FEE $	10-
TCP $	1589-
SIF $	460-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 1614 Eldorado Dr

Parcel No. 2945-034-70-022

Subdivision Beehive Estates/the Orchard

Filing 4 Block 4 Lot 22

No. of Existing Bldgs 0 No. Proposed 1

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2474 2061

Sq. Ft. of Lot / Parcel 6050

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2857

Height of Proposed Structure 19'

OWNER INFORMATION:

Name Village Homes of Colorado

Address 607 28¼ Rd. Suite 122

City / State / Zip G.J., CO 81506

APPLICANT INFORMATION:

Name same

Address

City / State / Zip

Telephone 970 683-5421

DESCRIPTION OF WORK & INTENDED USE:

- [x] New Single Family Home (*check type below)
- [ ] Interior Remodel [ ] Addition
- [ ] Other (please specify):

*TYPE OF HOME PROPOSED:

- [x] 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

SETBACKS: Front 20 from property line (PL)

Side 5 from PL Rear 10 from PL

Maximum Height of Structure(s)

Voting District 6

Driveway Location Approval KS (Engineer's Initials)

Maximum coverage of lot by structures B

Permanent Foundation Required: YES ✓ NO

Parking Requirement 2

Special Conditions Engineered foundation required; Fire Department review prior to permit.

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 Andrea Pollack Date 5/22/07

Department Approval KS Judith Rice Date 5/24/07

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. 20300
Utility Accounting		Date 5/24/07	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

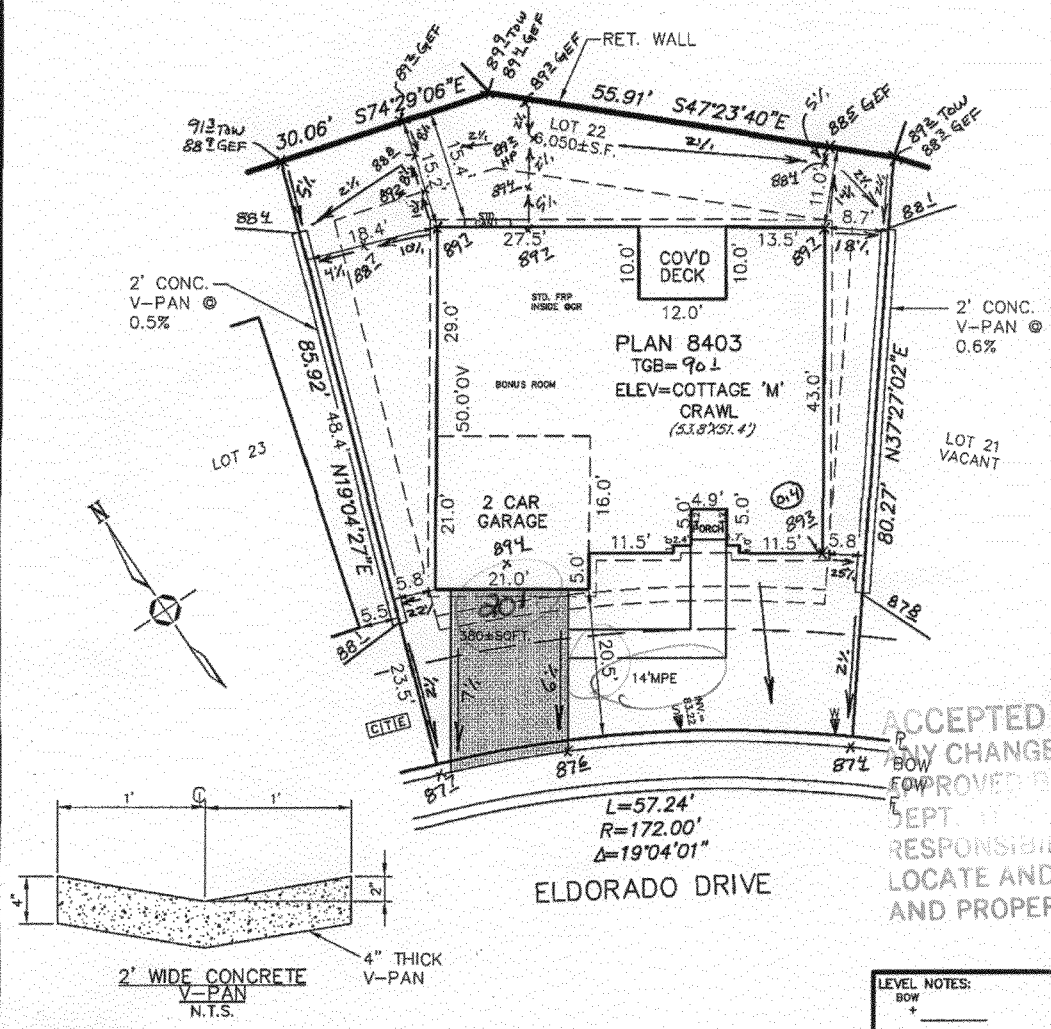
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN FOR

Vallure HOMES
The Place You Want To Be

LOT 22, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
ADDRESS 616 ELDORADO DRIVE / THE ORCHARD

LOT 22, AREA = 6,050± SQ. FT.
MODEL 8403 = 2,857± SQ. FT. W/PORCH, PATIO & DRIVEWAY



2' WIDE CONCRETE V-PAN
N.T.S.

4" THICK V-PAN

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

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.)
5. THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
6. FOR QUESTIONS REGARDING THE FOUNDATION DURING EXCAVATION, FORM SETTING, AND HOUSE CONSTRUCTION REFER TO THE ENGINEERED FOUNDATION PLANS.
7. 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.
8. DRIVEWAY SQUARE FOOTAGE CALCULATION IS BASED ON FOLLOWING ASSUMPTIONS:
   -WIDTH=16.0', 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 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.

LEGEND:
P=PROPERTY LINE
BOW=BACK OF WALK
FOW=FRONT OF WALK
FL=FLOW LINE
— — — EASEMENT
– – – – – – – – SETBACK
(#) =ELEVATION ADJUSTING NUMBER

Carroll & Lange INC
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: 5-16-07 FRD
REV:
REV:
JOB NO: 3659

P:\3659L022.dwg, Model, 5/16/2007 3:10:27 PM