

FEE \$	10 <sup>00</sup>
TCP \$	1589 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

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

Building Address 608 Eldorado Dr. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-034-70-018 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1487  
 Subdivision Beehive Estates/The Orchard Sq. Ft. of Lot / Parcel 5929  
 Filing 0 Block 1001 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2447  
 Height of Proposed Structure 19'

**OWNER INFORMATION:**

Name 607 28 1/4 Rel. Suite 122  
 Address Village Homes of Colorado  
 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 Rel. 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u> <i>per plan = Ord. # 3980</i>	Maximum coverage of lot by structures <u>per plan</u>
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>per plan</u>	Special Conditions <u>Engineered foundation required; fire dept. approval required before bldg. permit issuance</u>
Voting District <u>B</u> Driveway Location Approval <u>JAR</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 3/15/07

Department Approval JAR Wendy Spivey Date 3/21/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>20018</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/21/07</u>		

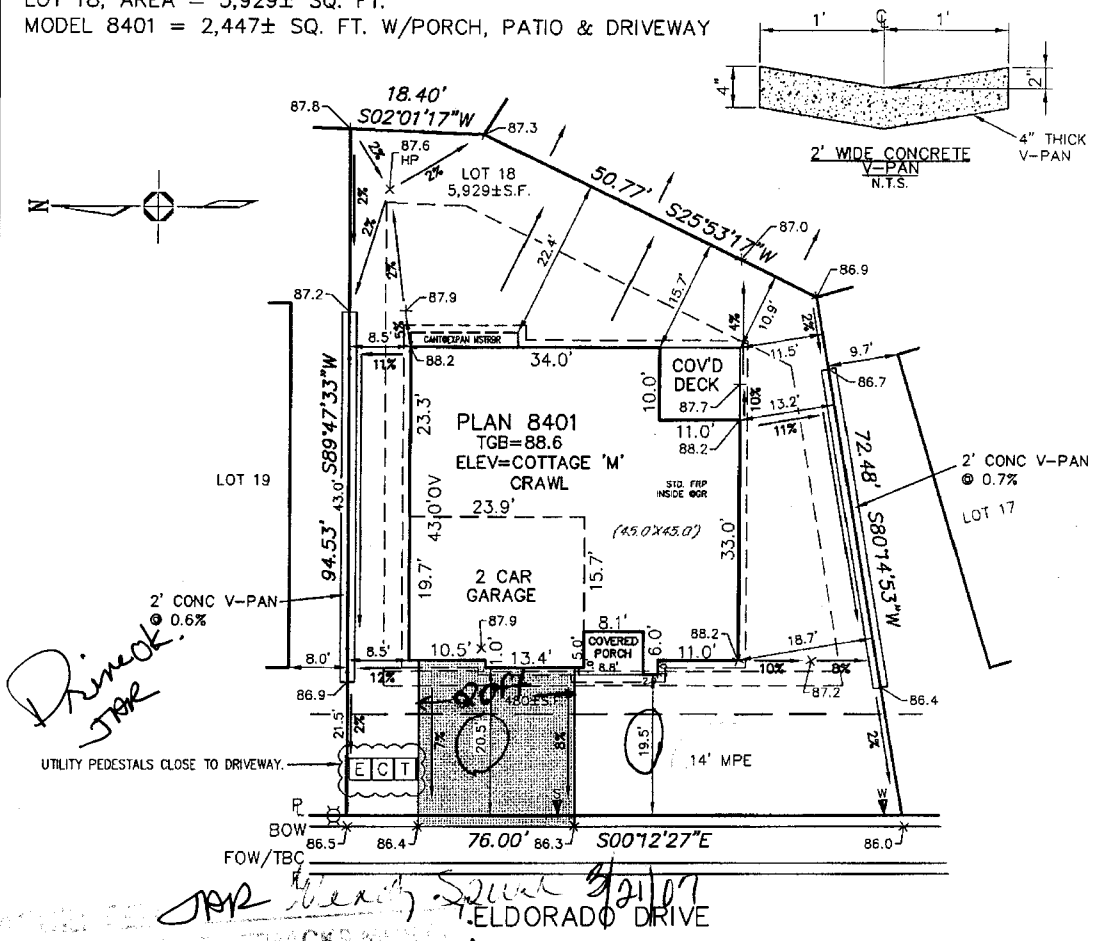
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# PLOT PLAN FOR



LOT 18, SUBDIVISION BEEHIVE ESTATES SUBDIVISION  
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO  
 ADDRESS 608 ELDORADO DRIVE / THE ORCHARD

LOT 18, AREA = 5,929± SQ. FT.  
 MODEL 8401 = 2,447± SQ. FT. W/PORCH, PATIO & DRIVEWAY



*Driveway JAP*  
*JAP Beach Square 9/21/07*  
 ELDORADO DRIVE

- 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=21.4', 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	+	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.

**LEGEND:**

P=PROPERTY LINE  
 BOW=BACK OF WALK  
 FOW=FRONT OF WALK  
 FL=FLOW LINE

--- EASEMENT  
 - - - SETBACK  
 (E)=ELEVATION ADJUSTING NUMBER

**Carroll & Lange Inc.**  
 Professional Engineers & Land Surveyors  
 165 South Urison 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' TO GAR./14' TO HSE EAVE  
 REAR: 10' SIDE: 5'  
 STREET SIDE: 20'  
 MIN BETWEEN STRUCTS.: 10'

SCALE: 1"=20'  
 DATE: 3-12-07 FRD  
 REV: \_\_\_\_\_  
 REV: \_\_\_\_\_  
 JOB NO: 3659