

FEE \$ 10.00
TCP \$ 1500.00
SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 2619 PARTRIDGE CT No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-352-61-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1,083
 Subdivision PARTRIDGE FARMS Sq. Ft. of Lot / Parcel 52,446
 Filing _____ Block _____ Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 10,705
 Height of Proposed Structure 32'

OWNER INFORMATION:

Name ERIK PAYNE
 Address 2600 PARTRIDGE
 City / State / Zip CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name ERIK PAYNE
 Address 2600 PARTRIDGE
 City / State / Zip CO. 81506
 Telephone 928-208-1370

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) _____	Special Conditions <u>per bldg env.</u>		
Voting District <u>B</u>	Driveway Location Approval _____ (Engineer's Initials) <u>W</u>		

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).

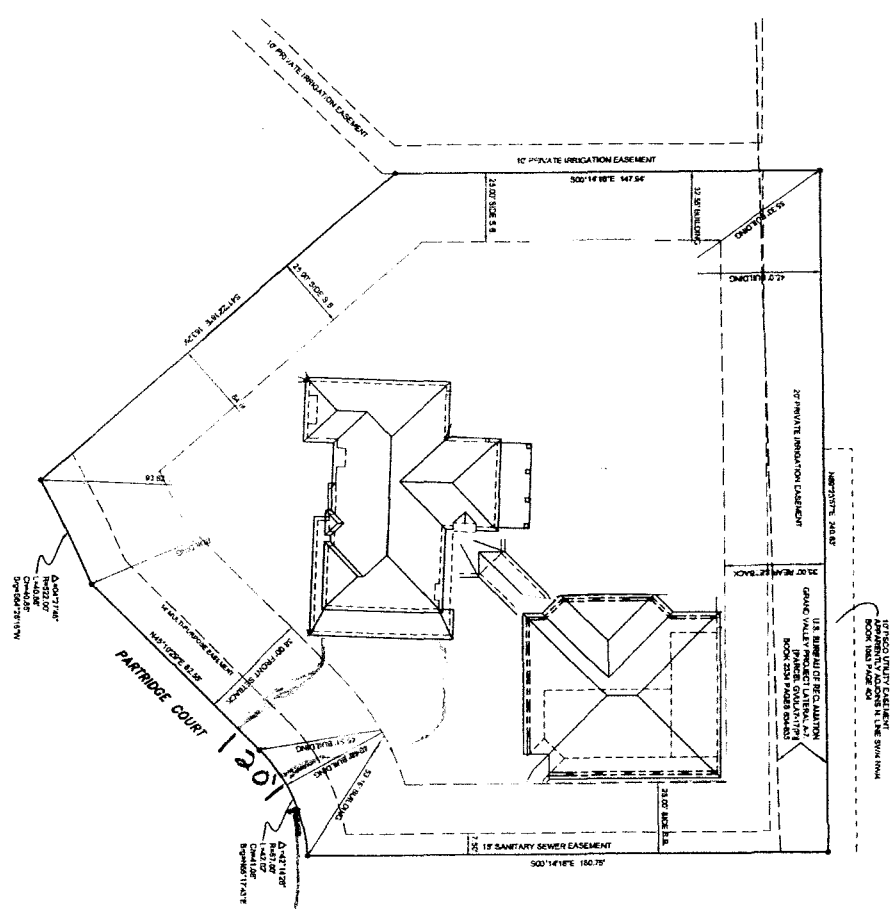
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Erik Payne Date 5/27/05
 Department Approval Sh Wendy Spurr Date 5/27/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18137</u>
Utility Accounting <u>Manuel</u>	Date <u>5/27/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Wendy Spurr*
 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.



15'

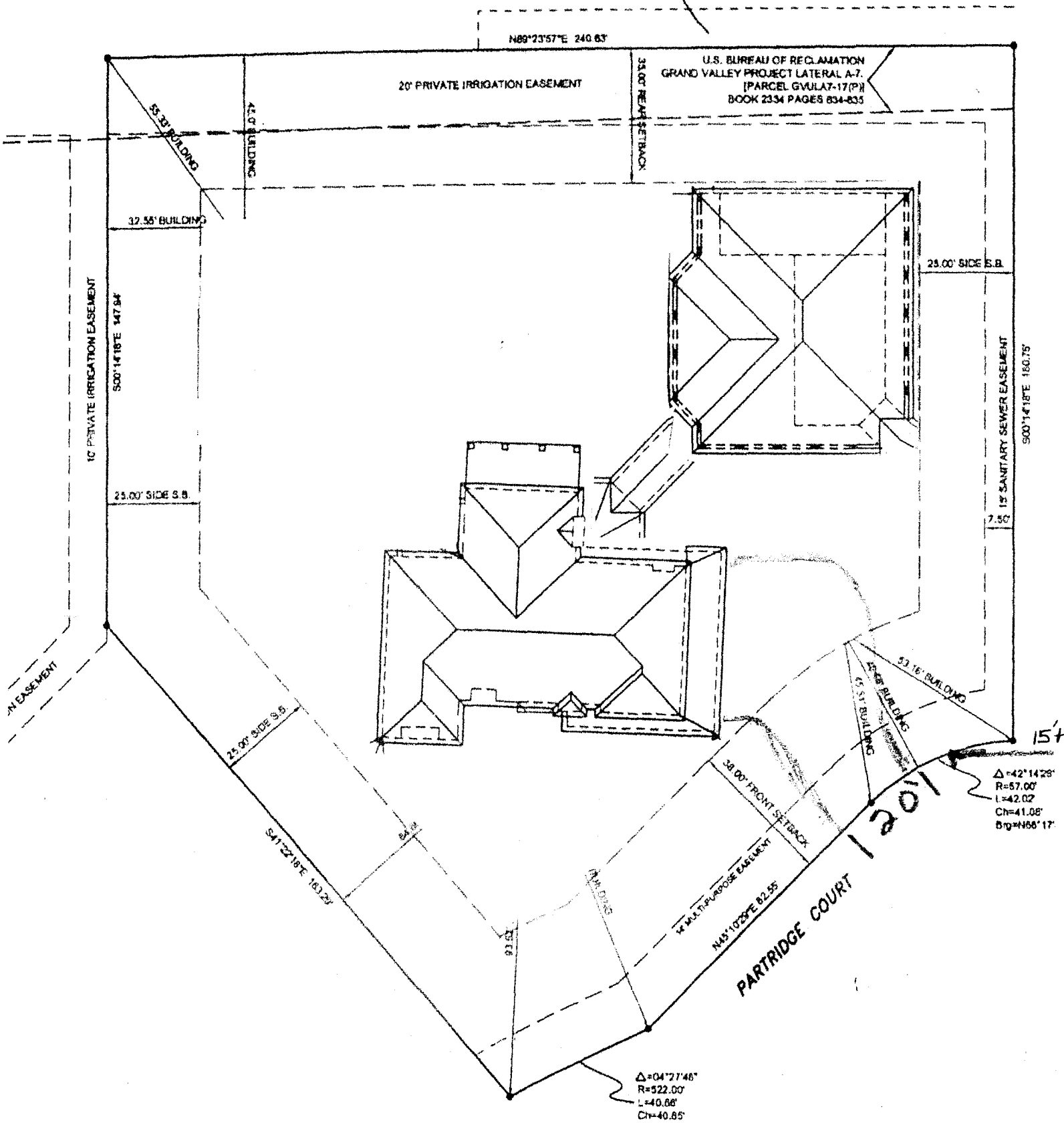
drive on w/ 5/25/05



SHEET NO. C1 SCALE: 1"=20' DATE: 5/25/05 DRAWN BY: CJA CHECKED BY: CJA	A CUSTOM HOME FOR: PAYNE RESIDENCE 2612 PARTRIDGE CT GRAND JUNCTION, CO 81506	CJ's DESIGN & DRAFTING RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS PHONE: OFFICE-970-523-8347 CELL-970-640-1927 EMAIL: CMESTASDRAFT@YAHOO.COM	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE															
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ACCEPTED *Wendy Spurr*
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10' P&CO UTILITY EASEMENT
 APPARENTLY ADJOINS N. LINE SW/4 NW/4
 BOOK 1083 PAGE 404

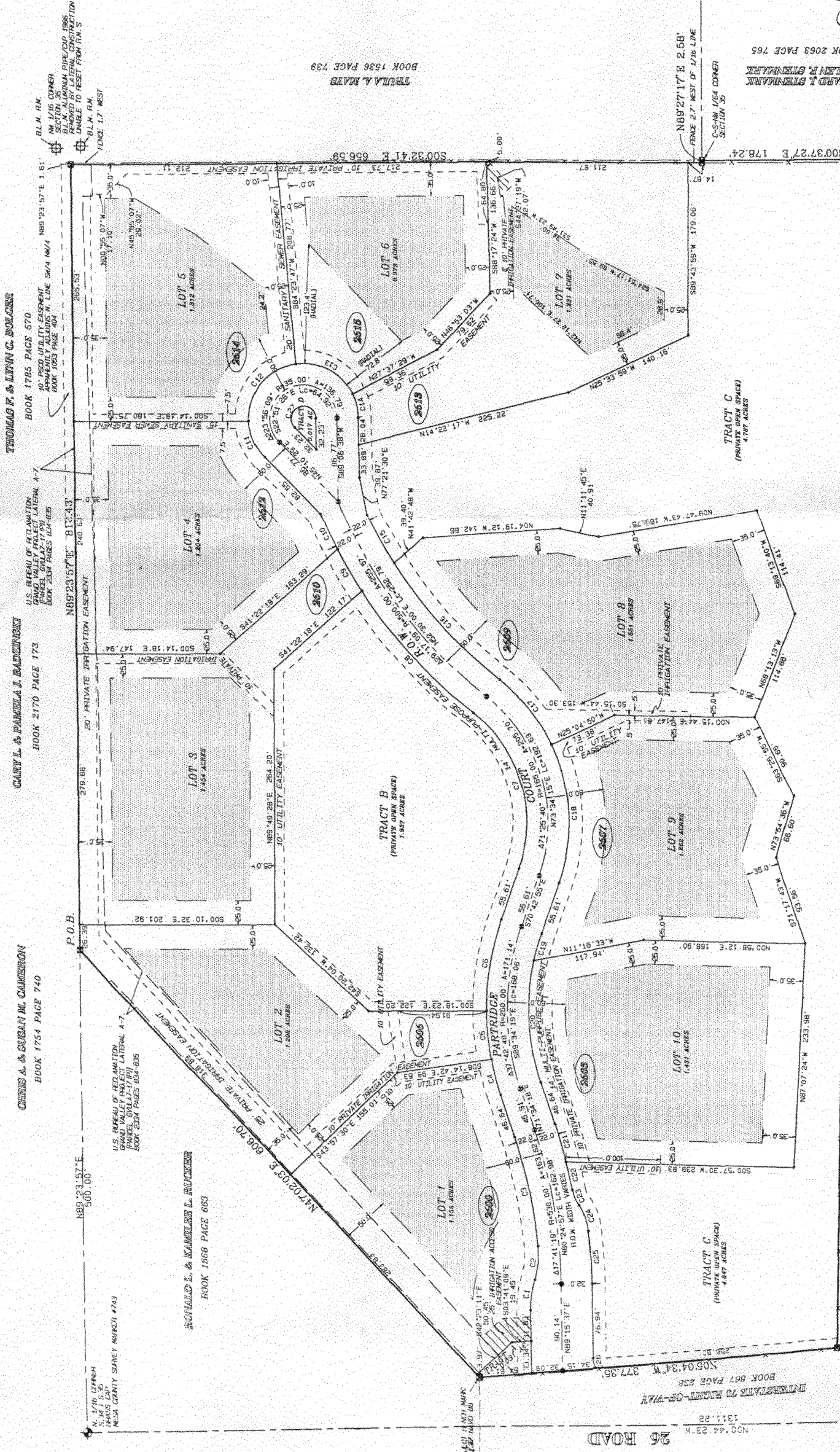


Δ=42°14'28"
 R=57.00'
 L=42.02'
 Ch=41.08'
 Br=466'17'

Δ=04°27'46"
 R=522.00'
 L=40.66'
 Ch=40.65'

PARTRIDGE FARMS SUBDIVISION

NOTE: This property has been platted in accordance with the description contained in a decree quieting title in the District Court, Meade County, Case No. 87, VC, 384, dated July 29, 1997.



CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C17	86.11	107.60	26.23 05°	S61.00° 57' 74\"	65.35
C18	147.01	187.00	45.32 35°	S86.46° 48' 14\"	145.20
C19	29.06	238.00	05.78 46°	S74.12° 48' 14\"	29.04
C20	17.95	238.00	04.43 01°	N68.56° 48' 14\"	17.97
C21	40.99	652.00	04.15 08°	S73.41° 17' 74\"	40.98
C22	25.95	155.00	03.05 45°	S77.22° 54' 74\"	25.91
C23	19.00	155.00	02.03 35°	N67.24° 35' 74\"	19.02
C24	50.29	602.00	05.38 14°	N68.25° 30' 14\"	50.27
C25	50.29	602.00	05.38 14°	N70.50° 04' 14\"	50.27
C26	50.81	13.00	223.26 04°	S22.51° 26' 14\"	24.31

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.98	506.00	17.12 17°	N82.00° 15' 14\"	31.86
C2	35.40	513.00	21.41 30°	N84.22° 56' 14\"	35.19
C3	117.03	508.00	13.11 57°	S78.10° 15' 14\"	116.77
C4	30.49	262.00	07.46 16°	S75.28° 55' 14\"	30.46
C5	50.40	262.00	10.14 21°	S80.30° 40' 14\"	50.33
C6	95.73	262.00	35.26 11°	N68.32° 30' 14\"	95.26
C7	175.20	422.00	48.53 21°	S74.11° 15' 14\"	171.31
C8	45.75	522.00	06.27 46°	S64.20° 25' 14\"	45.73
C9	40.65	522.00	04.27 46°	N68.17° 43' 14\"	40.65
C10	42.02	57.00	45.14 28°	N68.17° 43' 14\"	41.08
C11	64.09	57.00	84.21 30°	S50.19° 18' 14\"	76.67
C12	71.11	57.00	71.29 02°	S27.49° 58' 14\"	66.50
C13	25.55	57.00	25.41 09°	S76.16° 04' 14\"	25.34
C14	56.94	478.00	05.49 30°	S80.48° 03' 14\"	56.91
C15	82.94	478.00	15.31 53°	S47.37° 32' 14\"	82.95

FOUND MESA COUNTY SURVEY MARKER
 FOUND B.L.M. 3-1/4" ALUMINUM MARKER
 SET #5 REBAR W/1-1/2" ALLOY CAP IN CONCRETE
 THOMPSON-LANGFORD CORP. #138478
 BRASS DISK STREET CONTROL ADJUSTMENT
 TO BE SET UPON COMPLETION OF CONSTRUCTION

STREET ADDRESS [] BUILDING ENVELOPE []

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
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C26	50.81	13.00	223.26 04°	S22.51° 26' 14\"	24.31

BASIS OF BEARINGS: N00° 44' 23\" W (ASSUMED)
 BETWEEN MCHS'S AT 1/4 AND 1/16 CORNERS
 ON WEST LINE SECTION 35.

FOUND MESA COUNTY SURVEY MARKER
 FOUND B.L.M. 3-1/4" ALUMINUM MARKER
 SET #5 REBAR W/1-1/2" ALLOY CAP IN CONCRETE
 THOMPSON-LANGFORD CORP. #138478
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STREET ADDRESS [] BUILDING ENVELOPE []

GRAPHIC SCALE
 1 INCH = 60 FEET
 0 60 FEET 120 180

DATE: May 12, 1998
 SHEET 2 OF 2

PARTRIDGE FARMS SUBDIVISION
 PARTRIDGE FARMS
 DEVELOPMENT COMPANY L.L.C.

SECTION 35, 1/4 NW 1/4, 35 [TWP: 35 N] [R: 106 W] [S: 1 N] [S: 1 W] MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067
 Designed by: OHS Checked by: KST
 ID: 02950001PLAT.plw Date: May 12, 1998 Sheet: 2 of 2

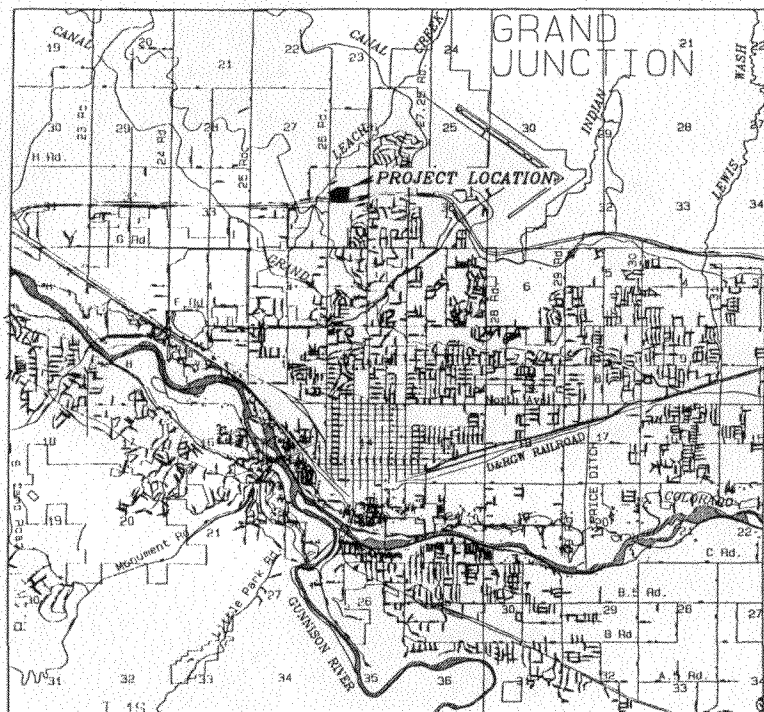
1/4 OPEN
 PARTRIDGE FARMS
 DEVELOPMENT COMPANY L.L.C.

PARTRIDGE FARMS SUBDIVISION

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PART OF THE SW1/4 NW 1/4 SECTION 35
TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

VICINITY MAP
NOT TO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Partridge Farms Development Company, L.L.C., is the owner of that real property in the County of Mesa, State of Colorado, being situated in the Southwest one-quarter of the Northwest one-quarter of Section 35, Township 1 North, Range 1 West of the Ute Meridian, described in Book 2438 at Page 104 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:

A parcel situated in the Southwest one-quarter of the Northwest one-quarter of Section 35, Township 1 North, Range 1 West of the Ute Meridian, lying northerly and easterly of the Interstate 70 right-of-way, EXCEPT that parcel of land conveyed in an instrument recorded in Book 1868 at Page 663 of the Mesa County records, and being more particularly described as follows:

Commencing at the Mesa County survey marker for the North one-sixteenth corner of said Section 35;
Thence along the North line of said SW1/4 NW1/4, N89°23'57"E, a distance of 500.00 feet to the Northeastly corner of said parcel described in Book 1868 at Page 663, the POINT OF BEGINNING;
Thence continuing along the North line of said SW1/4 NW1/4, N89°23'57"E, a distance of 812.43 feet to its intersection with the extension of a fence line;
Thence generally along said fence line, S00°32'41"E, a distance of 656.59 feet;
Thence N89°23'57"E, a distance of 2.58 feet to the C-S-NW 1/64 Corner of said Section 35;
Thence along the East line of said SW1/4 NW1/4, S00°32'41"E, a distance of 254.73 feet to the Northernly right-of-way line of Interstate 70;
Thence along said right-of-way line, N85°13'08"W, a distance of 254.73 feet;
Thence along said right-of-way line N89°05'08"W, a distance of 980.00 feet;
Thence along said right-of-way line N05°04'34"W, a distance of 377.35 feet to the Southernly line of said parcel described in Book 1868 at Page 663;
Thence along said Southernly line, N47°02'03"E, a distance of 606.70 feet to the Point of Beginning,
Containing 21.002 Acres, more or less.

That said owner has caused the said real property to be laid out and surveyed PARTRIDGE FARMS SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way to the County of Mesa for the use of the public forever.

All Multi-Purpose Easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

Private Irrigation easements to the owners (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

Sanitary sewer easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer lines.

All utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines

Irrigation Access easement to Grand Valley Water Users Association as a perpetual easement for access to the Grand Valley Project Lateral A-7 easement as shown hereon.

Tracts A, B, C, and D to the owners Homeowners Association of lots and tracts hereby platted for the purpose of common private open space; and for the purpose of conveying and detaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; In addition, Tracts B and C to the Homeowners Association as perpetual easements for the installation, operation, maintenance, and repair of irrigation systems. In addition, Tract A to the County of Mesa as a utility easement.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 14 day of May, A.D., 1998.

David P. Fisher
Partridge Farms Development Company L.L.C.

State of Colorado)
County of Mesa)

This plat was acknowledged before me by David P. Fisher on this 14 day of May, A.D., 1998, for the aforementioned purposes.

Notary Public
My Commission expires 7-16-2001
My address is: P.O. Box 220
601 Jct., Colo 81502

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 12:39 o'clock P.M., this 5th day of 1849453 1998, and is duly recorded in Plat Book No. 16, Page 180+181 as Reception No. 1849453, Drawer No. FF 84
Monna Todd
Clerk and Recorder of Mesa County
Nathaniel West
Deputy
Fees \$20.00 + 1.00

COUNTY PLANNING COMMISSION CERTIFICATE:

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this 03 day of May, A.D., 1998.

PLANNING COMMISSION
MESA COUNTY, COLORADO
By: [Signature]
Chairman

Attest: _____
Clerk of Record

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:

This project was reviewed and approved by the Board of County Commissioners of Mesa County, Colorado, on this 3rd day of June, A.D., 1998.

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY, COLORADO
By: James R. Baughman
Chairman

Attest: _____
Clerk of Record

CONSENT OF MORTGAGEE

The following parties, having security interest in the subject property, do hereby ratify and confirm the filing of this plat.

[Signature]
David P. Fisher

[Signature]
Monna D. Fisher

State of Colorado)
County of Mesa)

This plat was acknowledged before me by David P. Fisher and Monna D. Fisher on this 14 day of May, A.D., 1998, for the aforementioned purposes.

[Signature]
Notary Public

My Commission expires: 7-16-2001
My address is: P.O. Box 220
601 Jct., Colo 81502

DECLARATION OF COVENANTS

This property is subject to covenants, conditions, and restrictions contained in an instrument recorded in Book 2442 at Page 170 of the Mesa County records.

SURVEYOR'S STATEMENT:

I hereby state that this survey and plat of PARTRIDGE FARMS SUBDIVISION were prepared by me or under my direct responsibility, supervision, and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief, and information based on the standards of Professional Land Surveyors practicing in the State of Colorado.

[Signature]
Dennis R. [Name]
LAND SURVEYOR
STATE OF COLORADO

May 12, 1998
Date

LAND USE SUMMARY

LAND USE	ACRES	PERCENT
LOTS	12.905 ACRES	61.2%
OPEN SPACE	6.744 ACRES	32.4%
STREETS	1.342 ACRES	6.4%
TOTAL	20.991 ACRES	100.0%

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

PARTRIDGE FARMS SUBDIVISION
PARTRIDGE FARMS
DEVELOPMENT COMPANY L.L.C.

SECTION: SW1/4, NW1/4 S 35 | TOWNSHIP: 1 North | RANGE: 1 West | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed by: DRS | Checked by: KST | Job No. 0248-001
D:\0295\001PLAT.pro | Date: May 12, 1998 | Sheet 1 of 2

[PARCEL GVLA7-17 (P)]
BOOK 2334 PAGES 834-835

N89°23'57"E 812.43'

IRRIGATION EASEMENT

240.63'

IRRIGATION EASEMENT

S00°14'18"E 147.94'

IRRIGATION EASEMENT

15.0'

35.0'

S41°22'18"E 163.29'

S41°22'18"E 122.17'

2610

drive ok
2/1/06

LOT 1
1.204 ACRES

9AR

2612

C10

C11

N45°10'29"E 86.77'

N223°56' 522°5'

32.23' TRAC
0.017 AC

32.23'

86.77'
S89°06'38"W

15' SANITARY SEWER EASEMENT

S00°14'18"E 100.75'

