

FEE \$	10.-
TCP \$	500.-
SIF \$	292.-



BLDG PERMIT NO. 63701

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

556 Cindy Ann  
 BLDG ADDRESS Gerard Junction Co TAX SCHEDULE NO. 2943-072-15-007  
 SUBDIVISION M & W Merion SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1612  
 FILING \_\_\_\_\_ BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Larry Meeks NO. OF DWELLING UNITS  
Winnie Leadby BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 556 Cindy Ann Gerard Junction NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 970-434-3405 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Deborah Bantz USE OF EXISTING BLDGS 3  
 (2) ADDRESS 3199 B/2 Rd Gerard Junction DESCRIPTION OF WORK AND INTENDED USE: set  
 (2) TELEPHONE 970 434-9422 manufactured home residence

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE R5F-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 30' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater Special Conditions Instrument to comb. lots  
 Side 5' from PL Rear 15' from PL Rec. in BK 2403 Pg 31  
 Maximum Height 32' CENSUS 6 TRAFFIC 28 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 Deborah Bantz Date 1-28-98

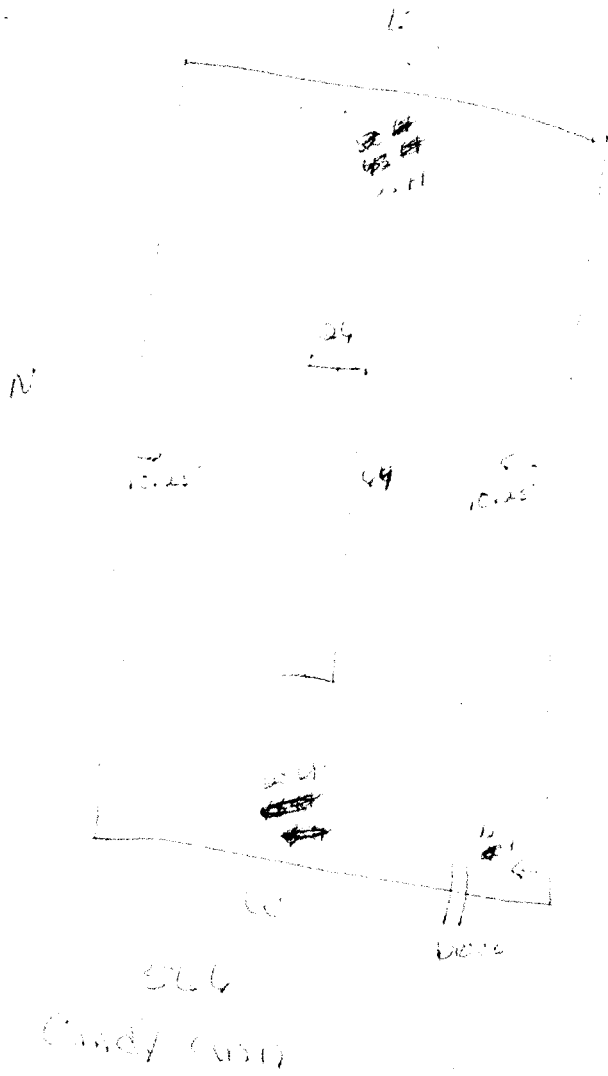
Department Approval Luca Costello Date 2-2-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10896

Utility Accounting Adrian Smith Date 2-2-98

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)



Lot 41.22 + 11.11  
 52.33 + 10.11

516  
 Cindy Ann

ACCEPTED SLC 2-2-98  
 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.

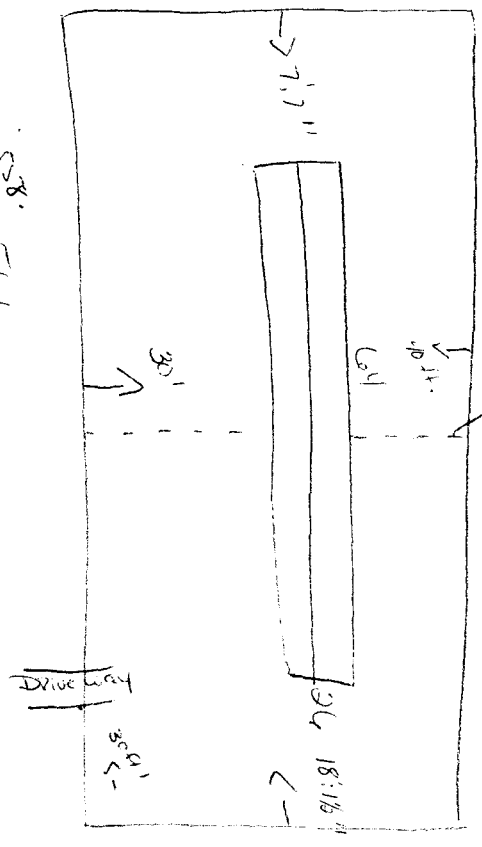
DRIVEWAY LOCATION OK  
 Be Ashwood 2/2/98

7

CINDY ANN

W

558' 566'



lot line between lot 1 & 2.  
 Lots are being treated as one parcel per document  
 Rec. in BK 2403  
 Pg 31 Mesa Co. Rec.

E

6

Amended  
 ACCEPTED SLC 2-9-98  
 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.

lots 1 & 2

PERMITS LOCATION OK.  
 W. Mitchell 2/9/98

*Meeks/Godbey*

FILE # Planning Clearance

BOOK 2403 PAGE 31

BE IT KNOWN THAT:

1831701 02/09/98 1036AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$5.00 SURCHG \$1.00

Larry Meeks & Windie Godbey as owner(s) of the real property described herein, all situate in the City of Grand Junction, Mesa County, Colorado and more particularly described as 556 & 558 Cindyaan Grand Junction do hereby acknowledge and agree that this instrument shall represent our understanding that as a condition of City approval of the above referenced site plan, that Lot 1 & 2 m/w minor sub are and shall be treated as one parcel for the principal use of a Residence and to satisfy setback requirements for any and all structures constructed thereon.

If an when we or our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between lot 1 & 2 m/w minor sub, or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements then sufficient area from one and/or both lots shall be used to meet any and all required setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

We further understand and agree that lots 1 & 2 of m/w minor subdivision constitute two parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either or both lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on 556 & 558 Cindyaan (are) on or over the lot line, or is (are) so close thereto as to not meet applicable setback and bulk requirements for each lot.

This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and accordance with cause stated herein

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

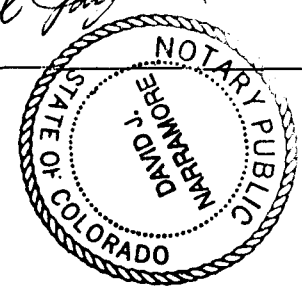
IN WITNESS WHEREOF, WE, have signed, executed and acknowledged this instrument on this 2nd day of Feb., 1998.

Larry M. Meeks  
Windie Godbey

STATE OF COLORADO  
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 2nd day of February, 1998 by DAVID JAY NARRAMORE

David Jay Narramore  
Notary Public



My commission expires 0-5-2000

RECORDER NOTE: POOR QUALITY DOCUMENT  
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