

DATE SUBMITTED: 7/11/89

PERMIT # 33428

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 401 W. Grand

SQ. FT. OF BLDG: 30' x 20'

SUBDIVISION: Carpenter's Sub #2

SQ. FT. OF LOT: 75' x ~100'

FILING # _____ BLK # 7 LOT # L-3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-154-11-002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Frank M. Cordova

USE OF ALL EXISTING BUILDINGS:
house

ADDRESS: 401 W. Grand

PHONE: 242-8037

DESCRIPTION OF WORK AND INTENDED USE:
carport

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

FOR OFFICE USE ONLY

NE: I-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S 0 R 0

GEOLOGIC
HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 9

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Non-conforming use -
carport allowed. See attached reversible
permit - No. # 24-89

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: 7/11/89

APPROVED BY: Kathy Porter

Frank M. Cordova
SIGNATURE

RESOLUTION NO. 24-89

GRANTING A REVOCABLE PERMIT TO
FRANK AND MARCIA CORDOVA

WHEREAS, Frank M. and Marcia Cordova have petitioned the City Council of the City of Grand Junction, Colorado, for a Revocable Permit to utilize for parking purposes, and for the construction and installation of a carport, all of the road right-of-way for Vine Street lying south of West Grand Avenue and north of the right-of-way for State Highway No. 340 in Carpenter's Subdivision No. 2; and

WHEREAS, the City Council of the City of Grand Junction has determined that such action would not be detrimental to the inhabitants of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the City Manager, on behalf of the City and as the act of the City, is hereby directed to grant the attached Revocable Permit to the above-named petitioners for the purpose above described upon the execution by the petitioners of an agreement that the petitioners will save and hold the City harmless from, and indemnify the City, its officers, employees and agents, any claims or causes of action however stated arising out of the encroachment or use granted, that the City reserves the right to service and maintain any utilities existing within said right-of-way, and that upon revocation of such permit, the petitioners will, within thirty (30) days of notice of revocation, discontinue said encroachment and, at their own expense, restore the right-of-way to its original condition.

PASSED and ADOPTED this 5th day of July,
1989.

Attest:

Neva B. Lockhart, CMC.
City Clerk

RT Mentlo
President of the Council

REVOCABLE PERMIT

WHEREAS, Frank M. and Marcia Cordova have petitioned the City Council of the City of Grand Junction, Colorado, for a Revocable Permit to utilize for parking purposes, and for the construction and installation of a carport, all of the road right-of-way for Vine Street lying south of West Grand Avenue and north of the right-of-way for State Highway No. 340 in Carpenter's Subdivision No. 2; and

WHEREAS, the City Council is of the opinion that such action would not be detrimental to the inhabitants of the City at this time and has directed the City Manager to issue a permit for such use;

NOW THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby granted to Frank M. and Marcia Cordova a Revocable Permit to allow use of the property described above for parking purposes; provided, however, that said permit may be revoked by the City Council at its pleasure at any time; provided, further that the above-named petitioners, in and through the use of the right-of-way as contemplated herein, hereby agree to indemnify the City, its officers, agents and employees and to hold it, its officers, agents and employees harmless from any and all claims, damages, actions, costs and expenses of every kind in any manner arising out of, or resulting from the permitted use of the right-of-way of for Vine Street, that the City reserves the right to service and maintain any utilities existing within said right-of-way, and further provided that said petitioners hereby agree that within thirty (30) days of notice of the revocation of such permit, they will, at their sole expense, remove said encroachment and restore the right-of-way to its original condition.

DATED this 6th day of July, 1989.

Attest:

Deva B. Lockhart, CMC
City Clerk

Mark K. Achen
Mark K. Achen, City Manager

ACCEPTANCE:

Frank M. Cordova
Frank M. Cordova

Marcia Cordova
Marcia Cordova

AGREEMENT

Frank M. Cordova and Marcia Cordova, for themselves, their heirs and assigns, do hereby agree that they will abide by each and every condition contained in the foregoing Permit and that they will indemnify the City of Grand Junction, its officers, employees and agents and hold it, its officers, employees and agents harmless from all claims and causes of action as recited in said permit; and further, upon revocation of the permit, they agree to within thirty (30) days of notice of revocation, remove said encroachment and restore the right-of-way to its original condition, all at their own expense.

DATED at Grand Junction, Colorado, this 6th day of July, 1989.

Frank M. Cordova
Frank M. Cordova

Marcia Cordova
Marcia Cordova

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

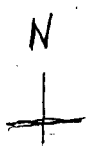
The foregoing Agreement was acknowledged before me in Mesa County, Colorado, this 6 day of July, 1989, by Frank M. Cordova and Marcia Cordova.

Witness my hand and official seal.

My Commission expires June 13, 1991

Theresa A. Martinez
Notary Public

ACCEPTED KP 7/11/89
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.



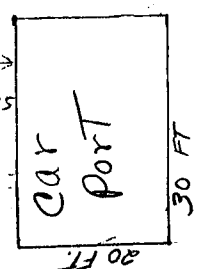
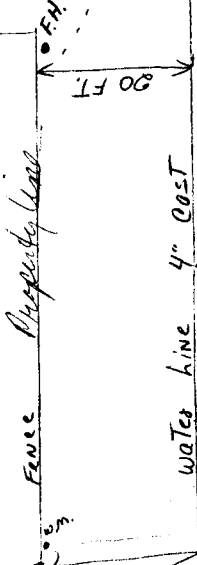
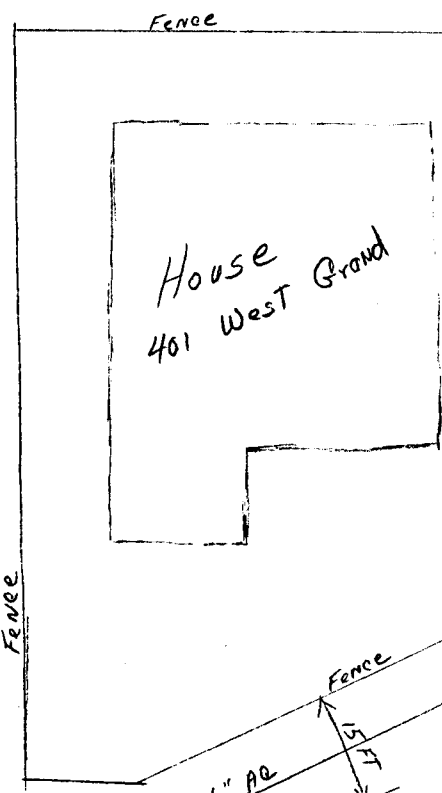
VINE ST.
26 FT.

West

Grand

26 FT.

IRRIGATION Ditch



Toe of slope

Hwy 340