

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 618 Eldorado Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-034-70-023 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1480
 Subdivision Beehive Estates Sq. Ft. of Lot / Parcel 7915
 Filing 0 Block 007 Lot 023 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2624
 Height of Proposed Structure 19ft.

OWNER INFORMATION:

Name Village Homes of Colorado
 Address 607 28 1/4 Rd. Suite 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. Suite 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>P.D.</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) <u>35</u>	Special Conditions <u>Engineered found. required</u>
Voting District <u>B</u> Driveway Location Approval <u>KAD</u> (Engineer's Initials)	<u>EIFD must review plans for my single family before building permit is issued</u>

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 8/11/06

Department Approval [Signature] Date 8/11/06

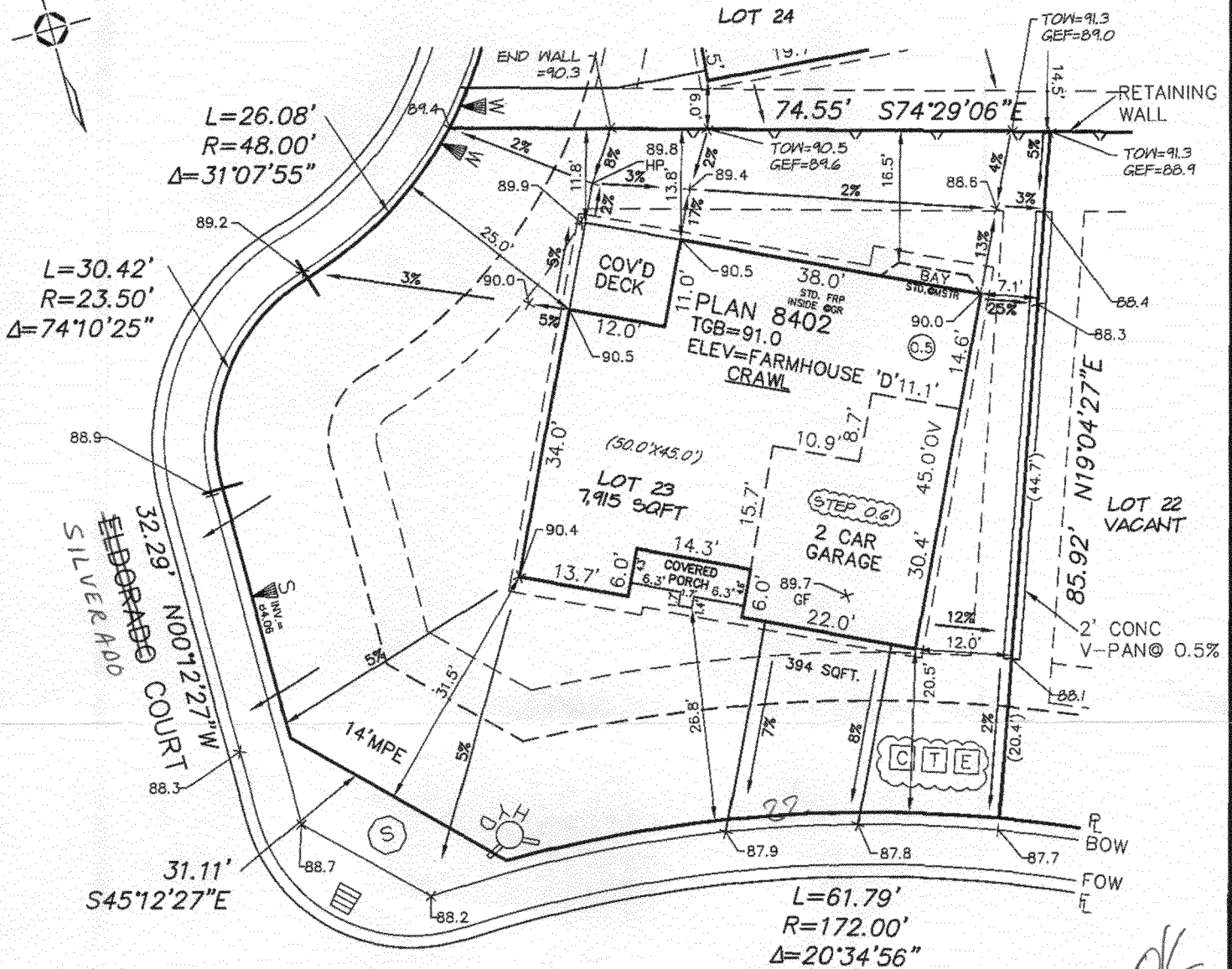
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19405</u>
Utility Accounting <u>[Signature]</u> Date <u>8/17/06</u>

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)

PLOT PLAN FOR



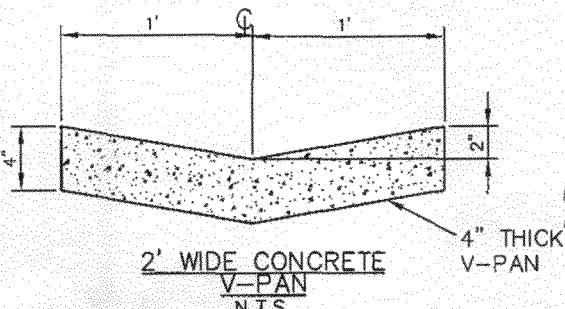
LOT 23, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 618 ELDORADO DRIVE / THE ORCHARD



$L=26.08'$
 $R=48.00'$
 $\Delta=31'07'55''$

$L=30.42'$
 $R=23.50'$
 $\Delta=74'10'25''$

$L=61.79'$
 $R=172.00'$
 $\Delta=20'34'56''$



ELDORADO DRIVE
 ACCEPTED *8/11/06*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

*Done OK
 RAD
 8-14-06*

- 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 WARRANTEE REQUIREMENTS. (0.5% MINIMUM SLOPE FOR CONCRETE PANS.)
 - THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
 - FOR QUESTIONS REGARDING THE FOUNDATION DURING EXCAVATION, FORM SETTING, AND HOUSE CONSTRUCTION REFER TO THE ENGINEERED FOUNDATION PLANS.
 - BEFORE STAKING, THE BUILDER SHOULD VERIFY ALL HOUSE 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	+	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
REGRD	: BY	DATE
REGRD	: BY	DATE

- NOTES OF CONCERN:**
- LOCATE WATER METER PIT, LIGHT POLE, MANHOLES OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.
 - PEDISTALS CLOSE TO DRIVEWAY

- LEGEND:**
- P=PROPERTY LINE
 - BOW=BACK OF WALK
 - FOW=FRONT OF WALK
 - F=FLOW LINE
 - EASEMENT
 - - - SETBACK
 - ⊕ =ELEVATION ADJUSTING NUMBER

Carroll & Lange INC
 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: 8-05-06 MLG
 REV: 8-09-06 MLG
 REV:
 JOB NO: 3659