

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 604 Silverado Dr. ~~2562 Dewey St~~

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-031-70-037

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 18810

Subdivision Beehive Estates/The Orchard

Sq. Ft. of Lot / Parcel 5270

Filing 0 Block 000 Lot 0037

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2326

Height of Proposed Structure 19'

OWNER INFORMATION:

Name Village Homes of Colorado

DESCRIPTION OF WORK & INTENDED USE:

Address 604 28 1/4 Rd. Ste. 122

New Single Family Home (*check type below)

Interior Remodel Addition

City / State / Zip Grand Junction, CO 81502

Other (please specify): _____

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name same

Site Built Manufactured Home (UBC)

Address _____

Manufactured Home (HUD)

City / State / Zip _____

Other (please specify): _____

Telephone 970-683-5421

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

Maximum coverage of lot by structures Per PD

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES 0 NO _____

Side 5 from PL Rear 10 from PL

Parking Requirement 2

Maximum Height of Structure(s) 35

Special Conditions _____

Voting District _____ Driveway Location Approval _____
 (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 _____ Date 3/2/07

Department Approval Judith A. Pice Date 3/6/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting _____ Date _____

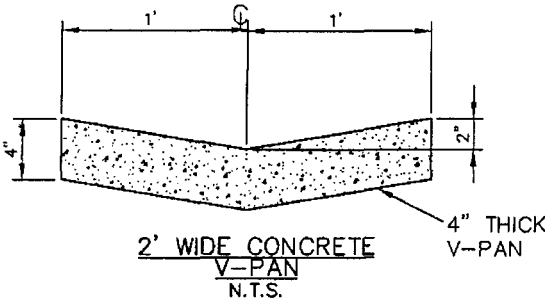
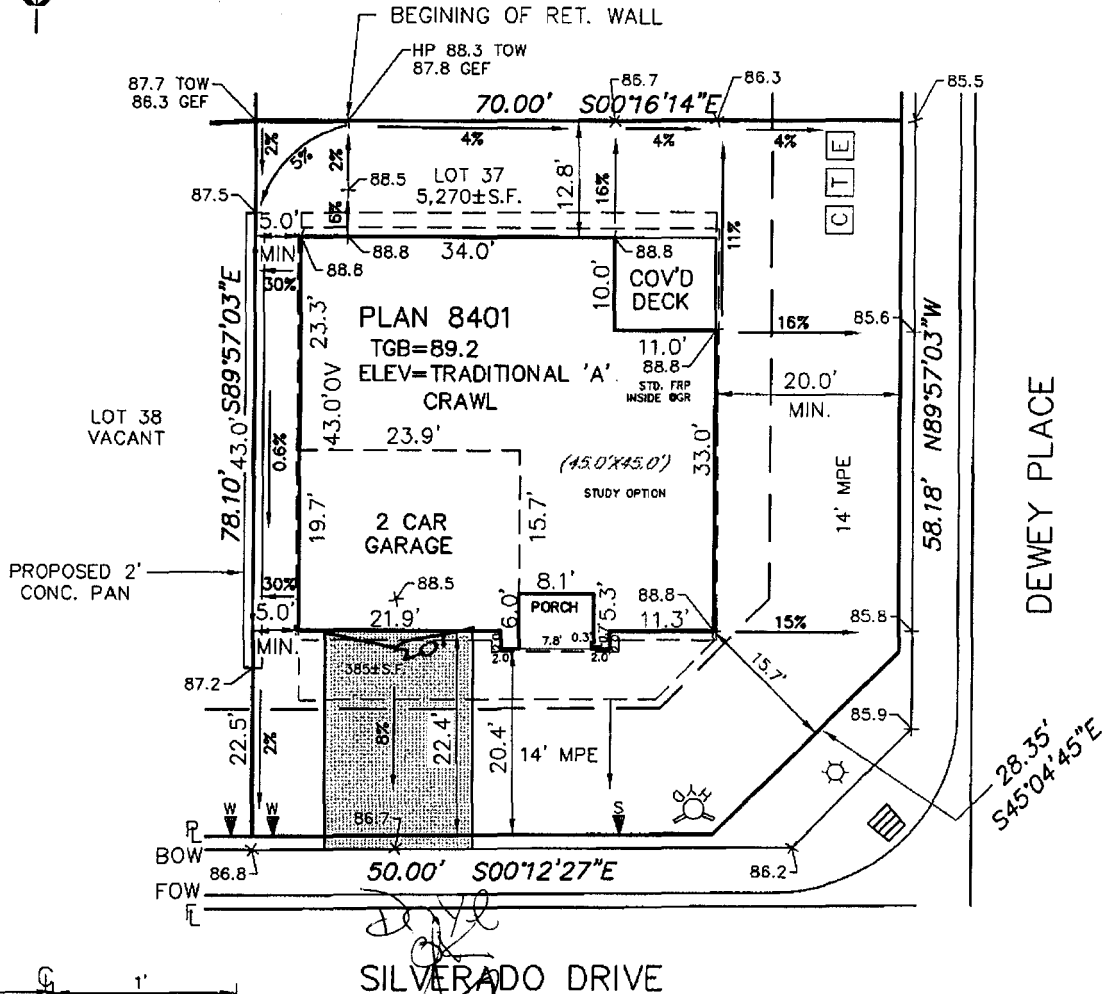
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN FOR



LOT 37, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
ADDRESS 604 SILVERADO DRIVE / THE ORCHARD

LOT 37, AREA = 5,270± SQ. FT.
MODEL 8401A = 2,326± SQ. FT. W/PORCH, PATIO & DRIVEWAY



Judith A. [Signature]

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.

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.
- HOUSE AT MINIMUM SETBACK
CHECK FORMS BEFORE POURING
48 HOUR NOTICE REQUIRED

LEGEND:

- — — — — EASEMENT
- — — — — SETBACK
- ⊕ = ELEVATION ADJUSTING NUMBER
- — — — — PROPERTY LINE
- — — — — BACK OF WALK
- — — — — FRONT OF WALK
- — — — — FLOW LINE



Carroll & Lange
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: 2-27-06
REV: _____
REV: _____
JOB NO: 3659