

Exempt? (County?)

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	0



BLDG PERMIT NO. 71399

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 530 Casa Grande Ct TAX SCHEDULE NO. 2945-083-13 <sup>010</sup>

SUBDIVISION Vista Villa SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1920

FILING BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Watson Contracting NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1260 Grand

(1) TELEPHONE 245-6070 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 260-3341 new home

**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 PR-3.5 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL) or 50' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 15' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ CENSUS 1401 TRAFFIC 91 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Keith R. Watson Date 8/9/99

Department Approval Ronnie Edwards Date 8-11-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12527

Utility Accounting V. Dunca Date 8/11/99

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

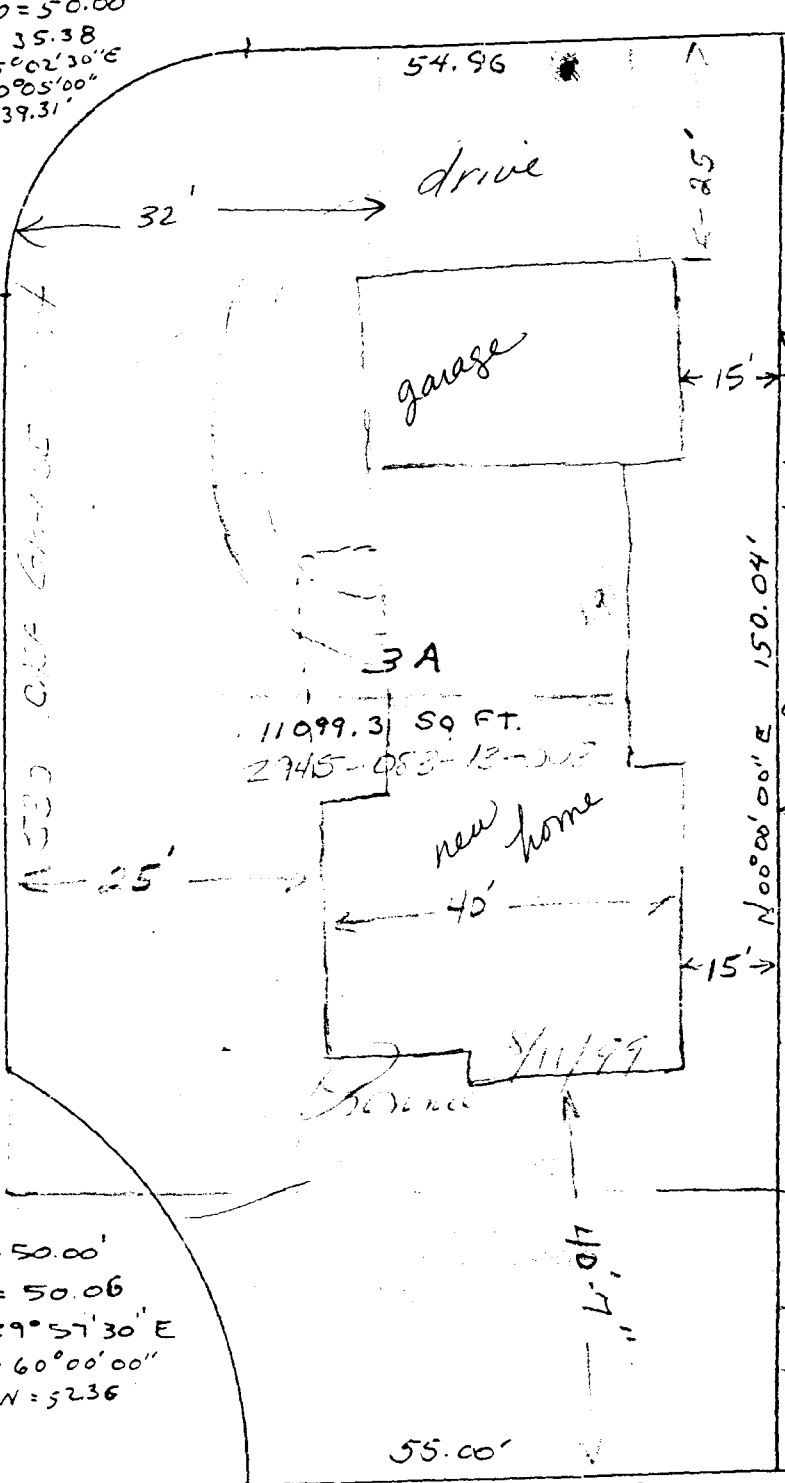
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SOUTH RIM DRIVE

RAD=50.00  
CH=35.38  
A=45°02'30"E  
LEN=39.31'

219 119 530 CASH GRANDE CT

N 00°05' E 81.66'



R=50.00'  
CH=50.06  
S 29°57'30" E  
A=60°00'00"  
LEN=52.36'

8/11/99  
DRIVE O.K.  
W/W

LOT 22 IN  
EAST 1/4  
VICTA VILLAGE SUB.  
TAX ID # 2945-083-13-007  
R-2 ZONE  
AREA 2309 SQ FT

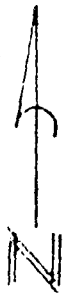
435600  
19027.3  
24530.7

435600  
19027.3  
24530.7

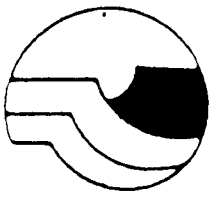
21780  
275207  
24530.7

21780  
275207  
24530.7

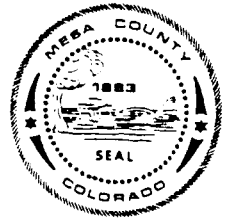
24532 sq ft RESIDENCE  
21780  
275207 OVER  
1/2 ACRE  
Wilco Construction  
PO Box 2741  
FRANK JUNCTION CO  
81503



SCALE: 1"=20'



# Mesa County Assessor



Mesa County Courthouse Annex P.O. Box 20,000-5003 Grand Junction, Colorado 81502-5003 (303) 244-1610

*530 Casa Grande Ct*

March 18, 1994

Betty Fox  
2309 Greenbelt Dr  
Grand Junction, CO 81503-1460

Dear Mrs. Fox,

Please accept this letter as confirmation of our discussion this week.

I called the Planning Department of Grand Junction. I spoke with Kathy, who indicated that since the parcel was legally split in 1983 by Mr. Willoughby, it could be split again.

I have enclosed copies of the deeds which have the stamp from Mesa County Planning, which indicate the split was legal.

Please let me know if you have any questions.

Sincerely,

Barbara R. Butler  
Deputy Assessor

133928 REC NO REC 04412 PM  
201 201 2023 E. 84th AVENUE MESA CITY CO  
BOOK 1445 PAGE 366

*sure bet*

Joe Willoughby,  
whose address is 503 River View Drive, Grand Junction,  
County of Mesa, State of

Colorado, for the consideration of NO

dollars, in hand paid, hereby ~~XXXXXX~~ conveys to

Joe Willoughby,  
whose address is 503 River View Drive, Grand Junction County of  
Mesa, and State of Colorado the following real property in the

**LOT 3A** County of Mesa, and State of Colorado, to wit:

A tract or parcel of land situated in Lot 3, Block 4, of Vista Villa  
Subdivision, County of Mesa, State of Colorado, as recorded in Plat  
Book 11 at Page 55 of the Mesa County Clerk and Recorders Office,  
and being more particularly described as follows:  
beginning at the Southwest corner of said Lot 3, and considering  
the South line of said Lot 3 to bear S 89° 55' E and all bearings  
contained herein to be relative thereto;  
thence 52.36 feet along the arc of a curve to the left, having a  
central angle of 60° 00' 00", a radius of 50.00 feet, and whose  
long chord bears N 29° 57' 31" W a distance of 50.06 feet,  
thence N 00° 00' 00" E 81.66 feet,  
thence 35.38 feet along the arc of a curve to the right, having a  
central angle of 90° 05' 00", a radius of 50.00 feet, and whose  
long chord bears N 45° 02' 30" E a distance of 35.38 feet,  
thence S 89° 55' 00" E 54.96 feet,  
thence S 00° 00' 00" W 150.04 feet,  
thence N 39° 55' 00" W 55.00 feet to the point of beginning.

By the Board of Commissioners, County of  
Mesa, State of Colorado, is approved this 20th  
day of July, 1983.

*Harold B. ...*  
Mesa County Board of Commissioners

NO CONSIDERATION

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this 19th day of July, 19 83.

*Joe Willoughby*  
Joe Willoughby

STATE OF COLORADO,  
County of Mesa

The foregoing instrument was acknowledged before me this 19th  
day of July, 19 83, by Joe Willoughby.

My commission expires 3-8-84.  
Witness my hand and official seal.

*Joe ...*  
835 Colorado Avenue  
Grand Junction, Colorado 81501  
PUBLIC NOTARY  
LET. P.M. 11/10/83

1331927 DOC NO FEE 04:13 PM  
JUL 20 1983 E. SAUTER, CLERK REC. OFFICE  
BOOK 1445 PAGE 535

Joe Willoughby,  
whose address is 503 River View Drive, Grand Junction,  
County of Mesa, State of  
Colorado, for the consideration of no

*Deed  
lot*

dollars, in hand paid, hereby ~~convey~~ convey (s) to  
Joe Willoughby,

whose address is 503 River View Drive, Grand Junction, County of  
Mesa, and State of Colorado the following real property in the  
County of Mesa, and State of Colorado, to wit:

**Lot 3B**

A tract or parcel of land situated in Lot 3, Block 4, of Vista Villa  
Subdivision, County of Mesa, State of Colorado, as recorded in Plat  
Book 11 at Page 65 of the Mesa County Clerk and Recorders Office,  
and being more particularly described as follows:  
beginning at the Southwest corner of said Lot 3, and considering  
the South line of said Lot 3 to bear S 89° 55' E and all bearings  
contained herein to be relative thereto;  
thence N 89° 55' 00" W 57.90 feet,  
thence N 00° 00' 00" E 150.04 feet,  
thence S 89° 55' 00" E 122.34 feet,  
thence S 17° 17' 00" W 24.94 feet,  
thence S 26° 43' 41" W 102.86 feet,  
thence S 17° 37' 00" W 35.95 feet to the point of beginning.

NO CONSIDERATION

Examined the Subdivision Regulation, County of  
Mesa, State of Colorado, is approved this 20<sup>th</sup>  
day of July 1983

*Robert P. ...*  
Mesa County Board of Commissioners

with all its appurtenances, and warrant (s) the title to the same, subject to

Signed this 19th day of July, 1983.

*Joe Willoughby*  
Joe Willoughby

STATE OF COLORADO,  
County of Mesa

The foregoing instrument was acknowledged before me this 19th  
day of July, 1983, by Joe Willoughby,

My commission expires 3-8-84.  
Witness my hand and official seal.

*[Signature]*  
835 Colorado Avenue, Grand Jct.



Statutory Acknowledgment.—If by separate parties or persons upon whom notice of the filing of this instrument is required, or by an attorney-in-fact, then each party or person so named shall file a separate acknowledgment with the clerk of the county in which the instrument is filed, or by a power of attorney then filed with the clerk of the county in which the instrument is filed.

902654

Reception No. \_\_\_\_\_  
Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_

Book 2614 PAGE 181  
1912856 07/26/99 1154AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$5.00  
DOCUMENTARY FEE \$3.50

**WARRANTY DEED**

Grantor(s), **William H. Fox and Betty Hambright Fox** whose address is **1039 Lakeside Drive, Grand Junction\*County of Mesa, State of Colorado**, for the consideration of **Thirty-Five Thousand And 00/100** in hand paid, hereby sell(s) and convey(s) to **Watson Contracting Inc.**

whose legal address is **1260 Grand Ave, Grand Junction\*County of Mesa, and State of Colorado**, the following real property in the County of **Mesa**, and State of Colorado, to wit: <sup>81501</sup>

A tract of land being a portion of Lot 3  
Block 4 of

**VISTA VILLA SUBDIVISION**, and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 3, and considering the South line of said Lot 3 to bear S89°55' East and all bearings contained herein to be relative thereto

thence 52.36 feet along the arc of a curve to the left, having a central angle of 60°00'00", a radius of 50.00 feet, and whose long chord bears N 29°57'30" West a distance of 50.06 feet;

thence North 00°00'00" East 81.66 feet;

thence 35.38 feet along the arc of a curve to the right, having a central angle of 90°05'00", a radius of 50.00 feet, and whose long chord bears N 45°02'30" East a distance of 35.38 feet,

thence South 89°55'00" East 54.96 feet;

thence South 00°00'00" West 150.04 feet;

thence North 89°55'00" West 55.00 feet to the point of beginning.

also known as street and number: vacant, Grand Junction, CO 81503

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1999, payable in 2000 and all subsequent years, easements, rights of way, reservations and restrictions of record.

Signed this 26th day of July, 1999.

*William H. Fox*

William H. Fox

*Betty Hambright Fox*

Betty Hambright Fox

STATE OF COLORADO,

County of Mesa

} ss.

The foregoing instrument was acknowledged before me this 26th day of July, 1999 by **William H. Fox and Betty Hambright Fox**.

My commission expires: **March 23, 2002**

Witness my hand and official seal

*Sidni M. Arney*  
Notary Public

**Sidni M. Arney**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**

\*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (8-38) (100.3, C.R.S.)  
My Commission Expires 3/23/2002