

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 583 W. Indian Creek dr SQ FT OF BLDG: ~~3260~~ # 3260
SUBDIVISION: PEPPER TREE SQ FT OF LOT: _____
FILING # _____ BLK # _____ LOT # _____
TAX SCHEDULE NUMBER: 2943-071-00-055 NUMBER OF FAMILY UNITS: 3
PROPERTY OWNER: BENCHMARK HOMES NUMBER OF BUILDING ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

may attached to this one

ADDRESS: 1005 WINTERS AVE
PHONE: 241-8313

USE OF ALL EXISTING BUILDINGS: _____

DESCRIPTION OF WORK AND INTENDED USE:
New Const

FOR OFFICE USE ONLY

ZONE: PR 20
SETBACKS: F CD per app plan S per app plan R _____
RIGHT OF WAY: per plan
MAXIMUM HEIGHT: per plan
PARKING SPACES REQUIRED: 2
LANDSCAPING/SCREENING: per plan

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: _____
SPECIAL CONDITIONS: building permit given
Bank Guar

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE ~~PLANNING DEPARTMENT~~ Building (Section 307, Uniform Building Code).
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10/7/82
APPROVED BY: [Signature]

[Signature]
SIGNATURE

P.O.C.
NW cor. NE 1/4
NE 1/4, Sec. 7,

PEPPER TREE FILING NO. THREE

A PARCEL OF LAND BEING PORTION
OF THE W 1/4 OF THE NE 1/4 OF THE
NE 1/4 OF SECTION 7, T.1S., R.1E., OF
THE UTE MERIDIAN, CITY OF GRAND
JUNCTION, COUNTY OF MESA, STATE
OF COLORADO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Benchmark Communities, Ltd., an Ohio Partnership, is the owner of the real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being a part of the NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, and being more specifically described as follows:

Commencing at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 7, T.1S., R.1E. of the Ute Meridian, Mesa County, Colorado; thence S 00°02'00" W along the west line of said NE 1/4 of the NE 1/4, which line is the Basis of Bearings, a distance of 561.10 feet to the Point of Beginning; thence N 89°56'03" E a distance of 330.08 feet; thence S 00°01'20" W a distance of 557.07 feet; thence N 89°56'03" W a distance of 120.50 feet; thence N 00°01'20" W a distance of 100.05 feet; thence N 49°33'34" W a distance of 132.26 feet; thence N 00°01'00" W a distance of 111.32 feet; thence N 00°02'00" E a distance of 363.04 feet to the Point of Beginning; said tract containing 3.294 acres, more or less.

That said owners have caused the real property to be laid out and surveyed as Pepper Tree, Filing No. Three, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all streets shown on the accompanying plat to the use of the public forever and that said owner does hereby dedicate to the Public Utilities 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, irrigation 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 installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

The areas shown as private road are dedicated to the owners of the property within said Pepper Tree, Filing No. Three, for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

The areas shown as common open areas are dedicated to the home owners in Pepper Tree, Filing No. Three, for the common use and enjoyment of the home owners of Pepper Tree, Filing No. Three as more fully provided in the Declaration of Covenants, Conditions, and Restrictions applicable to Pepper Tree, Filing No. Three recorded at the Mesa County, Colorado, Clerk and Recorder's Office. Said Declaration of Covenants, Conditions, and Restrictions is hereby for their use and maintenance as described above.

IN WITNESS WHEREOF said owner has caused these names to be hereunto subscribed this 14 day of July A.D., 1982.

Benchmark Communities Ltd., an Ohio Partnership

[Signature]
Dan P. Peidel

STATE OF Colorado }
COUNTY OF Mesa } S.S.

The foregoing instrument was acknowledged before me this 14 day of July A.D., 1982 by Dan P. Peidel, State of Colorado, County of Mesa.

Witness my hand and official seal.

My Commission expires Feb. 20th, 1986 Notary Public W. Marshall Stone

CITY APPROVAL

This plat of Pepper Tree, Filing No. Three, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 14th day of July, A.D., 1982.

[Signature]
James R. Gordon
City Manager

[Signature]
Chairman, Grand Junction Planning Commission

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this _____ day of _____ A.D., 19____ and is duly recorded in Plat Book No. _____ Page _____

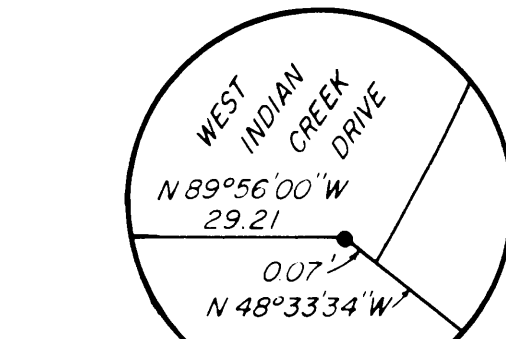
Clerk and Recorder _____ Fees: \$ _____)
Deputy _____)

SURVEYORS CERTIFICATE

I, Howard A. Paul, a Registered Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat of Pepper Tree, Filing No. Three, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a survey of the same.

[Signature]
Howard A. Paul
Registered Land Surveyor
Colo. Registration No. 13142

The Declaration of Covenants, Conditions, and Restrictions referred to in the Dedication are recorded in Book 1317 at pages 503 thru 512 inclusive as Reception No. 1259404.



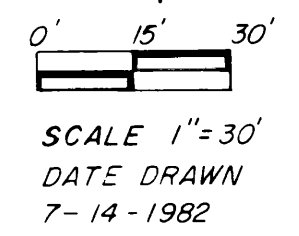
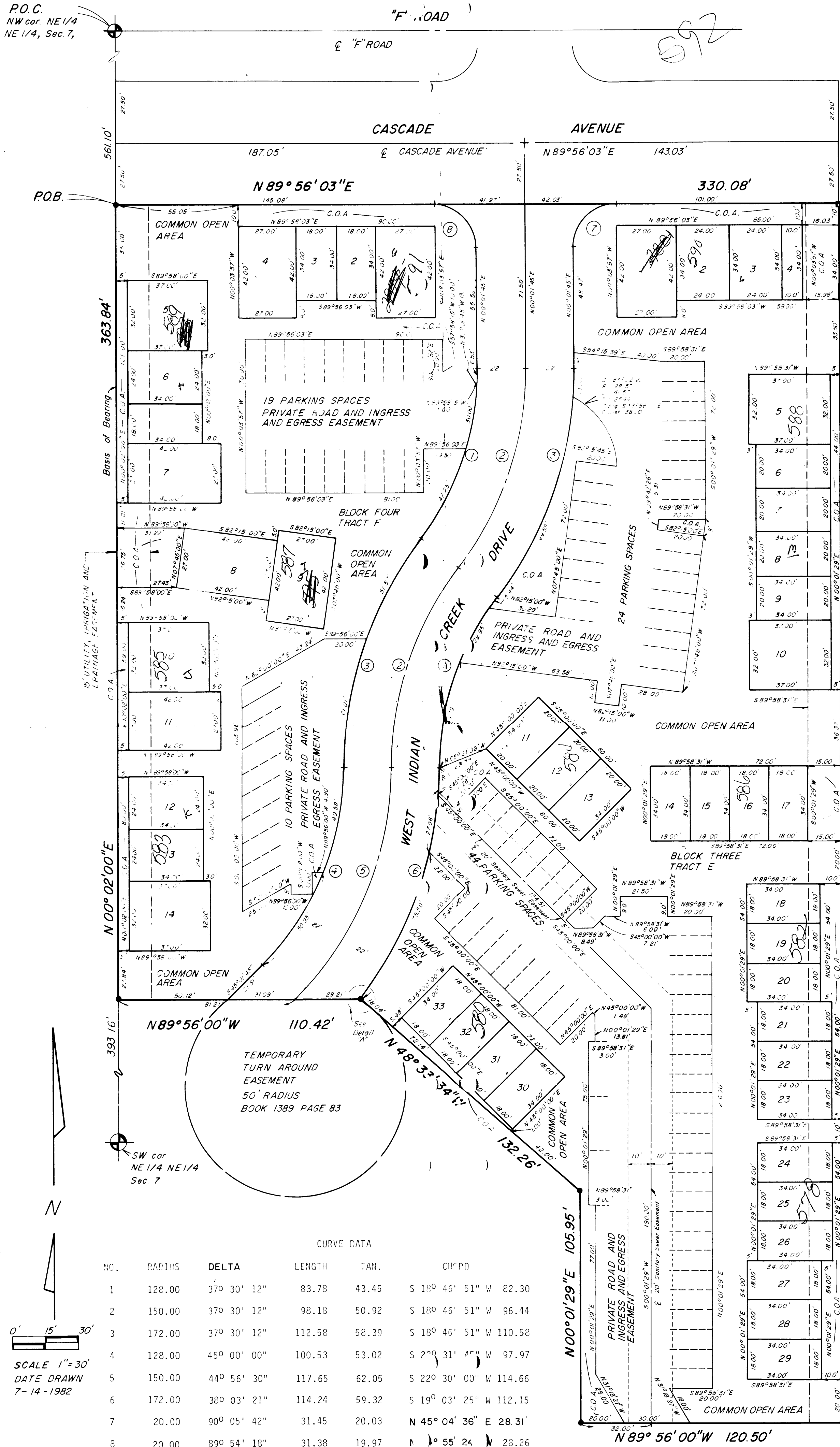
DETAIL "A"

Note

- 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 certifications shown hereon.
- indicates found Pin & Cap L.S. No. 14113.
- indicate set Pin & Cap L.S. No. 18192.
- All easements are as shown hereon.
- All dimensions on curves are Arc length unless otherwise shown.
- All decks within the 15' utility, irrigation, and drainage easement shall be portable and removable wood decks.
- Building Setback: Rear building setbacks are 15.00' front building setbacks are 20.00'.

Legend

C.O.A. indicates Common Open Area.



BWE
BASIN WEST ENGINEERING
1227 N. 23rd Street Suite 104
P.O. Box 53 (303) 241-1613
Grand Junction, Colorado, 81502
PONS Job No. C-92-1023