

1500.00
2000.00
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 621 Silverado CRT.
Parcel No. 2945-034-70-028
Subdivision Beehive Estates / the Orchard
Filing Ø Block Ø Lot ØØ28

No. of Existing Bldgs Ø No. Proposed 1
Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed 1332
Sq. Ft. of Lot / Parcel 4912
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2422
Height of Proposed Structure 24'6"

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 970-683-4891

*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 <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>Engineered foundations</u>
Voting District <u>B</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials)	<u>small dwellings are required</u>
	<u>needs driveway width 4' in 5' of PL</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 6/20/06
Department Approval [Signature] Date 6-26-06

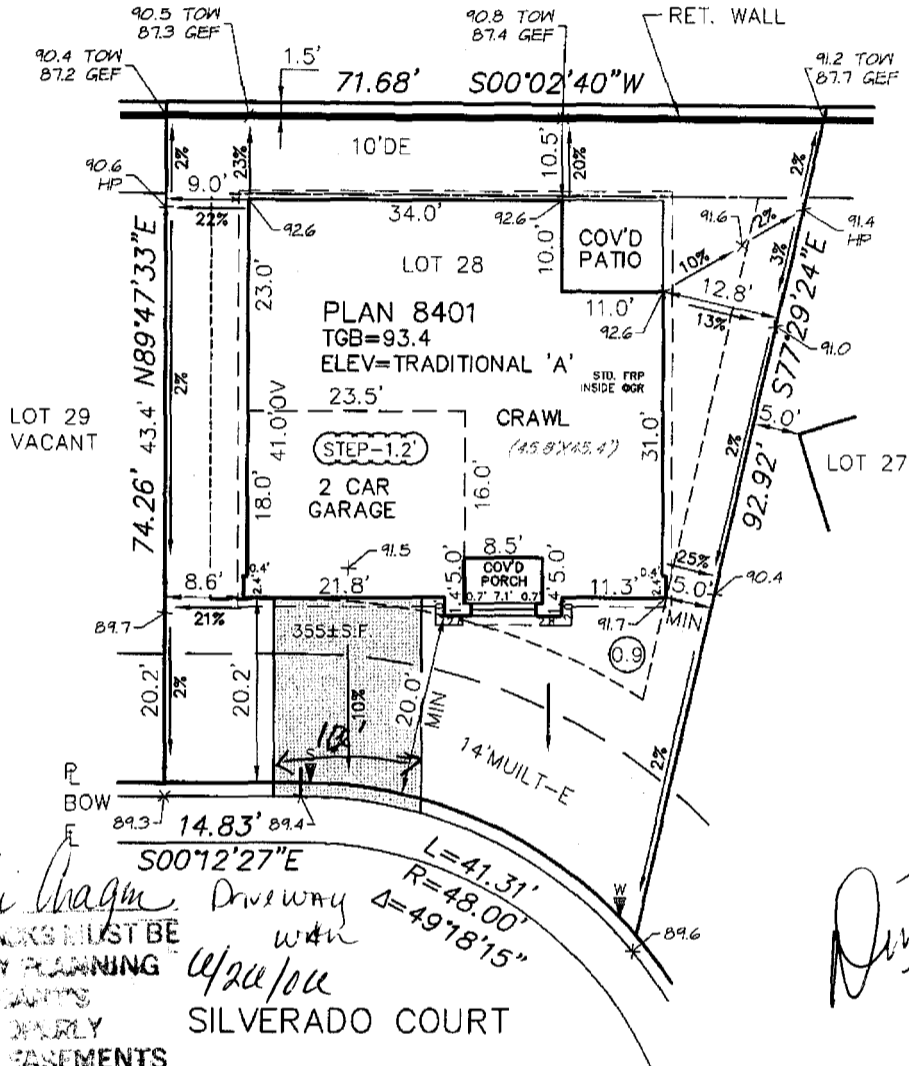
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19238</u>
Utility Accounting <u>[Signature]</u> Date <u>6/26/06</u>

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 28, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
ADDRESS 621 SILVERADO COURT / THE ORCHARD



ACCEPTED BY THE CITY ENGINEERS MUST BE
APPROVED BY THE CITY PLANNING
OFFICE. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Archie Chagnon
Driveway with
w/20/100
SILVERADO COURT

*Done OK
RAD
6-26-06*

PRELIMINARY

NOTE: EVE IN REAR EASEMENT.

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=16.0', 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.

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.
- HOUSE AT MINIMUM SETBACK CHECK FORMS BEFORE POURING 48 HOUR NOTICE REQUIRED

LEGEND:

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



Carroll & Lange P.E.
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: 6-7-06 FRD

REV: _____

REV: _____

JOB NO: 3659