

DATE SUBMITTED: 7/13/93

PERMIT NO. 45935
FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 406 Ridges Blvd SQ. FT. OF BLDG: 4600'

SUBDIVISION Ridges La Roche Condos SQ. FT. OF LOT: _____

FILING # 2 BLK # 1 LOT # 1 NO. OF FAMILY UNITS: 6

TAX SCHEDULE # 2945-163-26-022 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 6

OWNER La Roche Enterprises USE OF EXISTING BUILDINGS: Condo's

ADDRESS 420 Grospeider Rd

TELEPHONE: 242-3459 DESCRIPTION OF WORK AND INTENDED USE: Condo's For Sale

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO ✓

SIDE _____ CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT _____ PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (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.

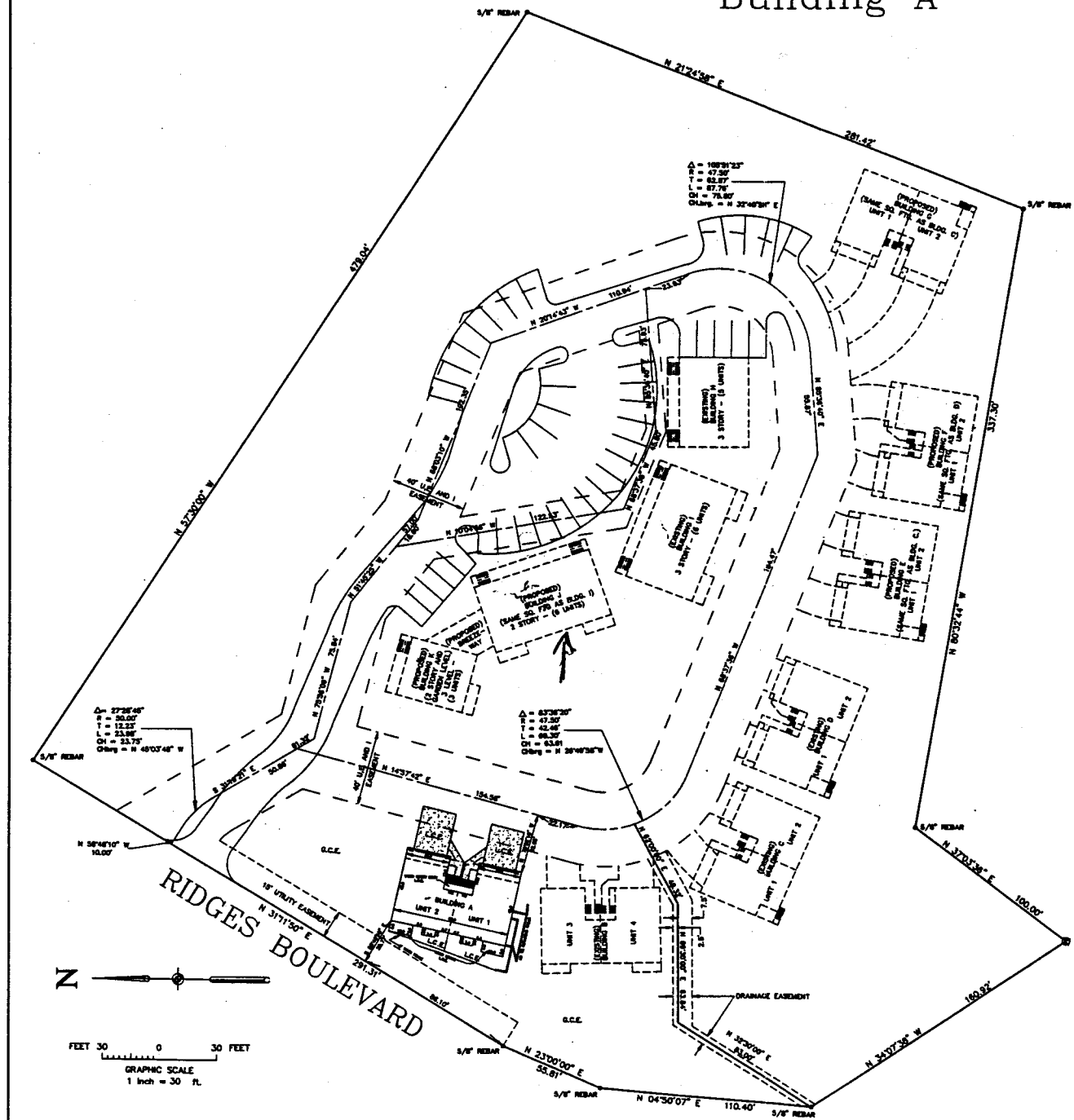
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
7/13/93
Date Approved

[Signature]
Applicant Signature
7/13-93
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

Amended Condominium Map of LA ROCHE CONDOMINIUMS Building A



OWNER'S CERTIFICATE

Lee D. Courtney, a general partner of La Roche Enterprises, Ltd., a Colorado limited partnership, the owner of the herein described real property, certifies that this Amended Condominium Map of LA ROCHE CONDOMINIUMS, Building A has been prepared pursuant to the purposes stated in the Condominium Declaration for LA ROCHE CONDOMINIUMS as recorded in Book _____ at Page _____ in the Clerk and Recorder's Office, County of Mesa, State of Colorado.

LA ROCHE ENTERPRISES, LTD., a Colorado limited partnership

Lee D. Courtney, general partner

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing owner's certificate was acknowledged before me this _____ day of _____ A.D., 19____ by Lee D. Courtney as a general partner of La Roche Enterprises, Ltd., a Colorado limited partnership.

My commission expires: _____
 Witness my hand and official seal:

Notary Public

SURVEYOR'S CERTIFICATE

I, Kenneth Scott Thompson, a Professional Land Surveyor registered by the State of Colorado, do hereby state that this map consisting of two sheets was prepared under my direct supervision, that it depicts the vertical and horizontal locations of Units 1 and 2 of Building A hereon, and that it was made from measurements upon and within the existing structure of Building A only.

Kenneth Scott Thompson
 Kenneth Scott Thompson, P.L.S. 18480



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at _____ o'clock _____ m. this _____ day of _____, 1992, bearing Reception No. _____

Clerk and Recorder of
 Mesa County, Colorado

Deputy

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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.

S.E. COR. SEC. 16,
 T. 1 S., R. 1 W., UTE MERIDIAN.

NOTE

This plot is an amendment to the plan "A Condominium Map of LA ROCHE CONDOMINIUMS First, Second, and Third Phases" filed by Colorado West Associates, Inc. in 1983 in the Mesa County Clerk and Recorder's Office (Recorder's No. 133419). All existing data was taken from the record copy of that plot except the location and measurements of Building A.

Amended Condominium Map of
 LA ROCHE CONDOMINIUMS
 Building A

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 Road - Suite B210
 Grand Junction CO 81505 (303) 243-8087

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|--------------------|--------------------|------------------|---------------------|
| SCALE: 1" = 30' | JOB NO: 049-004 | DATE: AUG. 92 | SHEET NO: 1 of 2 |
|--------------------|--------------------|------------------|---------------------|