

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 57014

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

4UP 5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2708 1/4 F 1/2 Rd
~~653 Short Lane~~ 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: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 252 THISTLE G.J., Co
81503 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Phillip Taylor USE OF EXISTING BLDGS N/A
(2) ADDRESS 252 Thistle DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 245-8641 NEW HOME

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, backs 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 RSF-4 Maximum coverage of lot by structures 35%
SETBACKS: Front 20' from property line (PL)
or 15' from center of ROW, whichever is greater Parking Req'mt 2
Side 7' from PL Rear 30' from PL Special Conditions Driveway subject to POA agree-
ment - Driveway to be located west of Andrews
Maximum Height 32' driveway in the public ROW
CENSUS TRACT 10 TRAFFIC ZONE 21

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 July 21 '96

Department Approval Marcia Rabideaux Date 7-30-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9377 S/F

Utility Accounting Millie Fowler Date 7-30-96

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

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

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" 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

BE IT KNOWN THAT:

I, (WE), Phillip Scott Taylor as owner(s)
of real property located in the City of Grand Junction and known as
2708 1/4 E 1/2 RD. understand that SHORT Lane
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. Furthermore,
said street/road is and will not be, maintained by the City and maintenance of the
street/road is and shall continue to be the sole and exclusive responsibility of the
adjoining property owner(s), unless and until said street/road is built to the then 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.

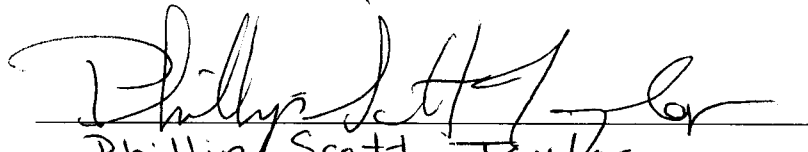
I, (WE), as owner(s) of the above described real property hereby further agree to
participate in an improvement district, if one is formed, for the upgrade and installation of
improvements to said street/road to the then existing City standards and do hereby
designate and appoint the City Clerk of the 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.

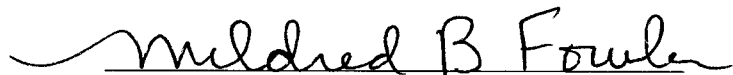
IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this agreement on this 30th day of July, 1996.


Phillip Scott Taylor

STATE OF COLORADO
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 30th day of July, 1996.

My commission expires this 26 day of OCTOBER, 1996.


Mildred 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 NW $\frac{1}{4}$ 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 NW $\frac{1}{4}$ 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.

TOGETHER 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.

