

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 64472

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 436 Montero St TAX SCHEDULE NO. 2945-183-05-002
 SUBDIVISION TRAILS West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,890 sq. ft.
 FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) n/a
 (1) OWNER Colorado Classic Builders Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 406 Bridges Blvd. #5 G.J.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 423-5605 or 428-0965
 (2) APPLICANT Marcia Watson USE OF EXISTING BLDGS n/a
 (2) ADDRESS 406 Bridges Blvd. #5 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 423-5605 NEW single family 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 RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS 1401 TRAFFIC 63 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 Marcia Watson Date 2-26-98

Department Approval Ante J. Costello Date 3-3-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11043

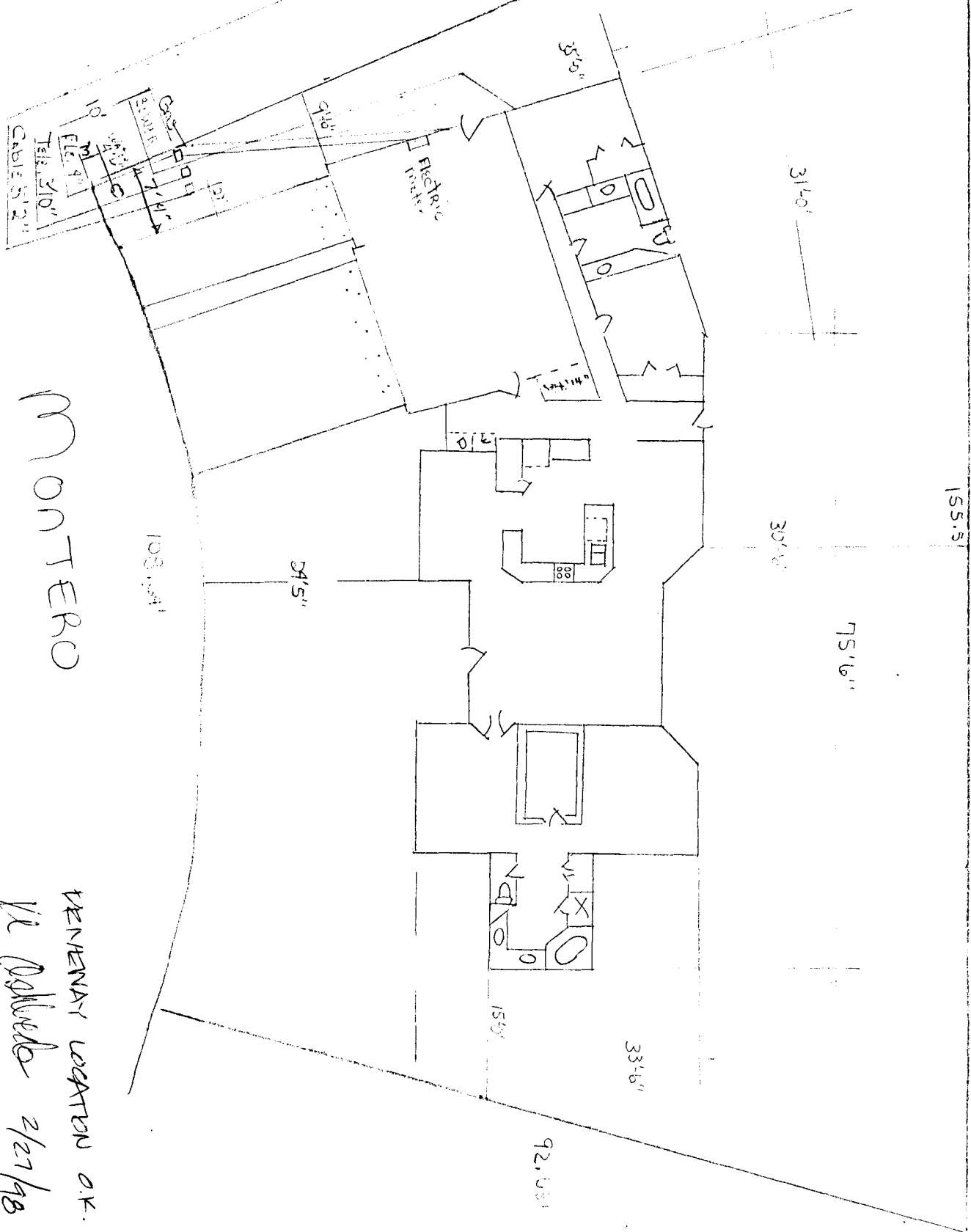
Utility Accounting Debi Overholt Date 3/3/98

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)

ACCEPTED SLC 3-3-98
 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.

Colorado Classic Builders 436 Montero Trails West Village Block 3 Lot 2



MONTERO

TENEMENT LOCATION O.K.
 W. Calhoun 2/27/98

TRAILS WEST VI FILING NO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Cornet Investments, L.L.C., a Colorado Limited owner of that real property located in part of the So 18, Township 1 South, Range 1 West of the Ute Merid being more particularly described as follows: (Original Warranty Deed Book 2170, Pages 875 through 876) BEING a Replat of Lot 1, Trails West Village and being described as follows:

COMMENCING at the Southwest Corner of Section 18, Township Ute Meridian, from whence the Northwest Corner of the South Quarter (SW 1/4 SW 1/4) bears North 00 degrees 22 minutes 00 seconds West, a distance of 1324.71 feet for a Basis of Bearings, with all bearings contain: thence North 00 degrees 22 minutes 00 seconds West, a distance of North 89 degrees 34 minutes 47 seconds East, a distance of 115.01 feet; thence North 00 degrees 21 minutes 42 seconds West, a distance of 711.27 feet; thence North 00 degrees 22 minutes 00 seconds West, a distance of 158.25 feet; thence South 24 degrees 34 minutes 24 seconds East, a distance of 189.95 feet; thence South 39 degrees 24 seconds West, a distance of 115.01 feet; thence South 45 degrees West, a distance of 175.75 feet; thence South 32 degrees 36 minutes 51.20 feet; thence South 22 degrees 34 minutes 51.20 feet; thence North 78 degrees 57 minutes 44 seconds West, a distance of 13 degrees 02 minutes 18 seconds West, a distance of 53 degrees 22 minutes 00 seconds West, a distance of South 80 degrees 32 minutes 58 seconds West, a distance of 128.16 feet; thence South 34 minutes 00 seconds West, a distance of 472.60 feet to the Sold parcel containing 10.701 Acres, as described.

That said owners have caused the real property to be laid out as shown on this plat, a subdivision of a part of the City of Grand Junction, hereby dedicate and set apart real property as shown and lot of Trails West Village as follows:

All Streets and Rights-of-way to the City of Grand Junction forever;

Tract A to the City of Grand Junction for the use of the public Redlands Water and Power for transmission of irrigation water.

Tract B as Private Open Space to the Trails West Village Home non-profit corporation, for the purposes of the Association, its drainage, irrigation, utilities, landscaping, and signage.

Tract C, to the City of Grand Junction for the use of the public

Tracts D and E as Private Open Space to the Trails West Village a Colorado non-profit corporation, for the purposes of the Association, its drainage, irrigation, utilities, landscaping, and signage.

All Multi-Purpose Easements to the City of Grand Junction for utilities as perpetual easements for the installation, operation, maintenance and appurtenances thereto including, but not limited to natural gas pipelines, sanitary sewer lines, water lines, telephone installation and maintenance of traffic control facilities, street structures;

All Utility Easements to the City of Grand Junction for the use as perpetual easements for the installation, operation, maintenance and appurtenances thereto including, but not limited to electric lines, pipelines, sanitary sewer lines, water lines, and telephone lines.

All Irrigation Easements as set forth on this plat to the Trails Association, as perpetual easements for the installation, operation and private irrigation systems;

All Drainage Easements hereby platted to the Trails West Village as perpetual easements for the conveyance of runoff water hereby platted or from upstream areas, through natural or man-made below ground;

All easements include the right of ingress and egress on, air and access by the beneficiaries, their successors, or assigns, or remove interfering trees and brush. Provided, however, the easements shall utilize the same in a reasonable and prudent manner and owners of lots or tracts hereby platted shall not burden nor erect or place any improvements thereon which may pre-empt or be in violation of the easement.

IN WITNESS WHEREOF, said owners, Cornet Investments, L.L.C. Company, has caused their names to be hereunto subscribed this 9th day of October, A.D. 1998.

by: David L. Howell Title: Manager

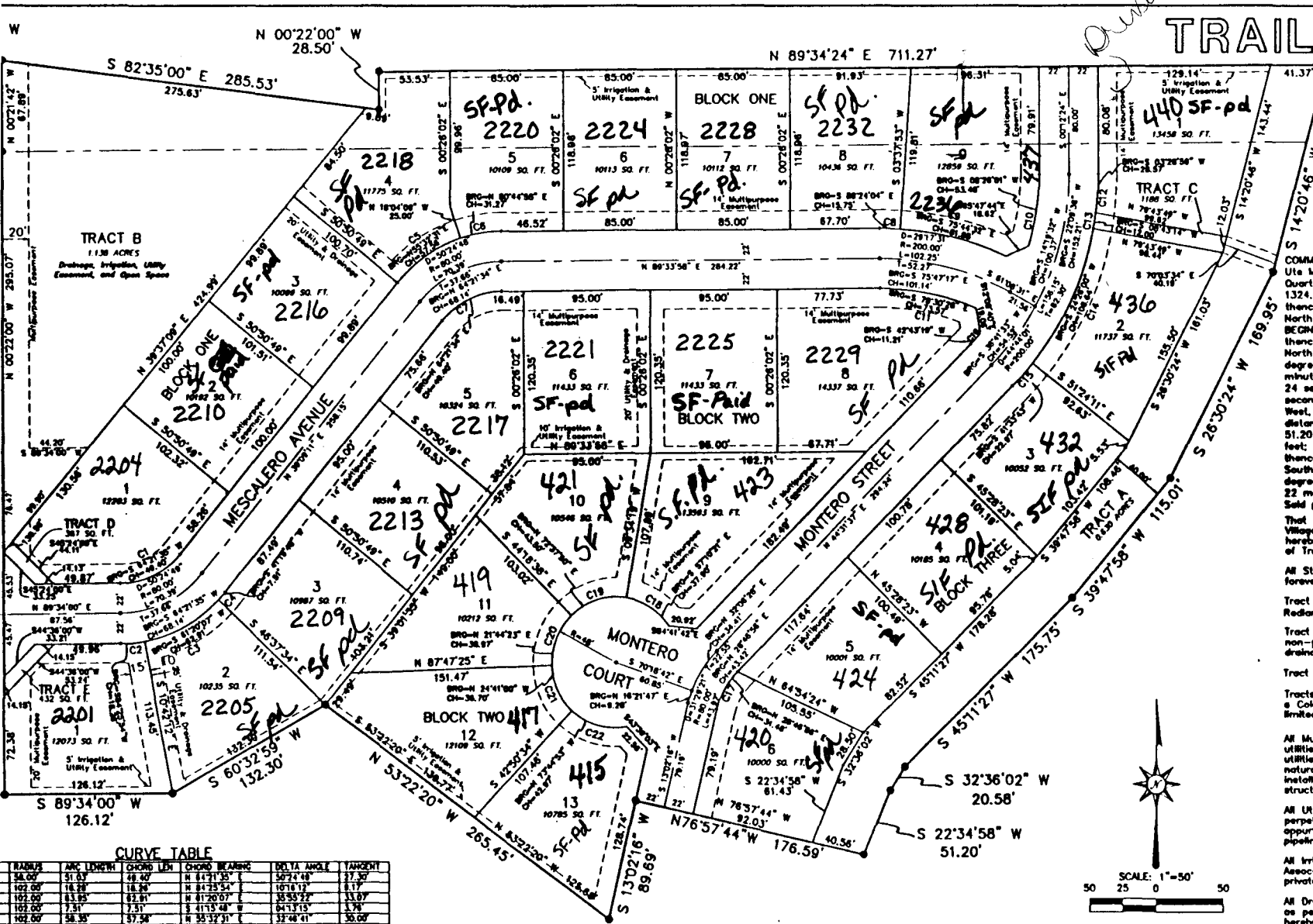
for: Cornet Investments, L.L.C., a Colorado Limited Liability Company

NOTARY PUBLIC CERTIFICATE

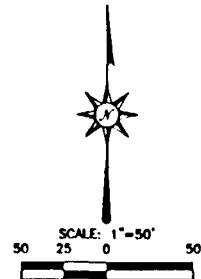
STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me by David L. Howell Member, Cornet Investments, L.L.C., a Colorado Limited Liability Company, on this 9th day of October, A.D. 1998.



Overlaid



RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
34.00	51.03	48.40	N 81°21'35" E	50°24'48"	37.30
102.00	16.88	18.80	N 84°25'54" E	10°16'12"	8.17
102.00	83.85	82.81	N 81°20'07" E	35°53'22"	33.07
102.00	7.31	7.31	S 41°18'40" W	04°17'15"	5.90
102.00	58.35	57.56	N 35°32'34" E	32°48'41"	30.05
102.00	31.99	31.87	N 86°44'43" E	17°50'07"	13.52
58.00	51.03	48.40	N 84°21'34" E	50°24'48"	37.30
222.00	15.75	15.75	S 88°24'04" E	04°03'50"	7.80
222.00	82.35	81.86	S 75°44'32" E	21°15'11"	41.65
178.00	53.69	53.48	08°28'01" W	17°16'31"	37.05
178.00	71.10	71.37	S 78°30'28" E	23°31'07"	37.58
222.00	28.58	28.58	S 33°58'58" E	07°23'41"	4.31
222.00	17.01	17.00	S 08°19'14" W	03°05'55"	1.00
222.00	108.70	108.64	S 24°28'00" W	28°19'30"	58.02
222.00	22.80	22.87	S 41°33'43" W	05°55'47"	11.50
178.00	11.22	11.21	S 42°43'19" W	03°36'37"	5.81
34.00	31.88	31.48	N 28°48'54" E	31°26'31"	16.25
48.00	38.87	37.80	S 37°07'51" E	44°30'41"	20.93
48.00	45.14	44.50	N 73°17'50" E	13°53'57"	24.00
48.00	40.13	38.87	N 21°42'23" E	47°53'54"	31.32
48.00	37.84	36.70	N 24°41'00" E	44°56'51"	19.88
48.00	44.50	42.87	S 73°44'53" E	33°10'50"	26.83

Approval of this plan may create a vested property right pursuant to to C.R.S. 24-60-101, et seq.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 12:20 o'clock P.M., OCTOBER 14th A.D., 1998, and was duly recorded in Plat Book No. 15 Page No. 076377 Reception No. 177420 Drawer No. 0083

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

LIEHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Trails West Subdivision. Signed this 9th day of October, 1998.

by: Clay H. Jalko V.P./Manager

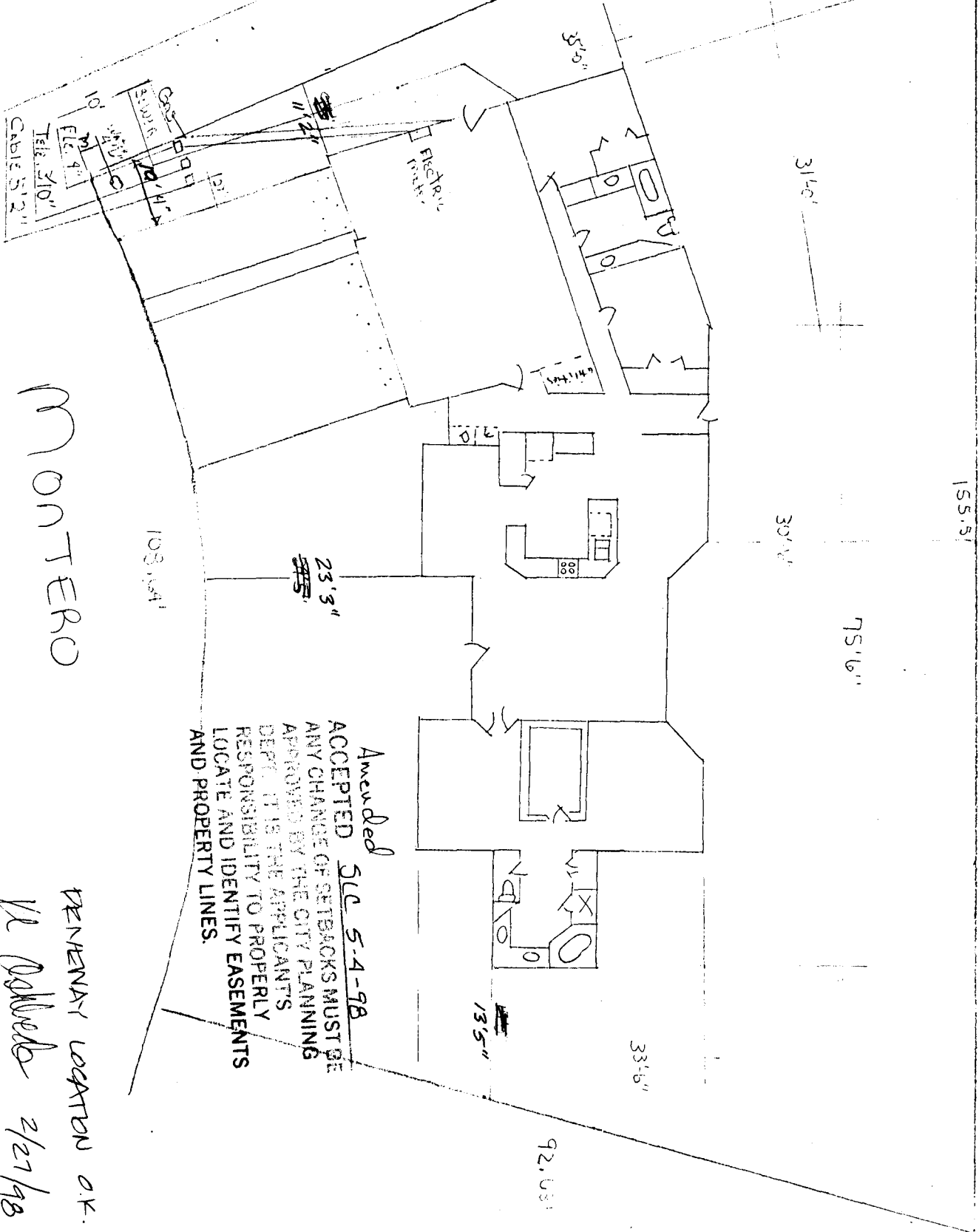
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me by Clay H. Jalko on this 9th day of October, A.D. 1998.

SUMMARY	ACRES	PERCENT
7.138 Acres	66.7%	
0.630 Acres	5.89%	
1.138 Acres	10.63%	
0.027 Acres	0.25%	

ACCEPTED SLC 3-3-98
 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.

Colorado Classic Builders 436 Montero Trans West Village Block 3 Lot 2



MONTERO

Awarded
 ACCEPTED SLC 5-4-98
 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.

TENANT'S LOCATION O.K.
 W. Colwell 2/27/98