

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 620 Silverado Court No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-034-70-024 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1898
 Subdivision Beehive Estates / The Orchard Sq. Ft. of Lot / Parcel 5623
 Filing 0 Block 0 Lot 024 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2457 Sq. Ft.
 Height of Proposed Structure 19'

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 Village Homes of Colorado
 Address 607 28 1/4 Rd.
 City / State / Zip Grand Junction, CO 81506
 Telephone 970-683-4891

***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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District B Driveway Location Approval WW
 (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 7/25/06
 Department Approval [Signature] Date 7/26/06 7/27/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19338</u>
Utility Accounting <u>Kate Eldberry</u>	Date <u>7/27/06</u>	

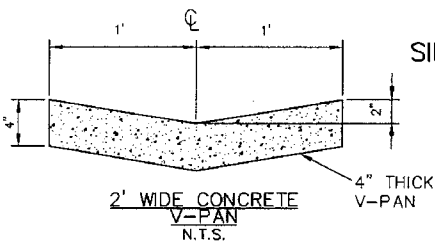
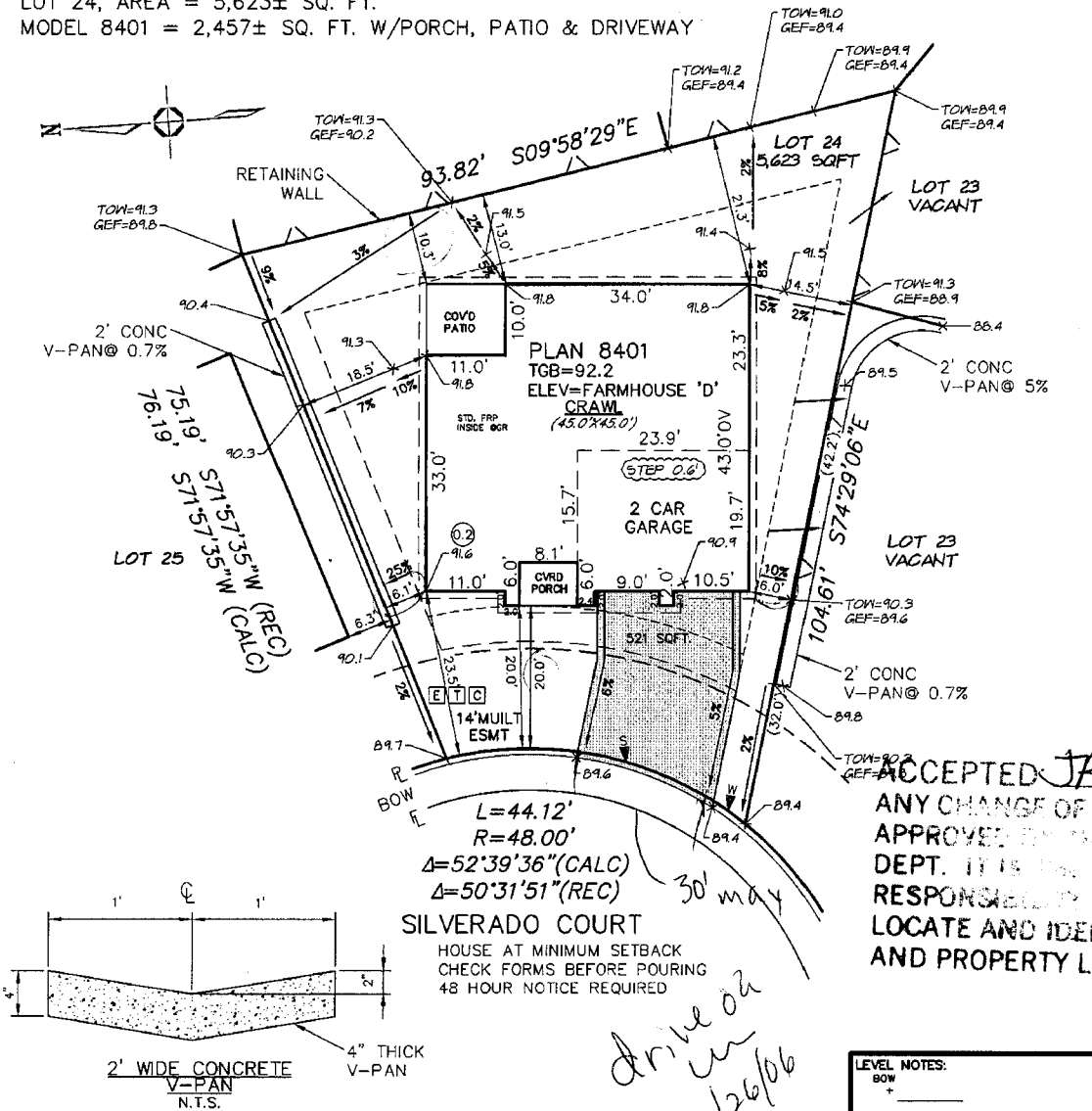
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN FOR



LOT 24, SUBDIVISION BEEHIVE ESTATES SUBDIVISION
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 620 SILVERADO COURT / THE ORCHARD

LOT 24, AREA = 5,623± SQ. FT.
 MODEL 8401 = 2,457± SQ. FT. W/PORCH, PATIO & DRIVEWAY



- 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 = LENGTH OF 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.

NOTES OF CONCERN:

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

LEGEND:

R=PROPERTY LINE
 BOW=BACK OF WALK
 FOW=FRONT OF WALK
 FL=FLOW LINE

--- EASEMENT
 - - - - SETBACK
 (#) = ELEVATION ADJUSTING NUMBER

LEVEL NOTES:

BOW + _____
 HI - _____
 HUB ELEV + _____
 HI - _____

TGB ELEV _____
 HUB ELEV _____
 FILL = _____

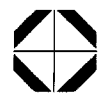
CHECK IN

HSE STK	: BY	DATE
HSE RESTK	: BY	DATE
FIN	: BY	DATE
ISP/GRD	: BY	DATE
HBW/GRD	: BY	DATE
REGRD	: BY	DATE
REGRD	: BY	DATE

ACCEPTED: *JR [Signature]*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Drive on 7/26/06



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: 7-24-06 MLG
 REV: _____
 JOB NO: 3659