

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 83045



Your Bridge to a Better Community

BLDG ADDRESS 2680 Cambridge Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 240

TAX SCHEDULE NO. 2701-351-40-017 SQ. FT. OF EXISTING BLDGS 3324

SUBDIVISION Cambridge TOTAL SQ. FT. OF EXISTING & PROPOSED 3564

FILING _____ BLK 1 LOT 17 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Alan + Darla Ham NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2680 Cambridge Rd. USE OF EXISTING BUILDINGS Home

(1) TELEPHONE (970) 255-9611 DESCRIPTION OF WORK & INTENDED USE Sun Room

(2) APPLICANT Home Masters Inc. TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) TB

(2) ADDRESS 1984 H Rd

(2) TELEPHONE (970) 858-3370

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 _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

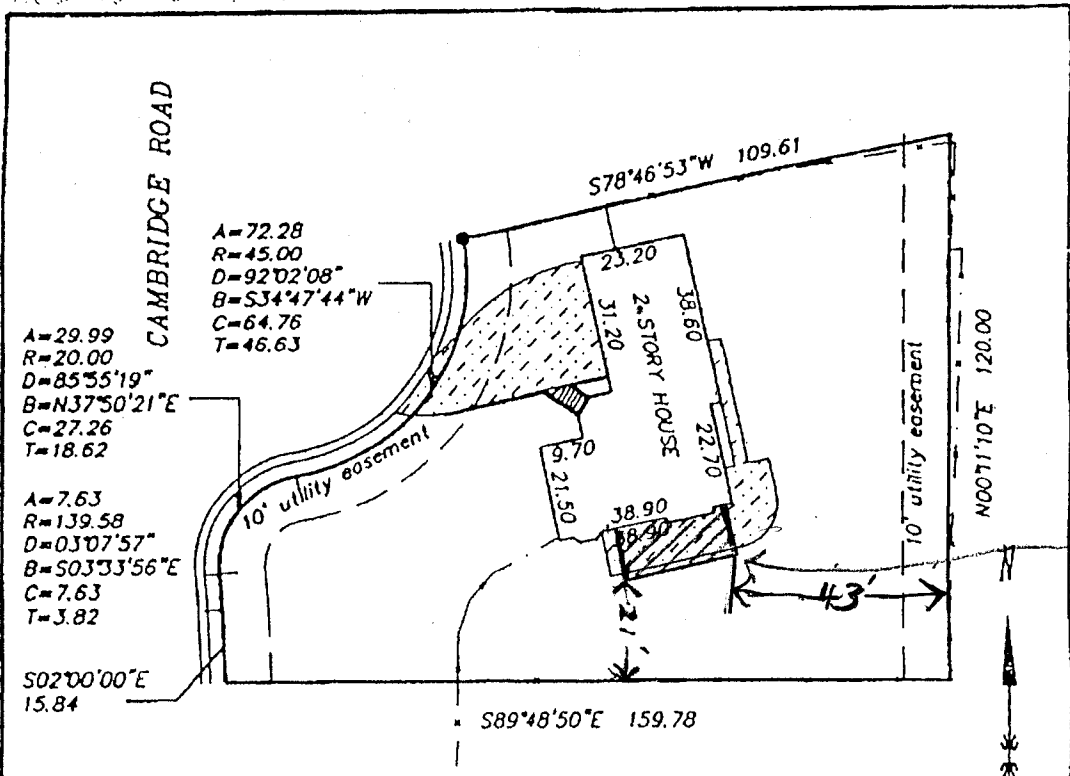
Applicant Signature Mitchell Thomas P. Hamel Date 1/27/02
Home Masters Inc.

Department Approval Dayleer Henderson Date 1-28-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Blensley</u>	Date	<u>1/28/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



A=29.99
R=20.00
D=85°55'19"
B=N37°50'21"E
C=27.26
T=18.62

A=7.63
R=139.58
D=03°07'57"
B=S03°33'56"E
C=7.63
T=3.82

A=72.28
R=45.00
D=92°02'08"
B=S34°47'44"W
C=64.76
T=46.63

S02°00'00"E
15.84

S89°48'50"E 159.78

N00°11'10"E 120.00

DESCRIPTION

Lot 17 in Block 1 of
CAMBRIDGE SUBDIVISION,

Mesa County, Colorado.

LEGEND & NOTES

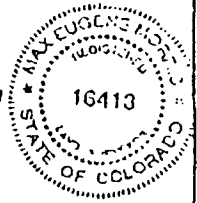
● FOUND SURVEY MONUMENTS SET BY

THIS PROPERTY DOES NOT FALL WITHIN
THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

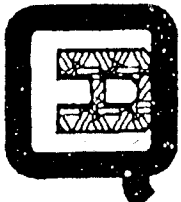
I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 4/21/94, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement passing or burdening any part of said parcel, except as noted.

Max E. Morris
Max E. Morris, Registered Colorado Land Surveyor #16413



IMPROVEMENT LOCATION CERTIFICATE

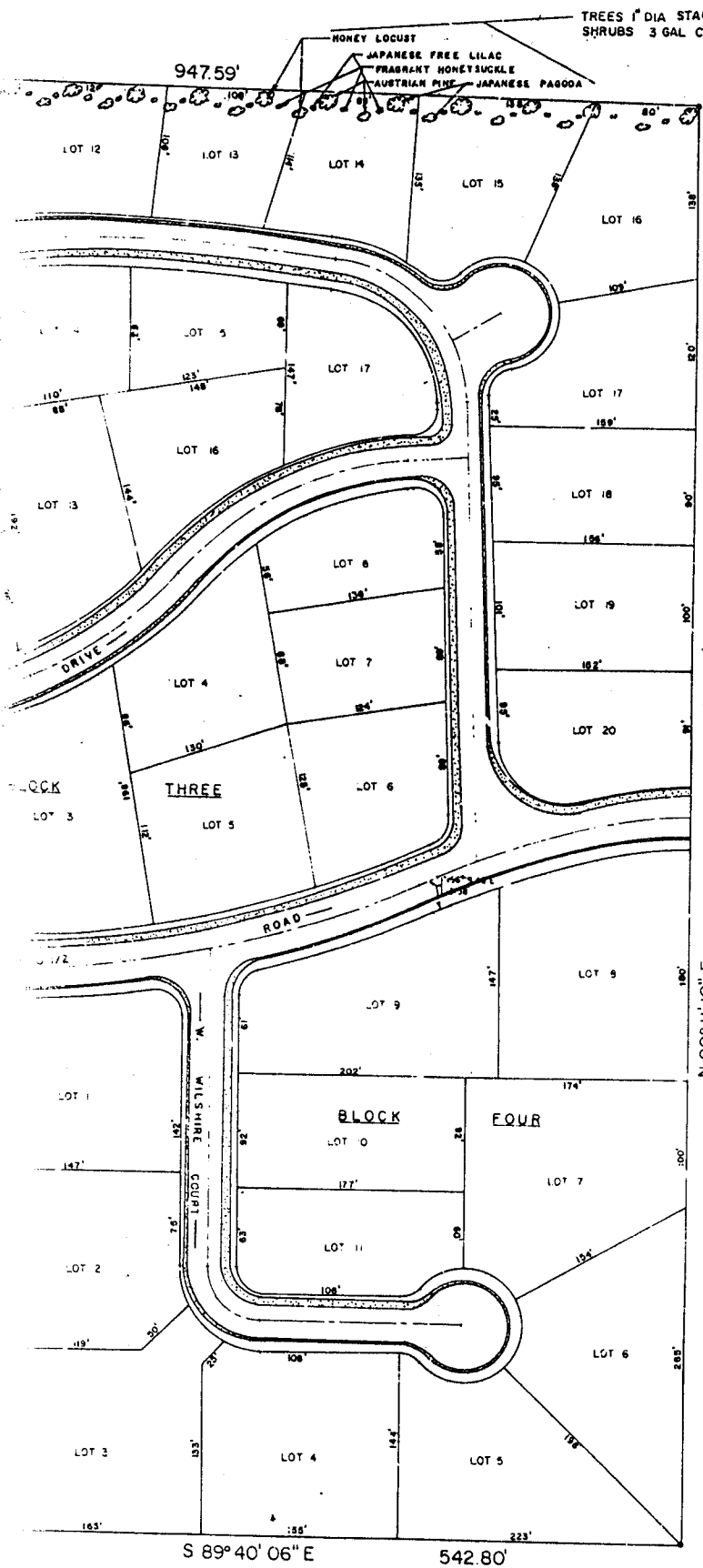
2680 CAMBRIDGE ROAD

FOR: VAN DYKE	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: MEM VAP
SCALE: 0 15 30 0 3 10 FEET METERS		DRAWN BY: MEM
DATE: 4/21/94		ACAD ID: VANDYKE
		SHEET NO.
		FILE: 94111.3

New
Patio set back
10' out from
House 24'
along House

1-28-02
ACCEPTED *Stefan*

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



CAMBRIDGE

FINAL PLAN PLANNED RESIDENTIAL

2.24 UNITS PER ACRE

56 UNITS

PLANNED UNIT REQUIREMENTS

MINIMUM SETBACKS

- FRONT YARD .20'
- REAR YARD 10'
- SIDE YARD 5'

TWO CAR GARAGES

FOUR OFF STREET PARKING SPACES PER LOT

RECOMMENDED LANDSCAPE PLANTINGS

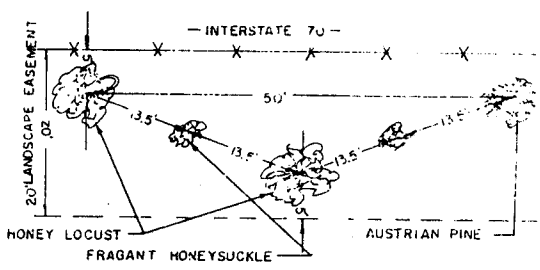
TREES

- COTTONLEAF COTONWOOD
- HONEY LOCUST
- AUSTRIAN PINE
- JAPANESE PAGODA
- KENTUCKY COFFEE TREE
- BOX ELDER
- DAVE SEED JUNIPER

SHRUBS

- JAPANESE TREE LILAC
- FRAGRANT HONEYSUCKLE
- ARMSTRONG JUNIPER
- SILVER LACE VINE
- CHINESE LILAC

FOR A COMPLETE LIST, INCLUDING PLANTING & WATERING RECOMMENDATION, CONSULT TRI-RIVER AGRICULTURAL EXTENSION OFFICE



LANDSCAPE DETAIL

SCALE: 1" = 1'-0"

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 1983
COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO
BY _____
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 1983 BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.
BY _____

CAMBRIDGE		
FINAL PLAN		
DDP IVEY-STETTNER-CORBETT	COBURN ENGINEERS	SUPERVISOR O.E.D. SURVEYING DRAWN BY
SCALE HORIZONTAL 1" = 60' VERTICAL	SURVEYORS ENGINEERS	APPROVED BY R.S.C. DATE
APRIL 13, 1983		

DRAINAGE EASEMENT - CAMBRIDGE SUBDIVISION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 BLOCK 1 OF CAMBRIDGE SUBDIVISION IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN; THENCE SOUTH 89°48'50" EAST, 159.78 FEET ALONG THE SOUTH LINE OF SAID LOT 17 TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE ALONG THE EAST LINE OF SAID LOT 17 NORTH 00°11'10" EAST, 55.84 FEET; THENCE SOUTH 28°30'18" WEST, 57.76 FEET; THENCE NORTH 89°48'50" WEST, 132.57 FEET TO THE WEST LINE OF SAID LOT 17; THENCE ALONG SAID WEST LINE SOUTH 02°00'00" EAST, 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.034 ACRES MORE OR LESS.

