

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 58074

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2664 Paradise Dr TAX SCHEDULE NO. 2701-264-29-016
 SUBDIVISION Moses Paradise Corner SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2226
 FILING _____ BLK _____ LOT 10 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John + Janeen Tolman NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 664 1/2 Budlong
 (1) TELEPHONE 245 3166 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS residence N/A.
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New Home

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 R5F-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 13

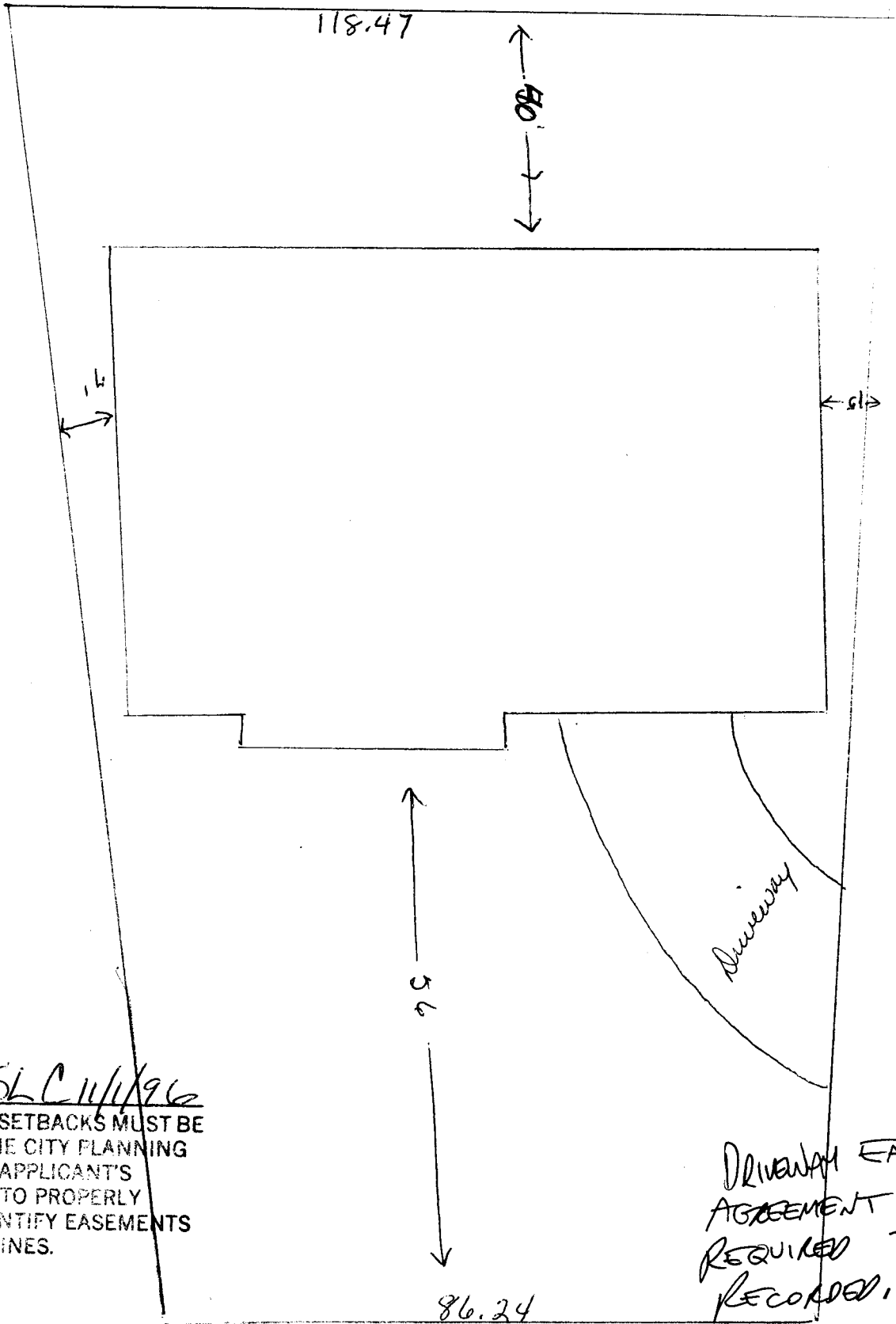
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Janeen Tolman Date 10-29-96
 Department Approval Debra Costello Date 11/1/96
 Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9641
 Utility Accounting Chandra Date 11-1-96

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)



ACCEPTED SLC 11/1/96
 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.

DRIVEWAY EASEMENT AGREEMENT IS REQUIRED TO BE RECORDED.

OK J. McCall
 11-1-96

Paradise Dr

Book 2216
Page 248
Reception # 1776462
11-96

EASEMENT AGREEMENT

WITNESSETH that W. Lance and Shalia B. Moses, of 2666 1/2 Paradise Drive, Grand Junction, Colorado, Grantors, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to John and Janeen Tolman, of 664 1/2 Budlong Street, Grand Junction, Colorado, Grantees, their 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:

An ingress and egress easement over and across the
East 25.57 feet of the South 153.42 feet of Lot 9
of Paradise Corner Subdivision.

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

Lot 10, Paradise Corner Subdivision, Mesa County, Grand Junction, Colorado.

Grantees shall have the right to use the easement as a driveway for vehicular and pedestrian access to and from the real property benefited 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. Grantees shall not have the right to park along said easement or obstruct the easement in any way.

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 OCT, 1996.

ATTEST:

W. Lance Moses
W. Lance Moses

Shalia B. Moses
Shalia B. Moses

Accepted by the Grantees this 30 day of October, 1996.

John J. Tolman
John J. Tolman

Janeen G. Tolman
Janeen G. Tolman

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th day of October, 1996, by W. Lance Moses and Shalia B. Moses.

My commission expires: 5-26-97
Witness my hand and official seal.

Phyllis N. Estes
Notary Public

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30 day of October, 1996, by John J. Tolman and Janeen G. Tolman.

My Commission Expires: 1 Aug 1997
Witness my hand and official seal.

K. K. [Signature]
Notary Public