

DATE SUBMITTED: 5/12/89

PERMIT # 32091

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 694 Woodliff Dr

SQ. FT. OF BLDG: 16'x20'
13'x44'
12'x44'

SUBDIVISION: _____

SQ. FT. OF LOT: 24084 sq ft

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

(X244-1610) 2945-012-00-022

PROPERTY OWNER: Donald E. + Sharon Lyle

USE OF ALL EXISTING BUILDINGS: home + garage

ADDRESS: 694 Woodliff Dr

PHONE: 243-4863

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

1 car port 320 sq ft 2 pat. on 900 sq ft

FOR OFFICE USE ONLY

ZONE: RSF-4

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45' S 7' R 30'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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: 5/12/89

APPROVED BY: Kathy Parton

Sharon Lyle
SIGNATURE



City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

May 15, 1989

Donald & Sharon Tyre
694 Westcliff Drive
Grand Junction, CO 81506

Re: Right-of-Way for Westcliff Drive.

Dear Mr. & Mrs. Tyre:

After further research, I found the enclosed document on record at the Mesa County Courthouse which adequately conveys 25 feet of road and utility right-of-way for Westcliff Drive adjacent to your residence.

Please retain this document for future reference. I wish you luck with your new addition.

Sincerely yours,

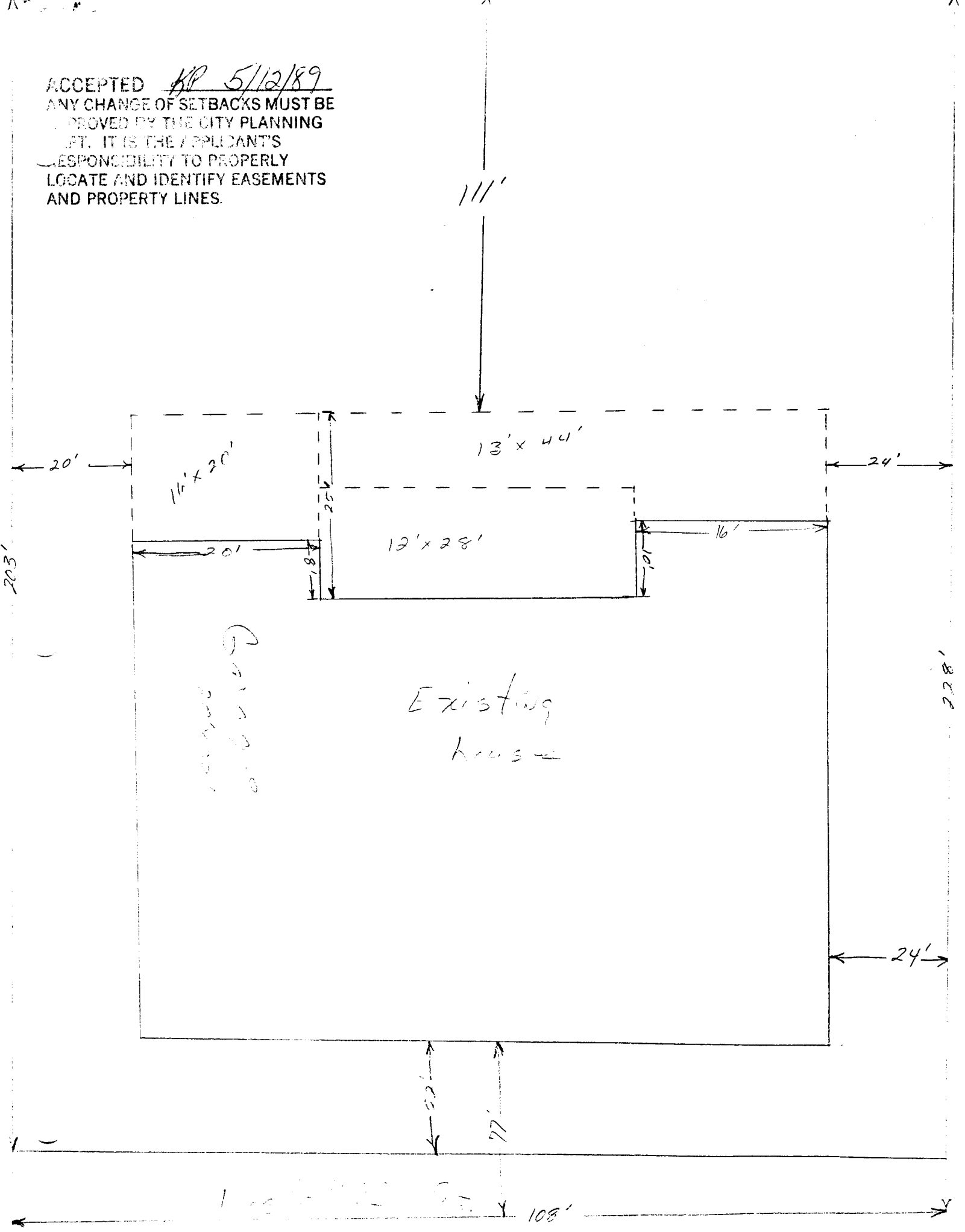
A handwritten signature in cursive script that reads "Tim Woodmansee".

Tim Woodmansee
City Property Agent

cc: Kathy Portner, City Planner

Enclosure.

ACCEPTED AP 5/12/89
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.



State of Colorado
County of Mesa

853 No 452

ss.

Recorded at 11:19 o'clock A.M. Aug 22 1963
Reception No. 246965

Amie M. Johnston
Recorder

QUIT CLAIM DEED

GEORGE W. RUPE, IRENE P. RUPE, JOHN M. ROBERTS, JACK N. MURPHY, DARLENE M. MURPHY, MARY ELLEN CATO, and OWEN D. CATO of Mesa County, Colorado, LEDA H. LIKES of San Juan County, Colorado, EDITH I. JOHNSTON of Carbon County, Utah, ZONA I. NOWELS of Weber County, Utah and ROWLAND L. CATO and PAULINE N. CATO of Valencia County, New Mexico, and Samuel Rupe of Mesa County, Colorado, for the consideration of Ten (\$10.00) Dollars and other valuables, in hand paid, hereby sell and quit claim to the COUNTY OF MESA AND STATE OF COLORADO, the following real property in the County of Mesa and State of Colorado, for road and utility purposes only, to wit:

Beginning 25 feet East of the NW corner of the E 3/4 of the NW 1/4 NW 1/4, Sec. 1 T 1 S, R 1 W, U.M., thence W 25 feet to the NW corner of said East 3/4 of the NW 1/4 NW 1/4; thence S along the W line of said E 3/4 of the NW 1/4 NW 1/4, a distance of 1200 feet more or less to its intersection with a wash; thence NEly along the north bank of said wash to a point S of the point of beginning; thence N to the point of beginning,

with all its appurtenances.

Signed this 21st day of May, 1963.

George W. Rupe
George W. Rupe

Irene P. Rupe
Irene P. Rupe

John M. Roberts
John M. Roberts

Jack N. Murphy
Jack N. Murphy

Darlene M. Murphy
Darlene M. Murphy

Mary Ellen Cato
Mary Ellen Cato

Owen D. Cato
Owen D. Cato

Leda H. Likes
Leda H. Likes

Edith I. Johnston
Edith I. Johnston

Zona I. Nowels
Zona I. Nowels

Rowland L. Cato
Rowland L. Cato

Samuel Rupe
Samuel Rupe

Pauline N. Cato
Pauline N. Cato