

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 2381 1/2 South San Miguel
 Parcel No. 2945-171-15-012
 Subdivision Vallejo
 Filing replat Block 3 Lot 3B

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2850
 Sq. Ft. of Lot / Parcel 25265 +/- (.58 acre)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5587
 Height of Proposed Structure 29 feet

OWNER INFORMATION:

Name Daniel and Rachelle Hallett
 Address 2395 Mariposa Drive
 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 Daniel M. Hallett
 Address 2395 Mariposa Dr.
 City / State / Zip Grand Jct., CO 81503
 Telephone 248.8072 / 314.1754

*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-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Fire department approval required</u>
Voting District _____ Driveway Location Approval <u>LM</u> (Engineer's Initials)	<u>see notes on sketch</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).

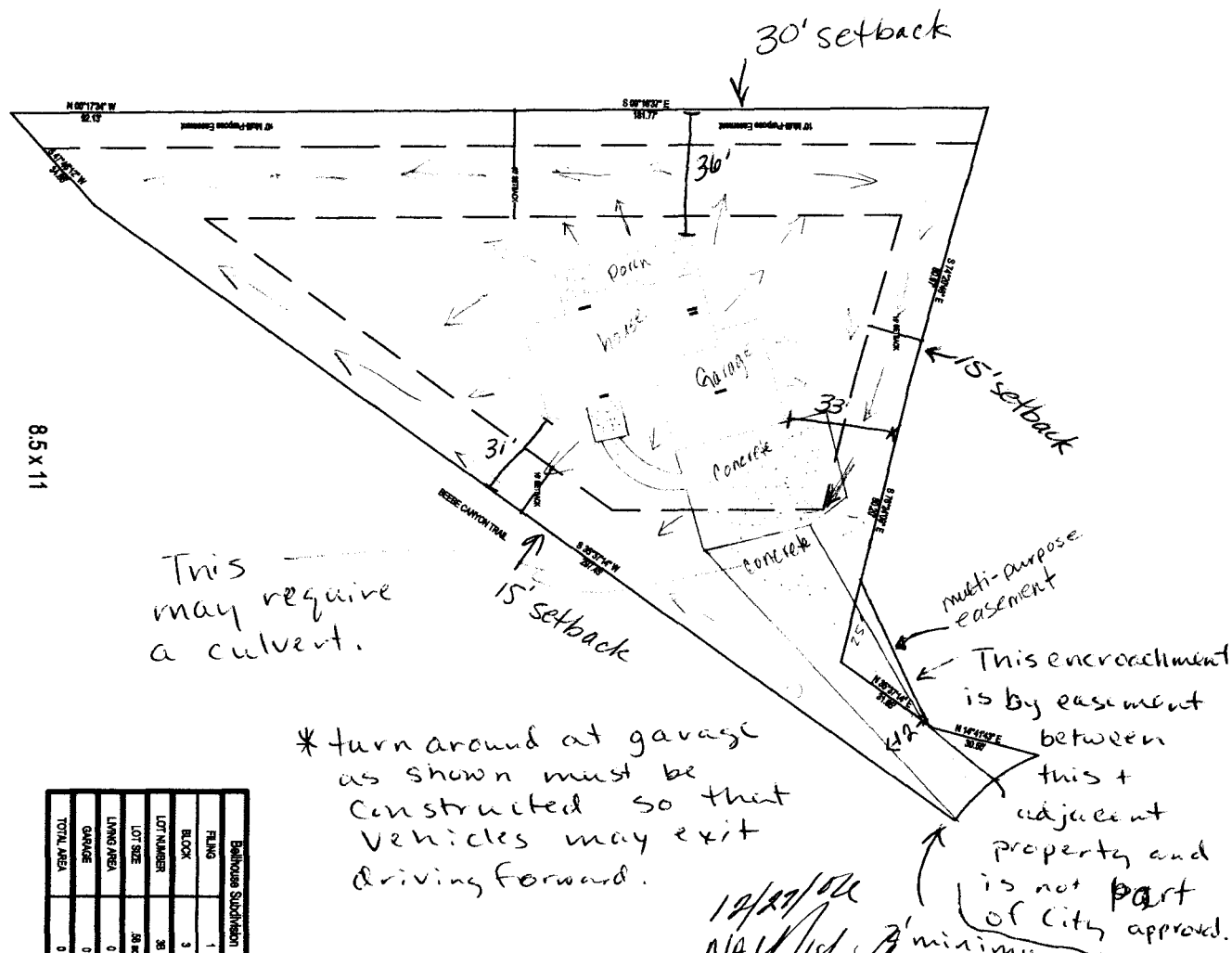
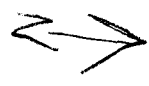
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12-20-06

Department Approval [Signature] 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>19842</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)



This may require a culvert.

* turn around at garage as shown must be constructed so that vehicles may exit driving forward.

Ballouville Subdivision	
PLANS	1
BLOCK	3
LOT NUMBER	38
LOT SIZE	38 acres
LIVING AREA	0
GARAGE	0
TOTAL AREA	0

.58 acre

MIN. TOE 4643.00

12/27/02
 NA 4/18/03
 minimum separation required
 EASEMENTS
 MINIMUM SETBACKS

C1	Site Plan	Scale	1"=50'
		Date	9/18/06
		Drawn By	ADT
		Checked By	ADT
Revisions			

Hallett Residence
 2381 1/2 South San Miguel
 Grand Junction, CO. 81503

Advanced Drafting Technicians LLC
 Design, Drafting & Engineering
 1000 North 9th Suite 203
 Grand Junction CO 81501
 Phone (970) 243-8888 Fax (970) 243-4821

DRAINAGE, UTILITY AND ACCESS EASEMENT AGREEMENT

THIS EASEMENT, made this 15 day of December 2006 between CAROL BELLHOUSE, PO Box 3210, Grand Junction, Colorado 81502, as owner of Lot 3A of the replat of Lot 3, Block 3, Vallejo Subdivision, Second Amendment, as recorded on September 13, 2006 in Book 4246 at Page 856 (hereafter "Bellhouse,") and DANIEL M. HALLETT and RACHELLE J. HALLETT, 2395 Mariposa Drive, Grand Junction, Colorado, 81503, as owners of Lot 3B of the replat of Lot 3, Block 3, Vallejo Subdivision, Second Amendment, as recorded on September 13, 2006 in Book 4246 at Page 856 (hereafter "Halletts"):

WITNESSETH, that in consideration of the mutual agreements herein contained, the parties agree as follows:

Bellhouse does grant, convey and confirm unto the Halletts, and their successors in title, an easement for the purpose of ingress and egress and utilities over and across Lot 3A for the benefit of Lot 3B and described as follows: beginning at Point A, as marked on the attached survey, thence 31.65 feet to a pin marked as Point B on said survey, thence 25 feet northwest to a point that intersects on a triangle 47 feet west of Point A, thence 47 feet to the point of beginning.

The Halletts do grant, convey and confirm unto Bellhouse, and her successors in title, an easement for the purpose of ingress and egress and utilities over and across Lot 3B for the benefit of Lot 3A described as follows: Beginning at Point A, as noted on the enclosed survey, thence 30.50 feet to Point C, thence 29.55 feet cord length to Point D, thence 26.9 feet to the point of beginning.

Bellhouse does further grant to the Halletts a 10-foot drainage easement running with the land for drainage purposes upon and across the north and west property lines of Lot 3A for the purposes of drainage of Lot 3B.

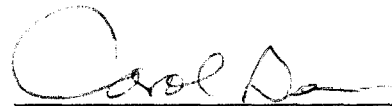
These easements are perpetual and shall run with the land. The Halletts and successors in interest of Lot 3B shall maintain at their cost the above easements.

These easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush, and for the drainage easement, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots shall not burden or overburden said easements by erecting or placing any improvements, including fences and gates, thereon which may impede the use of the easements and/or prevent reasonable ingress and egress to and from the easements. No vehicles may be parked nor other obstructions placed or allowed to remain in the easements.

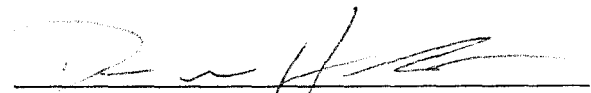
Either party may enforce this Easement Agreement by proceedings at law or in equity, as is appropriate under the circumstances. In the event legal proceedings are

brought by either party to enforce any term or provision of this Easement Agreement, then the prevailing party in such legal proceeding shall be entitled to an award of their costs and expenses incurred for the same, including a reasonable attorney's fee.

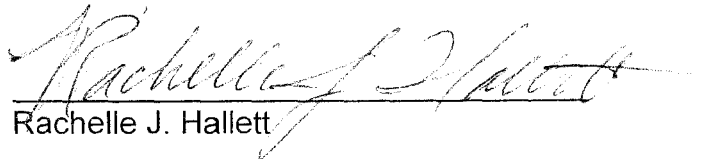
IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year above written.



Carol Bellhouse



Daniel M. Hallett



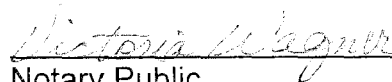
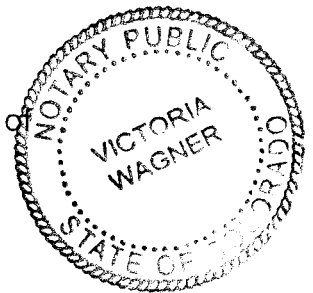
Rachelle J. Hallett

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15 day of
December, 2006 by Carol Bellhouse, personally known to me.

Witness my hand and official seal.

My commission expires: 9-17-2009.



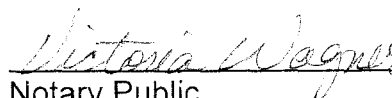
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15 day of
December, 2006 by Daniel M. Hallett and Rachelle J. Hallett, personally known to me.

Witness my hand and official seal.

My commission expires: 9-17-2009.



Notary Public

