

FEE \$	10 ac 1539.00
TCP \$	460.00
SIF \$	

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

BLDG PERMIT NO. PD-2004-244

Building Address 607 Silverado Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-034-70-030 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2278 2518
 Subdivision Beehive Estates / The Orchard Sq. Ft. of Lot / Parcel 4,896
 Filing 0 Block 0 Lot 0030 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,695
 Height of Proposed Structure 19 ft

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 970 683-5420

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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>	<u>20' garage</u> <u>3980</u>	Maximum coverage of lot by structures <u>per PD plan</u>	
SETBACKS: Front <u>17'</u>	from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>5</u>	from PL	Rear <u>10</u>	from PL
Maximum Height of Structure(s) <u>Per PD plan</u>		Parking Requirement <u>2</u>	
Voting District <u>B</u>	Driveway Location Approval <u>RAT</u>	Special Conditions <u>Engineered Foundation</u>	
	(Engineer's Initials)	<u>required; fire dept. approval req. for bldg. permit issuance</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 11/2/06
 Department Approval JAR Gaylen Henderson Revised on 2/15/07
 Date 11/6/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>19655</u>
Utility Accounting <u>0</u>		Date <u>11/6/06</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

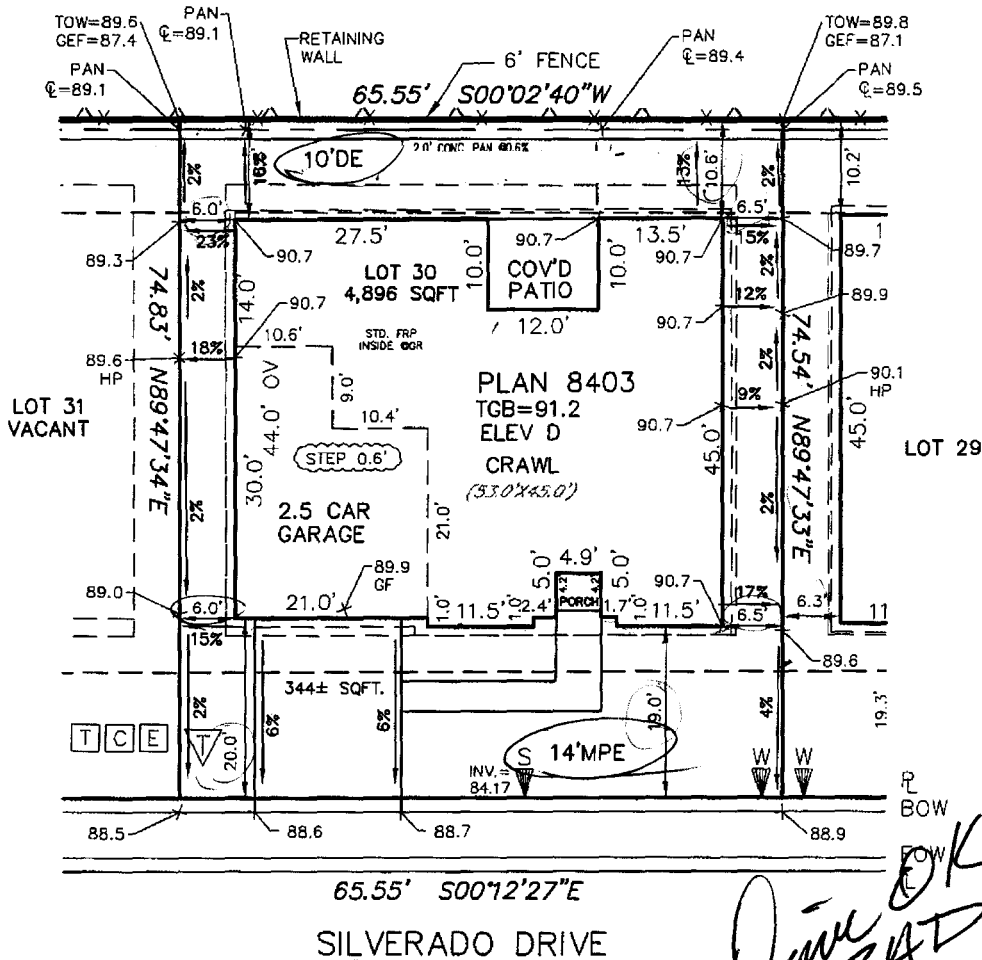
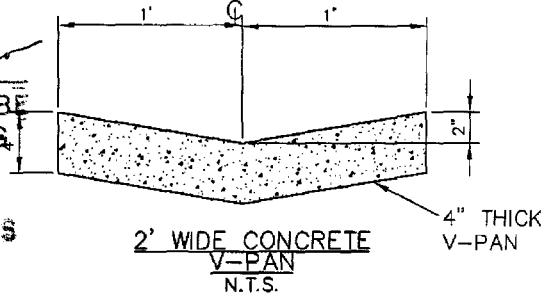


LOT 30, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 617 SILVERADO DRIVE / THE ORCHARD

LOT 30 AREA=4,896 SQ. FT.
 MODEL 8403=2,695 SQ. FT.



JAR *Daglen Henderson*
 ANY CONCRETE SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Done OK
TRAD
11-2-06

NOT FOR CONSTRUCTION

CARROLL & LANGE DOES NOT HAVE INFORMATION ABOUT THE REDUCTION OF THE 20' FRONT SETBACK TO 18'

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.)

LEVEL NOTES:

BOW	+	
HI	-	TGB ELEV
HUB ELEV	+	HUB ELEV
HI	-	FILL