

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

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

Building Address 1008 Saffron Way  
 Parcel No. 6945-034-70-051  
 Subdivision Beehive Estates/The Orchard  
 Filing Ø Block Ø Lot 51

No. of Existing Bldgs Ø No. Proposed 1  
 Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed 1801  
 Sq. Ft. of Lot / Parcel 598  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2100  
 Height of Proposed Structure 19 feet

**OWNER INFORMATION:**

Name Village Homes of Colorado  
 Address 1007 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>PO</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) _____	Special Conditions <u>Engineered foundation required</u>		
Voting District <u>B</u>	Driveway Location Approval <u>N/A</u> <small>(Engineer's Initials)</small>		

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 Andrew Kallack Date 6/14/07  
 Department Approval [Signature] Date 6/18/07

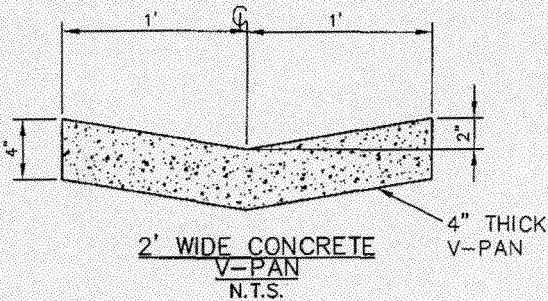
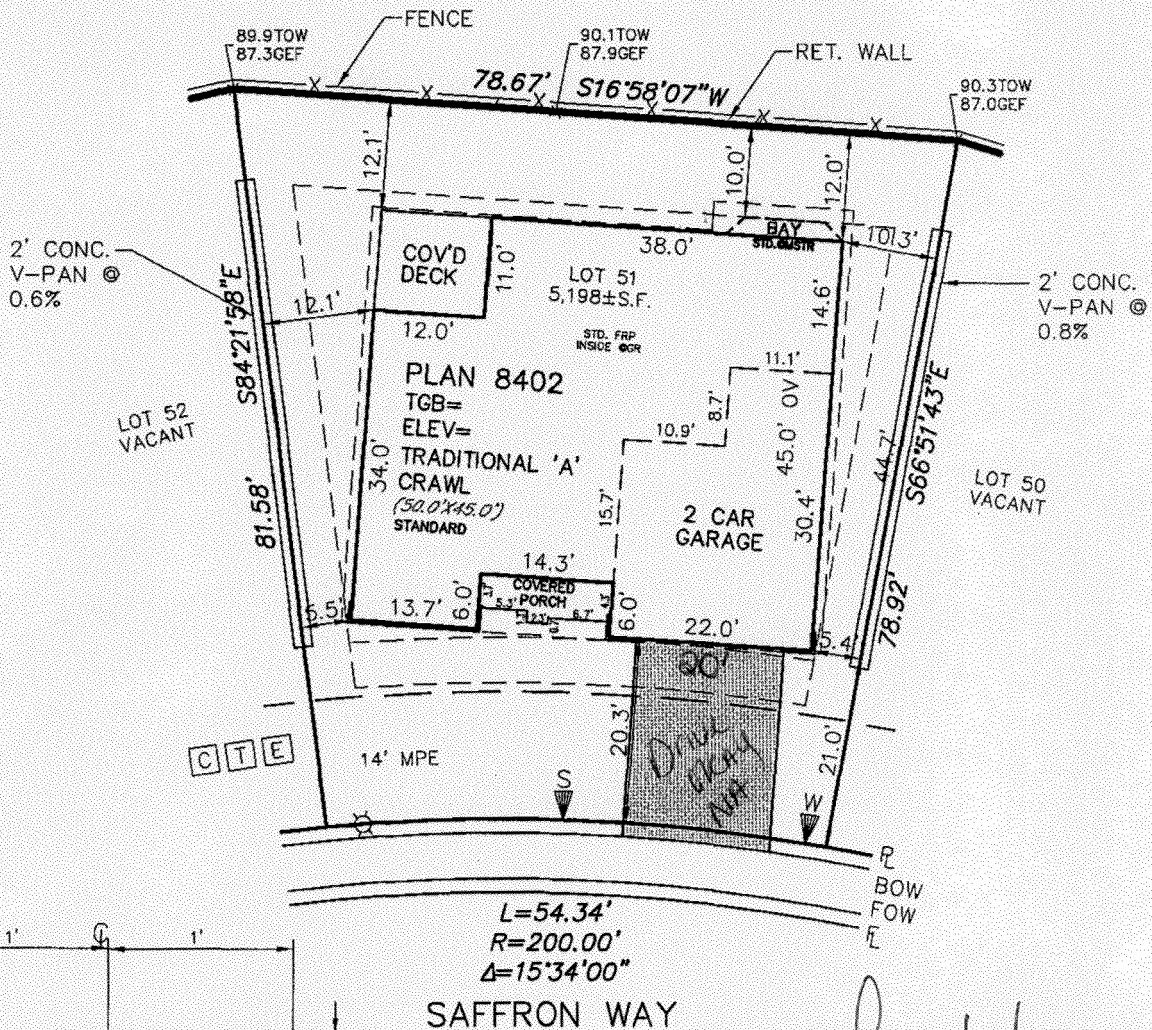
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20376</u>
Utility Accounting <u>00</u>	Date <u>6/18/07</u>		

# PLOT PLAN FOR



LOT 51, SUBDIVISION BEEHIVE ESTATES SUBDIVISION  
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO  
 ADDRESS 608 SAFFRON WAY / THE ORCHARD

LOT 51, AREA = 5,198± SQ. FT.  
 MODEL 8402 = 2,600± SQ. FT. W/PORCH, PATIO & DRIVEWAY



ACCEPTED [Signature] 6/11/07  
 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=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.

**NOTES OF CONCERN:**

- LOCATE WATER METER PIT, LIGHT POLE, MANHOLES OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.

**LEGEND:**  
 R=PROPERTY LINE  
 BOW=BACK OF WALK  
 FOW=FRONT OF WALK  
 F=FLOW LINE  
 --- EASEMENT  
 - - - - - SETBACK  
 (#) =ELEVATION ADJUSTING NUMBER

**LEVEL NOTES:**

BOW	TGB
+	ELEV
HI	HUB
ELEV	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

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**Carroll & Lange** P.C.  
 Professional Engineers & Land Surveyors  
 165 South Union Blvd., Suite 150  
 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: 5-31-07 FRD  
 REV: 6-11-07 CJV  
 REV:  
 JOB NO: 3659