

DATE SUBMITTED: 03-05-93

PERMIT NO. 44340 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 125 Rio Grande

SQ. FT. OF BLDG: 2518 sq ft.

SUBDIVISION Manitou Heights

SQ. FT. OF LOT: 20849.4514 sq ft.

FILING # _____ BLK # _____ LOT # 14

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-072-05-009

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Judy K. Clough

USE OF EXISTING BUILDINGS: N/A

ADDRESS 3045 W. 13th St.

TELEPHONE: 242 6135 w. - H. 242-5781

DESCRIPTION OF WORK AND INTENDED USE: Building Home - residence

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

FOR OFFICE USE ONLY

ZONE RSF-5

FLOODPLAIN: Designated YES _____ NO

SETBACKS: FRONT 45' - Center of Row ^{20' prop. line}

GEOLOGIC HAZARD: YES _____ NO

SIDE 5' REAR 25'

CENSUS TRACT: 10 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: Power of Attorney recorded for unimproved roadway

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.

M. Pety
Department Approval

Judy K. Clough
Applicant Signature

3-9-93
Date Approved

03-05-93
Date

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

POWER OF ATTORNEY

BE IT KNOWN THAT:

I, (WE), Trudy K Clough Mitchell as owner(s) of real property located in the City of Grand Junction and known as 125 Rio Grande lot 14 - Amsted understand that Rio Grande street /road which is a public right of way and which adjoins the above described property, is not constructed to City standards or specifications and therefore, said street/road has not and will not be accepted by the City of Grand Junction. Furthermore, said street/road is and will not be, maintained by the City and maintenance of the street/road is and shall continue to be the sole and exclusive responsibility of the adjoining property owner(s), unless and until said street/road is built to the then existing City standards and is accepted into the City system.

Until such time that the road is improved, the owner will be required to provide access to the lot with a 15 ft. wide driveway with 6" deep, 3/4" roadbase to be maintained by the owner. The driveway must continue to be maintained for trash and utility service. If the driveway is not adequately maintained, trash pickup will be at the end of the driveway where it intersects with the improved roadway.

I, (WE), as owner(s) of the above described real property hereby further agree to participate in an improvement district, if one is formed, for the upgrade and installation of improvements to said street/road to the then existing City standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district.

This instrument shall be recorded and shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby, shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to a proposed improvement district is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this agreement on this 9th day of March 1993.

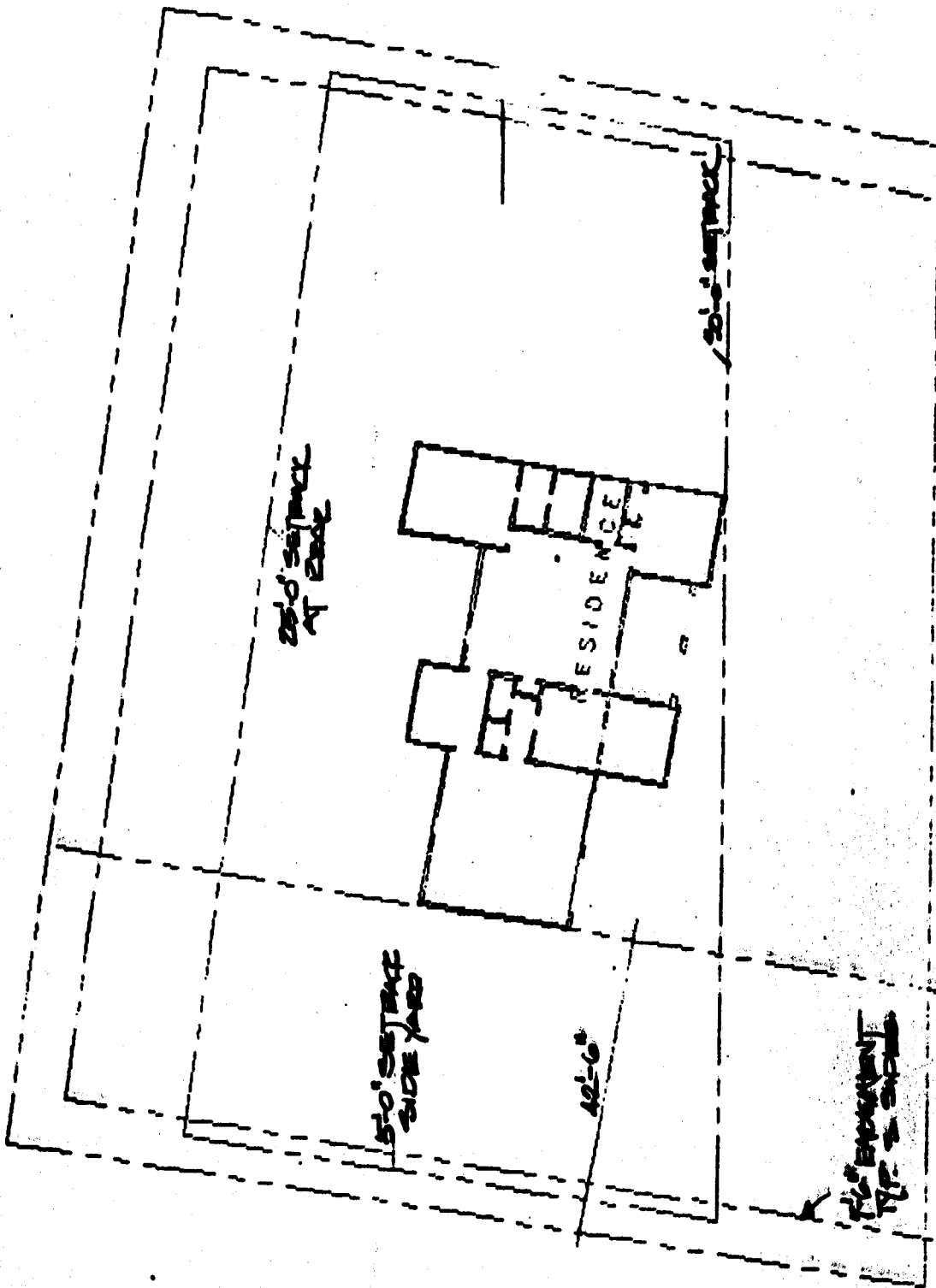
Judy K. Clough

STATE OF COLORADO
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 9th day of March 1993.

My commission expires June 13, 1995

Theresa J. Martinez
Notary Public



17' 0" EASEMENT
 17' 0" SIDE
 10'-0"
 5'-0" SETBACK
 SIDE YARD
 25'-0" SETBACK
 AT REAR
 30'-0" SETBACK
 RD GRADGE CR.
 RD GRADGE CR.
 LOT 14
 125 RD GRADGE CR.

ACCEPTED *MP 3-9-93*
 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.



LETTER OF TRANSMITTAL

TO: Lloyd Buford
P.O. Box 60152
Grand Junction, CO 81506

City of Grand Junction, Colorado
 250 North Fifth Street
 81501-2668
 FAX: (303) 244-1599

ATTN: _____ DATE: 9/30/92 PROJECT #: _____

DELIVERY BY: MAIL HAND-DELIVERED OTHER

WE ARE SENDING ATTACHED OR ENCLOSED THE FOLLOWING ITEMS:

- Copy of Letter Plans (Prints) Specifications _____
 Copy of Report Plans (Originals) Shop Drawings _____

# COPIES	DATED	DESCRIPTION
1	9/30/92	REQUEST FOR USE OF R.O.W. FOR DWY ACCESS

THESE ARE TRANSMITTED:

- For information only For review and comment Approved with noted changes
 For your use For approval For distribution
 As requested Approved Revise and resubmit _____ copies

REMARKS: _____

COPY TO: DON NEWTON SIGNED: Lloyd R Williams
LARRY TIMM TITLE: 9/30/92 Dev. Insp PHONE: 244-1591

September, 30, 1992

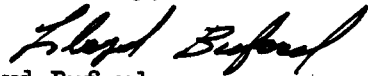
Mr. Gerald Williams
City of Grand Junction
250 North 5th St.
Grand Junction, CO 81501

Dear Sir;

In regards to our previous conversation about Lot 14, Mantey Heights sub-division (125 Rio Grande), we request approval for development of Rio Grande street to our proposed driveway to these requirement: we will provide a roadway which shall be 15 foot wide, 6 " deep of 3/4 " roadbase minimum.

Your earliest attention for approval of this request would be appreciated.

Respectfully,



Lloyd Buford
P. O. Box 60152
Grand Junction, Co 81506