

FEE \$ 10.00
 TCP \$ 1039.00 1539.00
 SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 623 Silverado Court No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-034-70-027 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1486
 Subdivision Beehive Estates/The Orchards Sq. Ft. of Lot / Parcel 6223
 Filing 0 Block 0 Lot 0027 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2883
 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 81500

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>D1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</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	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>Engineered foundation on all dwellings are required.</u>
Voting District <u>B</u> Driveway Location Approval <u>KAD</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 6/20/06
 Department Approval [Signature] Date 6-20-06

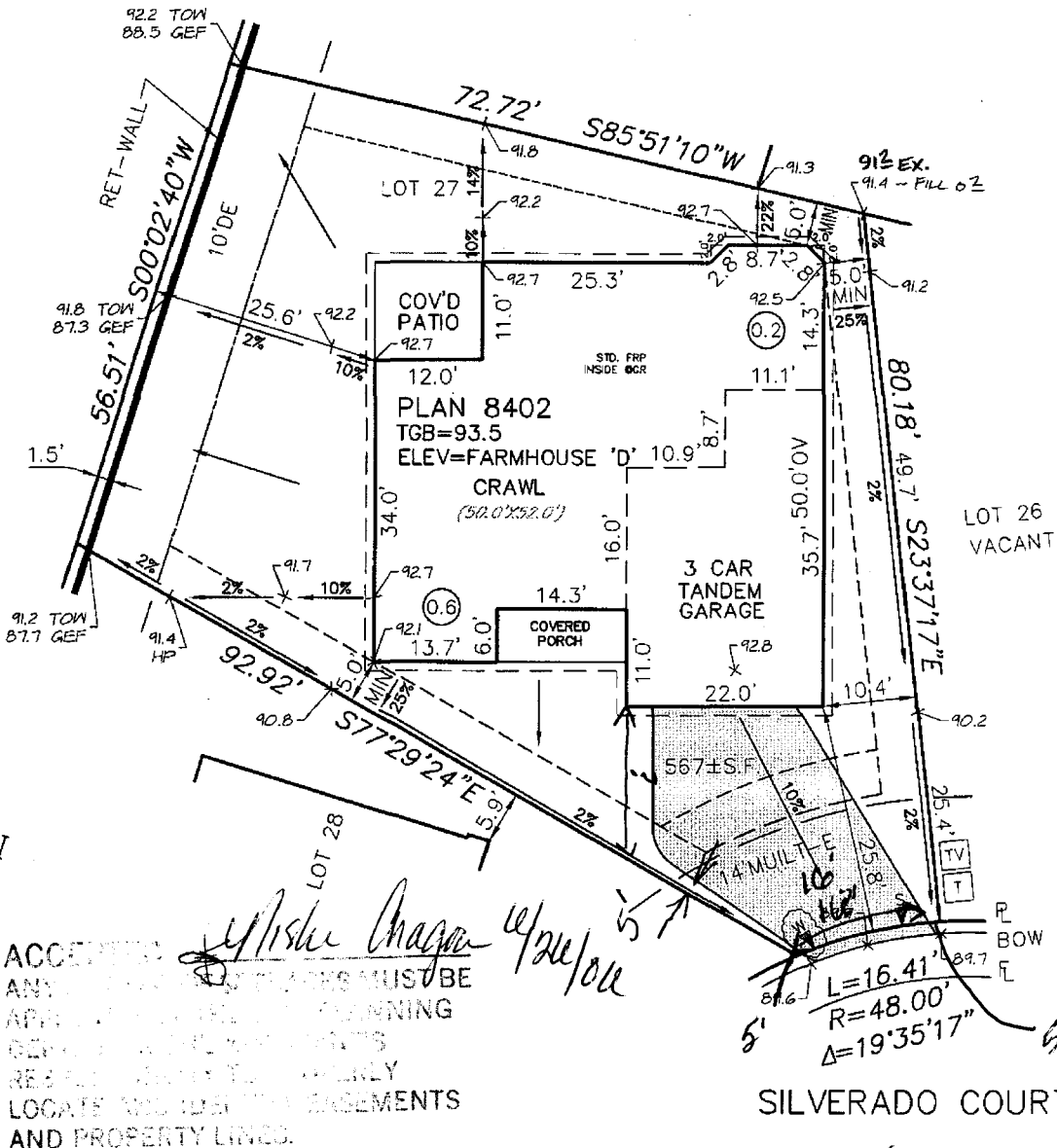
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19239</u>
Utility Accounting <u>Kate Alshamy</u> Date <u>6/20/06</u>

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 27, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 623 SILVERADO COURT / THE ORCHARD



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=18.0', 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	+	_____	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
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.
- HOUSE AT MINIMUM SETBACK CHECK FORMS BEFORE POURING 48 HOUR NOTICE REQUIRED
- WATER METER PIT IN DRIVEWAY.

LEGEND:

- P=PROPERTY LINE
- BOW=BACK OF WALK
- FOW=FRONT OF WALK
- FL=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
 MARKING OF UNDERGROUND MEMBER UTILITIES

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

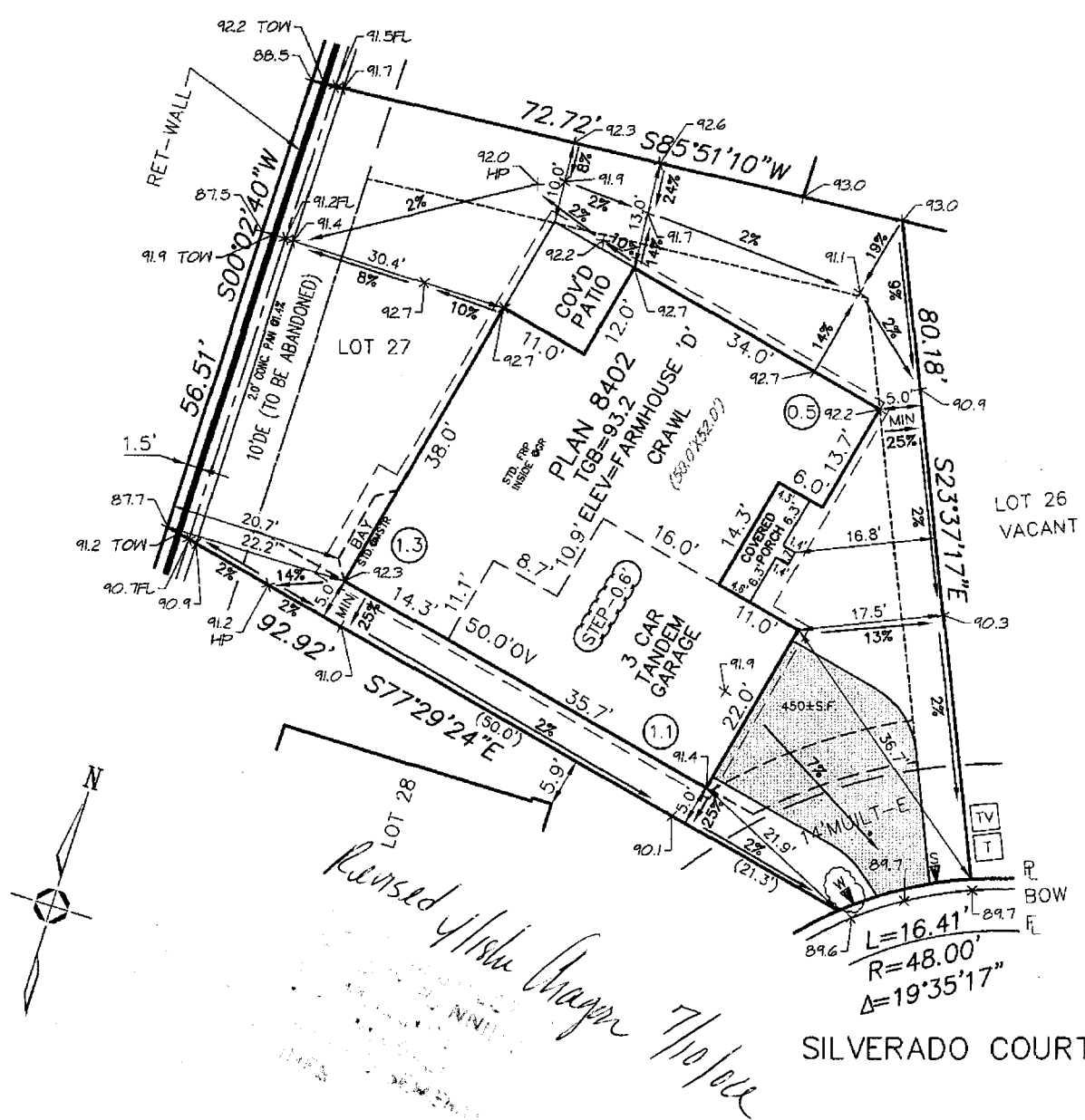
SCALE: 1"=20'
 DATE: 6-7-06 FRD
 REV: _____
 REV: _____
 JOB NO: 3659

PLOT PLAN FOR



LOT 27, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
ADDRESS 623 SILVERADO COURT / THE ORCHARD

LOT 27, AREA = 6,223± SQ. FT.
MODEL 8402 = 2,832± SQ. FT. W/PORCH, PATIO & DRIVEWAY



Revised 4/18/06
Chapman Tholpe

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- DRIVEWAY SQUARE FOOTAGE CALCULATION IS BASED ON FOLLOWING ASSUMPTIONS:
-WIDTH=19.0', LENGTH=FACE OF GARAGE TO BACK OF WALK.
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- CHECK FORMS BEFORE POURING 48 HOUR NOTICE REQUIRED
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- - - = SETBACK
- = FRONT OF WALK
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- = FLOW LINE

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