FEE\$	1000
TCP\$	50000

(White: Planning)

(Yellow: Customer)

BLDG PERMIT NO. 57014

(Goldenrod: Utility Accounting)

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

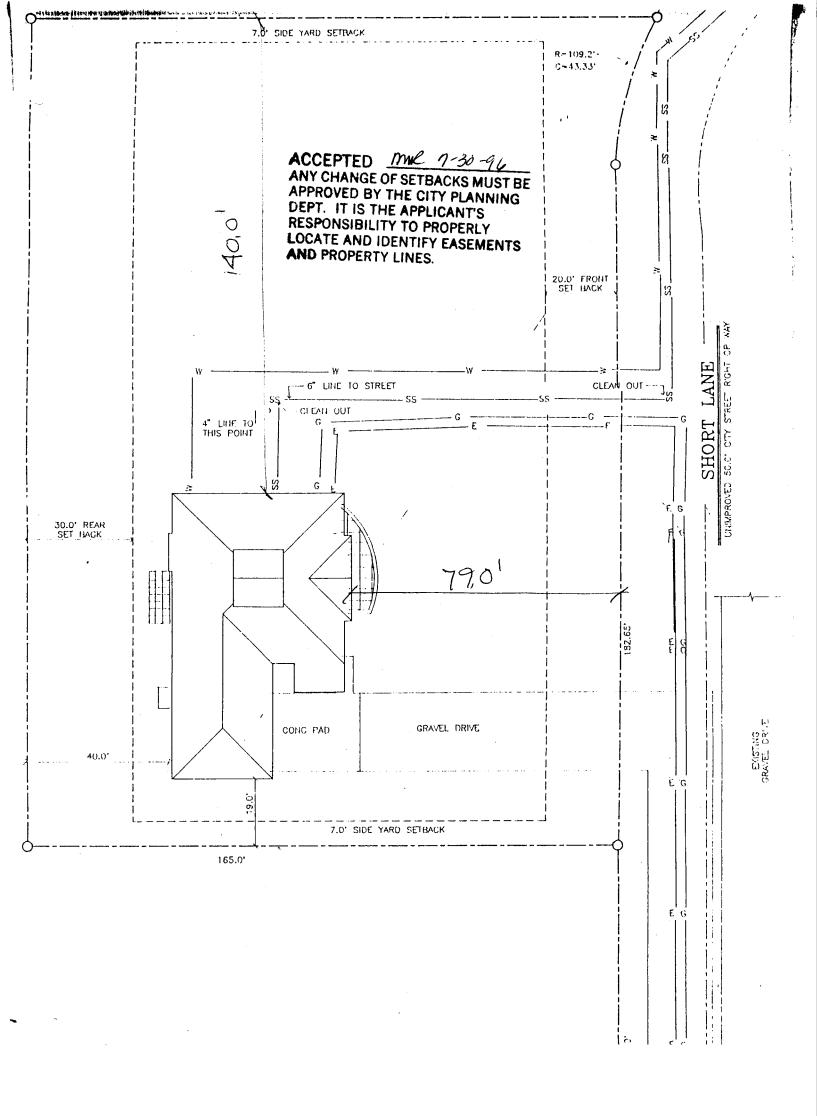
Grand Junction Community Development Department

Les

5

2708/4 THIS SECTION TO BE COMPLETED BY APPLICANT 10				
441 11 12 11 12 11 12 11	TAX SCHEDULE NO. 2945 -012 - 00102			
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1950			
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S) NONE			
(1) OWNER PHILLIP TAYLOR	NO. OF DWELLING UNITS BEFORE: AFTER: 1 THIS CONSTRUCTION			
(1) ADDRESS 252 THISTLE G.J. (1) TELEPHONE 245-8641 (2) APPLICANT Ph.11 = Taylor	NO. OF BLDGS ON PARCEL BEFORE: THIS CONSTRUCTION			
L /	USE OF EXISTING BLDGS			
(2) ADDRESS 252 Thistle	DESCRIPTION OF WORK AND INTENDED USE:			
(2) TELEPHONE 245 -8641	NEW HOME			
	r, showing all existing and proposed structure location(s), parking, erty, and all easements and rights-of-way which abut the parcel.			
THIS SECTION TO BE COMPLETED BY CONTROL SETBACKS: Front 20 from property line (PL) or 5 from center of ROW, whichever is greater  Side 7 from PL Rear 30 from Fl  Maximum Height 32				
	roved, in writing, by the Director of the Community Development cannot be occupied until a final inspection has been completed and ling Department (Section 305, Uniform Building Code).			
	d the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).			
Applicant Signature	Date			
Propartment Approvat // Micia Kabidea	Date 7-30-96			
Additional water and/or sewer tap fee(s) are required: Y	VES NO W/O No. 9377 5/F			
Utility Accounting Mille For	les Date 7-30-96			
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(Section 9-3-2C Grand Junction Zoning & Development C			

(Pink: Building Department)



To: Kathy Portner, Jodi Romero

Cc: Greg Trainor From: Trenton Prall

Subject: O'Nan Subdivision / Additional User

Date: 7/25/96 Time: 11:58AM

Mr. Phillip Taylor (245-8641) owns a parcel at what Community Development is calling 2708 1/4 F 1/2 Road (2945-012-00-102) and is requesting to connect to the public sewer that was installed in 1991 as part of the O'Nan Subdivision Sewer Improvement District. This lot was excluded from the original district and therefore shall be responsible to pay their share.

He is currently proposing 4 m service line from his proposed dwelling to connect to the sewer in Midway Drive. I informed Mr. Taylor that any further subdividing of the lot would require public sewer to be extended down what is now Short Lane.

When he comes for his planning and sewer clearances he will need to pay the following sewer fees:

\$2096.33 O'Nan Subdivision Sewer Improvement District fee.

\$750.00 Sewer Plant Investment Fee

\$2846.33 Total

We will reimburse him a portion of the \$2096.33 when he submits the actual construction cost to extend the service line to his property line at some point in the future. This reimbursement shall come out of my office rather than Customer Service.

He should be in Friday (7/26) or Monday (7/29) to take get the clearances.

Please call if you have any questions (x1590). TCP

## **POWER OF ATTORNEY**

BEIL KNOWN THAT:				
I, (WE), This Scott Taylor of real property located in the City of Grand Junction and known as	as owner(s)			
27081/4 F1/2 128. understand that SHORT Ca	ne			
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. I	Furthermore,			
said street/road is and will not be, maintained by the City and maintenance of	of the			
street/road is and shall continue to be the sole and exclusive responsibility or	f the			
adjoining property owner(s), unless and until said street/road is built to the the	hen 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 utility service. 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,,,
Phillip/Scott Taylor
STATE OF COLORADO COUNTY OF MESA
The foregoing agreement was subscribed and sworn to before me this 30th day of Tuly, 1996.
My commission expires this 26 day of October, 1996.
Moldred B Fowler Notary Public
Moldred B Fowler Notary Public

A tract of land in Section 1, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows:
Beginning at a point 30 feet North and 40 feet East of the Southwest corner of the NW½ of Section 1, Township 1 South, Range 1 West of the Ute Meridian;
thence North 350 feet;
thence East 487 feet;
thence South 350 feet;
thence West to the point of beginning;
EXCEPT the West 322 feet thereof;
AND EXCEPT that part Beginning 30 feet North and 527 feet East of the Southwest corner of the NW½ of Section 1, Township 1 South, Range 1 West of the Ute Meridian to a point of beginning;
thence North 117 feet;
thence West 165 feet;
thence South 117 feet;
thence East to the point of beginning.

TOGEHTER WITH all water and water rights, ditches and ditch rights appurtenant thereto or used in connection therewith including but not limited to .80 Class I Water rights with the Grand Valley Water Users Association.

Pentecostal Holiness Church. Colorado Conference Granor(s) Inc., a Colorado non-profit corporation  whose address is 7055 S. Lincoln  *County of State of COLORADO  "for the consideration of SEVENTY THOUSAND AND NO/100 (\$70,000,000)  dollars, in hand paid, hereby sell(s)  and convey(s) to Phillip Scott Taylor  whose legal address is 252 Thistle Avenue, Grand Junction  County of Mesa and State of COLORADO  the following real property in the County of Mesa and the State Colorado, to wit:  See Exhibit "A" attached hereto and made a part hereof.  also known by street and number as vacant land Grand Junction, CO 81506  with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1996 and all subsequent years, reservations contained in U. S. Patent, easterness, rights of ways and restrictions of record.  Signed this 26 day of July 1996.  Pentecstal Holiness Church, Colorado Confrições, Inc.  Pentecstal Holiness Church, Colorado Tenecognal Holines Church, Colorado Tenecognal Ho	WARRANTY DI	CED	_ Recorder. 89//15
And the State of COLORADO  Seventy Thousand and number as also known by street and number as also street and stree			,
whose address is 7055 S. Lincoth  "COUNTY of State of COLORADO  SEVENTY THOUSAND AND NO/100 (\$70,000.00)  dollars, in hand paid, hereby sell(s)  and convey(s) to Phillip Scott Taylor  whose legal address is 252 Thistle Avenue, Grand Junction  County of Mesa and State of COLORADO  the following real property in the County of Mesa and the State Colorado, to wit:  See Exhibit "A" attached hereto and made a part hereof.  also known by street and number as vacant land Grand Junction, CO 81506  with all its appurtenances, and warrant(s) the tile to the same, subject to taxes for 1995 and all subsequent years, reservations contained in U. S. Patent, easements, rights of ways and restrictions of record.  Signed this 26 day of July 1996.  Participate Holinus Church Colorado Conference, Inc.  STATE OF Colorado State Of Colorado Conference, Inc.  My commission capites 1/13/97 Winess my band and official seal.  Lift of Church Church Church Church Church Colorado Conference, Inc.  Winess my band and official seal.  Lift of Church Churc			
*County of State of COLORADO  SEVENTY THOUSAND AND NO/100 (\$70,000,000)  dollars, in hand paid, hereby sell(s)  and convey(s) to Phillip Scott Taylor  whose legal address is 252 Thistle Avenue, Grand Junction  County of Mess and State of COLORADO  the following real property in the County of Mesa and the State of Colorado, to wit:  See Exhibit 'A' attached hereto and made a part hereof.  also known by street and number as a vacant land Grand Junction, CO 81506  with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1996 and all subsequent years, reservations contained in U. S. Patent, easements, rights of ways and restrictions of record.  Signed this 24 day of July 1996.  Participal Holines Church, Colorado Penecostal Holiness Church, Colorado Grand Junctifyinge, Inc.  State OF Colorado 3 ss.  County of Arapolno 4 ss.  The foregoing instrument was acknowledged before me this 20th day of July 1997 and D. Clark, President of Pentecostal Holiness Church, Colorado Conference, Inc.  My commission expires 1/1/2/97 Witness my hand and official seal.  Little Li	Inc. a Colorado non-profit corporat	tion	
And the State of Colorado (Signed this 2 day of July 1996.  Signed this 2 day of July 1996.  Signed this 2 day of July 1996.  State Of Colorado (Signed this 2 day of July 1996)  State Of Colorado (Signed this 2 day of July 1997)  State Of Colorado (Signed this 2 day of July 1997)  State Of Colorado (Signed this 2 day of July 1997)  The foregoing instrument was acknowledged before me this 2 day of July 1997 and a gar of July 1997 and D. Clark, President of Pentecostal Holiness Church, Colorado Conference, Inc.  My commission expires 1//2/7  Witness my hand and official seal.  Late Character (Signed this Late)  Witness my hand and official seal.  Late Character (Signed this Late)  Witness my hand and official seal.	whose address is 7055 S. Lincoln		
and convey(s) to Phillip Scott Taylor  whose legal address is 252 Thistle Avenue, Grand Junction  County of Mesa and State of COLORADO  the following real property in the County of Mesa and the State of Colorado, to wit:  See Exhibit "A" attached hereto and made a part hereof.  also known by street and number as vacant land Grand Junction, CO 81506  with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1996 and all subsequent years, reservations contained in U. S. Patent, easements, rights of ways and restrictions of record.  Signed this 24 day of July 1996.  Partners M. Hollans Church Colorado Conferênce, Inc.  STATE OF Colorado )  Partners M. Fresident  STATE OF Colorado )  STATE OF Colorado )  STATE OF Colorado )  Partners M. Hollans Church Colorado Conferênce, Inc.  With the State of Colorado Conferênce, Inc.  My commission capires 1// 3/97  Witness my hand and official seal.  Light C. Harden			
whose legal address is 252 Thistle Avenue, Grand Junction  County of Mesa , and State of COLORADO  the following real property in the County of Mesa , and the State Colorado, to wit:  See Exhibit "A" attached hereto and made a part hereof.  also known by street and number as Grand Junction, CO 81506  with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1596 and all subsequent years, reservations contained in U. S. Patent, easements, rights of ways and restrictions of record.  Signed this 26 day of July ,1996.  Pentecestal Holiness Church, Colorado Confrience, Inc.  STATE OF Colorado ) ss. County of Arapoho 2 )  The foregoing instrument was acknowledged before me this 20th day of July 1976.  Witness my hand and official scal.  Witness my hand and official scal.		00.00)	
County of Mesa and State of COLORADO  the following real property in the County of Mesa and the State Colorado, to wit:  See Exhibit "A" attached hereto and made a part hereof.  also known by street and number as vacant land Grand Junction, CO 81596  with all its apportenances, and warrant(s) the title to the same, subject to taxes for 1996 and all subsequent years, reservations contained in U. S. Patent, easements, rights of ways and restrictions of record.  Signed this 24 day of July 1996.  Penterostal Iloliness Church, Colorado Conference, Inc.  STATE OF Colorado ) ss.  County of Arapone 2 )  The foregoing instrument was acknowledged before me this 30 th day of July 1997.  Witness my hand and official seal.  Witness my hand and official seal.	and convey(s) to Phillip Scott Taylor		
also known by street and number as vacant land Grand Junction, CO 81506 with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1996 and all subsequent years, reservations contained in U. S. Patent, easements, rights of ways and restrictions of record.  Signed this 24 day of July 1996.  Particus la Holiness Church, Colorado Conferênce, Inc.  STATE OF Colorado ) ss. County of Arapoho 2 ) ss.  County of Arapoho 2 ) ss.  The foregoing instrument was acknowledged before me this 24 day of July 1997 and D. Clark, President of Pentecostal Holiness Church, Colorado Conferênce, Inc.  My commission expires 1/12/97 . Witness my hand and official seal.	whose legal address is 252 Thistle Avenu	ie, Grand Junction	
also known by street and number as vacant land Grand Junction, CO 81506 with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1996 and all subsequent years, reservations contained in U. S. Patent, easements, rights of ways and restrictions of record.  Signed this 26 day of July 1996.  Rentecestal Holiness Church, Colorado Conférènce, Inc.  STATE OF Colorado Official STATE OFFICIAL STATE OFFICIAL STATE OFFICIAL STATE OFFICIAL STATE OFF	County of Mesa	,and State of COL	ORADO
also known by street and number as vacant land Grand Junction, CO 81506  with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1996 and all subsequent years, reservations contained in U. S. Patent, easements, rights of ways and restrictions of record.  Signed this 26 day of July 1996.  Pentecostal Holines Church, Colorado Conference, Inc.  STATE OF Colorado by: Paul D. Clark, President  STATE OF Colorado County of Arapohoe State Of County of Arapohoe Witness my hand and official seal.  Witness my hand and official seal.  Witness my hand and official seal.	the following real property in the	County of Mesa	, and the State of
also known by street and number as vacant land Grand Junction, CO 81506 with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1996 and all subsequent years, reservations contained in U. S. Patent, easements, rights of ways and restrictions of record.  Signed this 26 day of July 1996.  Pentecostal Holiness Church, Colorado Conference, Inc.  STATE OF Colorado ) STATE OF Colorado ) STATE OF Colorado ) SS. County of Arapaho 2 )  The foregoing instrument was acknowledged before me this 24th day of July 1996 by Paul D. Clark, President of Pentecostal Holiness Church, Colorado Conference, Inc.  My commission expires 1/13/97 . Witness my hand and official seal.	Colorado, to wit:		
with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1996 and all subsequent years, reservations contained in U. S. Patent, easements, rights of ways and restrictions of record.  Signed this 26 day of July 1996.  Signed this 26 day of July 1996.  Pentecostal Holiness Church, Colorado Conference, Inc.  BY Paul D. Clark, President  STATE OF Colorado 1996 Paul D. Clark, President  STATE OF Colorado 1996 Paul D. Clark, President 1997 Paul D. Clark, President of Pentecostal Holiness Church, Colorado Conference, Inc.  My commission expires 1/13/97 Witness my hand and official seal.	See Exhibit "A" attached hereto and	made a part hereof.	
STATE OF Colorado  STATE OF Colorado  STATE OF Colorado  Pentecostal Holiness Church, Colorado  Conference, Inc.  STATE OF Colorado  State OF Colo	with all its appurtenances, and warrant( taxes for 1996 and all subsequent year	Grand Junction, CO 81506 (s) the title to the same, subject to rs, reservations contained in U. S. Pat	ent,
County of Arapaho 2)  The foregoing instrument was acknowledged before me this 20th day of July 199 by Paul D. Clark, President of Pentecostal Holiness Church, Colorado Conference, Inc.  My commission expires 1/13/97  . Witness my hand and official seal.	Signed this $\mathcal{Z} \ \mathcal{L}$ day of	Pentecostal Holini Conference, Inc.	O. Clark, President
by Paul D. Clark, President of Pentecostal Holiness Church, Colorado Conference, Inc.  My commission expires ///3/97  . Witness my hand and official seal.		) } ss. & )	
Surtra E Reardon			
Surtra E Reardon	My commission expires $1/397$	. Witness my hand and official seal.	
Notary Public	,	Sufra E	— <del>—</del> — — — — — — — — — — — — — — — — —
			Notary Public