FEE\$ 10.00 TCP\$ 2554 00 SIF\$ 460.00

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BLDG PERMIT NO.

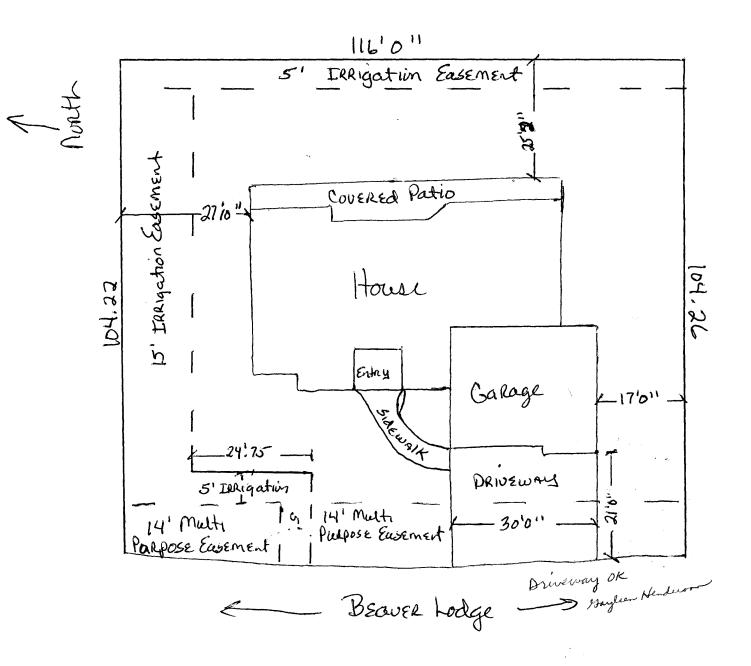
(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

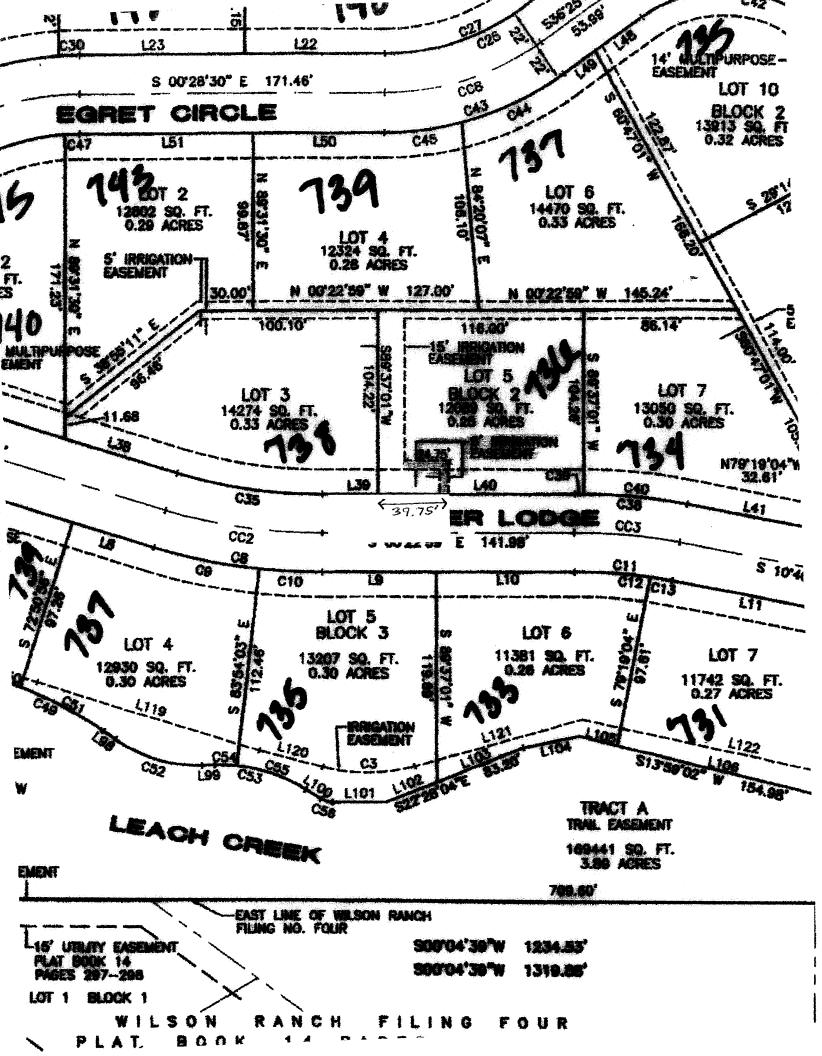
Building Address 786 Beaver Ladge, GJ, Co	No. of Existing Bldgs No. Proposed
Parcel No. 2701-344-34-005	Sq. Ft. of Existing Bldgs O Sq. Ft. Proposed 2500
Subdivision Blue HERON Subdivision	Sq. Ft. of Lot / Parcel 12,089
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) <u>Appへ 3850 ろった</u> Height of Proposed Structure <u>Appへ 32</u>
Name Jay Ketchem Address 25 Read	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below) Interior Remodel Addition
City/State/Zip Grewel Jct, Co 81505	Other (please specify):
APPLICANT INFORMATION: Name Drassey Custem Homes + Framing LLC Address P.O. Bia 40483	*TYPE OF HOME PROPOSED: Site Built
City / State / Zip Grand Jet Co 86504 Telephone 986-1783	NOTES: Not in Floodplain
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.	
THE CENTION TO BE COME	
	PLETED BY PLANNING STAFF
ZONE	Maximum coverage of lot by structures 50%
	6 _
zone R-4	Maximum coverage of lot by structures 50% Permanent Foundation Required: YES X NO Floodplain Certificate Required: YES NO
ZONE	Maximum coverage of lot by structures 50% Permanent Foundation Required: YES X NO Floodplain Certificate Required: YES NO
ZONE $R-4$ SETBACKS: Front $20'$ from property line (PL) Side $7'$ from PL Rear $25'$ from PL	Maximum coverage of lot by structures 50% Permanent Foundation Required: YES X NO Floodplain Certificate Required: YES NO X Parking Requirement 2 Special Conditions
ZONE $R-4$ SETBACKS: Front $20'$ from property line (PL) Side $7'$ from PL Rear $25'$ from PL Maximum Height of Structure(s) $35'$ Voting District B'' Driveway Location Approval A (Engineer's Initials) Modifications to this Planning Clearance must be approved,	Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL) Side 7' from PL Rear 25' from PL Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building Delinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not	Maximum coverage of lot by structures
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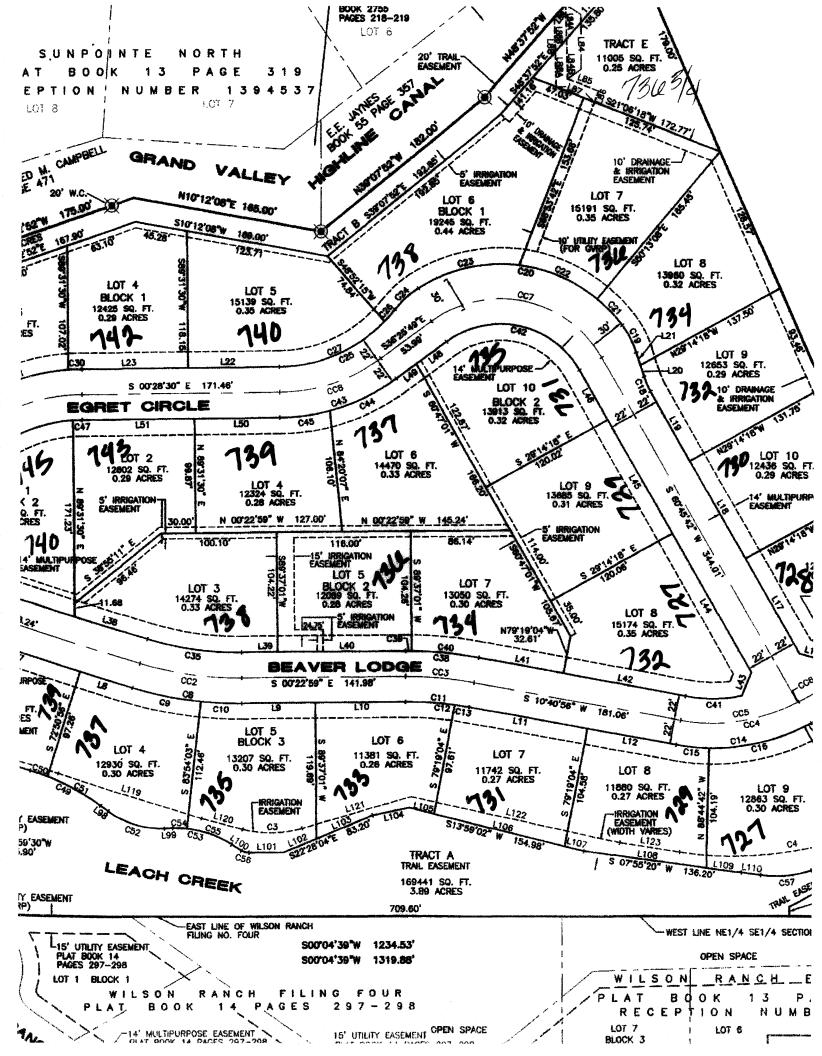
(Pink: Building Department)



736 BEAVER Lodge Grand Jct, Co 81505 Blue HEXON Subdivision Lot#5, Block #2 TAX# 2701-344-34-005

ACCEPTED DH Pat Our lag structure of surface of set backs must be approved by the city planning division. It is the applicant's responsibility to properly locate and identify easements and property lines.





MEADOW 078

DEDICATION AND OWNERSHIP STATEMEN

KNOW ALL MEN BY THESE PRESENTS:

Dinesaur Enterprises inc., is the owner of a parcel of land being that certain tract of land in the SE1/4 of section 34, forwarding 1 Mest of Menty Engage 1 West of the Use Meritains, Grand Juntains, Colorado, recorded in Book 3789 at Peages 55-66, Book 3423 at Pages 199-200 and in Book 3720, at Pages 550-553 of the Mess County sed property records, and being more particularly described as follows:

All that part of the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 34, Township One North, Range One West of the Use Nemtions, in the City of Canad Junctions, Doubly of Near, State of Colorado, the auties boundary of which is more particularly described as follows:

Commencency at a West County Survey Watter for the EL/4 Count of Section 34 from whence of the West County Survey Watter for the SE. Corner of the WE/4 SE14 or said Section 34, Cherrishp Ore North, Ronge One West of the Use Meadon, Mean County, Colonolo, Decar SOF1059W for a Galesman of 120.77 Feet, there is 2022 100°W along the northerty line of the SE14 of said Section 34, Cherrishp Ore North Section 34, Cherrishp Ore SOF1059W for a distance of 120°W for the population of 32.30 feet, there is 200°W along the northerty line of the SE14 of said Section 34, Cherrish Ore Soft of the Cartifine of Laceh, Cherrish of the Cartifine of Laceh Cherrish of a distance of 33.30 feet to a point at the intersection of the centerline of Cherrish of Cherrish of the Cartifine of Laceh Cherrish of Soft of the Cartifine of Laceh Cherrish of Soft of So

[Containing 17.96 ocres]

o the City of the Sold Owner has by these presents tail out, platted and subdivided the above described real property Blocks and Iracles as shown hereon, and designated the same as Blue Heron Meadow Subdivisitors, in Grand Junction, County of Mean, State of Colorado, and does hereby offer the following dedications of All street roads and rights-of-way shown hereon, being Boover Lodge. Eget Circle and G1/2 Road to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainings and underground utility purposes.

All Multipurpose Existments shown hereon are hereby desticated to the City of Grand Junction for the use of Cityapproved utilities and public providers are perpetual, non-acclusive assertents for the installation, operation,
maintenance and repair of utilities and appurtenances inclusing, but not illimited to, electric lines, cobe TV lines,
noturel goss pipelines, sonitory sewer fires, storm sewers, water fires, telephone lines, and disc for the installation
and maintenance of traffic control facilities, street lightling, trigation lines, landacaping, trees and grade structures.

All Sanitary Sewer Easements shown hereon are hereby dedicated to the City of Orand Janotton for the use of City-approved satisfacy sewer lines and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of sanitary sewer lines and appartenances.

front A and Tract B are decladed to the City of Grand Junction as a perpetual essement for the use of the public forever, subject to the rules and requestions of said City, for the purposes including but not limited to, constructing, insulating, monitoring, are repointly of trail and appartenant facilities and of ingress, agrees and access for the public and accompanying paths. If any, for use as pedestrians, and/or with their wheelthalise (instanted and no-increasing paths.), bicycles, motivated blockes (a vehicle having two or three wheels, cylinder capacity not seceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scoolers (an electric powered whiche having two or three wheels and does not exceed thirty miles per hour), and other normatorized owns at transportation for commenting and recreational purposes, subject to to any historical and recorded rights transmission and distribution facilities.

All Easements include the right of ingress and egress on, along, over, under, through and ocross by the beneficiaries, that successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drahage and Destribory/Releafion easements or tracts, the right to dredge provided however, that the beneficiaries/owners shall utilize the some in a reasonable and purdent manner. Furthermore, the owners of soid lots or tracts hereby platted shall not burden or overburden said espessionable by erecting or placing any improvements thereon which may present reasonable ingrees and egress to and from the easement.

That there are no lien holders of records.

caused its name to be hereunto subscribed this AD. 2927. day of TANKARY IN WINESS WHEREOF, soid owner has 13

by Ebrahim Sephololescanii For Dinoscur Erlesprise, Inc.

STATE OF COLORADO)

trainent was ocknowledged before me this 12th day of AMARAL. COUNTY OF MESA)
The foregoing instrument was by Endism Sephaticiesiami For Dinesaur Enterprise, Inc.

My commission expires 11-8-26/0

WITNESS MY HAND AND OFFICIAL SEAL.

SHERRY MILLER HOTARY PUBLIC STATE OF COLORADE B. Communication of Colorade

Chees Holow

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

hamby certify that this instrument was filed in my office at 111 o'clock 114.

This 2 day of 2014 41.

Number 2360157 in abou 1237. Page 2.25. through 276.

Includes. Drawer to. 12 . day inclusive. Drawer No. _ COUNTY OF MESA

Clerk and Recorder

Deputy

TITLE CERTIFICATION

We Assigned & Title Co. of Mean County, Inc., of title insovence company, as day licensed in the State of Countable, heavily set when the horse consistence of the property in the property is varied to Discount Enterprises their, that the current town that we find the Title to the property is varied to Discount Enterprises their, that the current town by low are shown heavily and an included an advantage and adjusted of record in Celevinia emmitted by low are shown heavily and the country of record ore shown hereby an including the country of record ore shown hereby the country of record or shown the country of the

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL 9

City Manager Day of 164/64 AD 2007 do of JawaldRY

Construction and Landscape restrictions on tota originess to Leach Creek (LSTS 12-28-91 to BCOK 3 and LGT 1 BLOCK 4).

Recommendations centained in a Gesteshnical Investigation dated 09/25/95 by Western Colorado Testing inc. must be strictly others for A copy of this report is to be recorded authentication to the Constant's Constitions and Restrictions for the Blue Heron Meadows Subphiesion. NOTES REQUIRED BY CITY OF CRAMD AMICTION The available fire flow recorded on 02/13/2004 is 1475 gatons per minute. Any proposed structures with a fire over ecceeding 2000 square feet must be approved by the Grond Junction Fre Department before a building permit is square. Fire Area is defined on page 357 of the Fic. 2000 edition. 38 Š 3

8817270-00 8817270-00 80.00K 2 80.00K 2 80.00K 3 80.00K 4 10.00K 4 10.00K 2 10.00K 1 10.00K 1 10.00K 1 10.00K 1 10.00K 1

ELVRA DR

SILE

Check flood Plain

4 - Comment ASP-4 01.

Lee Gentedwich Regard

NOISIAIGNS

S 3

the E1/4 Corner and the S.E. Corner NE1/4 SE1/4 of Section 34, Toenship I North, Range I West, of the Ute Merdian, Mesa County, Colorado. (Based on Mesa County Local Coordinate System.)

Title information from Maso County real property records and from Abstract & Title Co. of Maso County, Inc., File No. 910851A C4, effective date 4/97/05.

GENERAL NOTES

P.

Moyor

Approved this

Bouis of bearing is S0010'59'N 1321.75 feet between Meso. County Britis Caps for

evi

According to City of Grand Janction Reschalton No. 89-04, dated 10/06/2004, the twenty-foot wide sever easement recorded in Book 1094 of Pages 478-479, shall be vecided upon compliance with the provisions set forth by sold Reschalton.

Additional instruments documenting property interests and rights of other relative to the lands platied hereon are recorded as follows

FOR CITY OF GRAND JUNCTION USE

A irrigation Enterments to Blue Heron Mendow Homenweers Association, Book 11 Page 26.

B. Corol Ensement to Great Veiley trigation Company, Book 11 Page 12.

C. Trock A. B sad C to Blue Heron Mendow Homenweers Association Book 11 Page 2.

D. Trock D. to Blue Heron Mendow Homenweers Association Book 12 Page 2.

E. Trock E. Blue Heron Mendow Homenweers Association Book 12 Page 2.

E. Trock E. Blue Heron Mendow Homenweers Association Book 12 Page 2.

F. 10' Drainage and Impation Epsements to Blue Haron Moutow Homewhers Association Book 12 Props 26.

G. CVPP Unity Epsements to Grand Vollay Power lines, Inc., Book 752 Floys 2000.

recorded at Book 7337 Proges 35 6 9 its, Conditions, and Restrictions

E) fract E, shown hereon is to the Blue Heron Meadow Subdivision Homeowners Association inc., for the benefit of the owners, as undivided interests, not subject to portifion, for the consequence of stropides inhibitions water and shorm water this through natural or mon-made focilities chose or below ground, and the monthenance and repair of frigulation systems, subject to the vorticus ensements dedicated and granted on this Find Plat.

D) Frect D, shown hereon is to the Blue Heron Meddow Subdission Homeowners Association Inc., for the benefit of the owners, or undivided interests, not subject to portition, for stormwater detention purposes, subject to the various essentients shown on this Find Plat.

B) A Canal Ecsement shown hereon is to Grand Melley Irrigation Company, not subject to partition, as a perpetual exessent for the insulations, specificn, markenance and repair of irrigation systems and to supply and droin irrigation waits.

Tract A. Tract B and Tract C shown hereon are to the Blue Heron Meadow Subdivision Homeowners Association line, for the benefit of the owners, as undivided interests, not subject to be partition, for Opian Space Purposes, subject to the various essements shown on their fraid Plats.

O

A) All irrigation Ecsements shown hereon are to the Blue Herois Meadow Subdivision Homeowners Association inc., for the benefit of the owners, so and/wided interests, not subject to portition, or serviceful ecosments for the installation, operation, maintersnoe and repoir of irrigation systems and to supply and drain trigation water and for the conveyance of on-site surface water run-off.

Easements and Tracks are granted by separate instrument, recorded context this plot as follows:

10 foot Drainage and irrigation Easements shown hereon are to the Blue Heron Meadow behision. Homeowners Association Inc., for the benefit of the owners, as undivided interests, it subject to portificin, as perpetual easements for the installation, operation, maintenance of repair of durings and integrition systems and to supply and drain irrigation water and for conveyance of on-site surface water ran-off.

All eusements designated as CMRP Utility Easement are to Grand Vulley Rural Power Lines Inc., the operation, maintenance and installation of electric transmission lines and their appartenances

LIEN HOLDERS RATIFICATION OF PLAT

witness whereof, the sold corporation has caused these presents to be signed by its 14 preparation. The point of its board of directors, this 12-14

The undersigned, hardly certifies that it is a holder of a scurify interest upon the property hereon described and does hereby jain in and consent to the dedication of the index described in suid desirations by the owners thereof and agrees that its security interest which is recorded in Book 4001 of Page 409 of the records of Meso County, Colorado shall be subordinated to the dedications shown hereon.

SURVEYOR'S CERTIFICATE

I, Richard A. Moson, do hereby certify that the accompunying plot of Blue Heron Meddow Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct expension and accurately represents a field survey of the some.



Richard A. Meson Registered Professional Land Surveyor P.L.S. No. 18459

The foregoing instrument was acknowledged before me this IRLA... day of Chimadha, A.D., 2007. by Clay H. Tully, president for Alpine Bank

ricen for Apine Bonk (et. Cy at American Co.

300K

AB.

STATE OF COLDRADO)

COUNTY OF

A STATE OF THE STA

WITHERS MY HAND AND OFFICIAL SEAL.

My commission expires:

DIANE HAGEN NOTARY PUBLIC STATE OF COLORADO

C. PROJECTS, 3077,3077FLATRAM DWG BLUE HERON MEADOW SUBDIVISION

IN THE SELVA SECTION 34
IN TH, RIW OF THE UTE MERDIAN
IN THE CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

53 A 10 Rouge Red 400 Rouge Red 500 A 13-00 (970) 243-8300