

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57814

→ for lots fronting 28 1/2 Rd

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 591 28 1/2 Road TAX SCHEDULE NO. 2443-072-18-014

SUBDIVISION FALLS Filing # 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300

FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER DINOSAUR ENVI. INC. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 2743 G.J.C. 81502 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2672 USE OF EXISTING BLDGS _____

(2) APPLICANT EBE-ESLAMI DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS As Above ^{NEW} Single Family Dwelling

(2) TELEPHONE 241-2672

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-8 Maximum coverage of lot by structures _____

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

Side 0' from PL Rear 0' from PL Special Conditions ACC approval req'd.
(Engineered foundations required)

Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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 Ebe Eslami Date 9/23/96

Department Approval Ronnie Edwards (KP) Date 10-2-96

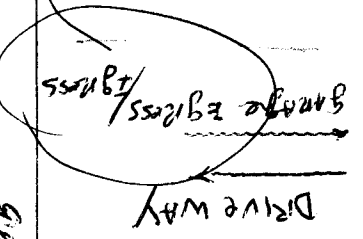
D. Cook - final inspection
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 9549-5/F

Utility Accounting Miller Fowler Date 10-2-96

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)

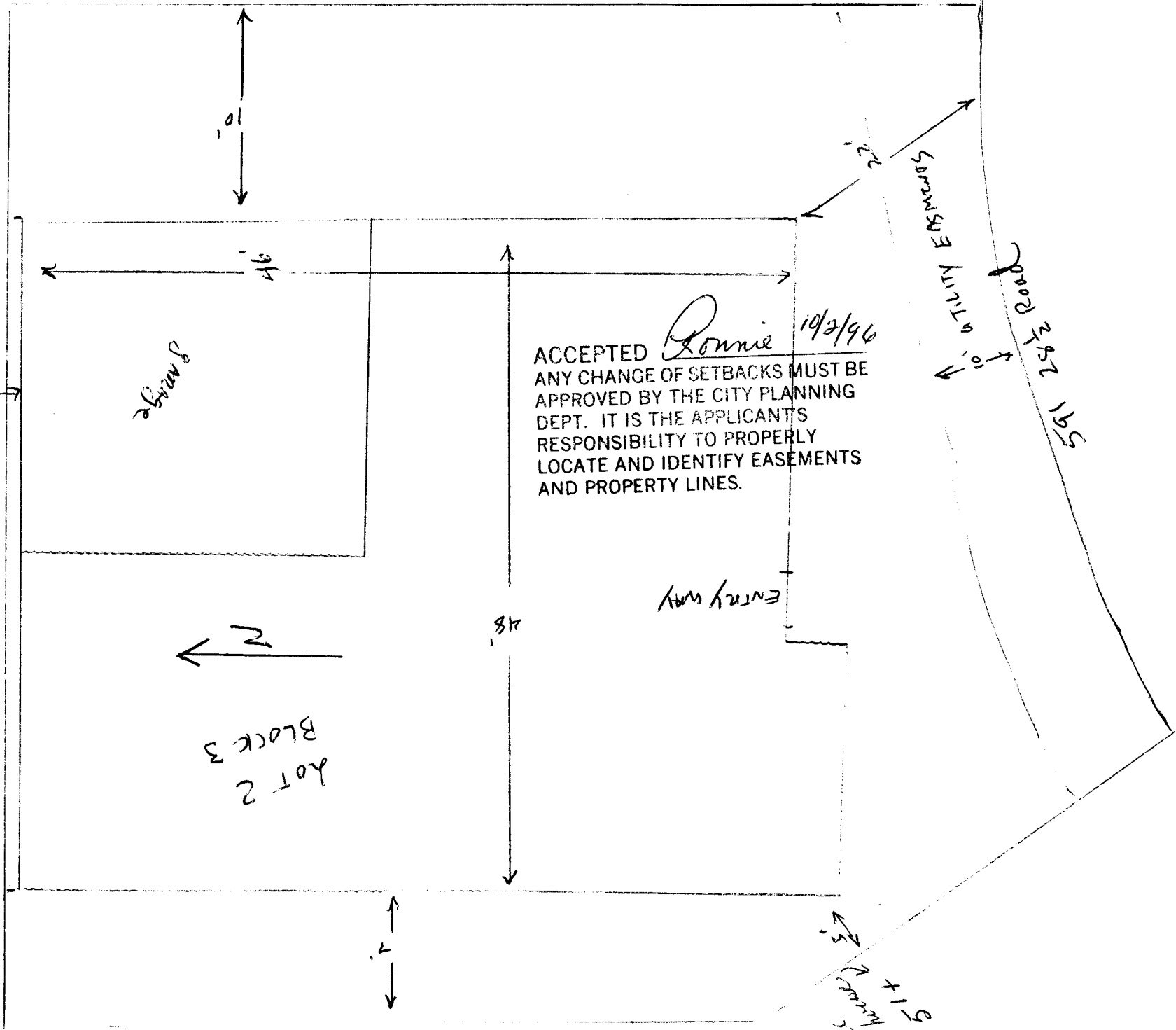
GRAND FIVE DR.



Easement Agreement BK 2268 Page 105

Open Space

Open Space



ACCEPTED Ronnie 10/2/96 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

UTILITY EASEMENTS 25' Road

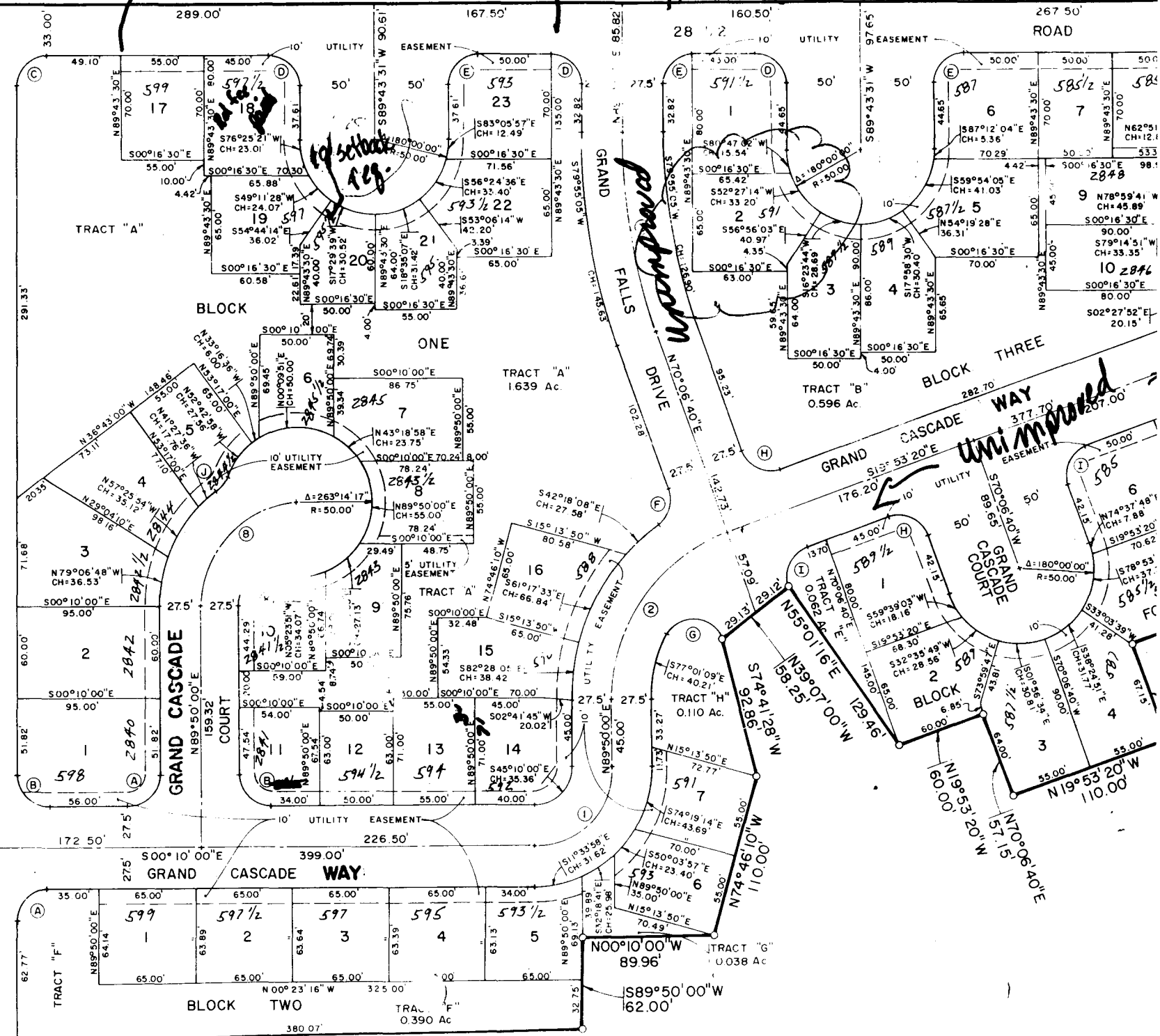
ENTRY WAY

to next house 5' x 12' distance

N1/4 Corner
Section 7
T1S, R1E, U.M.
POINT OF BEGINNING

East Line NE 1/4, NW 1/4 Section 7
S00°16'29"E 1314.72'

North Line NW 1/4 Section 7 - ORIGIN OF BEARINGS 691.35'
560.14'
"F" (PATTERSON) ROAD
N 89°50'00"E
131.21'



EASEMENT AGREEMENT

WITNESSETH, that THE FALLS HOME OWNER ASSOCIATION INC., a Colorado non-profit organization, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Dinosaur Enterprise, Inc., a Colorado corporation, whose address is P.O. Box 2743, Grand Junction, Colorado 81502, Grantee, its successors and assigns forever, a non-exclusive easement for ingress and egress purposes on, along, over and across the following described real property situate in the County of Mesa, State of Colorado, to wit:

Beginning at the Northwest Corner of Lot 2, Block Three of The Falls - Filing No. One As Amended, situate in the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian;
thence N 89°43'30" E along the North boundary line of said Lot 2 a distance of 65.00 feet to the Northeast Corner of said Lot 2;
thence leaving the boundary line of said Lot 2, N 00°16'30" W a distance of 19.00 feet to a point on the boundary line of Tract "B" of The Falls - Filing No. One As Amended;
thence along the boundary line of said Tract "B", 65.95 feet along the arc of a curve to the left having a radius of 372.50 feet, a central angle of 10°08'36", and a long chord bearing S 80°28'08" W a distance of 65.86 feet;
thence leaving the boundary line of said Tract "B", S 00°16'30" E a distance of 8.41 feet to the Point of Beginning.

The easement granted above shall be appurtenant to and for the benefit of the following described real property:

Lot 2, Block Three of The Falls - Filing No. One As Amended situate in the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado.

Grantee shall have the right to use the easement as a driveway for vehicular and pedestrian access to and from the real property benefitted by this easement; provided, however that the Grantor shall have the right to continue to use the real property burdened by this easement for purposes which will not interfere with Grantee's full use and enjoyment of the rights herein granted.

It is understood and agreed that this agreement as written covers all the agreements and stipulations between the parties hereto. No alterations, amendments, changes or modifications to this Easement Agreement shall be valid unless they are contained in an instrument which is executed by all parties with the same formality as this Easement Agreement.

Signed and delivered this 30 day of September, 1996.

Attest:

The Falls Home Owner Association, Inc.,
Colorado non-profit organization

Jane M. Jones
Secretary

[Signature]
President

Accepted by the Grantee this 30 day of September, 1996.

Dinosaur Enterprise, Inc.,
A Colorado corporation

[Signature]
Ebrahim Seghatoleslami, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of September, 1996, by David A. Sise as President and attested to by Jane M. Jones as Secretary of The Falls Home Owner Association, a Colorado non-profit organization.

My commission expires: 6-7-98
Witness my hand and official seal.

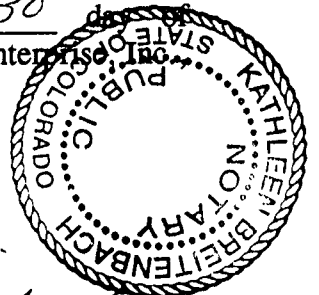


[Signature]
Notary Public

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of September, 1996, by Ebrahim Seghatoleslami as President of Dinosaur Enterprise, Inc., a Colorado corporation.

My commission expires: 6-7-98
Witness my hand and official seal.



[Signature]
Notary Public

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MINUTES OF THE MEETING
OF THE
FALLS HOMEOWNERS' ASSOCIATION (Filing No. 1 as Amended)

August 22, 1994,

The meeting was called to order by the President, Alvin Myers, at his home, at 7:30 p.m. Present were Ed Hunt, Ann Lynch, Allen Cochran, Ebe Eslami, John Krajieski, Dorothy and Howard Jones, and Muriel Myers.

The minutes of the previous meeting were read and corrected as follows:

"The election of officers was held and the following people were elected to serve for the following year:

President, Alvin Myers
Vice-President, Allen Cochran
Secretary, Betty Harris."

The minutes were approved.

Old Business:

1. The President reported on the request of John Curtis for permission to build homes in the Falls. The Architectural Committee met and the resulting letter to Mr. Curtis dated April 5, 1994, was read to the group. There has been no further word from Mr. Curtis.

2. The letter dated March 25, 1994, to Tony Sarver requesting the fence at the entrance be completed was read to the group. Sarver had contacted Edgington requesting prices. This information was given to Sarver but no further word has been heard from him. John Krajieski will obtain prices on fencing and contact Sarver. John also mentioned he had received a weed notice from the city for the 27 foot strip of common ground north of his lots.

New Business:

1. Alvin stated that in order for the city to accept the new street, 28 1/2 Road south of Patterson, the Association needs to deed the cul de sac at the south end of 28 1/2 Road to the city. Krajieski moved, Eslami, seconded, that the cul de sac be deeded to the city. The motion passed unanimously. Eslami will prepare the deed to bring about the transfer.

2. Ebe requested permission to be able to build two driveways across the common ground south of Grand Falls Drive to Lots 1 and

2 on South Grandeur Court. The owners of the two homes will be responsible for maintaining the strip of common ground. Ebe also stated he was uncertain as to whether or not he would do this. Alvin advised the group of the reservations expressed by Betty Harris. It was moved, Krajewski, seconded, Hunt, that Ebe be allowed to build the two driveways across the common ground to Lots 1 and 2, South Grandeur Court south of Grand Falls Drive. The motion passed unanimously.

3. Jones asked about the placement of the mailbox and was advised that presently all homeowners utilized boxes at the curb. He also wanted to know about building a small utility shed near the west edge of his property. Alvin requested that he put the request in writing containing the details and it would then be submitted to the Architectural Control Committee.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Muriel Myers
Acting Secretary