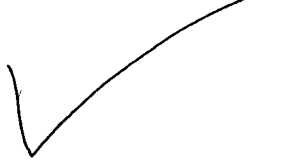


FEE \$ 10.00
 TCP \$ 500.00

BLDG PERMIT NO. 53900

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



5001-6800-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 423 Pleasant Hollow Ct TAX SCHEDULE NO. 2945-174-33-047
 SUBDIVISION The Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300
 FILING 6 BLK 29 LOT 12B SQ. FT. OF EXISTING BLDG(S) 264^{7P} GARAGE
 (1) OWNER GARY CABE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3014 Moorland Cir. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 434-3615 USE OF EXISTING BLDGS GARAGE
 (2) APPLICANT BOOKCRAFT BUILDERS DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 316 Cedar St New Single Family Residence
 (2) TELEPHONE 242-2212

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.

Randy Cook

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 0'-10' from PL Rear 10 from PL Special Conditions No portion of the home
can overhang the property line
 Maximum Height 25 CENS.T. 14 T.ZONE 96 ANN# 234-236
5' W. Easement released by separate document

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 _____ Date 9-27-95

Department Approval Kathy Putman Date 10-25-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. Transferred Tap fee from lot 17 Blk 13 Ft #5

Utility Accounting Mellie Fowler Date 10-25-95 Billing to lot 17

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting) 2-26-96

Pleasant Hollow Ct.

CONCRETE DRIVE

CONCRETE DRIVE

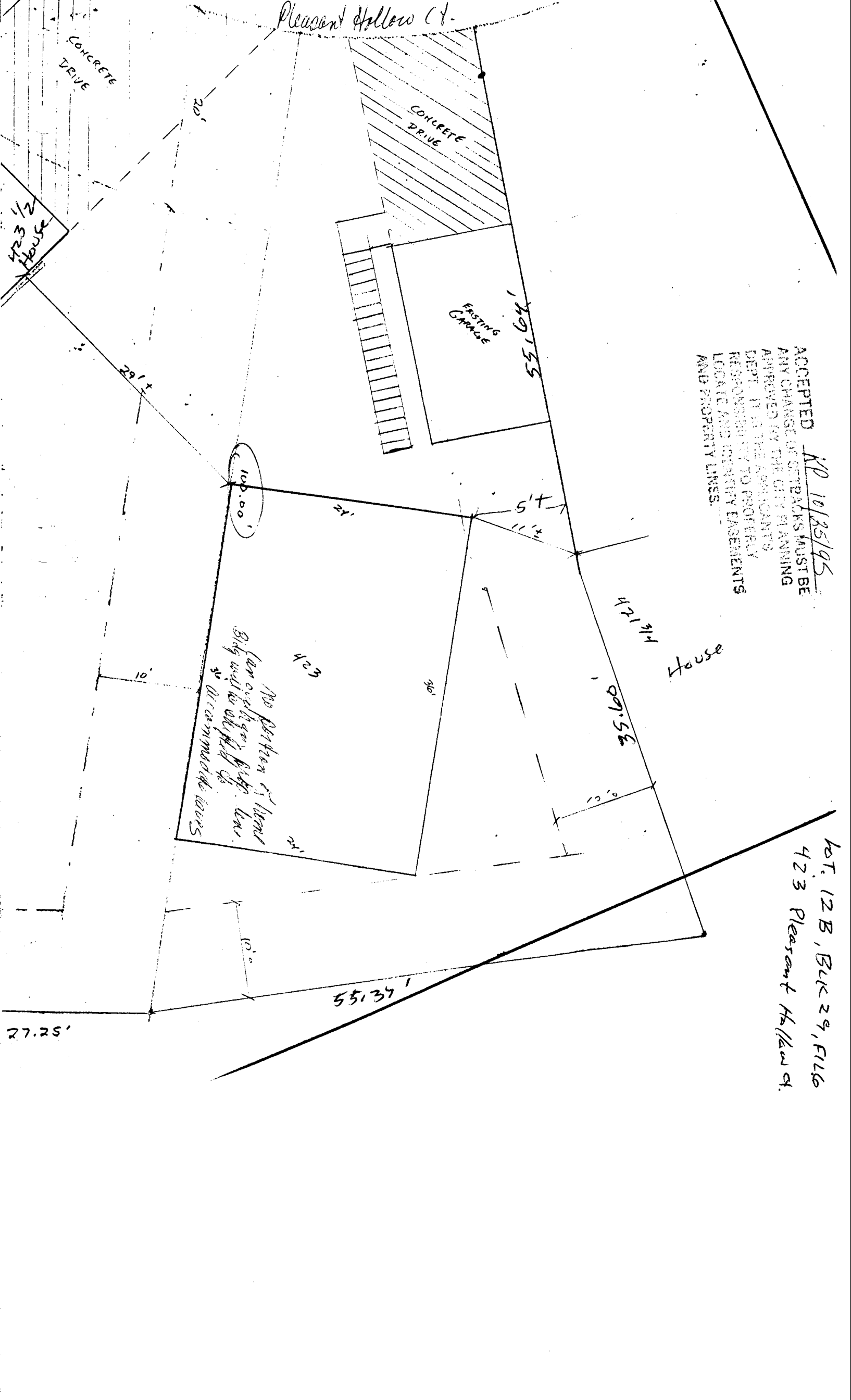
EXISTING GARAGE

ACCEPTED RP 10/25/95
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY LOCAL AND PROPERTY LINES AND PROPERTY LINES.

423 1/2 House

House

LOT 12B, BLK 29, FILE 423 Pleasant Hollow Ct.



QUIT CLAIM of Easement

The City of Grand Junction, acting as the Ridges Metropolitan District, Mesa County, State of Colorado, Grantor, pursuant to the authority provided by Resolution No. 74-93, and based upon the REQUEST submitted by the undersigned owner and the terms of said REQUEST, hereby quitclaims to said undersigned owner, whose address and affected property is identified below, a five (5) foot wide water/irrigation easement as granted to the Ridges Metropolitan District, by virtue of the filing of the Plat which created the Affected Property.

The name(s) of the owner(s): Gary Cape; John Hauer
Address of the owner(s): 3014 Moorland Cir., G.J., CO 81504
270 Commencheros Dr., Moab, UT 84532

Tax Parcel Number of the Affected Property: 2945-174-33-047
2945-174-33-146

Lot, Block, and Filing Number of the Affected Property:

Lot 12A, Blk 29, The Ridges, Filing #6, as originally recorded in plat book 12, Pages 386-392, Mesa County Clerk and Recorder

Legal Description of Easement to be vacated:

The 5' wide water/irrigation easements along the northwesterly and southeasterly property lines of lot 12A, Blk 29, The Ridges, Filing #6 as granted by Note 2, sheet 2 of 6 and recorded in Plat Book 12, Pages 386-392, Mesa County Clerk & Recorder. The 10' utility easement along the street frontage to remain unaffected (see exhibit A).

Signed this 12th day of December, 1995.

CITY OF GRAND JUNCTION, acting for Ridges Metropolitan District

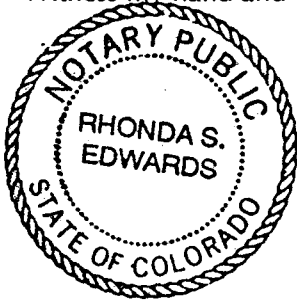
By: Larry R. Timm
* Director of Community Development

STATE OF COLORADO)
) ss.
County of Mesa)

The foregoing instrument was executed before me this 12th day of December, 1995 by Larry Timm, Director of Community Development of the City of Grand Junction, Colorado.

My commission expires September 20, 1997.

Witness my hand and official seal.



Address: Rhonda S. Edwards
Notary Public
250 N. 5th St.
Grand Junction, CO 81501