

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 1018 Saffron Way
 Parcel No. 2945-034-70-056
 Subdivision Beehive Estates
 Filing 0 Block 0 Lot 0456

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1848
 Sq. Ft. of Lot / Parcel 4905 SQ. FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2705 SQ. FT
 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 81500

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name 1 same
 Address _____
 City / State / Zip _____
 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>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) <u>35'</u>	Special Conditions <u>Engineered Foundation</u>		
Voting District <u>"B"</u>	Driveway Location Approval <u>BH</u> (Engineer's Initials)	<u>Required</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 10/29/07
 Department Approval [Signature] Paul Hornbech Date 11/09/07

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>20738</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-9-07</u>		

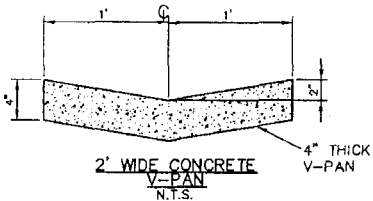
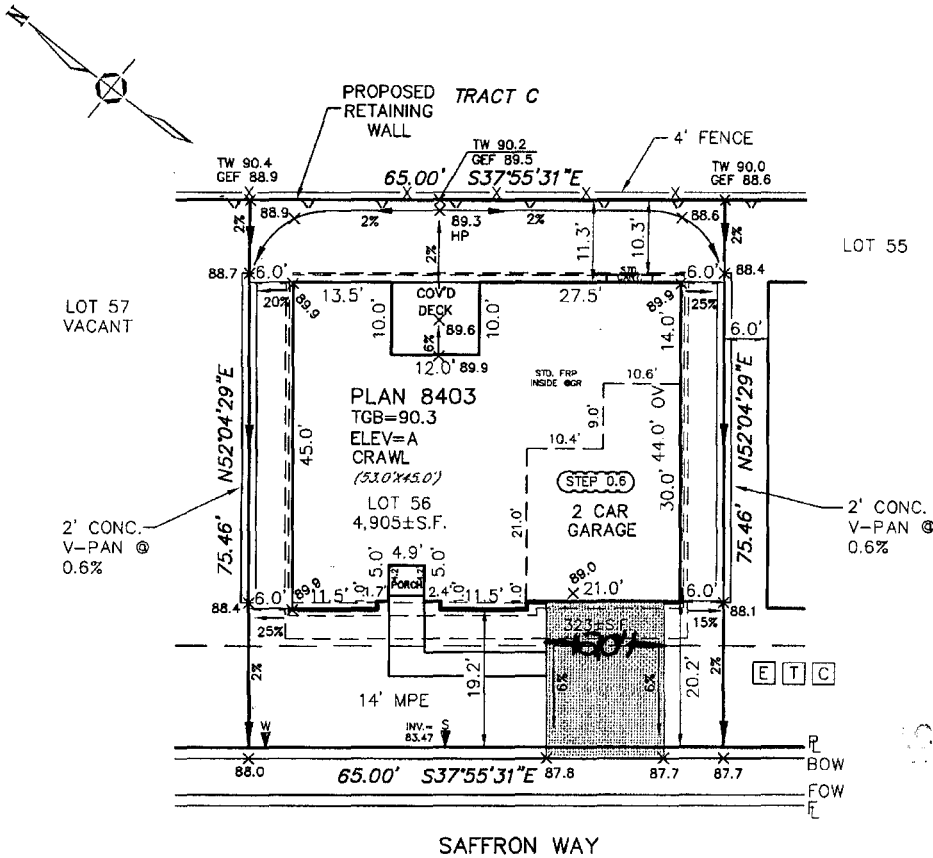
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN FOR



LOT 56, SUBDIVISION BEEHIVE ESTATES SUBDIVISION
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 ADDRESS 618 SAFFRON WAY / THE ORCHARD

LOT 56, AREA = 4905± SQ. FT.
 MODEL B8403A = 2705± SQ. FT. W/PORCH, PATIO & DRIVEWAY



- 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:
 P=PROPERTY LINE
 BOW=BACK OF WALK
 FOW=FRONT OF WALK
 FL=FLOW LINE
 --- EASEMENT
 - - - - - SETBACK
 (E)=ELEVATION ADJUSTING NUMBER

LEVEL NOTES:

BOW	+	
HI	-	TGB ELEV
HUB ELEV	+	HUB ELEV
HI	-	FL

CHECK IN

HSE STK	BY	DATE
HSE RESTK	BY	DATE
FON	BY	DATE
GP/GRD	BY	DATE
HBW/GRD	BY	DATE
REGRO	BY	DATE

ACCEPTED *BH Paul Handell*
 SETBACKS MUST BE CITY PLANNING APPLICANT'S TO PROPERLY IDENTIFY EASEMENTS

P:\058\058.dwg, 10/23/2007 11:51:58 AM, 41.46, 130, Carroll & Lange, Inc., LLC



Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80224
 (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: 10-23-07
 REV:
 REV:
 JOB NO: 3659