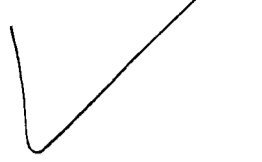


5001-1680-01-9

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 52274

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 385 RIDGEWAY DR. TAX SCHEDULE NO. 2945-212-13-022
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1445F
 FILING # 3 BLK LOT 10C & 11C SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER B. TEO PRUNSTER. NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 385 RIDGEWAY DR.
 (1) TELEPHONE 242-6075 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT ALPINE C.M. INC. USE OF EXISTING BLDGS HOUSE
 (2) ADDRESS 1111 SO. 12TH ST. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-2505 PORCH ADDITION

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 PR Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 10' from PL
 Maximum Height _____
 CENS.T. 14 T.ZONE 96 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).

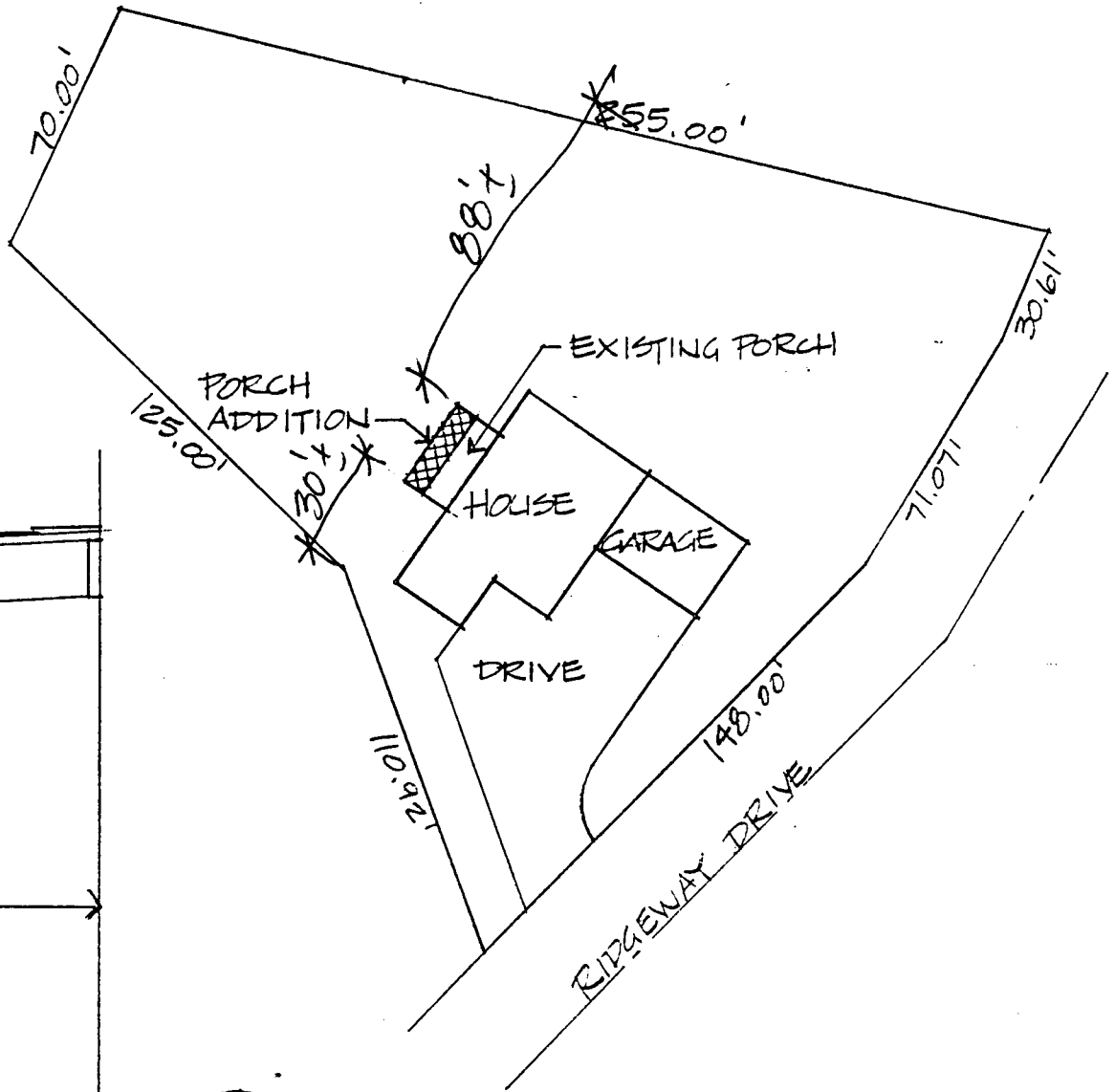
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 5/30/95
 Department Approval Marcia Babideaux Date 5-30-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Jackie Berry Date 5/30/95
 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)



SITE PLAN

1" = 50'-0"

ACCEPTED *MC 5-30-95*
 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.

FRINSTER RESIDENCE - PORCH ADDITION
 385 RIDGEWAY DR., GRAND JCT, CO
 ALPINE C.M., INC. 5/22/95 SHEET 2 OF 2

EXIST. 2x8 @ 32" O.C.
 EXIST. 4x8
 EXIST. 4x4
 REMOVE SCREENS

4' OF EXIST. HOUSE →

→ REMOVE STUD 1/2 WALL

EXIST. CONC. PIER

BE IT KNOWN THAT:

Leo T. Prinster and L. Carolyn Prinster, 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 Lots 10C, 11C; Block 7, Ridges Subdivision, Filing #3 (Lots 10C and 11C) 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 Lots 10C and 11C 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 Lots 10C and 11C, 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.

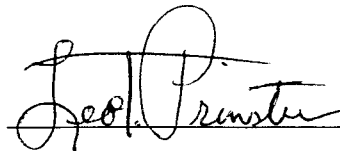
We further understand and agree that Lots 10C and 11C constitute two parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either 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 Lots 10C and 11C (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.

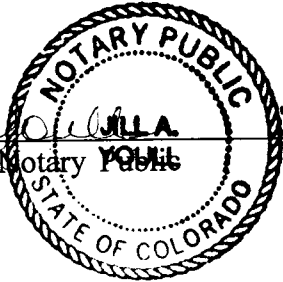
IN WITNESS WHEREOF, WE, have signed, executed and acknowledges this instrument on this 30th day of May 1995.





STATE OF COLORADO
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 30 day of
May 1995 by Leo T. Prinster and L. Carolyn Prinster.

Jack A. Louella
Notary Public


My commission expires 6-24-95.