

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 110101-60604

Building Address 3024 Royal ct
 Parcel No. 2943-043-74-005
 Subdivision Monarch Glen
 Filing 2 Block 2 Lot 5

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1959 Sq. Ft. Proposed 200
 Sq. Ft. of Lot / Parcel 1,22
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ✓
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name William Scott
 Address 3024 Royal ct
 City / State / Zip G.S. CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970-433-7798

***TYPE OF HOME PROPOSED:**

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

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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 25 ^{25 accessory} from property line (PL) Permanent Foundation Required: YES _____ NO ✓
 Side 3 from PL Rear 5 from PL Parking Requirement ✓
 Maximum Height of Structure(s) 35 Special Conditions per attached Palisade Zoning District letter dated Aug. 7, 2007; shed allowed into 20' easement as shown on site plan.
 Voting District _____ Driveway Location Approval _____ (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 William Scott Date 8-2-07
 Department Approval Judith A. Fun Date 8/8/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>no change swr/water</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8-8-07</u>

THE PALISADE IRRIGATION DISTRICT

P.O. BOX 1281
CLIFTON, COLORADO 81520

August 7, 2007

To Whom It May Concern:

Subject: Property at 3024 Royal Court
Grand Junction, CO

Sirs,

An inspection by our Operations Manager, Bob Arterburn 250-2404, has determined that our 20 foot easement on subject property is not being encroached upon by any structure at this time.

Sincerely,



Wayne Bain, Business Manager
Palisade Irrigation District

2943-043-00-150
P 003 Lateral (A139)**AGREEMENT AND GRANT OF EASEMENT**

This Agreement and Grant of Easement (called this "Agreement") is made between Palisade Irrigation District (called the "District") and the other parties who have signed this Agreement (called the "Landowners"). The Landowners own real property (called the "Property") within the boundaries of the district in Mesa County, Colorado, described as follows:

A parcel of land in the SW 1/4, Section 4, T. 1S., R. 1E., Ute Meridian, more particularly described in Book 315 on Page 474, Mesa County Courthouse, Grand Junction, Colorado.

The Colorado River Basin Salinity Control Act, 43 U.S.C. 1571, provides for construction of the Grand Valley Unit Project (called the "Project") under which certain canals and laterals may be improved or replaced at the expense of the United States. An election has been held in which the District was authorized to contract for the operation and maintenance of canals and laterals within the District improved under the Project. After which election, the District entered into a contract with the United States dated March 6, 1990.

Some of the District's water users are supplied irrigation water through a lateral crossing and/or serving the Property which is eligible for improvement under the Project. This improvement may include lining all or sections of the canals of the District and of laterals or replacing all or sections with underground or surface pipes or both. Also existing lateral ditches may be retained for use in carrying waste or tail waters if determined to be required for that purpose by the District.

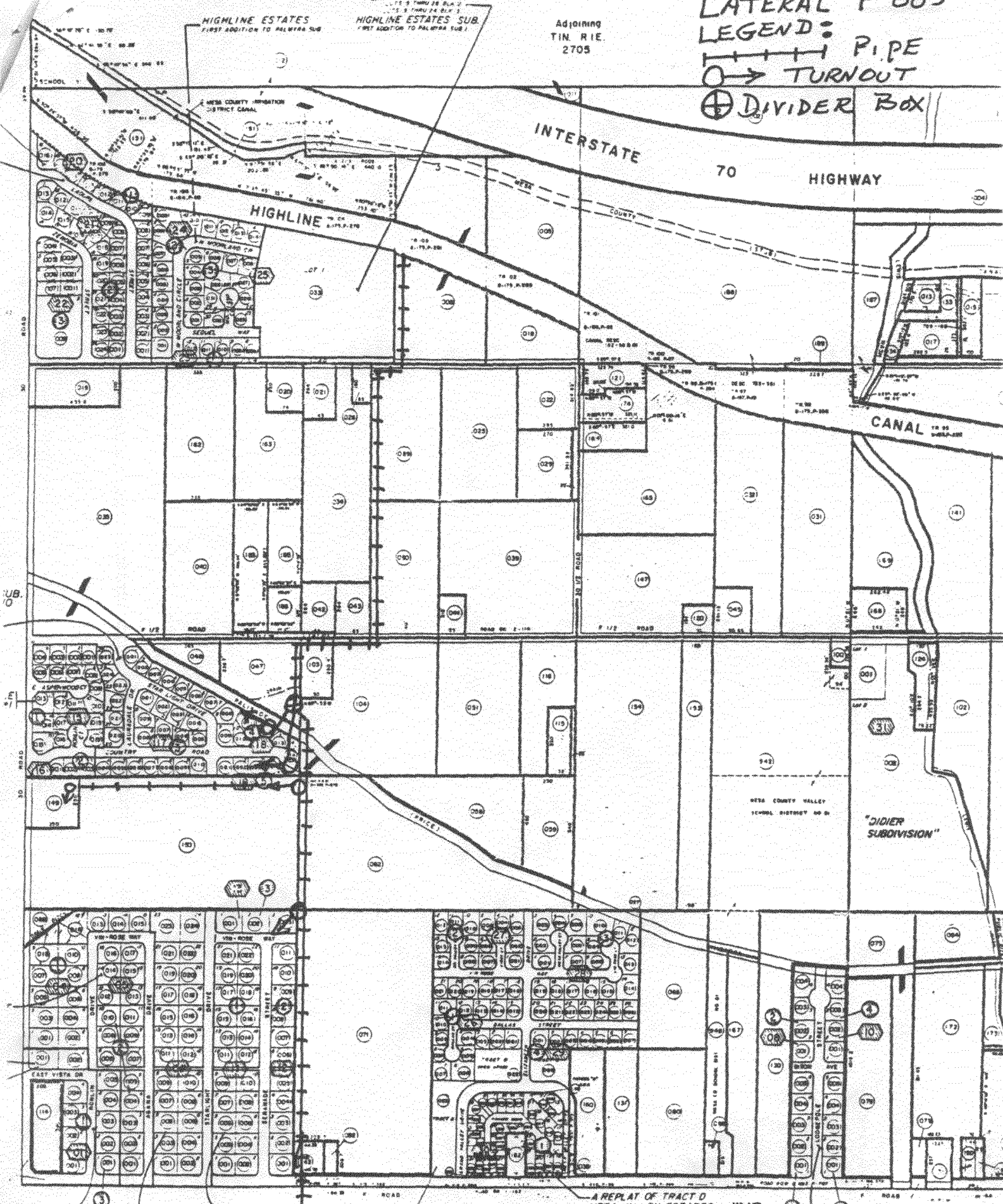
The Landowners consent to inclusion of the lateral crossing and/or serving the Property in the Project. To facilitate inclusion of the lateral in the Project, the landowner grants to the District in consideration for improvements to the lateral, an easement across and under the Property (called the "Easement") for construction, operation, maintenance, repair and reconstruction of lateral improvements, underground or surface pipelines, existing and new ditches and for access by personnel, vehicles and equipment, as the District may determine desirable to discharge its obligations.

The centerline ("Centerline") of the Easement will generally follow the alignment shown on Attachment "A". The location of the centerline ("Centerline") of the Easement shall be established by survey by the District as part of the construction phase. The District is authorized to attach a copy of the surveyed description to the Agreement and record or re-record this Agreement, and Landowners agree this description will be considered a part of the Agreement.

The width of the Easement shall be measured by the distance from the Centerline to the left and to the right of the direction of flow of the lateral. Until the initial construction phase on the Property is completed, the width of the Easement shall temporarily be 10 feet to the left and 10 feet to the right of Centerline. After completion of the initial constructive phase, the

Recorder's Note: Poor Legibility On Document Provided For Recording

ATTACHMENT A
LATERAL P 003
LEGEND:
+---+ PIPE
O → TURNOUT
⊕ DIVIDER BOX



Adjoining
TIN. RIE.
2705