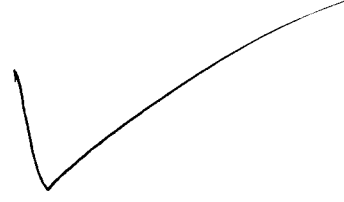


FEE \$ 10<sup>00</sup>  
 TCP \$ —

BLDG PERMIT NO. 56780(?)

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 527 W. Ouray TAX SCHEDULE NO. 2945-151-09-007  
 SUBDIVISION Maldonado Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24'x40'  
 FILING — BLK — LOT 7 SQ. FT. OF EXISTING BLDG(S) House  
 (1) OWNER Marvin E. Maldonado NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 527 W. Ouray Ave  
 (1) TELEPHONE 241-5303 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS Home  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Garage  
 (2) TELEPHONE Same (detached) ? Bathroom inside

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 RMF-64 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req't \_\_\_\_\_  
45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 3' to save from PL Rear 3' to save from PL  
 Maximum Height \_\_\_\_\_ CENS.T. 9 T.ZONE 11 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 Marvin E. Maldonado Date 2-22-96

Department Approval Ronnie Edwards Date 2-22-96

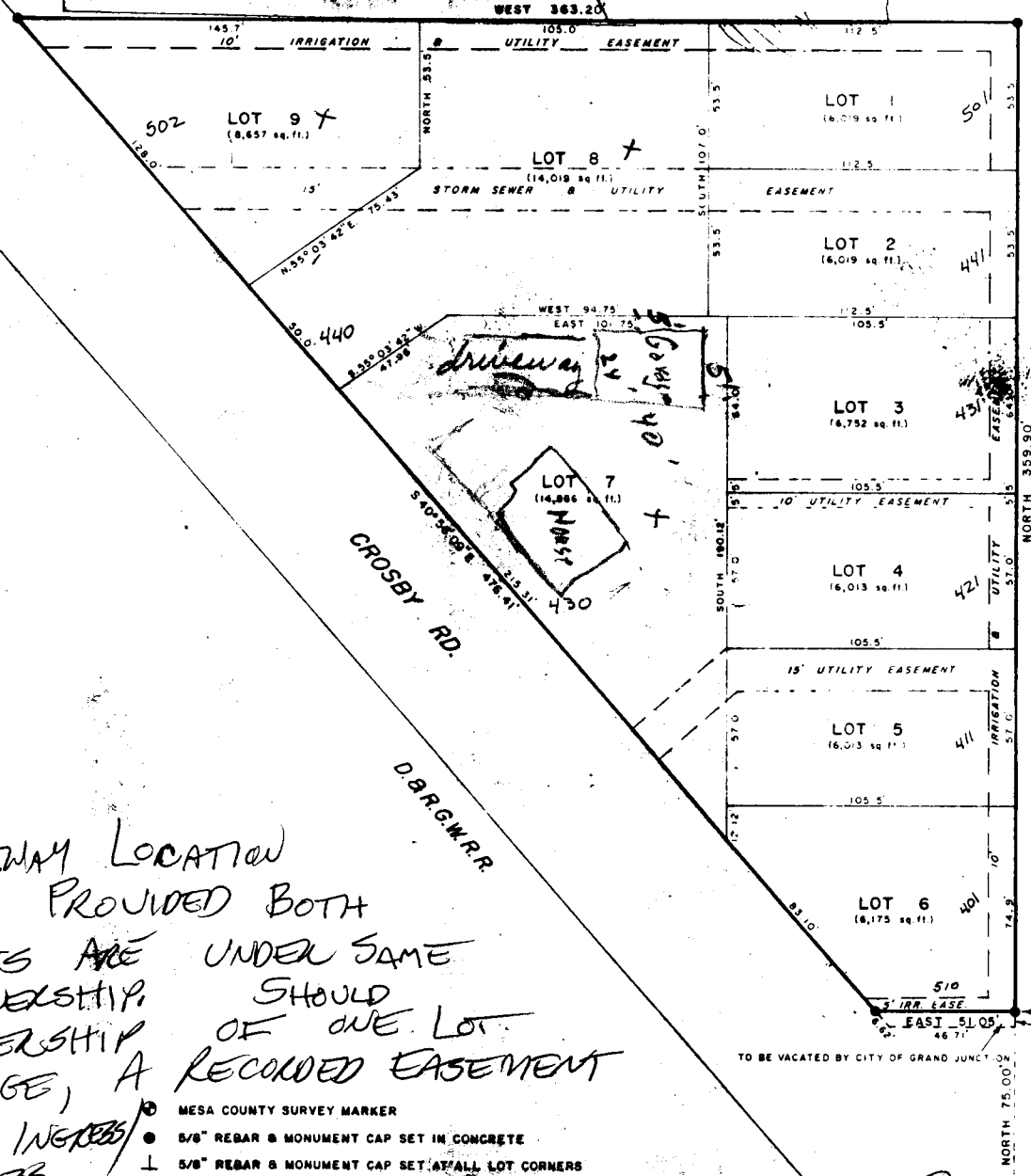
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in S/F use

Utility Accounting Millie Fowler Date 2-22-96

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)

*driveway waivers required*



*DRIVENWAY LOCATION  
OK PROVIDED BOTH  
LOTS ARE UNDER SAME  
OWNERSHIP. SHOULD  
OWNERSHIP OF ONE LOT  
CHANGE, A RECORDED EASEMENT  
FOR INGRESS/EGRESS  
WILL BE REQUIRED.*

*J. K. Kula  
2-22-96*

- MESA COUNTY SURVEY MARKER
- 5/8" REBAR & MONUMENT CAP SET IN CONCRETE
- ⊥ 5/8" REBAR & MONUMENT CAP SET AT ALL LOT CORNERS

NOTE:  
No lot in this subdivision may be occupied by more than one single family or duplex unit until such time as the adjacent street is improved to City standards and accepted by the City Engineer.

ACCEPTED *Ronnie* 2/22/96  
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.

PERSONAL REPRESENTATIVE'S DEED  
(Rescue Estate)

BOOK 1903 PAGE 600

1604299 04:12 PM 06/01/92  
Morris Loan Club/Re Mesa County Co  
DOE MO FEE

THIS DEED is made by Frank Maldonado  
as Personal Representative of the Estate of  
Felix Maldonado, Sr., deceased, Grantor,  
to Martin Efraim Maldonado,  
whose legal address is 527 W. Ouray Avenue, Grantee,  
Grand Junction,

of the County of Mesa and  
State of Colorado 81505

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the  
decedent, and is dated October 9, 1990, which Will was duly admitted to probate (informal)  
probate on June 27, 1991, by the District Court in and for the  
County of Mesa, State of Colorado, Probate No. 91 PR 171;

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on July 2  
1991, and is now qualified and acting in said capacity.

NOW, THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does  
hereby sell, convey, assign, transfer and set over unto said Grantee six joint tenancy parcels of real property

(As the person entitled to distribution of the property in the above captioned Will) the following described real property  
situate in the County of Mesa, State of Colorado:

LOTS 8 & 9 WALDONADO SUB SEC 15 IS IS 1W

also known by street and number as

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to general property taxes  
for the year 1991, and subject to

As used herein, the singular includes the plural and the plural the singular.

Executed May 29, 1992 Frank Maldonado  
Frank Maldonado

Personal Representative  
of the Estate of Felix Maldonado, Sr.  
Deceased

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 1992.

by Frank Maldonado as Personal Representative of the Estate of Felix Maldonado, Sr. Deceased.

Witness my hand and official seal 3-23-96

Dorinda O. Good  
Notary Public



PERSONAL REPRESENTATIVE'S DEED/Rescue Estate - Standard Printing, 507 W. 1st Ave., 1st Floor, FT. COLLINS, CO 80521-1878

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