

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	460 ⁻

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 607 Eldorado Drive No. of Existing Bldgs 0 No. Proposed 01
 Parcel No. 2945-034-70-046 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1505
 Subdivision Beehive Estates Sq. Ft. of Lot / Parcel 4969
 Filing 0 Block 0 Lot 0046 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 21073
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name Village Homes of Colorado
 Address 607 28¹/₄ 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 same
 Address _____
 City / State / Zip _____
 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 <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>10 5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) _____	Special Conditions <u>Engineer foundation Reg'd</u>		
Voting District <u>B</u>	Driveway Location Approval <u>PD</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 11/20/07
 Department Approval W's Pat Durlop Date _____

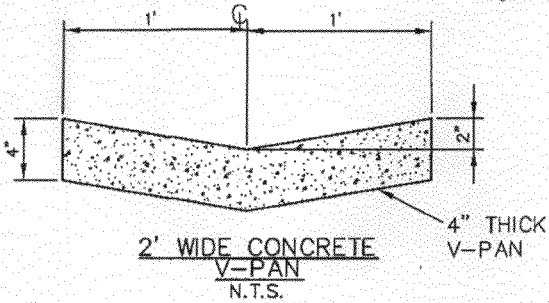
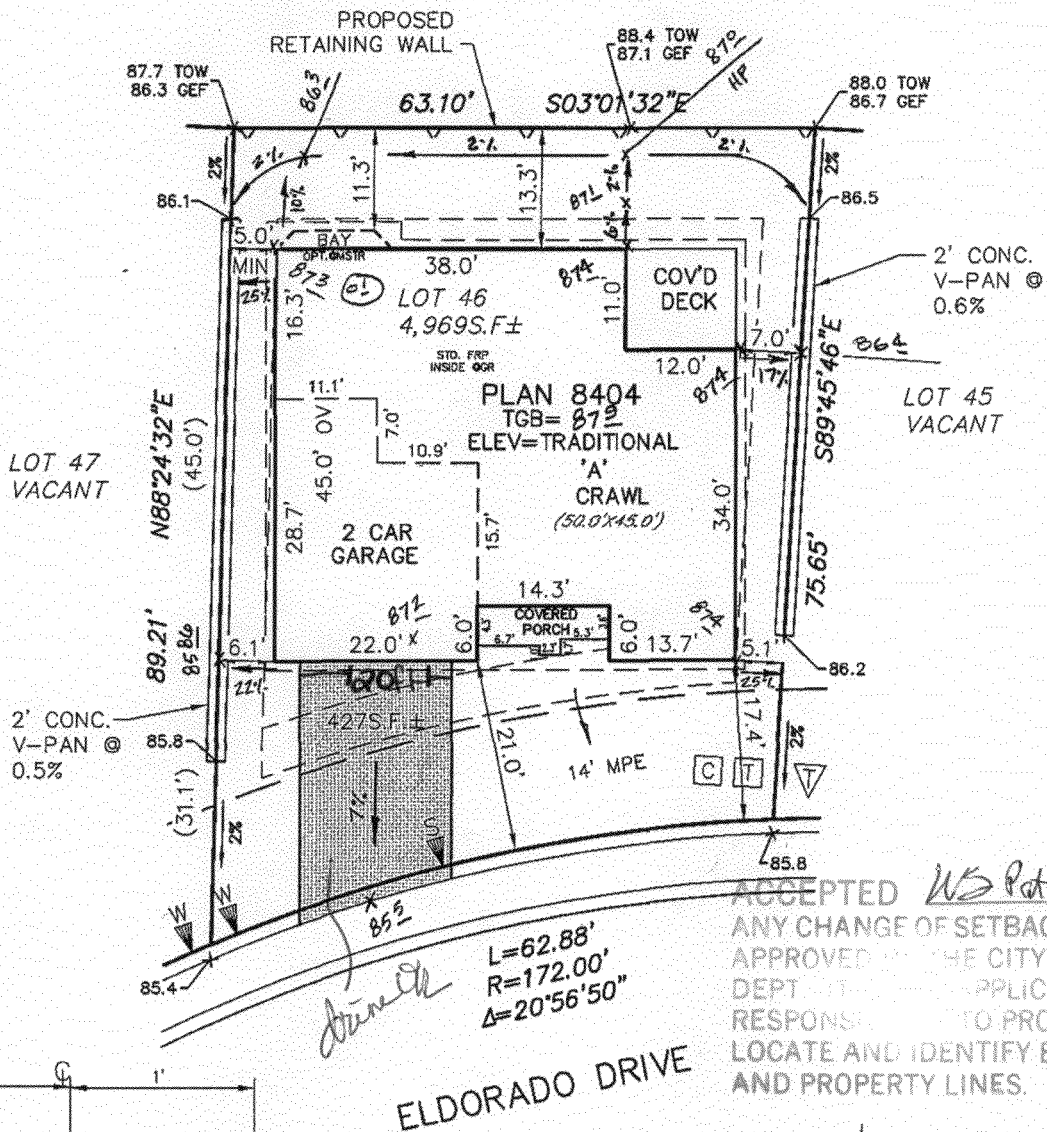
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20766</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/26/07</u>

PLOT PLAN FOR

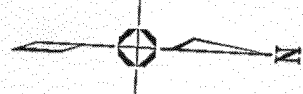


LOT 46, SUBDIVISION BEEHIVE ESTATES SUBDIVISION
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 607 ELDORADO DR. / THE ORCHARD

LOT 46, AREA = 4,969± SQ. FT.
 MODEL 8404 = 2,673± SQ. FT. W/PORCH, PATIO & DRIVEWAY



ACCEPTED *WS Pat Developer*
 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.



- 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 WARRANTY 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=16.4', 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 STRK	: 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

LEGEND:
 ———— PROPERTY LINE
 ———— EASEMENT
 ———— SETBACK
 ———— FRONT OF WALK
 ———— FLOW LINE
 (#) = ELEVATION ADJUSTING NUMBER

Carroll & Lange P.C.
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80228
 (303) 980-0200

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
811
 CALL 2 BUSINESS DAYS IN
 ADVANCE BEFORE YOU DIG, GRADE
 OR EXCAVATE FOR THE MARKING
 OF UNDERGROUND MEMBER
 UTILITIES.

MINIMUM SETBACKS:
 FRONT: 20' TO GAR./14' TO HSE EAVE
 REAR: 10'
 SIDE: 5'
 STREET SIDE: 20'
 MIN BETWEEN STRUCTS.: 10'

SCALE: 1"=20'
 DATE: 11-12-07 CBD
 REV: _____
 REV: _____
 JOB NO: 3659