

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 422 Saffron Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-034-70-058 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1376
 Subdivision Beehive Estates / The Orchards Sq. Ft. of Lot / Parcel 5420
 Filing 0 Block 0 Lot 058 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2470
 Height of Proposed Structure 19'5"

OWNER INFORMATION:

Name Village Homes of Colorado
 Address 607 28 1/4 Rd.
 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 Same
 Address _____
 City / State / Zip _____
 Telephone 970-683-9891

***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 req'd</u>
Voting District _____	<u>See Attached notes.</u>
Driveway Location Approval <u>RAY</u> (Engineer's Initials)	<u>Also requires fire Dept. Approval</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 _____ Date 6/14/06

Department Approval NA / [Signature] Date 6/8/06

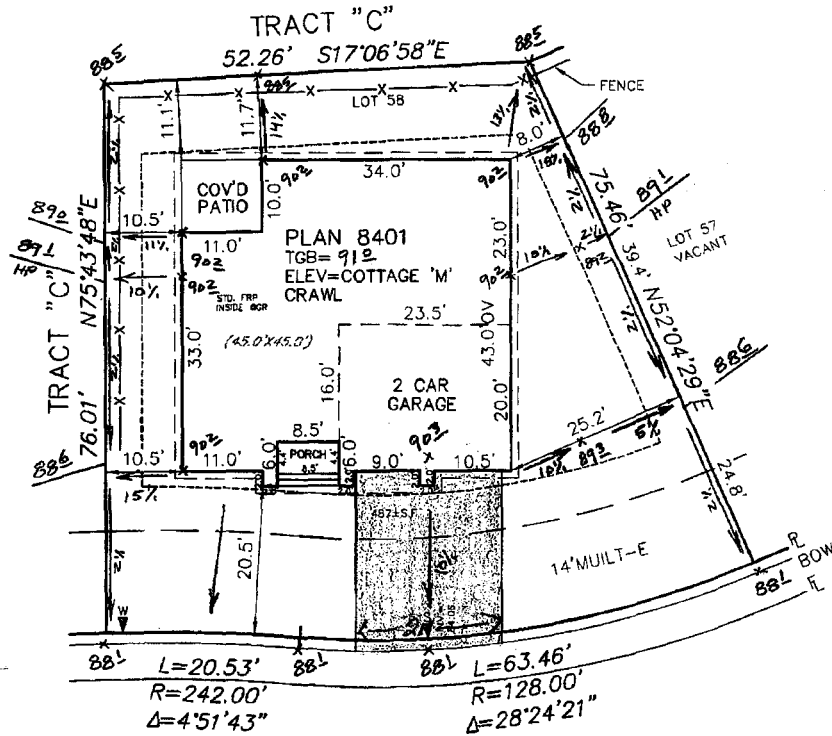
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19174.</u>
Utility Accounting <u>Kelberry</u>	Date <u>6/8/06</u>		

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 58, SUBDIVISION BEEHIVE ESTATES SUBDIVISION
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 622 SAFFRON WAY / THE ORCHARD



ACCEPTED FOR CITY PLANNING
 ANY APPLICANTS TO PROPERTY EASEMENTS
 MUST BE
 SETBACKS MUST BE
 CITY PLANNING
 PROPERTY EASEMENTS
 AND PROPERTY LINES.
 LOCATED AND IDENTIFIED

SAFFRON WAY

DO NOT STAKE !!!

PLEASE DELIVER REQUIRED STRUCTURAL PLANS TO C&L 48 HOURS BEFORE ORDERING A HOUSE. STAKE A HOUSE WILL BE STAKED 48 HOURS AFTER RECEIVING REQUIRED STRUCTURAL PLANS.

- 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 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= 2'-0" 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.

*Drive OK
 Ruled OK
 C&L*

LEVEL NOTES:	
BOW	_____
HI	_____
HI	_____
HUB ELEV	_____
+	HUB ELEV
HI	_____
HI	_____
FILL	_____
CHECK IN	
HSE STR	BY _____ DATE _____
HSE RESTK	BY _____ DATE _____
FW	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.

LEGEND:

- =PROPERTY LINE
- =BACK OF WALK
- =FRONT OF WALK
- =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
 WARNING OF UNDERGROUND MEMBER UTILITIES

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

SCALE: 1"=20'
 DATE: 6-2-06 FRD
 REV: _____
 REV: _____
 JOB NO: 3659

BEEHIVE ESTATES SUBDIVISION PLAT

1/4 OF SECTION 3, T. 1 S., R. 1 W., UTE MERIDIAN
 SECTION, MESA COUNTY, COLORADO

FP-2003-253

PD

TCP 1500.00
 SIF 292.00

CITY APPROVAL

This plat of BEEHIVE ESTATES SUBDIVISION PLAT, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 24 day of FEBRUARY, 2005.

David V. Kelly City Manager
Angela Thomas Mayor



Eng foundations reqd

*see notes below
 fences, Fire Dept approval*

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 8:23 o'clock A. M., this 1st day of March, 2005, and is duly recorded in Book No. 3845, Page 25-26 as Reception No. 2241066.
 Drawer No. 99-62, Fees \$20.00 + 1.00

Clerk and Recorder of Mesa County

VICINITY/CONTROL MAP
 NO SCALE

SURVEYOR'S STATEMENT

I, David G. Nicewicz, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of BEEHIVE ESTATES SUBDIVISION PLAT was made by me and/or under my direction and supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

David G. Nicewicz
 David G. Nicewicz, P.L.S. 24963



TITLE CERTIFICATE

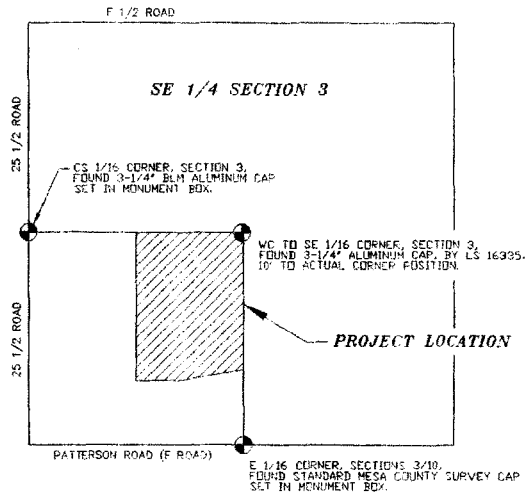
State of Colorado)
 County of Mesa) ss

We, Abstract and Title Company of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Village Homes of Colorado, Inc., that the current taxes have been paid, that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: 2-16-05 By: Debra J. Blanchette

NOTES

- Easement and right-of-way research and legal description by Abstract & Title Co. of Mesa County, Inc., Policy number 00913287 C7, dated November 30, 2004 at 7:00 A.M..
- Project benchmark is the witness corner to the SE 1/16 corner of Section 3 as described and shown hereon with an elevation of 4596.58 feet, Mesa county survey datum.
- A communications tower is located on adjoining property which lies to the West of the Beehive Estates Subdivision. The tower is approximately 244' West of the Westerly boundary of Lot 27.
- Engineered Foundations on all dwelling units are required.
- The Grand Junction Fire Department must review construction plans for any proposed single family homes before a building permit is issued. Residential structures larger than 3600 square feet in size are required to install an approved fire sprinkler system, per section B105.1 of the International Fire Code, 2000 edition.
- Lots 6, 7, 25 and 26 are to have a fence adjoining Tract A. The fence is restricted to 4 feet in height and a rail or split rail fence. Wire mesh may be attached to the inside of the fence (on the lot owner's side) that is not taller than the rail or split rail fence. The fence shall extend from the right-of-way edge on Lot 6 to the right-of-way edge on Lot 26 and from the right-of-way edge on Lot 7 to the right-of-way edge of Lot 25.
- The fences along the rear lot lines of Lots 48 through 58 are restricted to 4 feet in height and a rail or split rail fence. Wire mesh may be attached to the inside of the fence (on the lot owner's side) that is not taller than the rail or split rail fence.
- A fence permit shall be required for all fences and the fences must comply with the Grand Junction Zoning and Development Code.



BUILDING SETBACKS

FRONT YARD = 20 FEET FROM FRONT PROPERTY LINE
 REAR YARD = 10 FEET FROM REAR PROPERTY LINE
 SIDE YARD = 5 FEET FROM EACH SIDE PROPERTY LINE

AREA SUMMARY

LOTS 1-58	= 7.112 ACRES	52.39%
ROAD R.O.W.	= 2.823 ACRES	20.63%
TRACT A	= 0.038 ACRES	0.28%
TRACT B	= 0.063 ACRES	0.46%
TRACT C	= 3.538 ACRES	26.27%
TOTAL	= 13.574 ACRES	100.00%

PLAN SCALE 1" = 50'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC.
	FIELD PREP DGN, RKG	DATE	
REVISIONS: DATE: 04/15/02 DATE: 06/07/04 DATE: 07/02/04 JG	DRAWN BY DGN, RKG	DATE 09/04	34618 L ROAD HOTCHKISS, COLORADO 81419 EMAIL: westelk@aol.com
	CHECKED BY RKG	DATE 09/04	
TITLE: BEEHIVE ESTATES SUBDIVISION PLAT			MAP ID: NE05102P1
DATE: 01/21/05	DWG NUMBER: 0000000000	SHEET 1 OF 2	