

DATE SUBMITTED: 10 DEC 92

PERMIT NO. 43785 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2399 RIVER Rd

SQ. FT. OF BLDG: 3000

SUBDIVISION ~~2945 081 00 096~~

SQ. FT. OF LOT: 5.713 ACRES

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945 081 00 096

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER CLIFTON & MARYS SR

USE OF EXISTING BUILDINGS: OFFICE S'NDP

ADDRESS 2399 RIVER Rd

DESCRIPTION OF WORK AND INTENDED USE: STORAGE LEAN TO

TELEPHONE: 243 5669

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PI

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES _____ NO

SIDE 0' REAR 0'

CENSUS TRACT: 9 TRAFFIC ZONE: 8

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

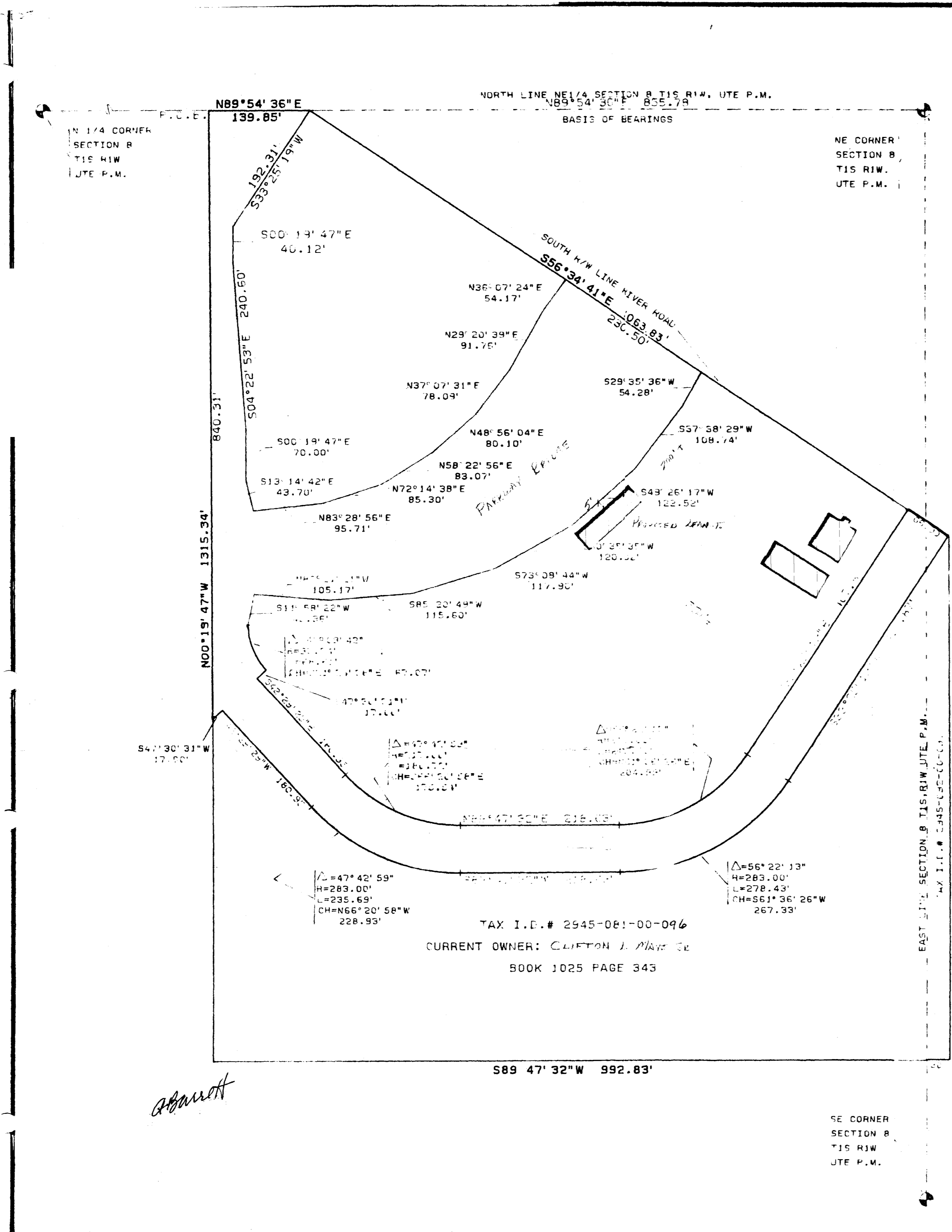
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Angeline Barrett
Department Approval
12/10/92
Date Approved

[Signature]
Applicant Signature
10 DEC 92
Date

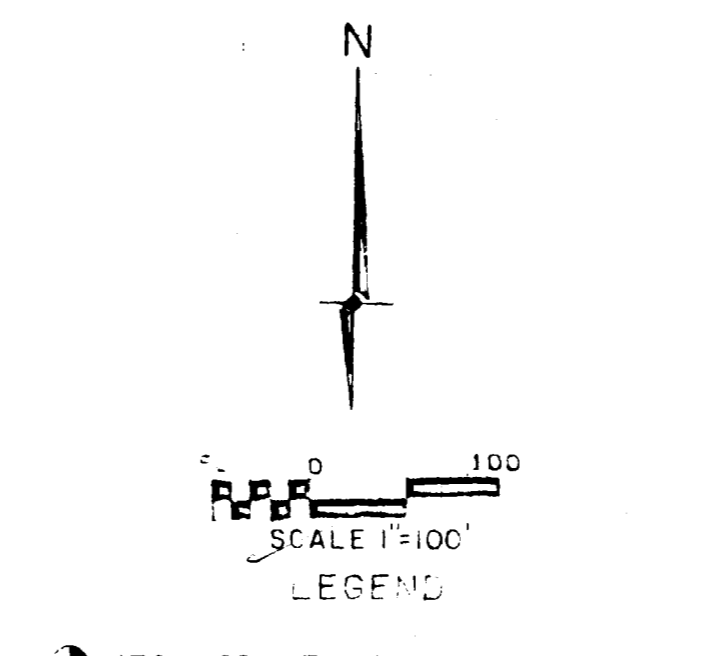
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



PROPERTY DESCRIPTION

A parcel of land for road right-of-way purposes situated within the boundaries of a parcel of land described in Book 1025, Page 343 and Book 1022, Page 365 of the records of the Mesa County Clerk and Recorder, in the NE¼ of Section 8 and the NW¼ of Section 9, T15, R1W, Ute P.M., Mesa County, Colorado, being more particularly described as follows:

Beginning at the Northwest corner of that parcel described in said Book 1025 Page 343; from whence the Mesa County Brass Cap Monument for the corner common to Sections 4, 5, 8 & 9, T15, R1W, Ute P.M., bears N89°54'36"E, 855.78 feet; thence N89°54'36"E (Basis of Bearings) 139.85 feet along the North line of the NE¼ of said Section 8 to a point on the Southerly right-of-way line of River Road; thence S33°25'19"W, 192.31 feet; thence S00°19'47"E, 40.12 feet; thence S04°22'53"E, 240.60 feet; thence S00°19'47"E, 70.00 feet; thence S13°14'42"E, 43.70 feet; thence N83°28'56"E, 95.71 feet; thence N72°14'38"E, 85.30 feet; thence N58°22'56"E, 83.07 feet; thence N48°56'04"E, 80.10 feet; thence N37°07'31"E, 78.09 feet; thence N29°20'39"E, 91.76 feet; thence N36°07'24"E, 54.17 feet to a point on the Southerly right-of-way line of River Road; thence S56°34'41"E, 230.50 feet along said right-of-way line; thence S29°35'36"W, 54.28 feet; thence S37°38'29"W, 108.74 feet; thence S49°26'17"W, 122.52 feet; thence S60°35'35"W, 120.02 feet; thence S73°08'44"W, 117.90 feet; thence S85°20'49"W, 115.60 feet; thence N85°27'21"W, 105.17 feet; thence S11°58'22"W, 43.36 feet to a point on a 93.24 foot radius non-tangent curve to the left, the radius point of which bears N89°40'13"E; thence 68.61 feet along the arc of said curve, the chord of which bears S21°24'38"E, 67.07 feet through a central angle of 42°09'42"; thence S47°30'31"W, 17.00 feet; thence S42°29'29"E, 180.95 feet; thence 180.72 feet along the arc of a 217.00 foot radius curve to the left, the chord of which bears S66°20'58"E, 175.54 feet through a central angle of 47°42'59"; thence N89°47'32"E, 218.63 feet; thence 213.50 feet along the arc of a 217.00 foot radius curve to the left, the chord of which bears N61°36'26"E, 204.99 feet through a central angle of 56°22'13"; thence N33°25'19"E, 407.87 feet to a point on the Southerly right-of-way line of River Road; thence S56°34'41"E, 66.00 feet along said right-of-way line to a point on the Westerly boundary line of a parcel of land described in Book 1174 Page 277 of the records of the Mesa County Clerk and Recorder; thence S33°25'19"W, 407.87 feet; thence 278.43 feet along the arc of a 283.00 foot radius curve to the right, the chord of which bears S61°36'26"W, 267.33 feet through a central angle of 47°42'59"; thence N42°29'29"W, 180.95 feet; thence S47°30'31"W, 17.00 feet to a point on the West boundary line of that parcel described in said Book 1025, Page 343; thence N00°19'47"W, 840.31 feet along said boundary line to the Point of Beginning, containing 5.713 acres more or less.



ARMSTRONG & ASSOCIATES, INC.

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Grand Junction, Colorado 81505
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Architects
Engineers
Planners
Surveyors
Soil Testing
Material Testing
U.S. Mineral Surveyors
Geotechnical Engineers

110 Park Road, Suite 1000
Cortez, CO 81320
Lizette & Assoc. 18 Mar. 1999

REDLANDS PARKWAY PHASE III

ROY ACQUISITION

Project No.: 82388C
Date: 5/28/82
Drawn: DMO
Checked:
Approved:

Sheet: of

FEB 15