

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 622 Silverado Court No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-034-70-025 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1361
 Subdivision Beehive Estates/The Orchard Sq. Ft. of Lot / Parcel 5602
 Filing 0 Block 000 Lot 025 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2351
 Height of Proposed Structure 19 ft.

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 <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 foundation</u>
Voting District <u>B</u> Driveway Location Approval <u>M</u> <u>required</u>	(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 7/24/06
 Department Approval NA [Signature] Date 7/20/06 7/27/06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> W/O No.	<u>19339</u>
Utility Accounting <u>Kate Celsberry</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)

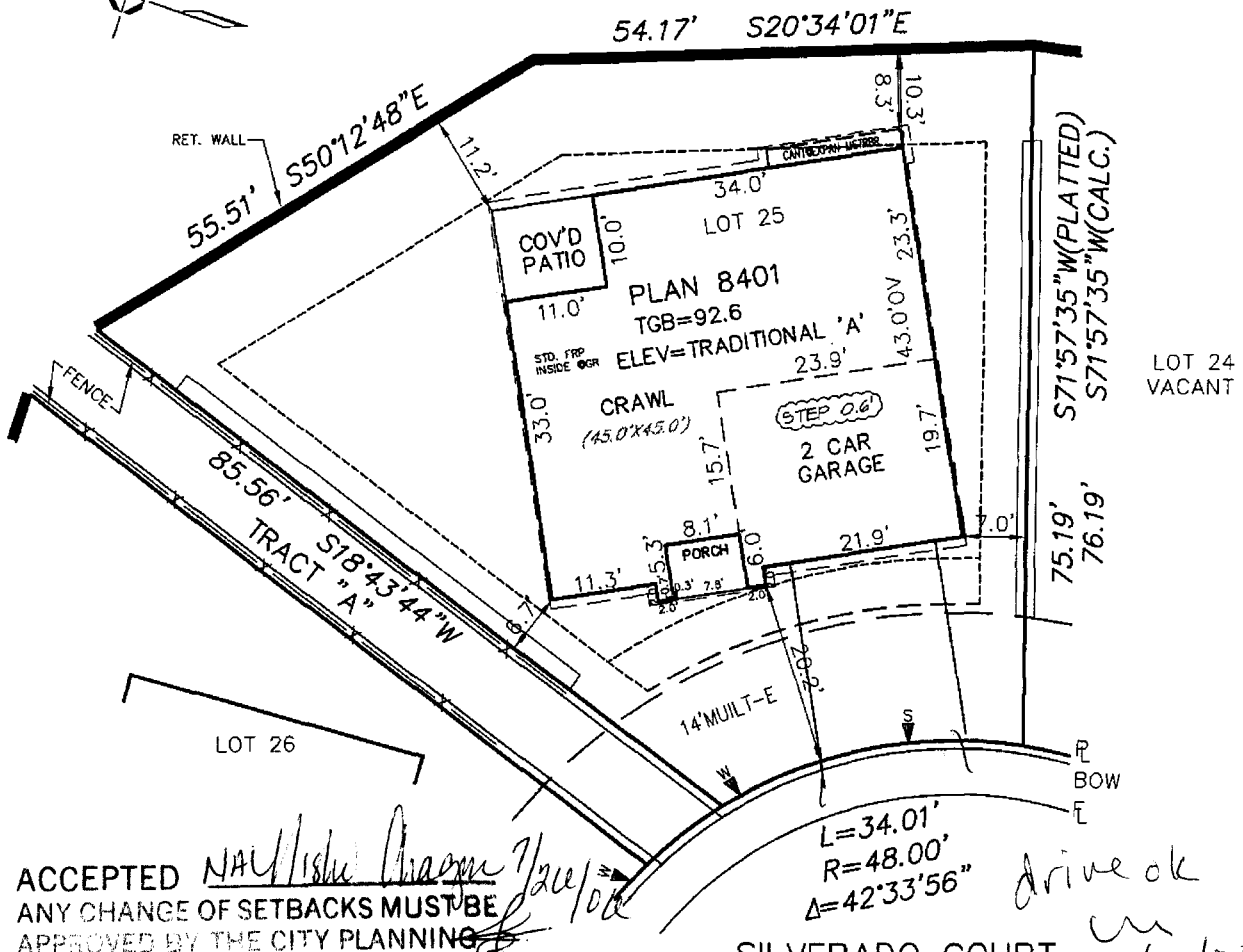
SKETCH

FOR



LOT 25, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
ADDRESS 622 SILVERADO COURT / THE ORCHARD

LOT 25, AREA = 5,602± SQ. FT.
MODEL 8401 = 2,351± SQ. FT. W/PORCH, PATIO & DRIVEWAY



ACCEPTED *NAU/Ishe Aragon 7/26/06*
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 ok
SILVERADO COURT
7/26/06
25' not

GENERAL NOTES

1. THIS PLOT PLAN DOES NOT SHOW LOCATION OF WINDOW WELLS. FOR THEIR LOCATION SEE STRUCTURAL ENGINEERED PLANS.
2. THIS PLOT PLAN IS BASED ON INFORMATION PROVIDED TO CARROLL & LANGE BY THE BUILDER / DEVELOPER.
3. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.
4. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS PER WARRANTEE REQUIREMENTS. (0.5% MINIMUM SLOPE FOR CONCRETE PANS.)
5. THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
6. FOR QUESTIONS REGARDING THE FOUNDATION DURING EXCAVATION, FORM SETTING, AND HOUSE CONSTRUCTION REFER TO THE ENGINEERED FOUNDATION PLANS.
7. 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.
8. 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.

NOTES OF CONCERN:

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

LEVEL NOTES:

BOW	+		
HI	-	TGB	ELEV
HUB	+	HUB	ELEV
HI	-	FLL	
CHECK IN			
HSE STK	: BY	DATE	
HSE RESTK	: BY	DATE	
FDN	: BY	DATE	
ISP/GRD	: BY	DATE	
HBW/GRD	: BY	DATE	
REGD	: BY	DATE	
REGD	: BY	DATE	

LEGEND:

- ⌈=PROPERTY LINE
- ⌋=BACK OF WALK
- ⌌=FRONT OF WALK
- ⌍=FLOW LINE
- =EASEMENT
- - - - -=SETBACK
- (#)=ELEVATION ADJUSTING NUMBER



Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80225
(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: 7-21-06 CBD
REV: _____
REV: _____
JOB NO: 3659