

FEE \$	10.00
TCP \$	158.9.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 1616 Saffron Way
 Parcel No. 2945-0341-70-055
 Subdivision Beehive Estates
 Filing Ø Block Ø Lot 0055

No. of Existing Bldgs Ø No. Proposed 1
 Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed 2272
 Sq. Ft. of Lot / Parcel 4905
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2705
 Height of Proposed Structure 19'

OWNER INFORMATION:
 Name Village Homes of Colorado
 Address 607 28 1/4 Rd. Suite 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 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>PD</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>per plan</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) <u>35'</u>	Special Conditions <u>Engineered foundation</u>		
Voting District <u>B</u>	Driveway Location Approval <u>JOR</u> <u>required</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 10/5/07
 Department Approval [Signature] Date 10/17/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20696</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-17-07</u>		

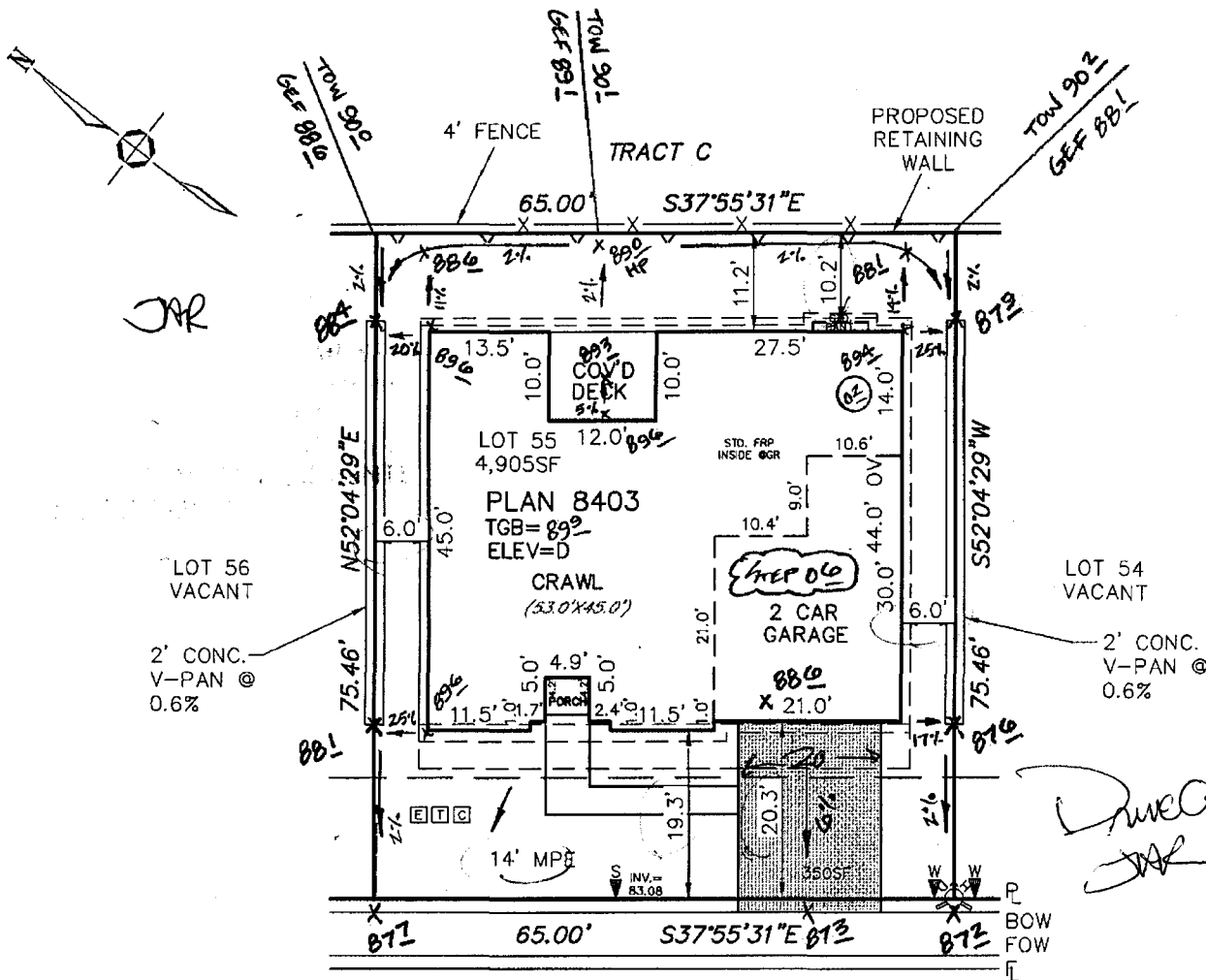
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN FOR

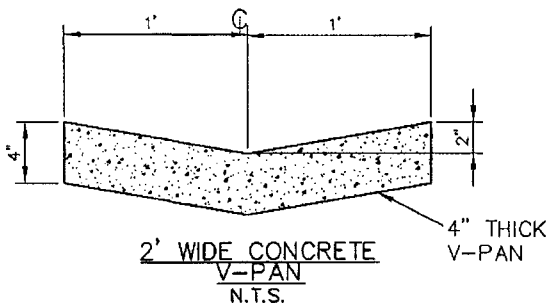


LOT 55, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 616 SAFFRON WAY / THE ORCHARD

LOT 55, AREA = 4905± SQ. FT.
 MODEL B8403D = 2705± SQ. FT. W/PORCH, PATIO & DRIVEWAY



Handwritten signature: D. Wick



- 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

LEVEL NOTES:

BOW	+	
HI	-	TGB ELEV
HUB	+	HUB ELEV
HI	-	FILL

CHECK IN /