

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

BLDG PERMIT NO. _____

Community Development Department

112251-7755

Building Address 135 Carlitos Ave

Parcel No. 2943-072-04-001

Subdivision Montez Heights

Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Beth McKee

Address 135 Carlitos Ave

City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): drive way off Camino del Rio at rear of property.

APPLICANT INFORMATION:

Name Beth McKee

Address 135 Carlitos Ave

City / State / Zip Grand Junction CO 81501

Telephone 970-434-8303

***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>R-5</u>	Maximum coverage of lot by structures <u>60% n.c.</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District _____	Driveway Location Approval <u>BAD</u> (Engineer's Initials)

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).

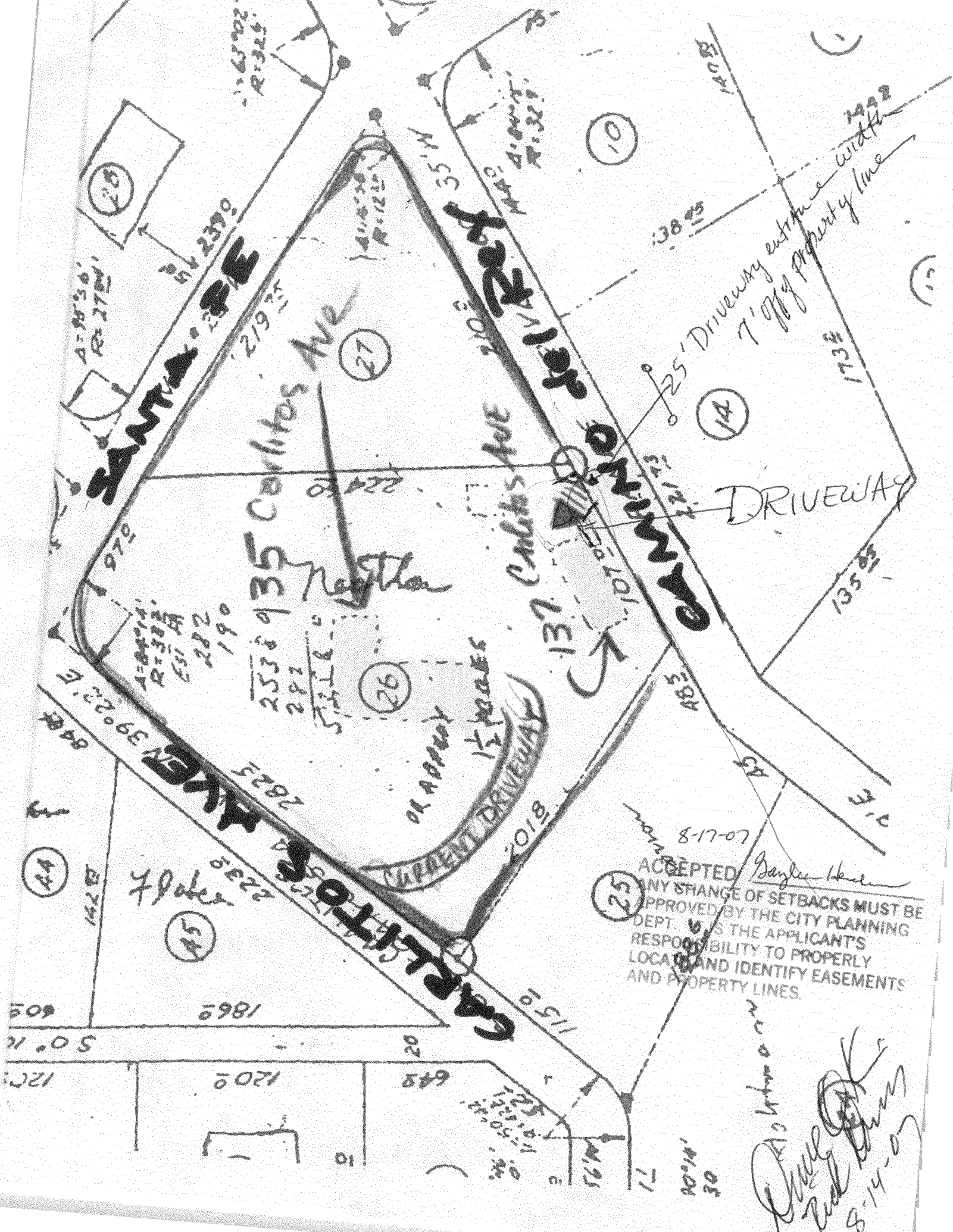
Applicant Signature [Signature] Date 8-17-07

Department Approval Gayleen Henderson Date 8-17-07

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u> driveway</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/17/07</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 *Baylen Heine*
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.

Done before a
Paul [Signature]
8-14-07

SANTA FE

35 Carlitos Ave

Carmelito Rd

DRIVEWAY

CURRENT DRIVEWAY

(10)

(14)

(25)

(27)

(26)

(44)

(45)

$A=95^{\circ}30'$
 $R=275'$

$A=84^{\circ}14'$
 $R=382'$
 $E=57'$
282
190

253.8
 282
 533.6

OR APPROX
1 1/2 ACRES

$38^{\circ}45'$

173 1/2

135 1/2

$21^{\circ}43'$

8-17-07

Baylen Heine

8-14-07

2 PAGE DOCUMENT

POWER OF ATTORNEY

BE IT KNOWN THAT:

I, (WE), Beth McKee as owner(s) of real property located in the City of Grand Junction and known as 137 CARLITOS, understand that Caminodela street/road which is public right of way and which adjoins the above described property, is not constructed to City standards or specifications and therefore, said street/road has not and will not be accepted by the City of Grand Junction. Furthermore, said street/road is and will not be, maintained by the City and maintenance of the street/road is and shall continue to be the sole and exclusive responsibility of the adjoining property owner(s), unless and until said street/road is built to the then existing City standards and is accepted into the City system.

Until such time that the road is improved, the owner will be required to provide access to the lot with a 15 ft. wide driveway with 6" deep, $\frac{3}{4}$ " roadbase to be maintained by the owner. The driveway must continue to be maintained for trash and utility service. If the driveway is not adequately maintained, trash pickup will be at the end of the driveway where it intersects with the improved roadway.

I, (WE), as owner(s) of the above described real property hereby further agree to participate in an improvement district, if one is formed, for the upgrade and installation of improvements to said street/road to the then existing City standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district.

This instrument shall be recorded and shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby, shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to a proposed improvement district is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

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IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this agreement on this 14th day of August (month) 2007 (year).

[Signature]

970.434.8303

STATE OF COLORADO
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this ^{14th} 9th day of March 1993 August, 2007

My commission expires 5-27-08

[Signature: Cassy Chiaro]
Notary Public



transcribed 8/3/07 pd

IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this agreement on this 14th day of August (month) 2007 (year).

[Handwritten Signature]

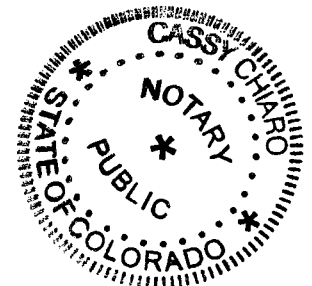
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