

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 527 Milenc Way
 Parcel No. 2945-074-36-007
 Subdivision Boulders
 Filing 1 Block 1 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000
 Sq. Ft. of Lot / Parcel 8058
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2700
 Height of Proposed Structure < 25'

OWNER INFORMATION:

Name Peak Const. Spec.
 Address 2347 S Rin Dr
 City / State / Zip Grand Jct. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Milo Johnson
 Address 2347 S Rin Dr
 City / State / Zip Grand Jct. CO 81503
 Telephone 255-8010

***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>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>See Attached Quitclaim</u>
Voting District <u>"A"</u> Driveway Location Approval _____ (Engineer's Initials)	<u>deed only a 10' easement</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).

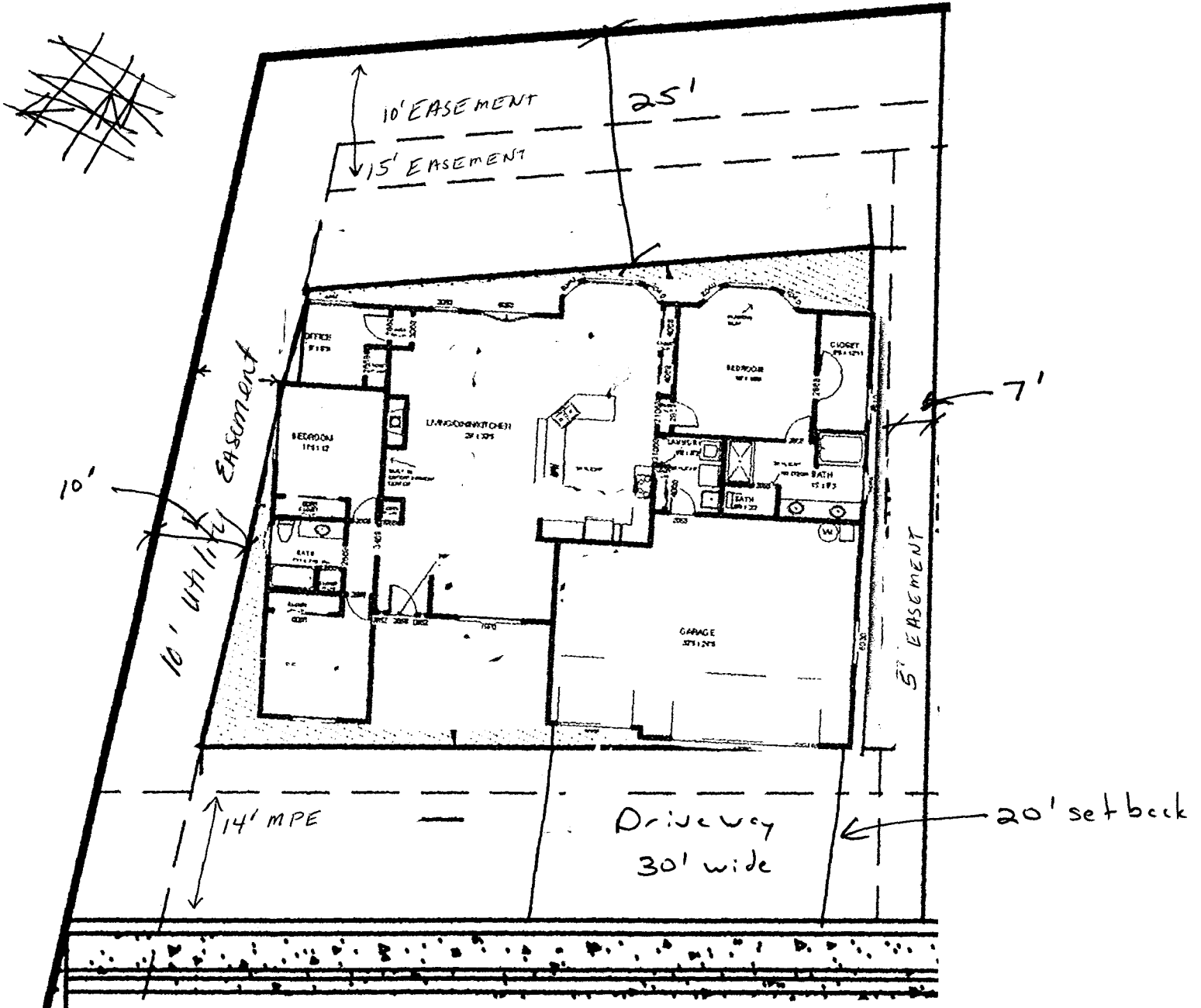
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12/7/06
 Department Approval NA Wendy Spurr Date 12/27/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19832</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/27/06</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)

527 Milens Way



Milens Way

Drive okay
Yiska Aragon

ACCEPTED NA Wendy Spivey

ALL SETBACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



3 PAGE DOCUMENT

Recorded at _____ o'clock _____ M., _____
Reception No. _____ Recorder _____

QUITCLAIM DEED

THIS DEED, made this **19th** day of **December, 2006**, between **The Boulders Homeowners Association, a Colorado non-profit corporation of the *County of Mesa and State of Colorado**, grantor(s), and **The Boulders Homeowners Association, a Colorado non-profit corporation** whose legal address is **2347 South Rim Drive, Grand Junction, CO 81503**, grantee(s),

WITNESS, that the grantor(s), for and in consideration of the sum of Ten DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of MESA and State of Colorado, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

The intent of this instrument is to vacate five feet of the existing platted irrigation and drainage easement as shown on the plat of Boulders Subdivision.

also known by street and number as: **Vacant Land, Grand Junction, CO 81503**
assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

The Boulders Homeowners Association

[Signature]
By: **Milo R. Johnson, President**

STATE OF COLORADO,
County of Mesa } ss.

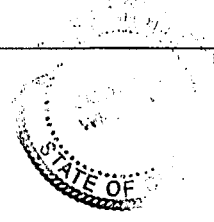
The foregoing instrument was acknowledged before me this **19th** day of **December, 2006** by **Milo R. Johnson, President of The Boulder Homeowners Association, a Colorado non-profit corporation.**

Witness my hand and official seal.
My commission expires: **1/13/2007**
[Signature]

Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



Janice Ward, Clerk and Recorder of Mesa County certifies this to be a full true and correct copy of the original recorded document in my custody.
Date: 12/19/06 By: [Signature] Deputy Clerk

Easement vacation description:

A portion of a 15 foot Drainage and Irrigation easement created by the plat of Boulders Subdivision, a replat of Lot 2, Greenbelt Subdivision, Mesa County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of Lot 7, Block 1, Boulders Subdivision, and running thence N 21°18'43"E along the East line of said Lot 7 (Basis of Bearing), a distance of 10.25 feet to the actual point of beginning; thence N 21°18'43"E along said East line of Lot 7, a distance of 5.12 feet; thence N 56°03'19"W, a distance of 82.40 feet; thence S 16°49'27"W, a distance of 5.23 feet; thence S 56°03'19"E, a distance of 81.98 feet to the point of beginning.

Contains 411 sq. ft.



Prepared by: Patrick Green, P.L.S. 17485
Landesign Consulting Engineers
326 Main Street, Suite 100
Grand Junction, CO. 81501

5' PORTION OF
EASEMENT
TO BE VACATED

