

FEE \$	10.00
TCP \$	500.00
SIF \$	—



BLDG PERMIT NO. 60050

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

BLDG ADDRESS 314 PINON ST. TAX SCHEDULE NO. 2945-243-30-001

SUBDIVISION Mesa Verde Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3929

FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER James L. Jarnagin NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS 2982 PINYON AVE

(1) TELEPHONE 241-9147 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT S/A USE OF EXISTING BLDGS _____

(2) ADDRESS ↓ DESCRIPTION OF WORK AND INTENDED USE: Home

(2) TELEPHONE _____ and GARAGE

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 RSF-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32

CENSUS 13 TRAFFIC 80 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 James J. Jarnagin Date 4-21-97

Department Approval Marcia Babineau Date 4-21-97

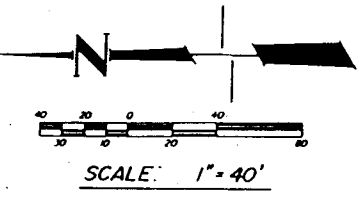
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. W- #10108
5-#10107

Utility Accounting Tracy [Signature] Date 4/21/97

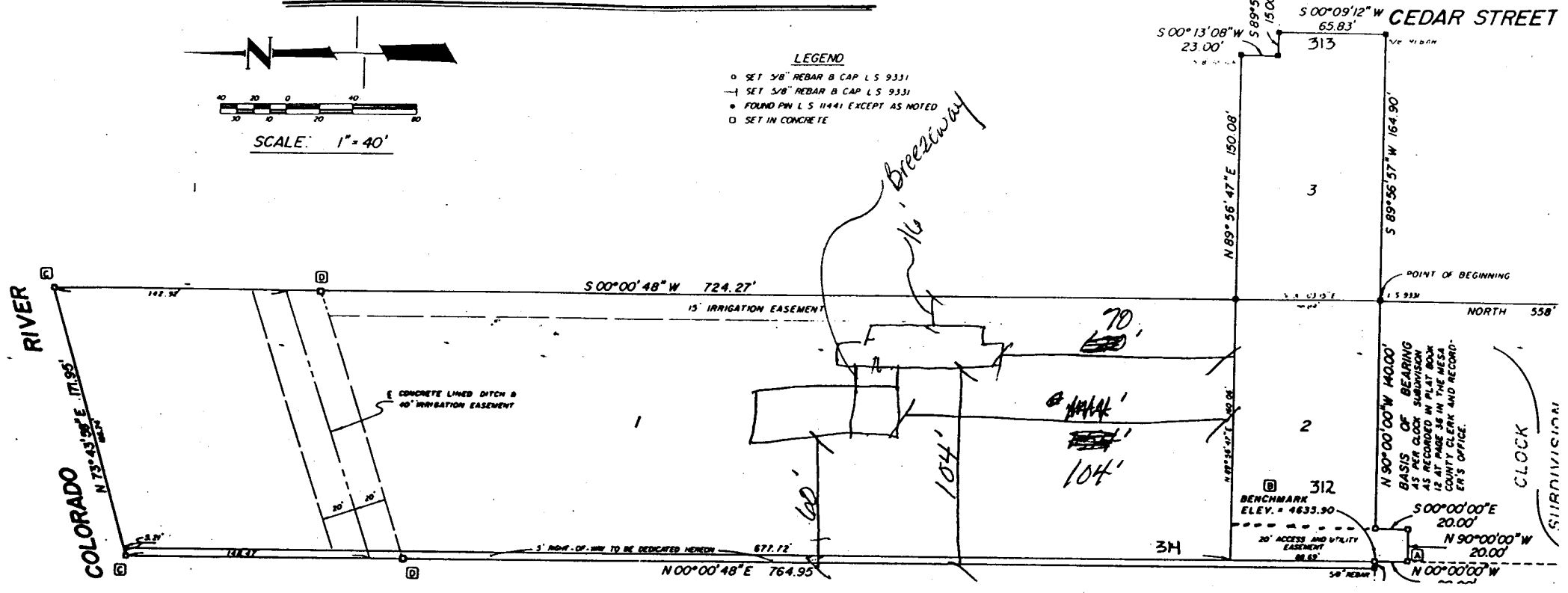
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

MESA VERDE ESTATES



- LEGEND**
- SET 5/8" REBAR B CAP L.S. 9331
 - SET 5/8" REBAR B CAP L.S. 9331
 - FOUND PIN L.S. 11441 EXCEPT AS NOTED
 - SET IN CONCRETE



DECLARATION

ALL MEN BY THESE PRESENTS:

That the undersigned, Eugene Green, joint tenant, and Betty S. Green, joint tenant, are owners of that real property being described as follows:

A tract or parcel of land situated in the Southwest quarter of Section 24, Township 1 N, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of Clock Subdivision as recorded in Plat Book 12 at 38 in the Mesa County Clerk and Recorder's Office, which bears North 200 feet and East 20 feet from the Southwest corner of said Section 24 and considering the Northerly line of Clock Subdivision to bear N 90°00'00"W and all bearings contained herein to be relative etc; thence N 90°00'00"W along said Northerly line 140.00 feet to the Easterly boundary of property described in Book 114) at Page 205 in the Mesa County Clerk and Recorder's Office, thence S 90°00'00"E 20.00 feet, thence N 90°00'00"W 20.00 feet, thence N 00°00'00"W 0 feet, thence N 90°00'00"W 3.00 feet to the Southwest corner of said Clock Subdivision, ce leaving said Northerly line N 90°00'00"E 784.95 feet to the Southerly bank of the Colorado River, thence N 73°43'58"E along said Southerly bank 171.82 feet, thence leaving said Southerly bank S 00°00'40"W 724.27 feet to the Northerly line of a road right-of-way as defined in Book 1400 at Page 520 in the Mesa County Clerk and Recorder's Office, thence S 58°47'E along said Northerly line 150.00 feet, thence leaving said Northerly line S 90°00'23.00"W 23.00 feet, thence S 89°56'49"E 15.00 feet to the Westerly right-of-way of Cedar Street, thence S 00°09'12"W along said Westerly right-of-way 65.83 feet, thence leaving said right-of-way S 89°56'57"W 184.90 feet to the Point of Beginning. Said tract or parcel is 3.33 acres more or less.

Said owners have caused the said real property to be laid out and surveyed as MESA VERDE ESTATES, a subdivision, City of Grand Junction, County of Mesa, State of Colorado.

Said owner does hereby dedicate and set apart all of the streets and roads as shown on the plat to the use of the public forever, and hereby dedicates to the Public the portions of said real property which are labeled as utility easements on the plat as perpetual easements for the installation and maintenance of utilities, drainage facilities, including but not limited to electric lines, gas lines, together with the right to trim interfering trees and brush, with perpetual and gross for the installation and subsequent maintenance of such lines. All rights shall be utilized in a reasonable and prudent manner.

Said owners have caused their names to be hereunto subscribed this 12th day of August, A.D. 1984.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:46 o'clock P.M. this day of August, A.D. 1984 and is duly recorded as Reception Number 12920 in Plat Book 131 at Pages 269 through inclusive.

Earl Wenger Clerk and Recorder
Deputy Deputy
 Fees

CITY APPROVAL

This plat of MESA VERDE ESTATES, a subdivision, City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this _____ day of _____, A.D., 19__.

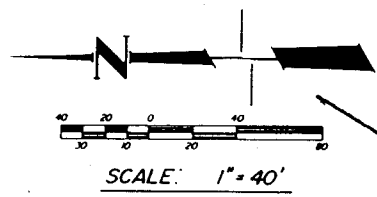
Arlet Achen City Manager
President of Council President of Council
Director of Development Director of Development
Chairman, Grand Junction Planning Commission Chairman, Grand Junction Planning Commission
Grand Junction City Engineer Grand Junction City Engineer

SURVEYORS CERTIFICATE

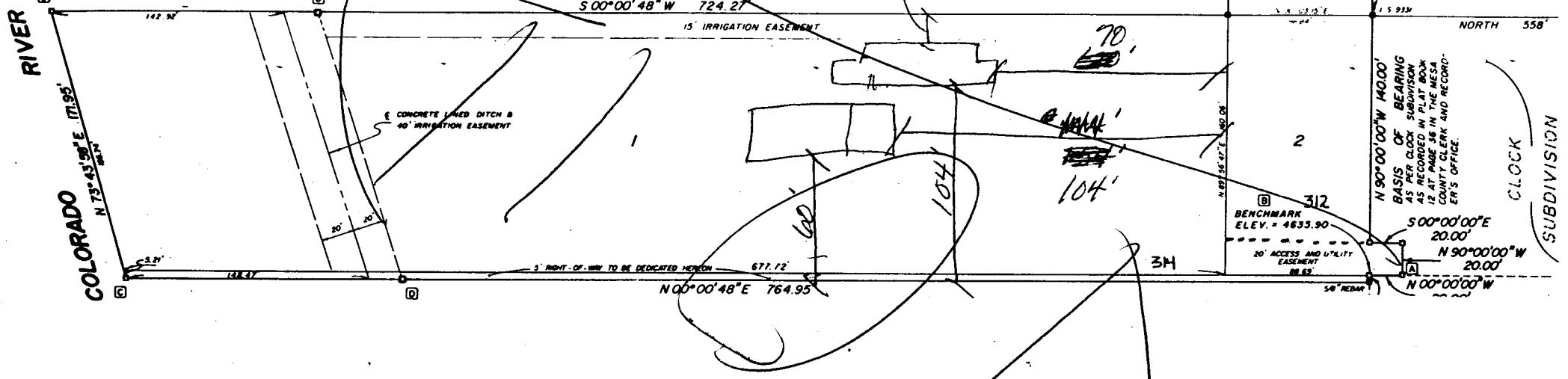
I, William G. Ryden, do hereby certify that the accompanying plat of MESA VERDE ESTATES

Revised 5-13-97 MR
 ACCEPTED
 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.

MESA VERDE ESTATES



- LEGEND**
- SET 5/8" REBAR B CAP L.S. 9331
 - SET 5/8" REBAR B CAP L.S. 9331
 - FOUND P.W. L.S. 11441 EXCEPT AS NOTED
 - SET IN CONCRETE



DESCRIPTION

ALL MEN BY THESE PRESENTS:

That the undersigned, Eugene Green, joint tenant, and Betty S. Green, joint tenant, are owners of that real property being described as follows:

A tract or parcel of land situated in the Southwest quarter of Section 24, Township 1 N., Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of Clock Subdivision as recorded in Plat Book 12 at 20 in the Mesa County Clerk and Recorder's Office, which bears North 558 feet and East feet from the Southwest corner of said Section 24 and considering the Northerly line of Clock Subdivision to bear N 90°00'00"W and all bearings contained herein to be relative etc; thence N 89°56'57"W along said Northerly line 164.90 feet to the Easterly boundary of property described in Book 1141 at Page 208 in the Mesa County Clerk and Recorder's Office, thence S 00°00'00"E 20.00 feet, thence N 90°00'00"W 20.00 feet, thence M 00°00'00"W 20 feet, thence N 89°56'57"W 5.00 feet to the Northwest corner of said Clock Subdivision, then leaving said Northerly line N 00°00'48"E 784.27 feet to the Southerly bank of the Colorado River, thence N 73°43'58"E along said Southerly bank 171.85 feet, thence leaving said Southerly bank S 00°00'48"W 724.27 feet to the Northerly line of a road right-of-way as described in Book 1400 at Page 520 in the Mesa County Clerk and Recorder's Office, thence N 89°56'47"E along said Northerly line 150.08 feet, thence leaving said Northerly line S 00°13'08"W 23.00 feet, thence S 89°56'48"E 15.00 feet to the Westerly right-of-way of Cedar Street, thence S 00°09'12"W along said Westerly right-of-way 85.83 feet, thence leaving said Westerly right-of-way S 89°56'57"W 164.90 feet to the Point of Beginning. Said tract or parcel contains 3.33 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as MESA VERDE ESTATES, a subdivision, City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public these portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, water, gas, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation and subsequent maintenance of such lines. Easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 25th day of July, A.D. 1984.

Eugene Green
Eugene Green

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 4:40 o'clock P.M. this day of August, A.D. 1984 and is duly recorded as Reception Number 21920 in Plat Book 131 at Pages 269 through inclusive.

Earl Stenger
Clerk and Recorder

By: *James J. ...*
Deputy

CITY APPROVAL

This plat of MESA VERDE ESTATES, a subdivision, City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this _____ day of _____, A.D. 19 _____.

Robert Achen
City Manager

David ...
President of Council

Sal ...
Director of Development

Kevin A. Kelly
Grand Junction City Engineer

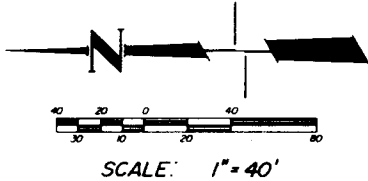
...
Chairman, Grand Junction Planning Commission

SURVEYORS CERTIFICATE

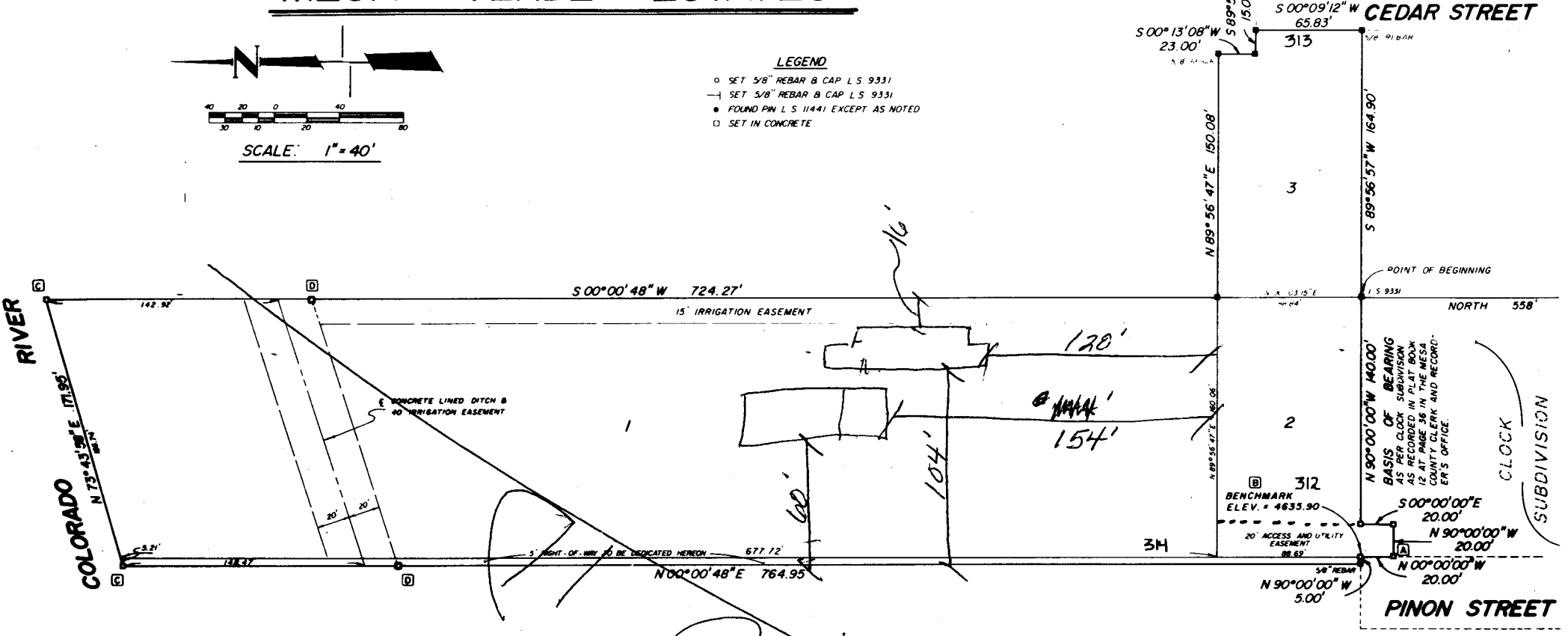
I, William G. Ryden, do hereby certify that the accompanying plat of MESA VERDE ESTATES...

ACCEPTED *MMR 4-25-97*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

MESA VERDE ESTATES



- LEGEND**
- SET 5/8" REBAR & CAP L.S. 9331
 - SET 5/8" REBAR & CAP L.S. 9331
 - FOUND PIN L.S. 11441 EXCEPT AS NOTED
 - SET IN CONCRETE



WARRANTY

ALL MEN BY THESE PRESENTS: That the undersigned, Eugene Green, joint tenant, and Betty S. Green, joint tenant, are owners of that real property being described as follows:

A tract or parcel of land situated in the Southwest quarter of Section 24, Township 1 N, Range 1 West of the 10th Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of Clock Subdivision as recorded in Plat Book 12 at 30 in the Mesa County Clerk and Recorder's Office, which bears North 350 feet and East 100 feet from the Southwest corner of said Section 24 and considering the Northerly line of said Clock Subdivision to bear N 90° 00' 00" W and all bearings contained herein to be relative thereto; thence N 90° 00' 00" W along said Northerly line 140.00 feet to the Easterly boundary of the property described in Book 1141 at Page 205 in the Mesa County Clerk and Recorder's Office; thence S 90° 00' 00" E 20.00 feet; thence N 90° 00' 00" W 20.00 feet; thence N 00° 00' 00" W 20.00 feet; thence N 90° 00' 00" W 5.00 feet to the Northwest corner of said Clock Subdivision; thence leaving said Northerly line N 00° 00' 48" E 764.95 feet to the Southerly bank of the Colorado River; thence N 73° 43' 58" E along said Southerly bank 171.95 feet; thence leaving said Southerly bank S 00° 00' 48" W 724.27 feet to the Northerly line of a road right-of-way as described in Book 1406 at Page 520 in the Mesa County Clerk and Recorder's Office; thence S 89° 56' 47" E along said Northerly line 150.08 feet; thence leaving said Northerly line S 00° 00' 48" W 23.00 feet; thence S 89° 56' 47" E 15.00 feet to the right-of-way of Cedar Street; thence S 00° 09' 12" W 65.83 feet; thence S 89° 56' 57" W 164.90 feet to the Point of Beginning. Said tract or parcel contains 3.23 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as MESA VERDE ESTATES, a subdivision, City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public likewise those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, telephone, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation and subsequent maintenance of such lines, and easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said Eugene Green and Betty S. Green have caused their names to be hereunto subscribed this 25th day of July, A.D. 1984.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at 10:00 clock P.M. this 25th day of July, A.D. 1984 and is duly recorded as Reception Number 14900 in Plat Book 1311 at Pages 269 through 270 inclusive.

CITY APPROVAL

This plat of MESA VERDE ESTATES, a subdivision, City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 25th day of July, A.D. 1984.

Barbet Achen
 City Manager

John R. Peace
 President of Council

Walter McQuinn
 Director of Development

Kenneth A. Reed
 Grand Junction City Engineer

James J. ...
 Chairman, Grand Junction Planning Commission

SURVEYORS CERTIFICATE

I, William G. Ayden, do hereby certify that the accompanying plat of MESA VERDE ESTATES,

CERTIFICATE OF VERIFICATION

I, John Robert Lohli, do hereby certify that on the 21st day of July 1984 inspection of the monuments shown on the exterior boundary of the MESA VERDE ESTATES and found them to exist as shown except as follows:
 L.S. 9331 not found, as PLS 10467 is concrete
 Established benchmark L.S. 9331 not found
 Found L.S. 9331 set in concrete

John Robert Lohli
 John Robert Lohli P.L.S. 10467

ACCEPTED MR. H. J. ...
 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.

PLS 10467