

FEE \$	10.00
TCP \$	1539.00
SIF \$	446.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2886 1/2 Cascade Ave  
 Parcel No. 2943-071-00-005  
 Subdivision Belhaven  
 Filing 1 Block 1 Lot 9

No. of Existing Bldgs 0 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1538  
 Sq. Ft. of Lot / Parcel 3989  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1538 1593  
 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

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

Telephone \_\_\_\_\_

**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>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 _____
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 12/21/05

Department Approval NA Jackson A. P... Date 1/13/06

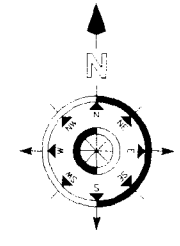
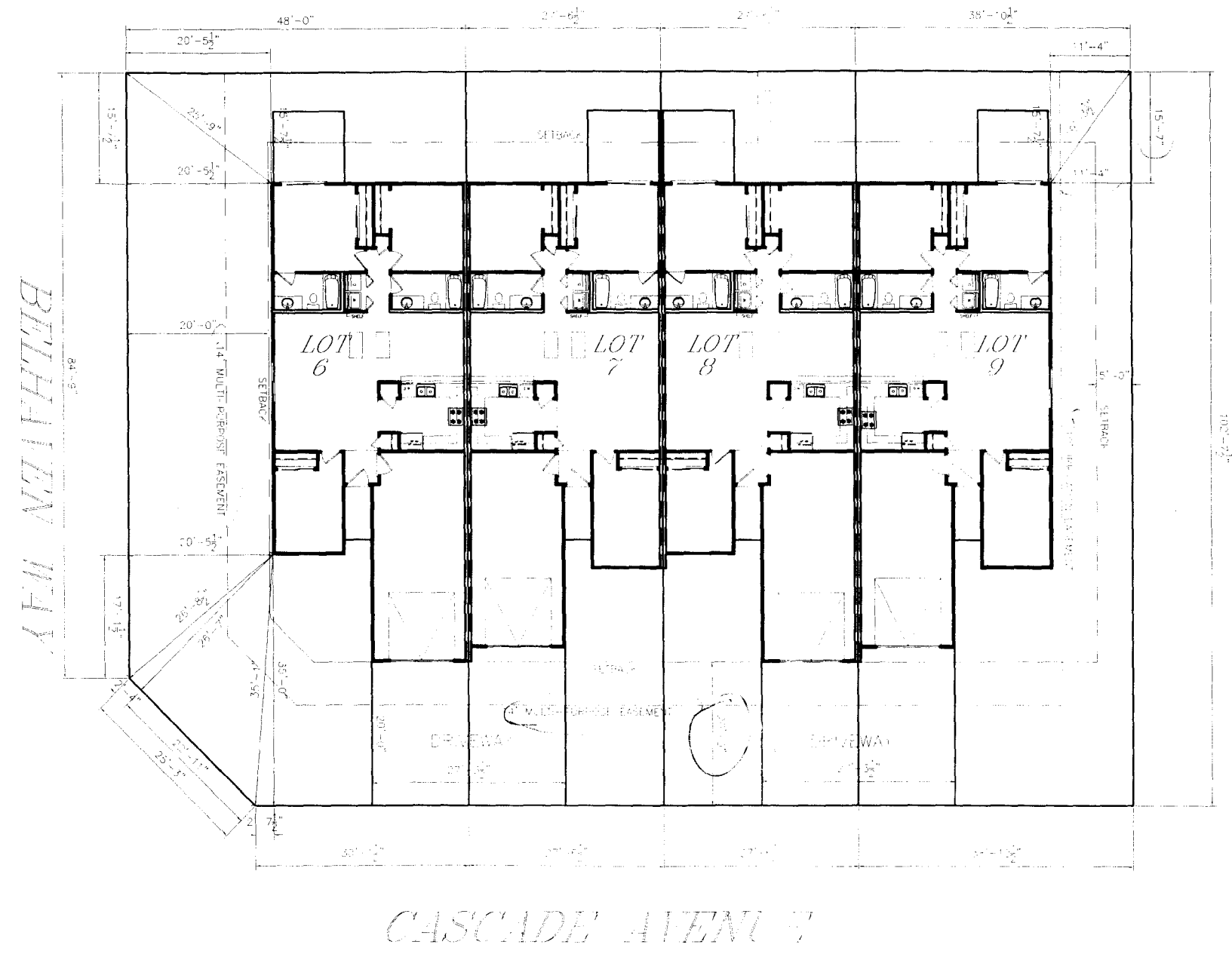
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>000</u>
Utility Accounting <u>[Signature]</u> Date <u>1/26/06</u>

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)

- NOTE:**
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.

ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE BUILDER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

REVISIONS	
A	
B	
C	
D	
E	
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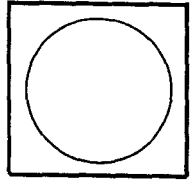
NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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 by RAFF 6-12-05*

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



SUNSHINE II  
BLOCK 1, LOTS 6-9

UNIT INFORMATION		UNIT INFORMATION		UNIT INFORMATION		UNIT INFORMATION	
LOT NUMBER	6	LOT NUMBER	7	LOT NUMBER	8	LOT NUMBER	9
BLOCK NUMBER	1	BLOCK NUMBER	1	BLOCK NUMBER	1	BLOCK NUMBER	1
STREET ADDRESS	?	STREET ADDRESS	?	STREET ADDRESS	?	STREET ADDRESS	?
GARAGE SQ. FT.	393 SF	GARAGE SQ. FT.	365 SF	GARAGE SQ. FT.	393 SF	GARAGE SQ. FT.	365 SF
LIVING SQ. FT.	1,108 SF	LIVING SQ. FT.	1,229 SF	LIVING SQ. FT.	1,208 SF	LIVING SQ. FT.	1,228 SF
LOT SIZE	4,766 SF	LOT SIZE	2,824 SF	LOT SIZE	2,824 SF	LOT SIZE	3,999 SF

SCALE: 1" = 10'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	BELHAVEN
FILING NUMBER	1
COUNTY	MESA

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