

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 613 Eldorado Dr.
 Parcel No. 2945-034-70-043
 Subdivision Beehive Estates / the Orchard
 Filing Ø Block ØØØ Lot ØØ43

No. of Existing Bldgs Ø No. Proposed 1
 Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed 2242
 Sq. Ft. of Lot / Parcel 6,167
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2464
 Height of Proposed Structure 19ft

OWNER INFORMATION:

Name Village Homes of Colorado
 Address 607 28 1/4 Rd. Ste. 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. Ste. 122
 City / State / Zip Grand Junction, CO 81506
 Telephone 970-683-5420

*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>14'</u> ^{house 20' garage} from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered Foundation Req'd</u>
Voting District <u>B</u> Driveway Location Approval <u>DH</u> (Engineer's Initials)	<u>By FD must review plans before a building permit is issued</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 2/8/07
 Department Approval [Signature] Date 2/12/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19971</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/12/07</u>		

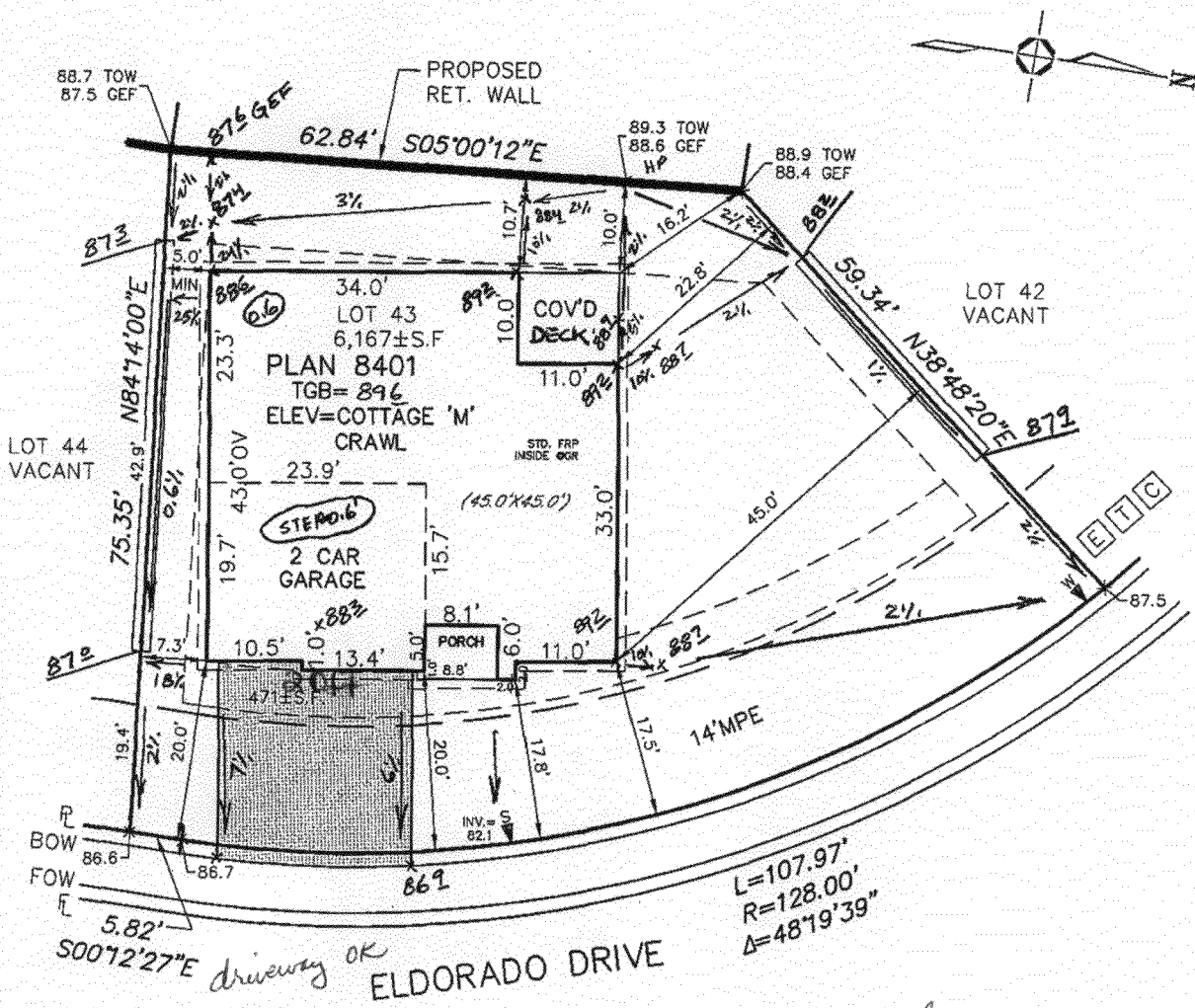
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN FOR

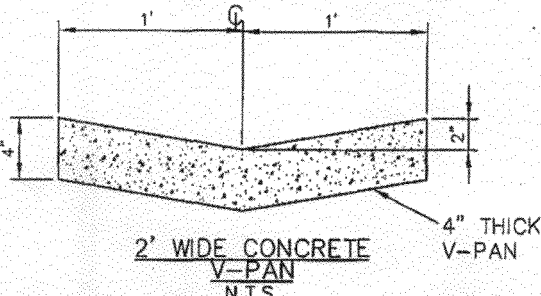


LOT 43, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 613 ELDORADO DRIVE / THE ORCHARD

LOT 43, AREA = 6,167± SQ. FT.
 MODEL 8401 = 2,464± SQ. FT. W/PORCH, PATIO & DRIVEWAY



ACCEPTED *Shelby Anagn 2/12/07*
 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=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	-
HUB ELEV	+
HI	-
	FLL
	TGB ELEV
	HUB ELEV
	FLL
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

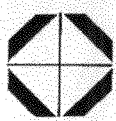
NOTES OF CONCERN:

- 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

LEGEND:

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

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



Carroll & Lange P.E.
 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' TO GAR./14' TO HSE EAVE
 REAR: 10' SIDE: 5'
 STREET SIDE: 20'
 MIN BETWEEN STRUCTS.: 10'

SCALE: 1"=20'
 DATE: 02-05-07 FRD
 REV: 02-07-07 FRD
 REV:
 JOB NO: 3659