

FEE \$ ~~1000~~ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 52459

*prior refunded existing home R84*

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 411 W. CHIPETA AVE TAX SCHEDULE NO. 2945-151-00-050/051

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 24x40

(1) OWNER DOUGLAS F. MURPHY NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS PO Box 4892 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 464-7984 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ new home

**REQUIRED:** Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-64 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 10' from PL Rear 20' from PL Special Conditions Alley access approved by M.R. of P.W. - (gravel also)

Maximum Height \_\_\_\_\_ CENS.T. 14 T.ZONE 11 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 6-7-95

Department Approval [Signature] Date 6-7-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8369 - Sewer

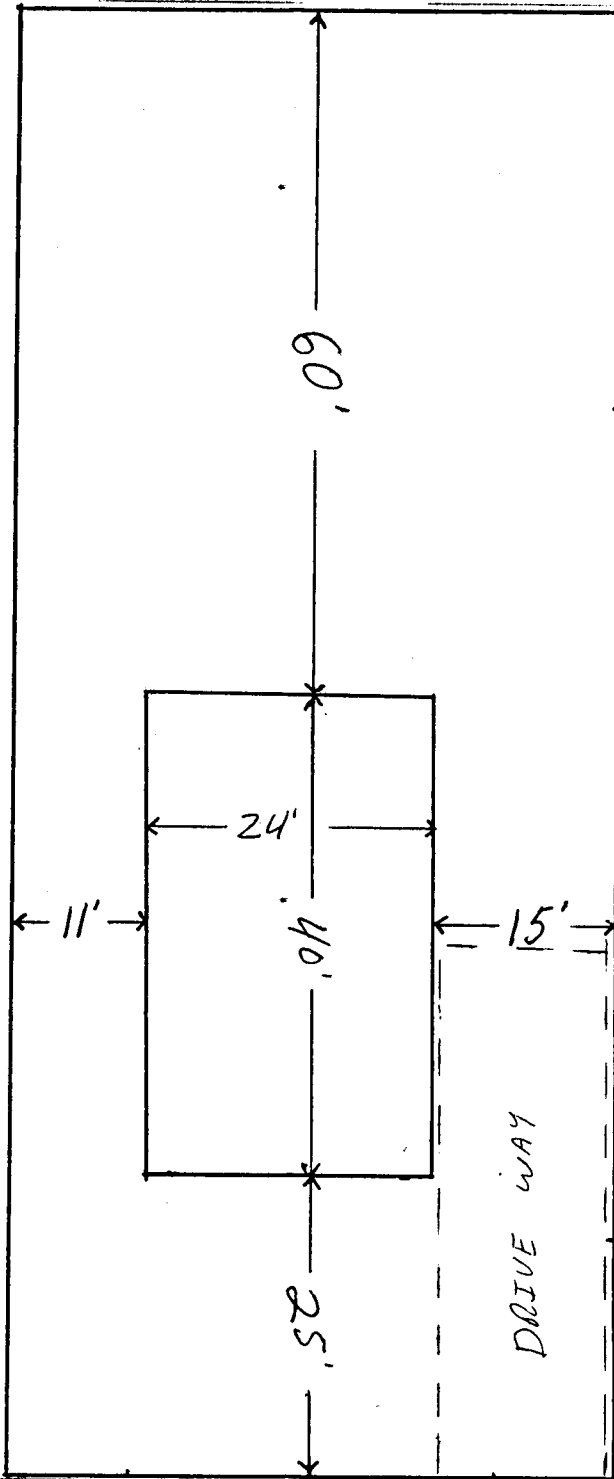
Utility Accounting [Signature] Date 6/7/95 8370 - Water

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

411 W. CHIPETA AVE.

25'



ACCEPTED *Ronnie 6/7/95*  
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.

BE IT KNOWN THAT:

1720129 08:53 AM 06/14/95  
MONIKA TODD CLK&REC MESA COUNTY CO

DOUGLAS P. MURPHY, as owner(s) of the real property described herein, all situate in the City of Grand Junction, Mesa County Colorado, and more particularly known and described as 411 W. CHIPETA AVE. (as described in Attachment A) do hereby acknowledge and agree that this instrument shall represent our understanding that as a condition of City approval of the attached site plan, that see attachment A are and shall be treated as one parcel for the principal use of a Residence and to satisfy setback requirements for any and all structures constructed thereon.

If and when we or our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between see attachment A, or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements then sufficient area from one and/or both lots shall be used to meet any and all required setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

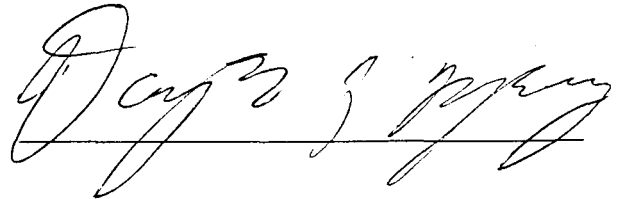
We further understand and agree that see attachment A constitute two parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either or both lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on see attachment A (are) on or over the lot line, or is (are) so close thereto as to not meet applicable setback and bulk requirements for each lot.

This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and accordance with cause stated herein.

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

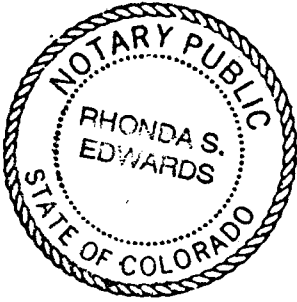
IN WITNESS WHEREOF, WE, have signed, executed and acknowledges this instrument on this 7 day of JUNE 1995.



STATE OF COLORADO  
COUNTY OF MESA

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The foregoing agreement was subscribed and sworn to before me this 7<sup>th</sup> day of June 1995 by Rhonda S. Edwards.



Rhonda S. Edwards  
Notary Public

My commission expires 9-20-97.

WARRANTY DEED

Grantor(s). JOHN G. RICHARDSON DOING BUSINESS AS THE RICHARDSON AGENCY

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whose address is 1825 LAWRENCE STREET STE 112 DENVER, CO, 80202

\*County of DENVER . State of COLORADO

. for the consideration of EIGHT THOUSAND and XX/100 DOLLARS

in hand paid, hereby sell(s)

and conveys(s) to DOUGLAS P. MURPHY - IN SEVERALTY

whose legal address is 3733.25 ROAD PALISADE, CO, 81526

\*County of MESA . and State of COLORADO

the following real property in the County of MESA .and State of

Colorado, to wit: Beginning 535 feet North and 235 feet West of Southeast Corner SW 1/4 NE 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, thence West 25 feet, thence North 125 feet, thence East 25 feet, thence South 125 feet to point of beginning,

AND

Beginning 535 feet North and 260 feet West of Southwest corner SE 1/4 NE 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, thence West 25 feet, thence North 125 feet, thence East 25 feet, thence South to point of beginning,

ALL IN MESA COUNTY, COLORADO.

also known by street and number as VACANT LAND GRAND JUNCTION, CO 81505

with all its appurtenances, and warrant(s) the title to the same, subject to

1995 taxes due and payable in 1996 and subsequent years; easements; reservations; restrictions; and rights of way of record, if any.

Signed this 5TH day of June . 19 95

JOHN G. RICHARDSON DOING BUSINESS AS THE RICHARDSON AGENCY

State of COLORADO )  
County of DENVER )ss.  
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