

FEE \$ 10⁰⁰
 TCP \$ 0
 IF \$ 292⁰⁰

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

BLDG PERMIT NO. 77082



Your Bridge to a Better Community

BLDG ADDRESS 2520 B Garnet SQ. FT. OF PROPOSED BLDGS/ADDITION 1100
 TAX SCHEDULE NO. 2945-03278-008 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Diamond Ridge #2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1100
 FILING 2 BLK 2 LOT 5B NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Mark CALVIN NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1879 Deer park cir. 50 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 256-0890 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Mark CALVIN TYPE OF HOME PROPOSED:
 (2) ADDRESS 1879 Deer park Cir. 50 _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 256-0890 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 3570
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater Parking Req't 2
 Side 5' from PL, Rear 23' from PL Special Conditions _____
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN# _____

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).

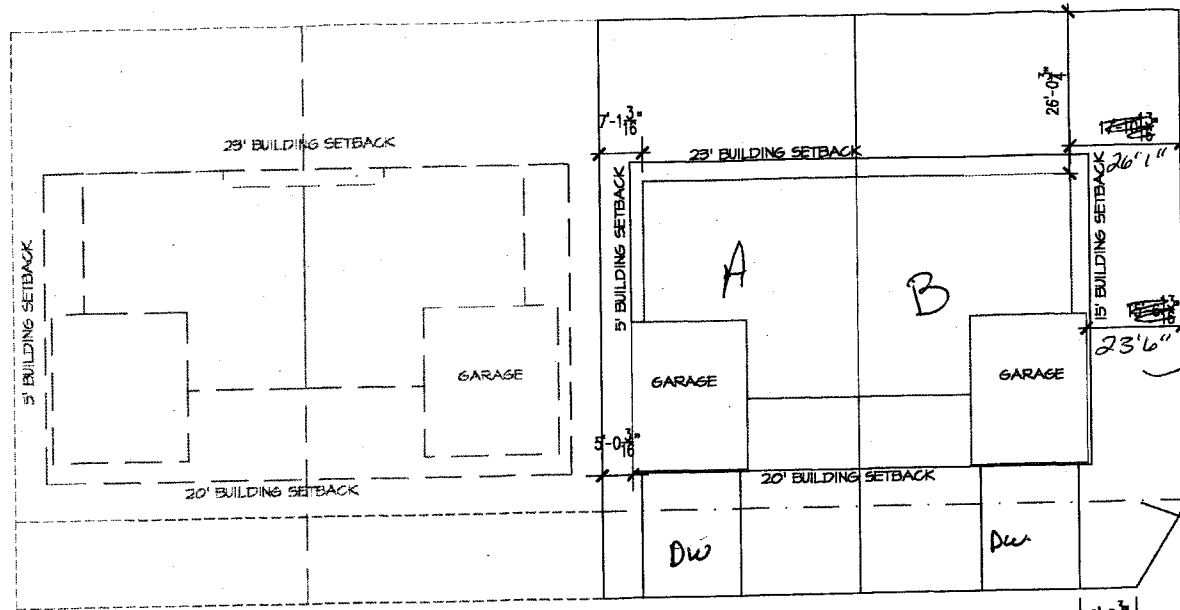
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-10-00
 Department Approval [Signature] Date 10-11-00

Additional water and/or sewer tap fee(s) are required:	YES <u>0</u>	NO	W/O No. <u>13475</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-11-00</u>		

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)



*r by Nina on
4/17/01 -
measured 20'-6"
in direct line w/
rest of homes on
block -
Ronnie*

14' MULTI-PURPOSE
EASEMENT

DRIVE OK
EH
10/11/00

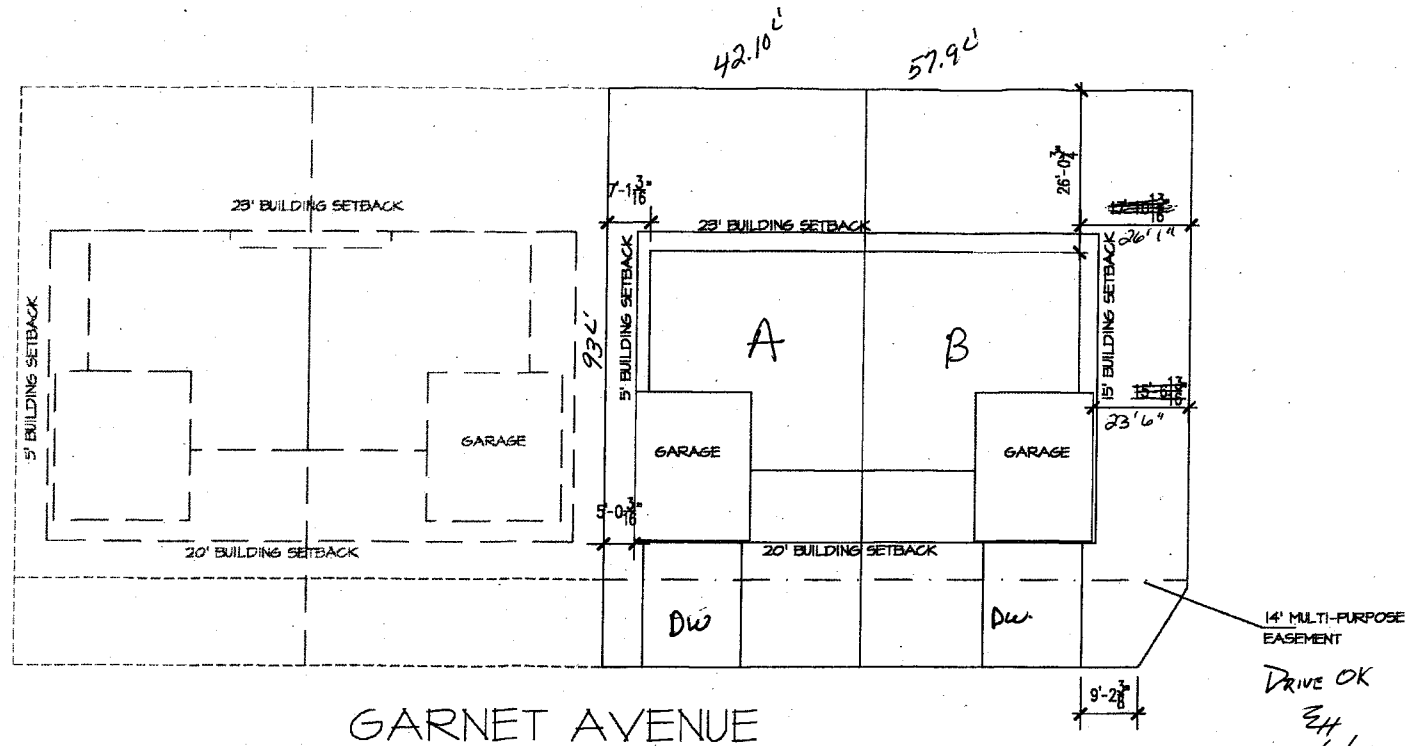
9'-2 3/4"
20'
MIN.

GARNET AVENUE

↑
N
↓
SITE PLAN
SCALE: 1" = 20'

MARK CALVIN
LOTS 5A 5B BLK 1 OF
DIAMOND RIDGE SUBDIVISION
FILING NO. 2

ACCEPTED SLC 10/11/00
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.



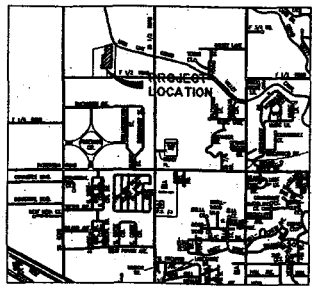
DRIVE OK
 EH
 10/11/00

ACCEPTED SLC 10/11/00
 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.

↑
 N
 SITE PLAN
 SCALE: 1" = 20'

MARK CALVIN
 LOTS 5A 5B BLK 1 OF
 DIAMOND RIDGE SUBDIVISION
 FILING NO. 2

DIAMOND RIDGE SUBDIVISION, FILING TWO
A REPLAT OF LOT 1, BLOCK 5, OF DIAMOND RIDGE SUBDIVISION, FILING ONE
SW 1/4 OF THE NW 1/4 OF SECTION 3, T.1 S., R.1 W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP

AREA TABLE

Table with 3 columns: Lot/Block, Area (S.F.), Area (A.C.). Lists lots 1 through 10 and blocks 1 through 3.

AREA SUMMARY

Summary table with 3 columns: Category, Area (A.C.), Percentage. Totals: 6,290 A.C., 100%.

NOTES

- 1. Verify According to Colorado law you must commence any legal action...
2. BASIS OF BEARINGS: The bearings...
3. BASIS OF MEASUREMENTS: Mesa County Survey Marker...
4. Existing property corners...
5. The following methods shall apply:
a) Single Family Units (SF)
b) Single Family-Attached Units (SF-A)

CITY, STATE AND RECORDS CERTIFICATE

State of Colorado
County of Mesa
I hereby certify that the instrument was filed for record in the office of the County Clerk and Recorder of Mesa County...

Mesa County Clerk and Recorder

TCP-8
SIF-292.00

T=19
C=10

CURVE INFORMATION

Table with columns: Curve, Radius, Length, Tangent, Chord, Bearing, Delta. Lists curve data for various lots.

LINE INFORMATION

Table with columns: Line, Direction, Distance. Lists line data for various lots.

CERTIFICATE OF DESIGNER AND RECORDATION

KNOW ALL MEN BY THESE PRESENTS that Partners Brothers, LLC, a Colorado Limited Liability Company...

DESCRIPTION OF DIAMOND RIDGE SUBDIVISION, FILING TWO

Lot 1, Block 5 of Diamond Ridge Subdivision, Filing One as recorded in Plat Book 17, of Pages 222 through 223 in the records of the Mesa County Clerk and Recorder...

Diamond Ridge Subdivision, Filing Two, as described above contains 6,290 acres more or less.

This said parcel does hereby dedicate and set apart road property as shown and labeled on the accompanying plat as follows:

- 1. All Streets and Rights-of-Way to the City of Grand Junction for the use of the public highway.
2. All Utility Easements to the City of Grand Junction for the use of public utilities...
3. All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities...
4. All Irrigation Easements to the owners (Priority/Nonpriority Association) of the land and lands hereby dedicated...
5. All Easements to the City of Grand Junction for the use of public utilities...
6. All easements to the City of Grand Junction for the use of public utilities...

AS WITNESSED before me this 12th day of July, A.D. 2000, before me the undersigned authority, personally appeared the abovesaid Partners Brothers, LLC...

Owner of Diamond Ridge Subdivision, Filing Two

IN WITNESS WHEREOF, I have set my hand this 12th day of July, A.D. 2000.
[Signature]

ACKNOWLEDGMENT OF OWNER
State of Colorado
County of Mesa

On this 14th day of July, A.D. 2000, before me the undersigned authority, personally appeared the abovesaid Partners Brothers, LLC...

IN WITNESS WHEREOF, I have set my hand and official seal this 14th day of July, A.D. 2000.
[Signature]

CITY APPROVAL
The Diamond Ridge Subdivision, Filing Two is approved and accepted this 14th day of July, A.D. 2000.
[Signature]

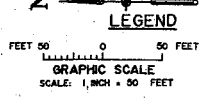
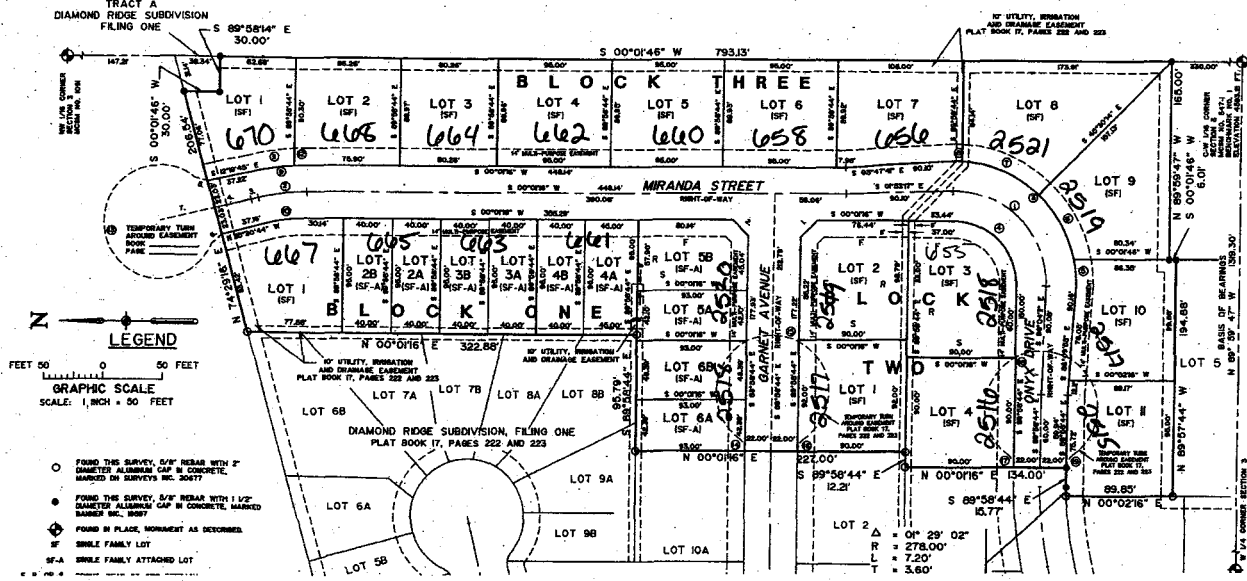
SURVEYOR CERTIFICATE
I, Dore E. Peltier, an employee of Banner Associates, Inc. and a Professional Land Surveyor...

IN WITNESS WHEREOF, I have set my hand and seal this 13th day of July, A.D. 2000.
[Signature]

DIAMOND RIDGE SUBDIVISION, FILING TWO

SW 1/4 OF THE NW 1/4 OF SECTION 3, T.1 S., R.1 W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

BANNER ASSOCIATES, INC.



Vertical text on the left margin: 04/27/2000 10:40:14 AM J2 The A.U. 13 12 31 22 2000 BANNER ASSOCIATES, INC. -CFP