

#39331-0

FEE \$ 10
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2639 Applewood Pl
 Parcel No. 2945-011-04-004
 Subdivision Apple Blossom Heights
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2313 Sq. Ft. Proposed 300
 Sq. Ft. of Lot / Parcel 9104
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3500
 Height of Proposed Structure 4

OWNER INFORMATION:

Name Brian Badini / Ivy Parnasius
 Address 2639 Applewood Pl
 City / State / Zip GS CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 12x25 inground pool

APPLICANT INFORMATION:

Name Watermark Spas & Pools
 Address 2491 Hwy 6 E 50
 City / State / Zip GS CO 81505
 Telephone 241-4133

*TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>R-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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).

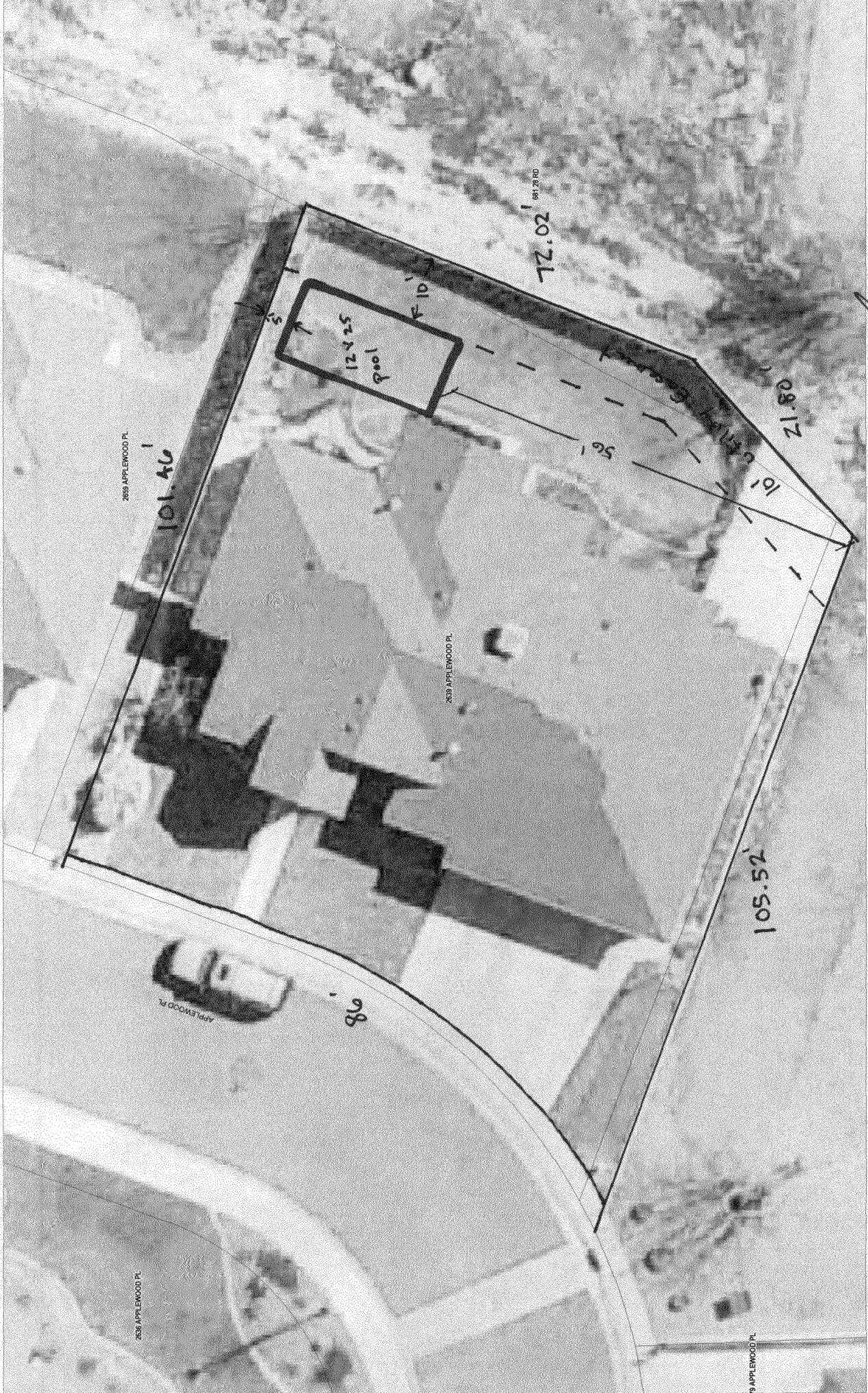
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 3-22-10

Department Approval [Signature] Date 3-23-10

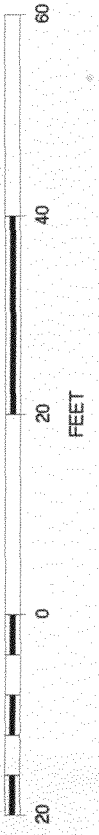
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>pool only</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/23/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Lydia Reynolds*
 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.

SCALE 1 : 228



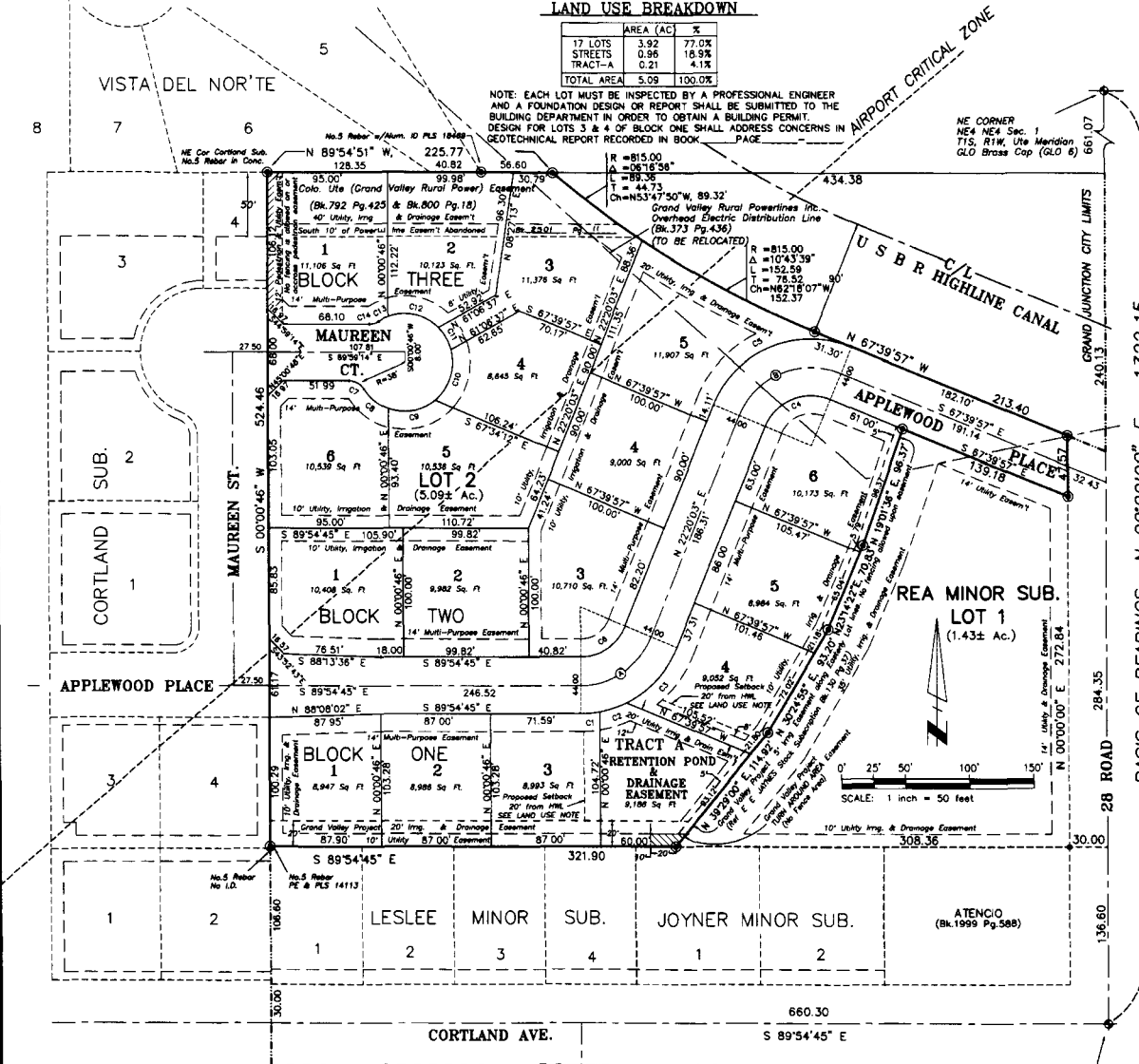
APPLE BLOSSOM HEIGHTS

A Replat of Lot 2 of REA MINOR SUB. ---Part of NE4NE4, Sec.1, T1S, R1W, Ute Meridian, Mesa County, Colorado

LAND USE BREAKDOWN

	AREA (AC)	%
17 LOTS	3.92	77.0%
STREETS-A	0.96	18.9%
TRACT-A	0.21	4.1%
TOTAL AREA	5.09	100.0%

NOTE: EACH LOT MUST BE INSPECTED BY A PROFESSIONAL ENGINEER AND A FOUNDATION DESIGN OR REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO OBTAIN A BUILDING PERMIT. DESIGN FOR LOTS 3 & 4 OF BLOCK ONE SHALL ADDRESS CONCERNS IN GEOTECHNICAL REPORT RECORDED IN BOOK _____ PAGE _____



COVENANTS AND RESTRICTIONS for APPLE BLOSSOM HEIGHTS are recorded in Book 457K at Pages 172 through 171E of the Mesa County Clerk and Recorder's Office.

AVIGATION EASEMENT covering all of APPLE BLOSSOM HEIGHTS are recorded in Book 257K at Pages 114K through 114E of the Mesa County Clerk and Recorder's Office.

RSF-4 BUILDING SET BACKS

- MINIMUM FRONT YARD SETBACK = 45 FT. (From Right-of-way Centerline)
- MINIMUM FRONT YARD SETBACK = 20 FT. (From Cui-De-Sac Right-of-way line)
- MINIMUM SIDEYARD (Principal Structure) = 7 FT.
- MINIMUM SIDEYARD (Accessory Structure) = 3 FT.
- NOTE: Setbacks for Lots 3 & 4 of Block One will be determined by foundation design. See Note Above.
- MINIMUM REAR YARD (Principal Structure) = 30 FT.
- MINIMUM REAR YARD (Accessory Structure) = 10 FT.
- MAXIMUM HEIGHT (All Structures) = 32 FT.

LEGEND

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO.5 REBAR W/ I.D. "AS NOTED"
- SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
- MONUMENT SET IN CONCRETE
- ⊥ CALCULATED POSITION

GRAND JUNCTION CITY LIMITS

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
A	72.13	67°45'12"	61.00	40.95	N56°12'39"E	68.00
B	95.82	90°00'00"	61.00	61.00	N87°20'03"E	86.27
C	50.50	10°42'00"	83.00	7.77	N84°44'15"E	15.48
C1	22.93	15°49'56"	83.00	11.54	N71°28'18"E	22.86
C2	59.71	41°13'16"	83.00	31.22	N42°56'41"E	58.43
C3	61.28	90°00'00"	39.00	39.00	N87°20'03"E	55.15
C4	130.38	90°00'00"	83.00	83.00	N87°20'03"E	117.38
C5	46.12	87°45'12"	39.00	26.18	N56°12'39"E	43.48
C6	14.03	37°24'16"	14.00	7.87	S61°16'37"E	13.45
C7	25.02	37°43'27"	38.00	12.88	S51°25'39"E	24.57
C8	59.16	59°03'08"	38.00	21.43	N87°20'03"E	57.45
C9	43.42	65°28'07"	38.00	24.43	N17°55'21"E	47.10
C10	20.24	30°31'19"	38.00	10.37	S30°04'27"E	20.00
C11	42.68	64°21'03"	38.00	23.91	S77°30'38"E	40.47
C12	8.29	12°30'20"	38.00	4.16	N64°03'41"E	8.28
C13	7.87	32°12'15"	14.00	4.04	N73°54'39"E	7.77

SE CORNER
NE4 NE4 Sec. 1
T1S, R1W, Ute Meridian
MCSM No. 614-1

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



Millard Walter Eldridge
Date of Certification
Oct. 16, 1998

SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey as represented by this plat of APPLE BLOSSOM HEIGHTS, a subdivision of the County of Mesa, was prepared by me or under my direct supervision, responsibility and checking and conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations, and that the survey and plat are correct to the best of my knowledge and belief.

CITY APPROVAL

This plat of APPLE BLOSSOM HEIGHTS, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 16th day of November, A.D. 1998.

Shirley Howard
City Manager

Grant J. Jolly
President of Council

CLERK AND RECORDERS' CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 11:37 o'clock A.M. this 25th day of December, A.D. 1998, and is duly recorded in Plat Book No. 16 Page 330 Reception No. 1872245

Drawer CGJL
Monika Todd
Clerk & Recorder

Shirley Howard
Deputy

Fees: \$ 10.00

The foregoing instrument was acknowledged before me this 19th day of October, A.D. 1998

Deborah M. Warren
Notary Public

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 19th day of October, A.D. 1998

Leo H. Warren, Helen Warren, Ronald L. Warren, Deborah M. Warren

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 19th day of October, A.D. 1998.

Leo H. Warren, Helen Warren, Ronald L. Warren, Deborah M. Warren

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provide, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

- All Streets, Rights-of-Way & Pedestrian Easements to the City of Grand Junction for the use of the public forever;
- Tract A to Apple Blossom Heights Water and Drainage Company, their successors and assigns, for Irrigation Facilities and Stormwater Retention Site to be maintained by said Company not the City of Grand Junction
- All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, private irrigation systems, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
- All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.
- All Irrigation Easements to the owners (Apple Blossom Heights Water and Drainage Company) their successors and assigns as perpetual easements for the installation, operation, maintenance and repair of irrigation facilities.
- All Grand Valley Project Easements to Grand Valley Water Users Association/USA, their successors and assigns, for the installation, operation, and maintenance of Grand Valley Project irrigation facilities.
- All Drainage Easements to the owners (Apple Blossom Heights Water and Drainage Company) as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

That said owners do hereby dedicate and set apart real property shown and labeled on the accompanying plat as follows:

- All Streets, Rights-of-Way & Pedestrian Easements to the City of Grand Junction for the use of the public forever;
- Tract A to Apple Blossom Heights Water and Drainage Company, their successors and assigns, for Irrigation Facilities and Stormwater Retention Site to be maintained by said Company not the City of Grand Junction
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- All Irrigation Easements to the owners (Apple Blossom Heights Water and Drainage Company) their successors and assigns as perpetual easements for the installation, operation, maintenance and repair of irrigation facilities.
- All Grand Valley Project Easements to Grand Valley Water Users Association/USA, their successors and assigns, for the installation, operation, and maintenance of Grand Valley Project irrigation facilities.
- All Drainage Easements to the owners (Apple Blossom Heights Water and Drainage Company) as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

The above LOT 2 of REA MINOR SUBDIVISION contains 5.09 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as APPLE BLOSSOM HEIGHTS, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

KNOW ALL MEN BY THESE PRESENTS

DEDICATION

That LEO H. WARREN and HELEN WARREN, as Joint Tenants, to an undivided 75% interest and RONALD L. WARREN and DEBORAH M. WARREN, as Joint Tenants to an undivided 25% interest, are the owners of that real property being located in the Northeast Quarter (NE 1/4) Northeast Quarter (NE 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, said property being LOT 2 of REA MINOR SUBDIVISION in City of Grand Junction, County of Mesa, State of Colorado, evidenced by instrument recorded in Book 2487 at Page 609 of the records of Mesa County Clerk and Recorder

FINAL PLAT

A Replat of Lot 2 of REA MINOR SUB.

APPLE BLOSSOM HEIGHTS
NE4NE4 Sec.1, T1S, R1W, UTE M.

DATE: August 24, 1998 SCALE: 1" = 50'

M.A.P., INC.
MAPPING - PLANNING - SURVEYING

P.O. BOX 290, MESA, COLORADO 81643
(303)268-5851