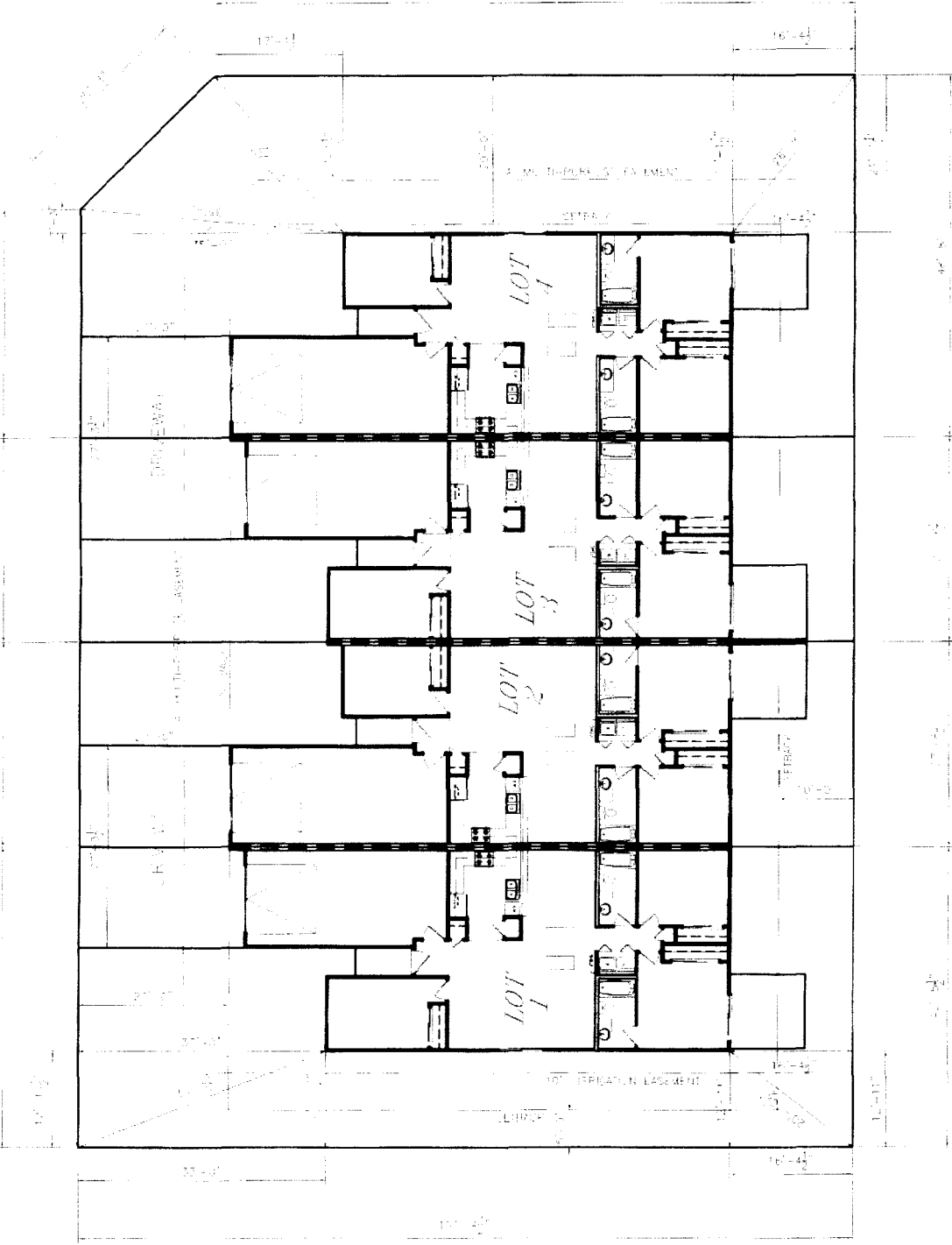
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Handwritten signature and date: Baylen Henderson, 8/28/08

OWNER	
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ZIP	
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PROJECT NO.	
DATE	

BIRLHAVEN WAY

CASCADE AVENUE



NOTICE: THE GENERALITY OF THE RULES & OWNER TO AFFIX TO ALL SALS AND AMENDING ORDINANCES. THE RULES & OWNER TO AFFIX TO ALL SALS AND AMENDING ORDINANCES. THE RULES & OWNER TO AFFIX TO ALL SALS AND AMENDING ORDINANCES.

LOT NO.	LOT AREA (SQ. FT.)	LOT PERCENTAGE
LOT 1	10,000	25%
LOT 2	10,000	25%
LOT 3	10,000	25%
LOT 4	10,000	25%

Handwritten note or signature at the bottom right of the page.