

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 610 Eldorado Drive
 Parcel No. 2945-034-70-019
 Subdivision Beehive Estates/the Orchard
 Filing Ø Block Ø Lot ØØ19

No. of Existing Bldgs Ø No. Proposed 1
 Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed 1804
 Sq. Ft. of Lot / Parcel 12351
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 21688
 Height of Proposed Structure 19

OWNER INFORMATION:

Name Village Homes of Colorado
 Address 607 28 1/4 Rd. Ste. 122
 City / State / Zip Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Village Homes of Colorado
 Address 607 28 1/4 Rd. Ste. 122
 City / State / Zip Grand Junction, CO 81506
 Telephone 970-683-5421

***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>PD</u>	Maximum coverage of lot by structures _____
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) _____	Special Conditions <u>Eng foundation required</u>
Voting District <u>B</u>	Driveway Location Approval <u>[Signature]</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 11/20/00
 Department Approval [Signature] Date 11/22/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19708</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/22/00</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)

PLOT PLAN FOR

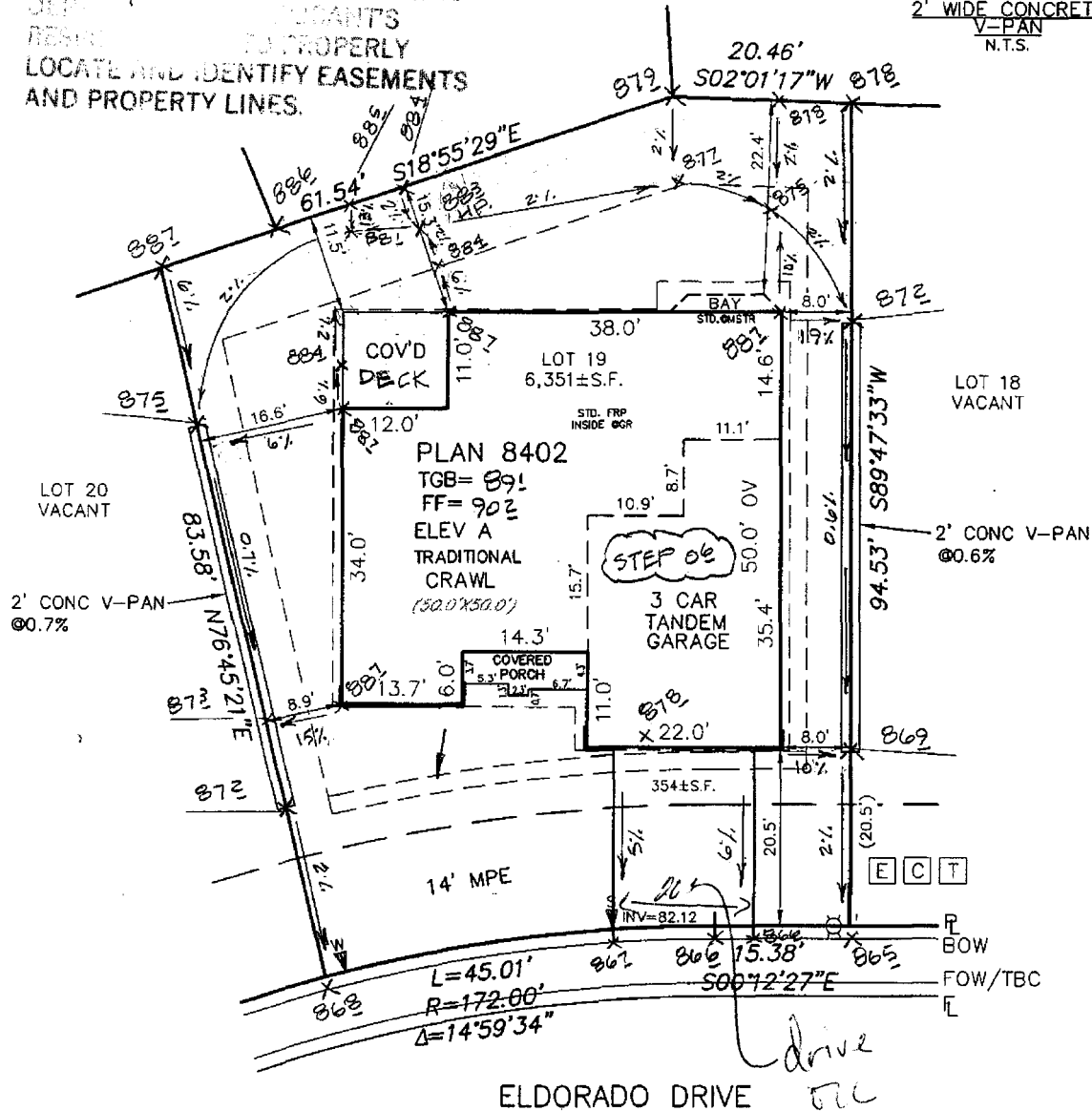
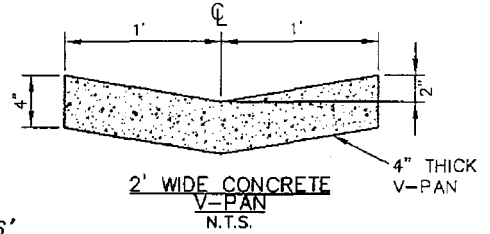


LOT 19, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 610 ELDORADO DRIVE / THE ORCHARD

LOT 19, AREA = 6,351± SQ. FT.
 MODEL 8402 = 2,688± SQ. FT. W/PORCH, PATIO & DRIVEWAY

ACCEPTED *11/18/04* *11/22/04*
 ANY CHANGE OF SETBACKS MUST BE

APPROVED BY CITY PLANNING
 DEPARTMENT FOR PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



drive
etc
11/22/04

GENERAL NOTES:

- THIS PLOT PLAN DOES NOT SHOW LOCATION OF WINDOW WELLS. FOR THEIR LOCATION SEE STRUCTURAL ENGINEERED PLANS.
- THIS PLOT PLAN IS BASED ON INFORMATION PROVIDED TO CARROLL & LANGE BY THE BUILDER / DEVELOPER.
- DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.
- PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS PER WARRANTY REQUIREMENTS. (0.5% MINIMUM SLOPE FOR CONCRETE PANS.)
- THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
- BEFORE STAKING, THE BUILDER SHOULD VERIFY ALL HOUSE PLAN NUMBERS, DIMENSIONS, ELEVATIONS, AND SETBACKS TO THE PLOT PLAN. IF ANY DISCREPANCY EXISTS PLEASE CONTACT APPROPRIATE PERSON.
- DRIVEWAY SQUARE FOOTAGE CALCULATION IS BASED ON FOLLOWING ASSUMPTIONS:
 - WIDTH = LENGTH = FACE OF GARAGE TO BACK OF WALK.
 - AREA IN RIGHT OF WAY IS QUANTIFIED SEPARATELY. THIS IS A BASIC CALCULATION AND IS NOT AN ESTIMATE OF EXACT QUANTITIES REQUIRED.

LEVEL NOTES:

BOW	+	
HI	-	TGB ELEV
HUB ELEV	+	HUB ELEV
HI	-	FILL
CHECK IN		
HSE STK	: BY	DATE
HSE RESTK	: BY	DATE
FDN	: BY	DATE
ISP/GRD	: BY	DATE
HBW/GRD	: BY	DATE
REGRO	: BY	DATE
REGRO	: BY	DATE

NOTES OF CONCERN:

- LOCATE WATER METER PIT, LIGHT POLE, MANHOLES OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.

LEGEND:

- = PROPERTY LINE
- = EASEMENT
- = BACK OF WALK
- = SETBACK
- ⊕ = ELEVATION ADJUSTING NUMBER
- = FLOW LINE



Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80228
 (303) 980-0200

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 OR 303-534-6700
 IN METRO DENVER
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE
 YOU DIG, GRADE, OR EXCAVATE FOR THE
 MARKING OF UNDERGROUND MEMBER UTILITIES

MINIMUM SETBACKS:
 FRONT: 20'
 REAR: 10' SIDE: 5'
 STREET SIDE: 20'
 MIN BETWEEN STRUCTS.: 10'

SCALE: 1"=20'
 DATE: 11-07-06 LC
 REV:
 REV:
 JOB NO: 3659