

FEE \$ 10.00
TCP \$ 1589.00
SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 612 Eldorado Drive
 Parcel No. 2945-034-70-020
 Subdivision Beehive Estates/The Orchard
 Filing 0 Block 0 Lot 20

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1505
 Sq. Ft. of Lot / Parcel 5401
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2617
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name Village Homes of Colorado
 Address 607 28 1/4 Rd. Suite 122
 City / State / Zip G.J., 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>FD</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	Maximum coverage of lot by structures <u>per PD</u>	Permanent Foundation Required: YES <u>X</u> NO _____
SETBACKS: Front <u>20</u> from property line (PL)		Parking Requirement <u>2</u>	
Side <u>5</u> from PL Rear <u>10</u> from PL		Special Conditions <u>Engineered foundation required; Fire Dept must review plans before bldg permit issued</u>	
Maximum Height of Structure(s) _____			
Voting District <u>B</u>			

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 6/28/07
 Department Approval [Signature] Date 7-2-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>20425</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/2/07</u>

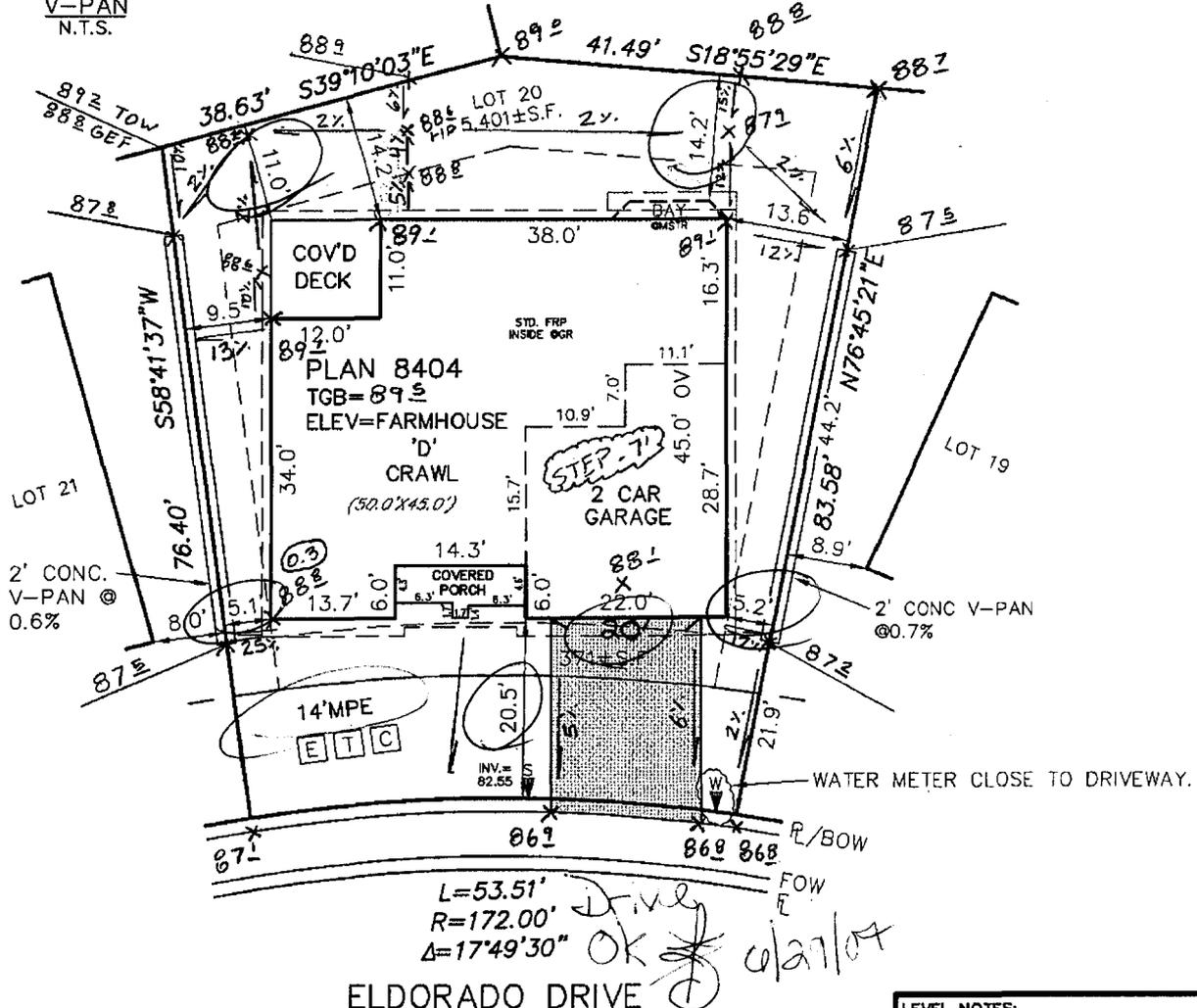
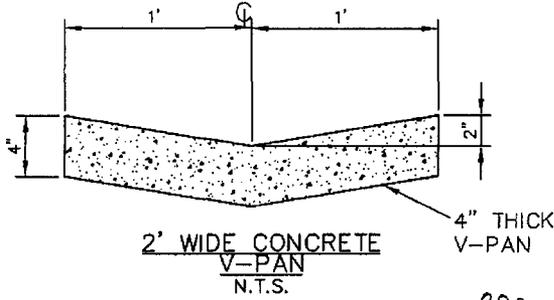
PLOT PLAN FOR



LOT 20, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 612 ELDORADO DRIVE / THE ORCHARD

LOT 20, AREA = 5,401± SQ. FT.
 MODEL 8404 = 2,617± SQ. FT. W/PORCH, PATIO & DRIVEWAY

ACCEPTED *Justin E. Judah*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY ENGINEER. THE DEVELOPER SHALL BE RESPONSIBLE 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.)

LEVEL NOTES:

BOW	+	
HI	-	TGB ELEV _____
HUB ELEV	+	HUB FLEV _____
HI	-	FILL= _____