

FEE \$.10⁰⁰
 TCP \$ 15.39⁰⁰
 SIF \$ 460⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2885 1/2 CASCADE
 Parcel No. 2943-071-00-005
 Subdivision Belhaven
 Filing 1 Block 3 Lot 09

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1603 #
 Sq. Ft. of Lot / Parcel 2846 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1545 # 1603 #
 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 <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 <u>Common driveway easement</u>		
Voting District <u>ED</u>	Driveway Location Approval <u>TRAD</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).

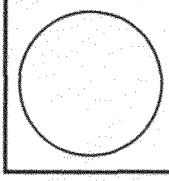
Applicant Signature D J Mikee Date 12/21/05

Department Approval: R Bayleen 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>FD @ 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)

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



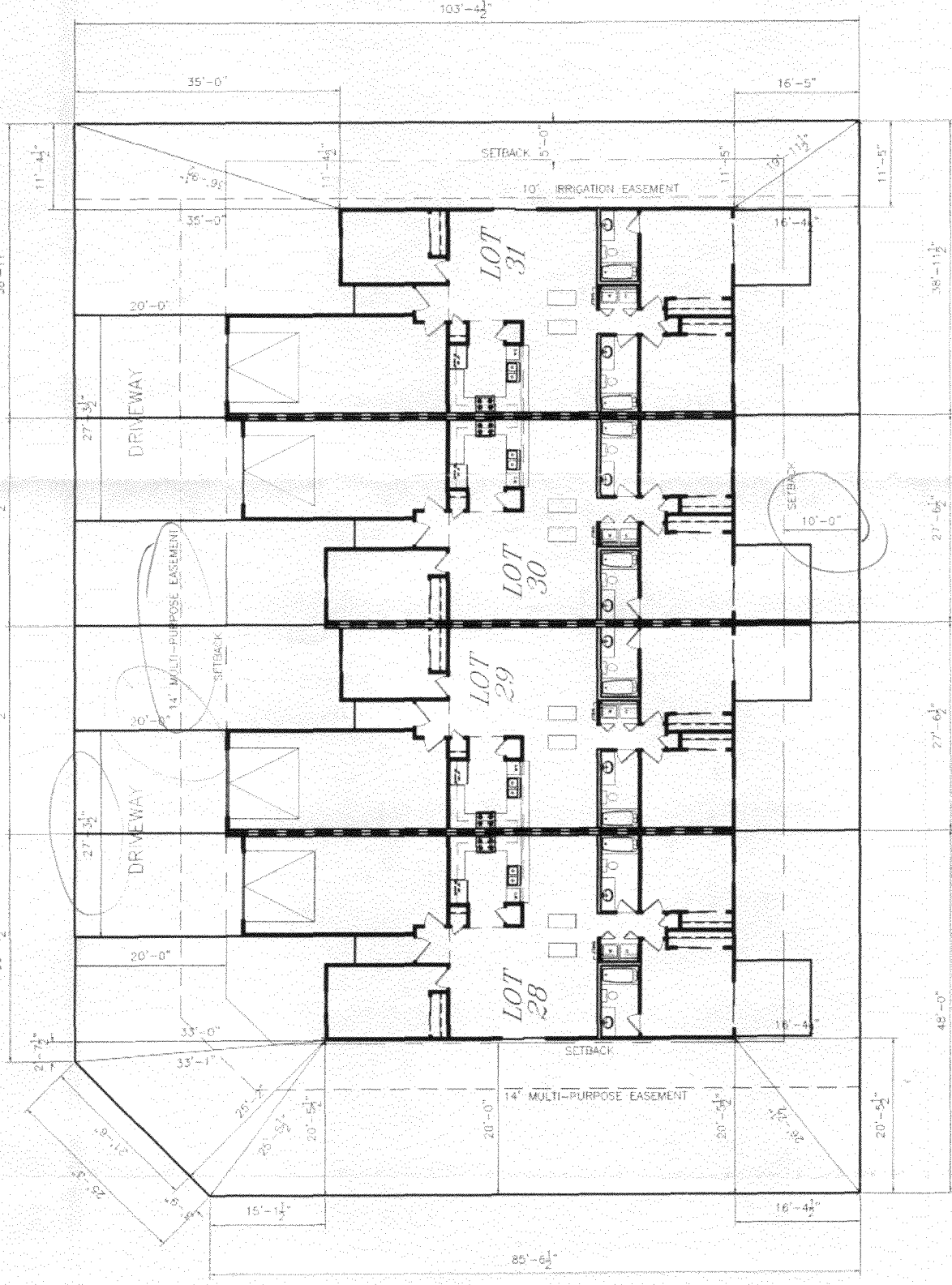
SONSHINE II
 BLOCK 3, LOTS 28-31

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

ACCEPTANCE OF SETBACKS
 ANY CHANGE BY THE CITY PLANNING
 APPROVED BY THE APPLICANTS
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

CASCADE AVENUE

BELHAVEN WAY



NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 8" 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

Auto Draft 10-31-05

SITE PLAN INFORMATION	
SUBMISSION NAME	BELHAVEN
FLING 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	
LOT NUMBER	31
BLOCK NUMBER	3
STREET ADDRESS	?
GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1208 SF
LOT SIZE	4025 SF

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

UNIT INFORMATION	
LOT NUMBER	29
BLOCK NUMBER	3
STREET ADDRESS	?
GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1208 SF
LOT SIZE	2846 SF

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

SCALE: 1" = 10'-0"