

FEE \$	1589 → 10
TCP \$	460 → 1589
SIF \$	460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 614 Saffron Way
 Parcel No. 2945-034-70-054
 Subdivision Beehive Estates
 Filing φ Block φ Lot 0054

No. of Existing Bldgs φ No. Proposed 1
 Sq. Ft. of Existing Bldgs φ Sq. Ft. Proposed 1894
 Sq. Ft. of Lot / Parcel 5,282
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 19'
 Height of Proposed Structure 2236 sq. ft.

OWNER INFORMATION:

Name Village Homes of Colorado
 Address 607 28'4 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: Engineered foundation required

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 _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions Engineered Foundation
 Voting District B Driveway Location Approval PD required. Separate fence permit
 (Engineer's Initials) required

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 3/18/08
 Department Approval PD Paul Hornbech Date 3/22/08

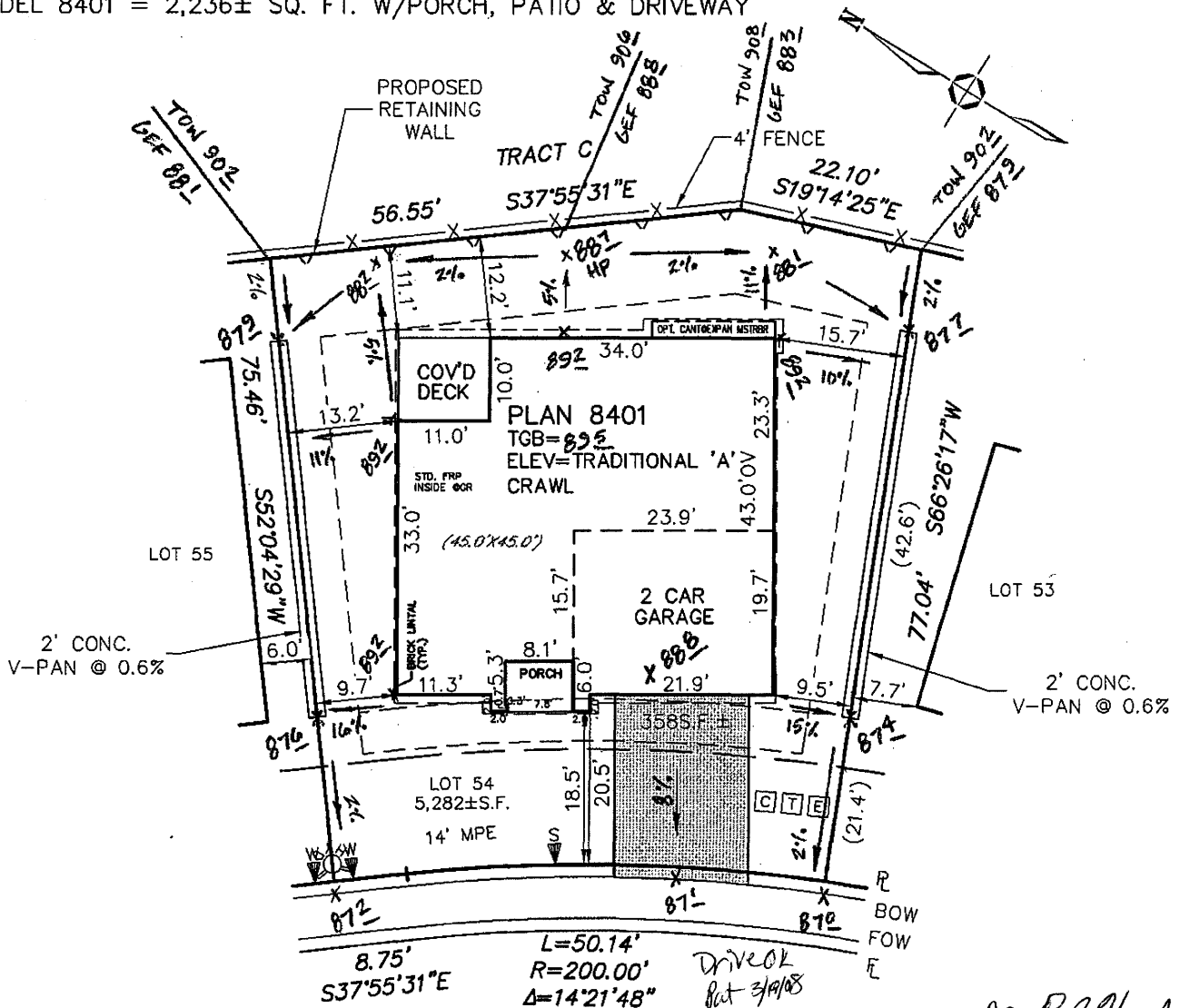
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20946</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/21/08</u>		

PLOT PLAN FOR

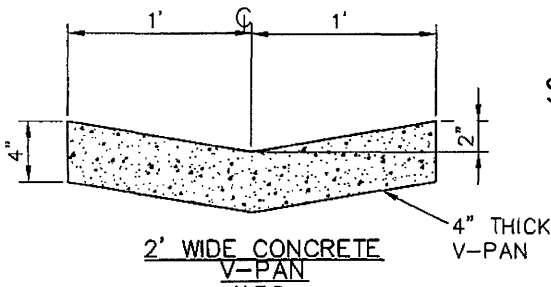


LOT 54, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
ADDRESS 614 SAFFRON WAY / THE ORCHARD

LOT 54, AREA = 5,282± SQ. FT.
MODEL 8401 = 2,236± SQ. FT. W/PORCH, PATIO & DRIVEWAY



ACCEPTED *Paul Hornbeck*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. 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 = 10', 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
E=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: 12-05-07
REV: _____
REV: _____
JOB NO: 3659