

FEE \$10.00
TCP \$1589.00
SIF \$400.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 1000 Eldorado Dr. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-034-70-017 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2392  
 Subdivision Beehive Estates/The Orchard Sq. Ft. of Lot / Parcel 8263  
 Filing 2007 Block 0 Lot 0017 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2907  
 Height of Proposed Structure 19ft

**OWNER INFORMATION:**

Name Village Homes of Colorado  
 Address 607 28 1/4 Rd. Suite 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. Suite 122  
 City / State / Zip Grand Junction, CO 81506  
 Telephone 970-683-5421

**\*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 per plan  
 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) per plan Special Conditions Engineered Foundation  
 Voting District B Driveway Location Approved Full Required  
 (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 1/9/07  
 Department Approval [Signature] Date 1/12/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19927</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-12-07</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)

ACCEPTED

*Judith A. ...*

ANY CHANGES OR SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE CITY PLANNING DEPARTMENT ASSUMES NO RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

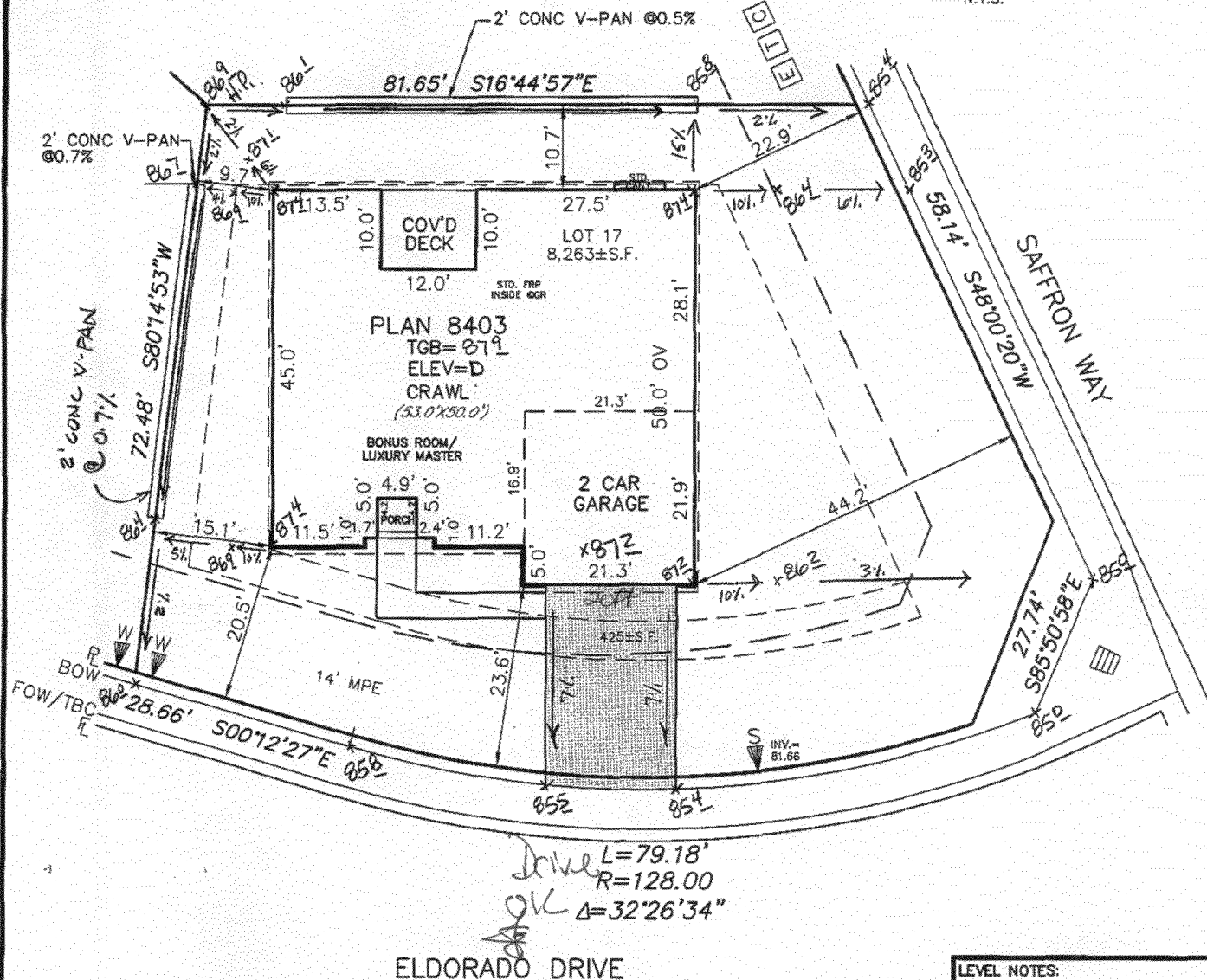
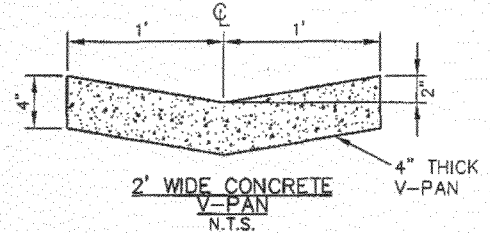
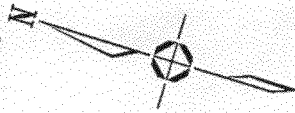
# PLOT PLAN FOR



LOT 17, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO  
ADDRESS 606 ELDORADO DRIVE / THE ORCHARD

LOT 17, AREA = 8,263± SQ. FT.

MODEL 8403 = 2,907± SQ. FT. W/PORCH, PATIO & DRIVEWAY



- 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 WARRANTY REQUIREMENTS. (0.5% MINIMUM SLOPE FOR CONCRETE PANS.)
- NOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.

LEVEL NOTES:	
BOW	+
HI	-
HUB ELEV	+
HI	-
FILL	=
TGB ELEV	_____
HUB ELEV	_____
FILL	_____