

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 89781



Your Bridge to a Better Community

BLDG ADDRESS 2101 DESERT HILLS ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 3200  
 TAX SCHEDULE NO. 2947-271-33-006 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION MONUMENT VIEW RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 3200  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 6 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) OWNER RICHARD TOPE NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) ADDRESS 2072 SOUTH BROADWAY USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 245-7856 DESCRIPTION OF WORK & INTENDED USE NEW HOME  
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 (2) ADDRESS SAME  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE SAME \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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-E Maximum coverage of lot by structures 15%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15/5 from PL, Rear 30/10 from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 6-04-03  
 Department Approval NA [Signature] Date 6/5/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16149</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6-5-03</u>

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

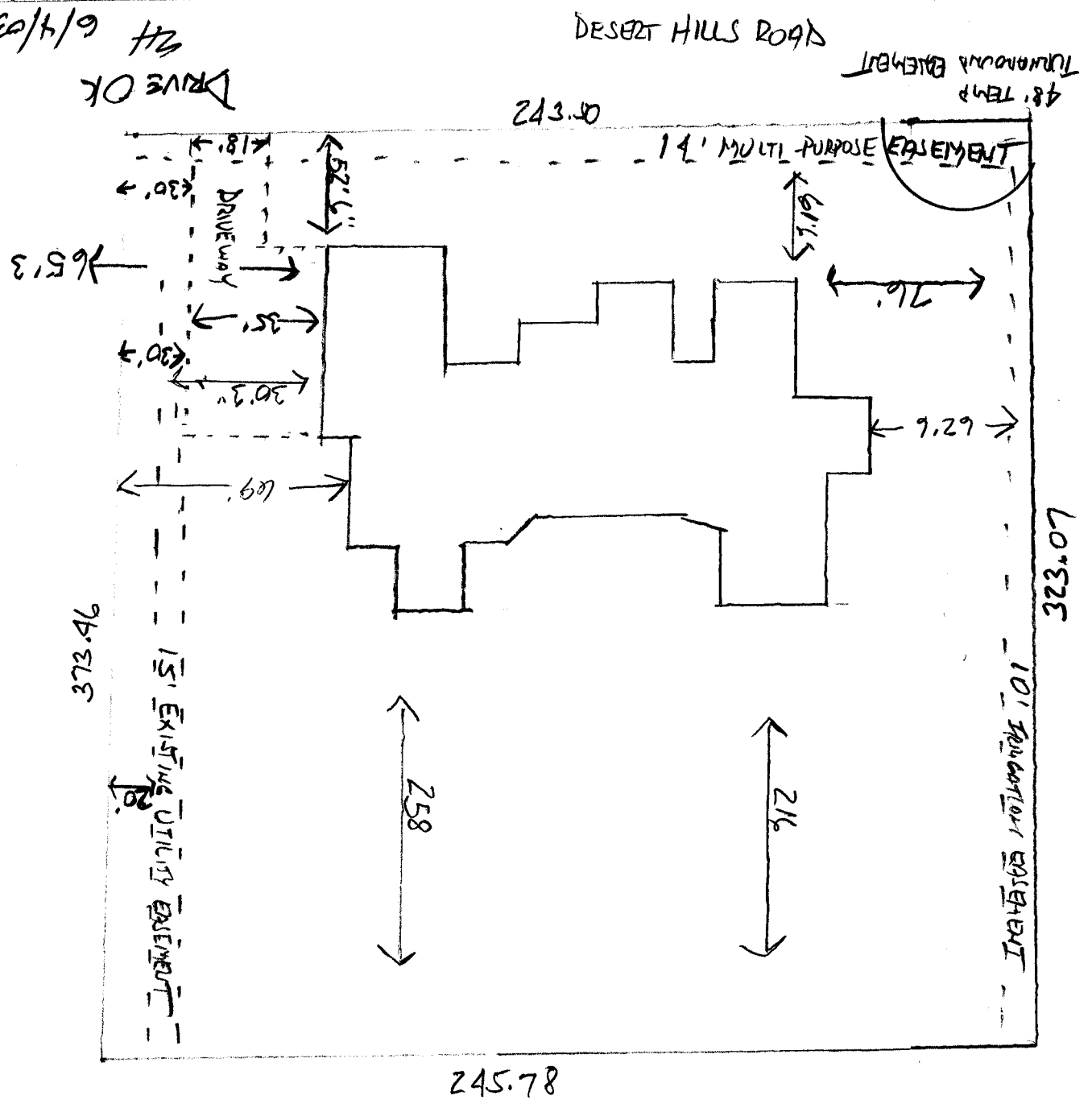
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

RICHARD TOPE  
 2101 DESERT HILLS ROAD SITE PLAN  
 : NOT TO SCALE

ACCEPTED *W. Shu Mason* 6/5/03  
 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.

NORTH ↑

6/11/09  
 24 6/14/03  
 DRIVE OK



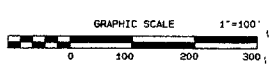
# MONUMENT VIEW RANCH SUBDIVISION

SITUATED IN THE NE1/4 NE1/4 AND NW1/4 NE1/4 S. 27 AND NW1/4 NW1/4 S. 26  
TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.  
MESA COUNTY, COLORADO

FP-2001-028

RSF-E  
SIF - \$ 292.00  
TCP - \$ 500.00

1-1402  
T-65



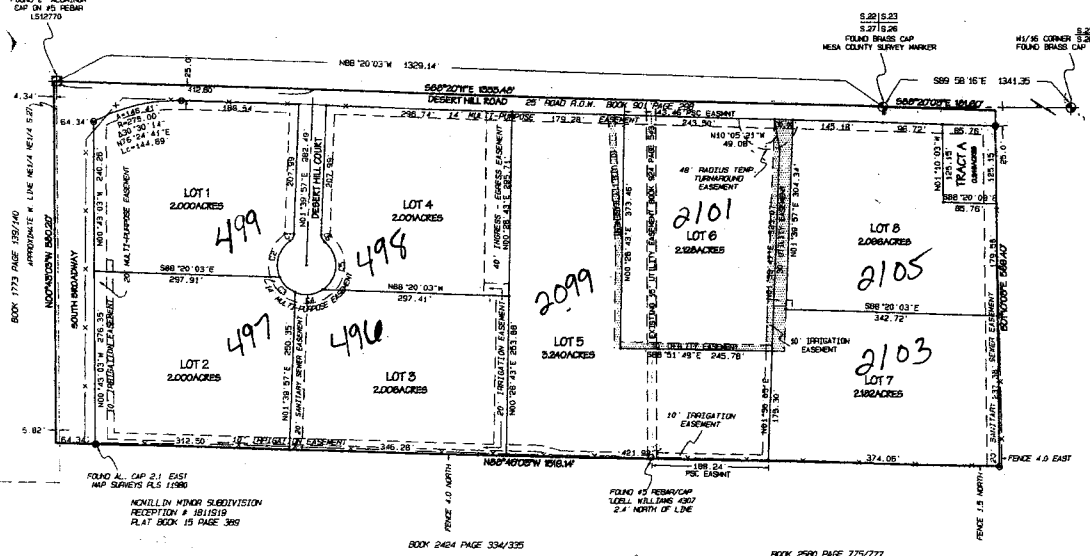
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	13.88	14.80	53.78 30'	S87.07 27.74'	13.07
C2	65.34	42.00	79.38 00'	S25.28 04.74'	60.20
C3	38.97	42.00	48.99 45'	S48.78 11.11'	35.80
C4	45.01	42.00	86.70 20'	N57.90 20.31'	44.02
C5	88.47	42.00	107.30 34'	N11.38 43.91'	75.87
C6	13.28	14.80	58.38 40'	N65.90 53.71'	13.07

- ⊕ FOUND BRASS CAP
- ⊕ FOUND ALUMINUM CAP
- ⊕ SET #5 REBAR/CAP IN CONCRETE THOMPSON-LANGFORD CORR. PLS. 18478'
- FOUND PIN & CAP

Minimum Setbacks  
(Principal/Accessory Building)  
Front 20' Side 15' Rear 30'  
Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.  
The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.  
No Access shall be permitted from South Broadway for Lots 1 and 2.

BASIS OF BEARINGS STATEMENT: Bearings based on or to north of the Mesa County Local Coordinate System, determined by GPS observations at the Mesa County Survey office at the NE corner and the alternate cap at the East 1/4 corner of the north line of Section 27, as described herein, the measured bearing of this line is N88°20'03"W.

E 1/4 CORNER S. 26  
FOUND 2" ALUMINUM  
CAP IN 40' REBAR  
1512770



### STATEMENT OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Tope Company Inc., a Colorado corporation is the owner of that real property in the County of Mesa, State of Colorado, described in Book 2058 at Page 85 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at the NE corner of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, thence S88°27'E 191.5 feet, thence S01°17'E 429.4 feet, thence N88°50'W 150.14 feet, thence N00°50'W 350.2 feet, thence S88°27'E 1333.4 feet to the point of beginning.

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and desires the same as MONUMENT VIEW RANCH SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

- 1. All streets shown hereon, to the full width of their platted rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.
- 2. All multi-purpose easements dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereon including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and cross structures.
- 3. Temporary Turnaround easement is dedicated to the City of Grand Junction for ingress and egress by the public, fire, police, and emergency vehicles and services. This easement is to be extinguished by the City at such time as future improvements to Desert Hill Road allow for adequate turn around capability.
- 4. Sanitary Sewer easements are dedicated to the City of Grand Junction as perpetual easements for the installation, operation, maintenance and repair of sanitary sewers and appurtenances thereon.
- 5. All Utility Easements are dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and telephone lines.
- 6. Ingress/egress easement across Lot 4 is to be reserved by the owners upon the sale of Lot 4 and granted by separate instrument as a non-revocable ingress/egress easement for the benefit of Lot 5 upon the sale of Lot 5.
- 7. All irrigation easements are to be granted by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, and also for the conveyance of turf from certain areas, and for other purposes to be determined by said owners, subject to terms set forth in said instrument and subject to the covenants, conditions and restrictions for Monument View Ranch Subdivision. Deed of conveyance recorded at Book No. \_\_\_\_\_ Page \_\_\_\_\_.
- 8. Tract A is to be conveyed by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, for the purpose of conveying and detaining runoff water which originates from the property hereby platted, and also for the conveyance of turf from certain areas, and for other purposes to be determined by said owners, subject to terms set forth in said instrument and subject to the covenants, conditions and restrictions for Monument View Ranch Subdivision. Deed of conveyance recorded at Book No. \_\_\_\_\_ Page \_\_\_\_\_.

Said owner further certifies that all lienholders are represented hereon.

IN WITNESS WHEREOF, said owner has caused his name to be duly subscribed this 14<sup>th</sup> day of June, A.D. 2001.

Tope Company, Inc.  
By *[Signature]*  
State of Colorado  
County of Mesa

This plat was acknowledged before me by *[Signature]* on this 14<sup>th</sup> day of June, A.D. 2001, for the aforementioned purposes.  
Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Colorado  
County of Mesa

This plat was acknowledged before me by *[Signature]* on this 14<sup>th</sup> day of June, A.D. 2001, for the aforementioned purposes.  
Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Colorado  
County of Mesa

This plat was acknowledged before me by *[Signature]* on this 14<sup>th</sup> day of June, A.D. 2001, for the aforementioned purposes.  
Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Colorado  
County of Mesa

This plat was acknowledged before me by *[Signature]* on this 14<sup>th</sup> day of June, A.D. 2001, for the aforementioned purposes.  
Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Colorado  
County of Mesa

This plat was acknowledged before me by *[Signature]* on this 14<sup>th</sup> day of June, A.D. 2001, for the aforementioned purposes.  
Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Colorado  
County of Mesa

This plat was acknowledged before me by *[Signature]* on this 14<sup>th</sup> day of June, A.D. 2001, for the aforementioned purposes.  
Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Colorado  
County of Mesa

This plat was acknowledged before me by *[Signature]* on this 14<sup>th</sup> day of June, A.D. 2001, for the aforementioned purposes.  
Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Colorado  
County of Mesa

This plat was acknowledged before me by *[Signature]* on this 14<sup>th</sup> day of June, A.D. 2001, for the aforementioned purposes.  
Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Colorado  
County of Mesa

### CITY APPROVAL

This plat of MONUMENT VIEW RANCH SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 14<sup>th</sup> day of June, A.D. 2001.

City of Grand Junction  
Mayor *[Signature]*

### COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:51 o'clock P.M. this 14<sup>th</sup> day of June, 2001, and is duly recorded in Plat Book No. 1765 as Reception No. 20010208. Drawer No. 88-141

File \_\_\_\_\_  
Clerk and Recorder of Mesa County

### COVENANTS OF MORTGAGE

The undersigned, having security interest in this property, do hereby refile and convey this plat.

*[Signature]*  
Trustee, H. Kershner & Carol J. Keesee Revocable Trust

State of Texas  
County of Williamson

This plat was acknowledged before me by *[Signature]* on this 16<sup>th</sup> day of June, A.D. 2001, for the aforementioned purposes.

Notary Public *[Signature]*  
My Commission expires 8-22-04

State of Texas  
County of Williamson

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Texas  
County of Williamson

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Texas  
County of Williamson

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Texas  
County of Williamson

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Texas  
County of Williamson

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

Notary Public *[Signature]*  
My Commission expires 02/17/02

State of Texas  
County of Williamson

LAND USE SUMMARY	ACRES	PERCENT
LOTS	17.052	86.28%
STREETS	2.104	10.82%
TRACT A	0.844	4.20%

**MONUMENT VIEW RANCH SUBDIVISION**  
TOPE COMPANY INC.  
NE1/4 NE1/4 AND NW1/4 NE1/4 S. 27 & NW1/4 NW1/4 S. 26 TOWNSHIP 11 SOUTH RANGE 101 WEST, 6TH P.M.  
**THOMPSON-LANGFORD CORPORATION**

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. For matters concerning easements, right-of-way, and encumbrances of record affecting title to this property, refer to a title commitment.