

FEE \$	10 ⁻
TCP \$	400 ⁻
SIF \$	292 ⁻

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department
 FPP-2000-215

BLDG PERMIT NO. 786661



Your Bridge to a Better Community

BLDG ADDRESS 2277 CORTINA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2339 #

TAX SCHEDULE NO. NEW PLAT 2945-011-45-001 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2339 #

FILING 5 BLK N/A LOT 16 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER OP Development LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3695 Ridge Drive USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2373 DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) APPLICANT Monument Homes TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 759 HORIZON DRIVE

(2) TELEPHONE 234-7700

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 PD Maximum coverage of lot by structures envelope

SETBACKS: Front per bldg envelopes - see attached from property line (PL) Permanent Foundation Required: YES NO

or _____ from center of ROW, whichever is greater

Side 0' for patio homes from PL, Rear _____ from PL Parking Req'mt 2

Maximum Height 5' on unattached sides 32' Special Conditions _____

CENSUS 10 TRAFFIC 21 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 [Signature] Date February 13, 2001

Department Approval [Signature] Date 2/16/01

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>13723</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/16/01</u>	

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)

Planned *Alise Aragon* 2/14/01
NOTED
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.

~~COETWA~~
FAIRWOOD COURT

Drive

0' FRONT SETBACK
N 30°15'45" E
60.00'

14' MULTI-PURPOSE EASEMENT

0' EXTERIOR SIDE SETBACK
S 49°10'15" E
80.00'

2277

LOT 16
THE KNOLLS SUBDIVISION
FILING FIVE

UNLESS 5' SIDE SETBACK (UNLESS UNITS ARE ATTACHED)
S 49°10'15" E
80.00'

65.00'
S 40°49'45" W
0' REAR SETBACK

14ft ≤ D ≤ 30ft

LOT 15

DRIVE OK AS NOTED

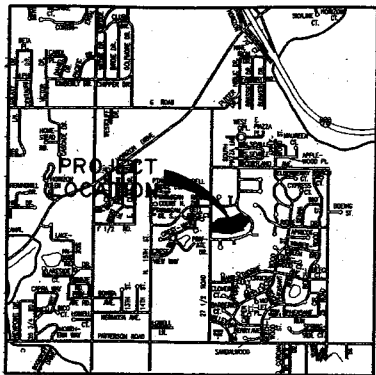
BRD
2/14/01

driveway & home set per wdy envelopes



SCALE: 1" = 20'

JOB NO.



AREA SUMMARY

LOTS	2,006 AC.	40.0%
ROADS	0.962 AC.	11.8%
TRACT A	2,316 AC.	46.2%
TRACT B	0.086 AC.	1.2%
TOTAL	4,949 AC.	100%

- NOTES:**
1. Notation According to Colorado law no deed conveys any legal action based upon any defect in this survey within three years after the first discovery such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown herein.
 2. BASIS OF BEARING: The line between the C-S 1/4 and C-1/4 corner, both of Section 1, Township 1 South, Range 1 West, 1/4th Meridian being a bearing of 11° 00' 00" S, 60° E, as recorded in The Knolls Subdivision, File 2 Plat Book 18, Page 67 through 69, in the records of the Mesa County Clerk and Recorder.
 3. BASIS OF BENCHMARK: City of Grand Junction Benchmark, elevation 4727.52 feet, Mesa County Survey Marker at the intersection of 27 1/2 Road and C Road.
 4. Existing property corners which were re-measured during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
 5. The boundary of the subject property shown for Water Right is shown herein in accordance with Plan 1 of the Last Use Plan, 2004, prepared by Hill Associates, Inc. for Water Right, Grand Junction, Colorado.

VICINITY MAP

KNOLLS SUBDIVISION, FILING 2
PLAT BOOK 18, PAGE 67-69

FILE APPROVAL
The County Commission, File 2 is approved and accepted this 14 day of February, A.D. 2004.
Carla Jensen
County Clerk

COUNTY CLERK AND RECORDER'S CERTIFICATE
State of Colorado
County of Mesa
I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 2:43 P.M. on the 8th day of Feb, A.D. 2004 in Plat Book No. 18, Page No. 97 Reception No. 1983122
Drawer No. 55-74 Fee

CERTIFICATE OF OWNERSHIP AND RESERVATION
KNOW ALL MEN BY THESE PRESENTS that C.P. Development Company, LLC being the sole owner in fee simple of all of the property defined herein and as described in the instrument recorded in Plat Book No. 18, Page 97, through 100, in the records of the Mesa County Clerk and Recorder, County of Mesa, State of Colorado, do hereby certify that the City of Grand Junction, Colorado, is a part of the City and State of the County of Mesa, State of Colorado, in accordance with the Plat shown herein.

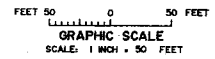
DESCRIPTION OF THE LOTS, TRACTS & PLATS
Lot 1, Block 5 of Knolls Subdivision, File 2 as recorded in Plat Book No. 18, Page 97 of the Mesa County Clerk and Recorder, located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Township 1 South, Range 1 West, 1/4th Meridian, City of Grand Junction, County of Mesa, State of Colorado.

1. All streets, roads and Right-of-Way are dedicated to the City of Grand Junction for the use of the public hereafter. Before complete governmental dedication by A.C. "Road" governmental unit.
2. All multi-purpose easements to the City of Grand Junction for the use of City operations, utilities and public facilities as provided herein for the installation, operation, maintenance and repair of utilities and public facilities including but not limited to electric lines, water lines, sewer lines, natural gas lines, sanitary sewer lines, storm sewers, water lines, telephone lines, and other lines for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. All utility easements to the City of Grand Junction as provided herein for the installation, operation, maintenance and repair of utility lines herein.
4. Tract A Private Open Space to the owners Property/Residence Association of the lots hereby platted as a separate easement for the enjoyment of water which shall flow within the lot area here platted or flow adjacent to, through surface or man-made facilities above or below ground, by the installation, operation, maintenance, and repair of irrigation systems for the installation, operation, maintenance and repair of utility and appearance thereof including, but not limited to electric lines, water TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines and pipelines for gas and water for the common benefit and use of said lot owners and their heirs as determined hereafter by said owners. Said easement shall be subject to the following conditions: (a) The easement shall be subject to the installation, operation, maintenance and repair of utility lines and structures as may be set forth in this instrument.
5. Tract B Private Open Space to the owners Property/Residence Association of the lots hereby platted as a separate easement for the enjoyment of water which shall flow within the lot area here platted or flow adjacent to, through surface or man-made facilities above or below ground, by the installation, operation, maintenance, and repair of irrigation systems for the installation, operation, maintenance and repair of utility and appearance thereof including, but not limited to electric lines, water TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines and pipelines for gas and water for the common benefit and use of said lot owners and their heirs as determined hereafter by said owners. Said easement shall be subject to the following conditions: (a) The easement shall be subject to the installation, operation, maintenance and repair of utility lines and structures as may be set forth in this instrument.

DECLARATIONS
The Declaration of Covenants and Restrictions are recorded in Book 18, Page 97 through 100 in the records of the office of the Mesa County Clerk and Recorder.

LEGEND

- FOUND THIS SURVEY, 1/4" RESBAR WITH 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKER BANNER, INC. 1907
- FOUND THIS SURVEY, 1/4" RESBAR WITH CAP MARKED L.S. 9840, IN CONCRETE.
- ▲ FOUND THIS SURVEY, BARE 5/8" RESBAR IN CONCRETE.
- ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.



BULK REQUIREMENTS FOR PR-2.6 AT TIME OF APPROVAL

1. The following methods shall apply:
Principal Public Home Driveway: 0' front, 0' rear, 0' side (if without along corners lot line, for driveways that are not attached)
2. Maximum Lot Coverage: 100%
3. Maximum Building Height: 30 feet.
4. Maximum Units per Gross Acre: 3.2
5. Minimum Lot Area: 4800 SF.
6. Maximum Street Frontage: N/A

Said owner hereby acknowledges that all his letters or communications, if any, directed to the interests of this plat have been represented herein.

IN WITNESS WHEREOF, said owners, C.P. DEVELOPMENT COMPANY, LLC, has caused their names to be hereunto subscribed this 8th day of FEBRUARY, A.D. 2004.
Carla Jensen
County Clerk

ACKNOWLEDGMENT OF CONVEYANCE
State of Colorado
County of Mesa
On this 30th day of JANUARY, A.D. 2004, before me the undersigned official, personally appeared Banner Associates, Inc. as Grantor and Knolls Subdivision, File 2, as Grantee, and acknowledged to me the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I subscribe with my hand and official seal, My commission expires: 2-09-2004
James Buchanan
County Clerk



SHERRIFF'S CERTIFICATE
I, Don E. Fields, as Sheriff of Banner Associates, Inc., and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Knolls Subdivision, File 2, were made by direct observation and is in compliance with applicable City of Grand Junction, Colorado, and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I subscribe with my hand and seal this 30th day of JANUARY, A.D. 2004.
Don E. Fields
P.L.S., 1907



KNOLLS SUBDIVISION, FILING 5
LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 1, T.1 S., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO
SCALE: JOB NO. DATE: SHEET NO.
1" = 50' 40003.05-D 1-30-01 1 of 1

CURVE INFORMATION

CURVE	NAME	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	2230	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
2	2238	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
3	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
4	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
5	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
6	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
7	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
8	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
9	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
10	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"

CENTERLINE CURVE INFORMATION

CURVE	NAME	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	2230	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
2	2238	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
3	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
4	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
5	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
6	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
7	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
8	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
9	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"
10	2237	20.00	20.00	28.28	S 89°59'59" E	89°59'59"

LINE INFORMATION

LINE	DIRECTION	DISTANCE
1	S 89°59'59" E	20.00
2	S 89°59'59" E	20.00
3	S 89°59'59" E	20.00
4	S 89°59'59" E	20.00
5	S 89°59'59" E	20.00
6	S 89°59'59" E	20.00
7	S 89°59'59" E	20.00
8	S 89°59'59" E	20.00
9	S 89°59'59" E	20.00
10	S 89°59'59" E	20.00