

DATE SUBMITTED: 8-17-88

PERMIT # 31118

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 489 28 1/2 Road

SQ. FT. OF BLDG: 1,500

SUBDIVISION: ✓

SQ. FT. OF LOT: 60 x 161

FILING # ✓ BLK # ✓ LOT # 027

NUMBER OF FAMILY UNITS: C

TAX SCHEDULE NUMBER:
2943-182-00-027

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Ronald + Patricia Louve

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 582 29 3/8 Road S1504

Upholstery Shop

PHONE: 215-5962

DESCRIPTION OF WORK AND INTENDED USE:
Addition to existing structure
occupancy - Upholstery Shop

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES NO ✓

SETBACKS: F 40' S e R e

GEOLOGIC HAZARD: YES NO ✓

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: 9

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: 225

SPECIAL CONDITIONS: 25' of ROW on 28 1/2 Rd will be dedicated & a Revocable Permit for parking & landscaping would then be C.O. being issued.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

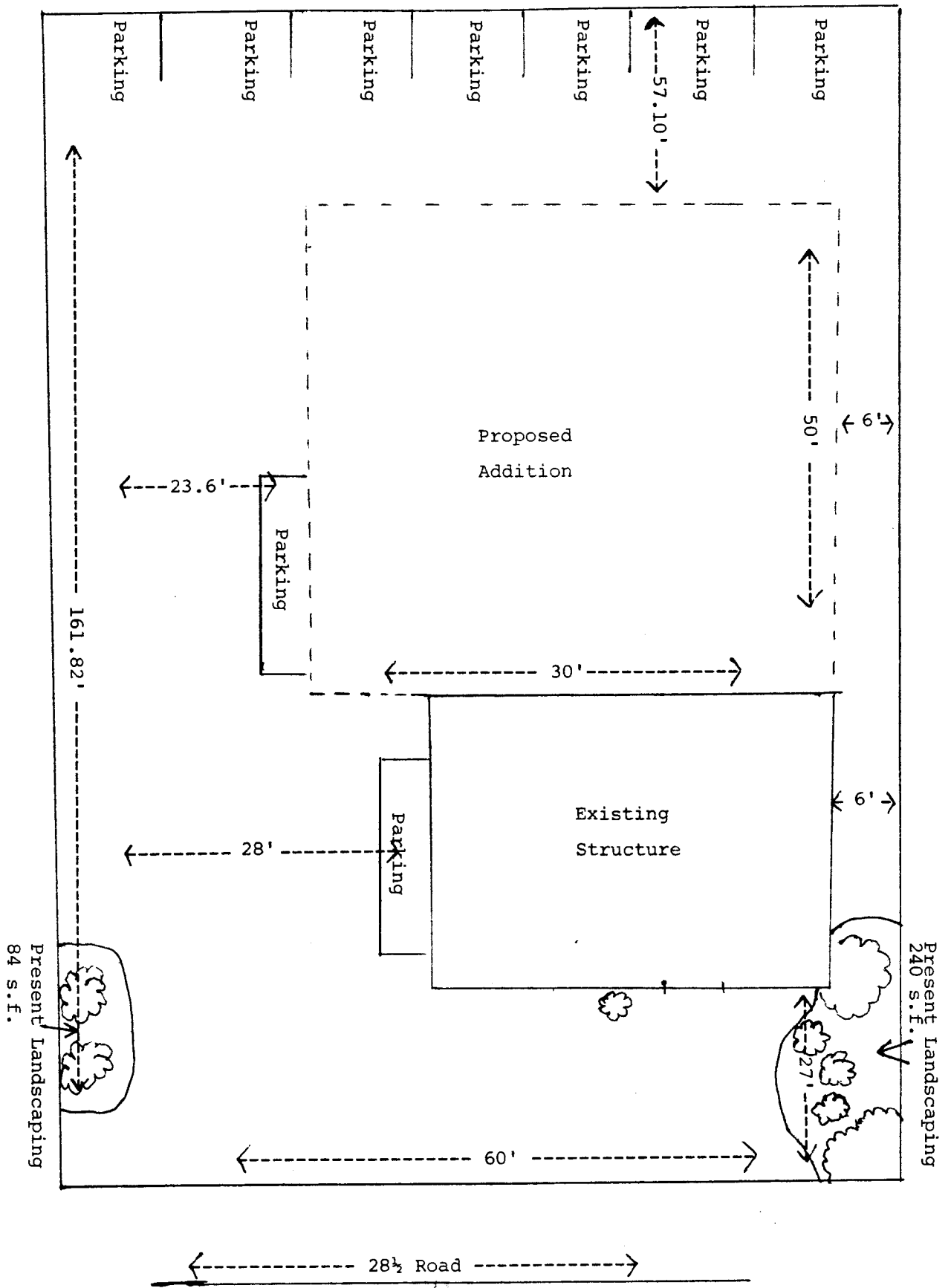
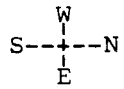
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8/30/88

APPROVED BY: Kathy Fortner

Patricia A. Louve
SIGNATURE

TOUVE'S UPHOLSTERY (Ronald & Patricia Touve)
489 28½ Road, Grand Junction, CO. 81501
245-5962





Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

August 22, 1988

Ms. Patricia Touve
489 28 1/2 Road
Grand Junction, CO 81501

RE: Right-of-Way Dedication Requirement, your letter of August 18, 1988

Dear Ms. Touve:

The facts as stated in your letter are essentially correct. Section 5-3-3 of the Grand Junction Zoning and Development Code requires the dedication of right-of-way as a condition of a building permit when the proposed construction may result in additional traffic to or from the site. The City Engineer may vary the standard width required where such a variance is necessary by existing physical constraints.

When I was told of your situation I discussed the matter with the City Engineer. We agreed that, because of the location of many existing structures on the west side of 28 1/2 Road, the development of a standard commercial road section was unlikely. He agreed to reduce the required width from 30 feet to 25 feet. This will allow all existing buildings to remain while giving adequate room for an improved street section at some point in the future.

Please let me know if I can be of additional assistance.

Sincerely,

A handwritten signature in cursive script, which appears to read "Karl G. Metzner".

Karl G. Metzner
Director of Planning

KGM/tt

xc: Don Newton

QUIT CLAIM DEED

1495366 DBC EXEMPT 09:06 AM
SEP 14 1988 E.SAWYER, CLK&REC MESA CTY, CO

Ron L. Touve and Patricia A. Touve

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whose address is 582 29 3/8 Road

County of Mesa, and State of

Colorado, for the consideration of

One Dollar (\$1.00) Dollars, in hand paid,

hereby sell(s) and quit claim(s) to The City of Grand Junction,
a municipal corporation

whose address is 250 North 5th Street

County of Mesa, and State of Colorado, the following real

property, in the County of Mesa, and State of Colorado, to wit:

The Easterly 25.0 feet of the Northerly 60 feet of a parcel of land described as Beginning at a point whence the North Quarter Corner of Section 18, Township 1 South, Range 1 East of the Ute Meridian bears N 0°11'30" W 515.93 feet, thence S 0°11'30" E 220 feet, thence West 162.14 feet, thence N 0°11'30" W 220 feet, thence East 161.82 feet to the Point of Beginning, Mesa County, Colorado, containing 1,500 square feet, more or less.

~~also known as street and number~~ For Road and Utilities Right of Way Purposes.

with all its appurtenances

Signed this 7th day of September, 1988

Ron L. Touve

Ron L. Touve

Patricia A. Touve

Patricia A. Touve

STATE OF COLORADO,

County of Mesa

} ss.

The foregoing instrument was acknowledged before me in the _____ County
of Mesa, State of Colorado, this 7th day
of September, 1988, by Ron L. Touve and Patricia A. Touve

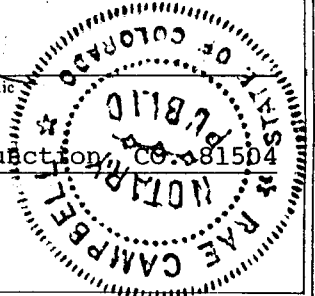
Rae Campbell

Rae Campbell

470 Greenleaf, Grand Junction, CO 81501

Address

My Commission Expires: September 30, 1991



10/17/88

TOUVE'S
UPHOLSTERY

489-28 1/2 Rd

~~303-245-5962~~ Rd. • Grand Junction • Colorado 81501 • 303-245-5962

To whomever!

I plan on graveling the rear portion of my property for parking. This will hopefull take place within the next 4 weeks.

Ran Touve