

DATE SUBMITTED: 4-7-93

PERMIT NO. 44564

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 330 Grand Ave

SQ. FT. OF BLDG: 4594⁰

SUBDIVISION City of G.J.C.

SQ. FT. OF LOT: 7500⁰

FILING # _____ BLK # 75 LOT # 24:25

NO. OF FAMILY UNITS: 4/A

TAX SCHEDULE # 2945-142-39-011

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Robert & Tamara Reece

USE OF EXISTING BUILDINGS: OFFICE BUILDING

ADDRESS 330 Grand

DESCRIPTION OF WORK AND INTENDED USE: Addition to back of Bldg. 204 sq. ft.

TELEPHONE: 241-8555

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

FOR OFFICE USE ONLY

ZONE B-3

Designated FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 45'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0 REAR 0

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 40'

PARKING REQ'MT 16 spaces

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

existing

10 spaces leased from First Assembly of God Church

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.

Kathy Patton
Department Approval

Greg H. [Signature]
Applicant Signature

4/8/93
Date Approved

4-7-93
Date

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

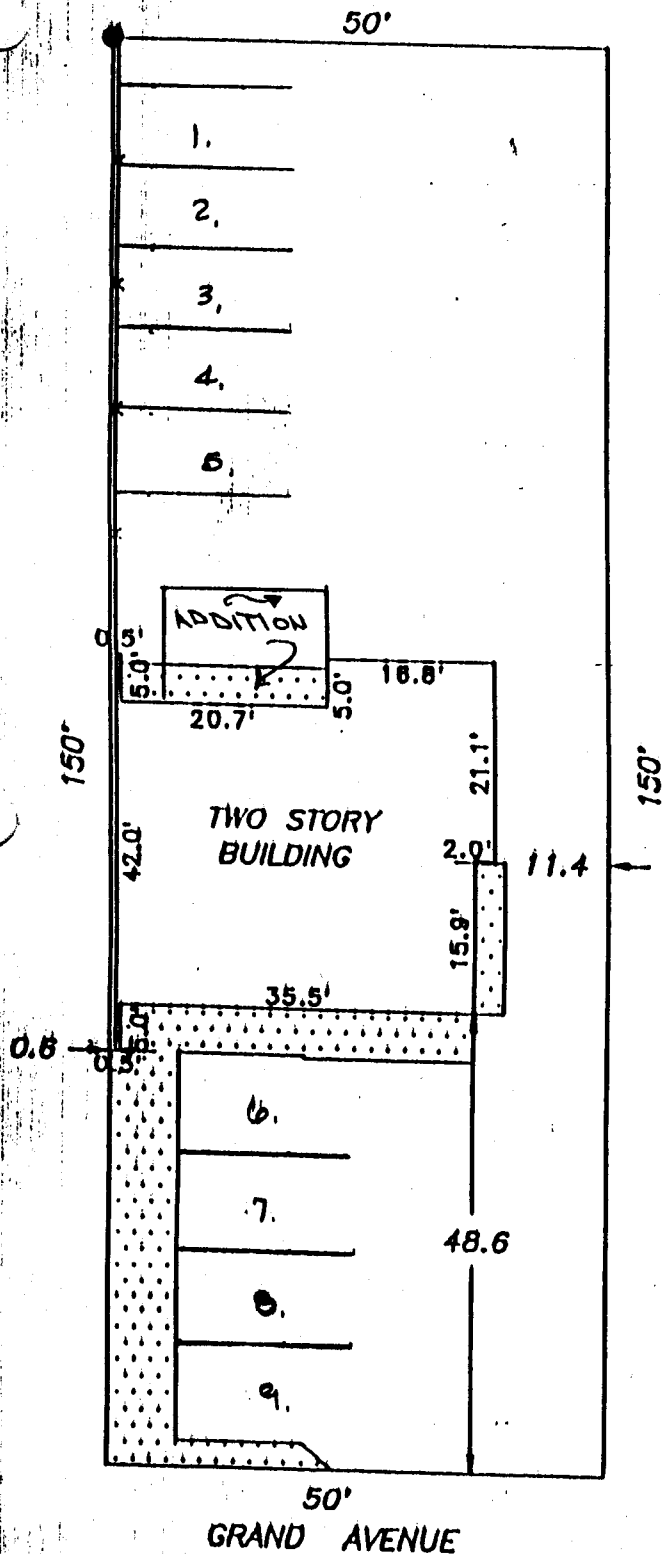
IMPROVEMENT LOCATION CERTIFICATE COPY

330 GRAND AVENUE
GRAND JUNCTION, COLORADO

LOTS 24 & 25, BLOCK 75,
CITY OF GRAND JUNCTION, COLORADO

Existing Size = 4,594 sq.ft.
Present Use = Office Building
(Title Company)

COPY



ACCEPTED MP 4-8-93
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.

ALL SETBACK AND SIDEYARD DISTANCES
ARE PLUS OR MINUS ONE FOOT.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY First American Title
COMMITMENT NUMBER 110824

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR First American Title & Central Bank, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 8-02-90, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

William O. Roy
WILLIAM O. ROY P.L.S. 12901

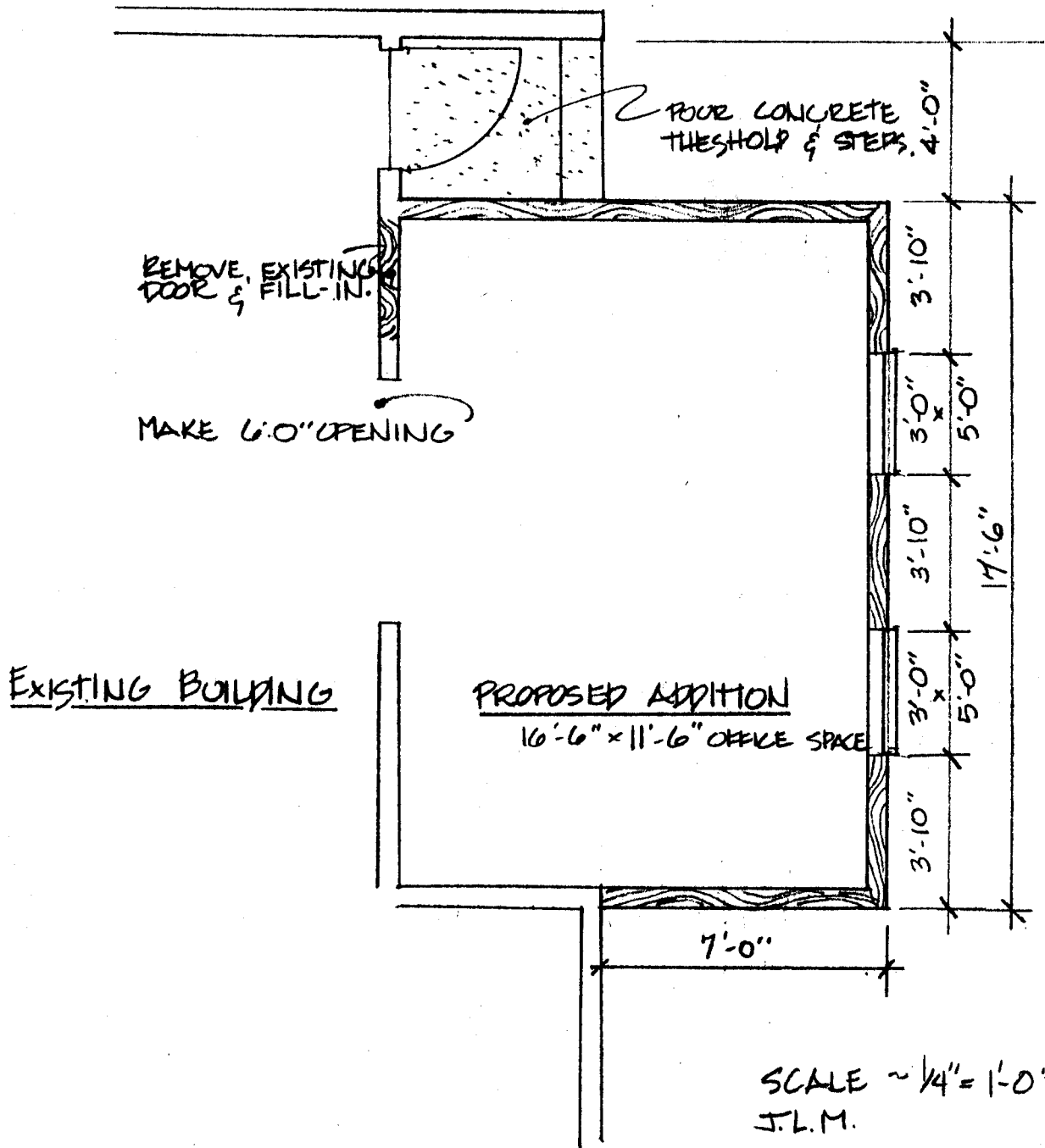
	6548	CENTURY SURVEYING P.O. BOX 366, GRAND JCT., COLORADO 81602 TELEPHONE 303-241-2007
	SCALE: 1" = 20' ● = PINS FOUND ○ = PINS SET	

PROPOSED ADDITION TO FIRST AMERICAN TITLE

330 GRAND AVENUE / BOB AND TAMMY REECE

241-8555

REV. 4/5/93

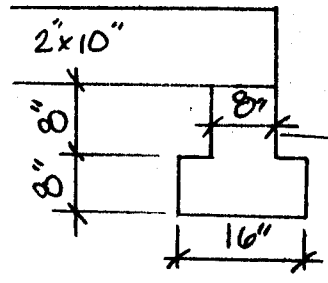
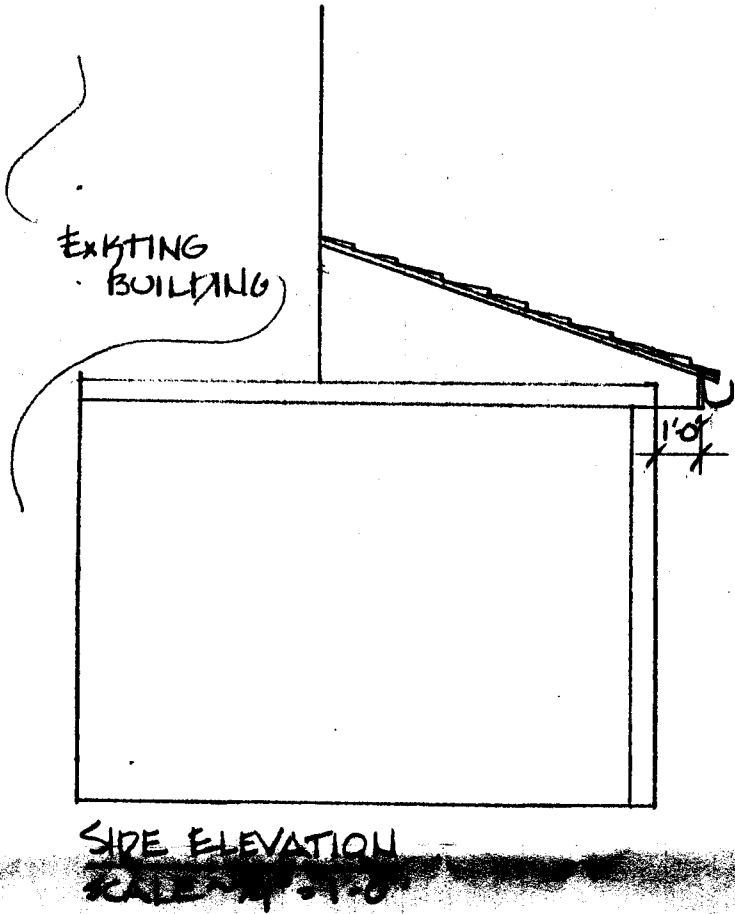
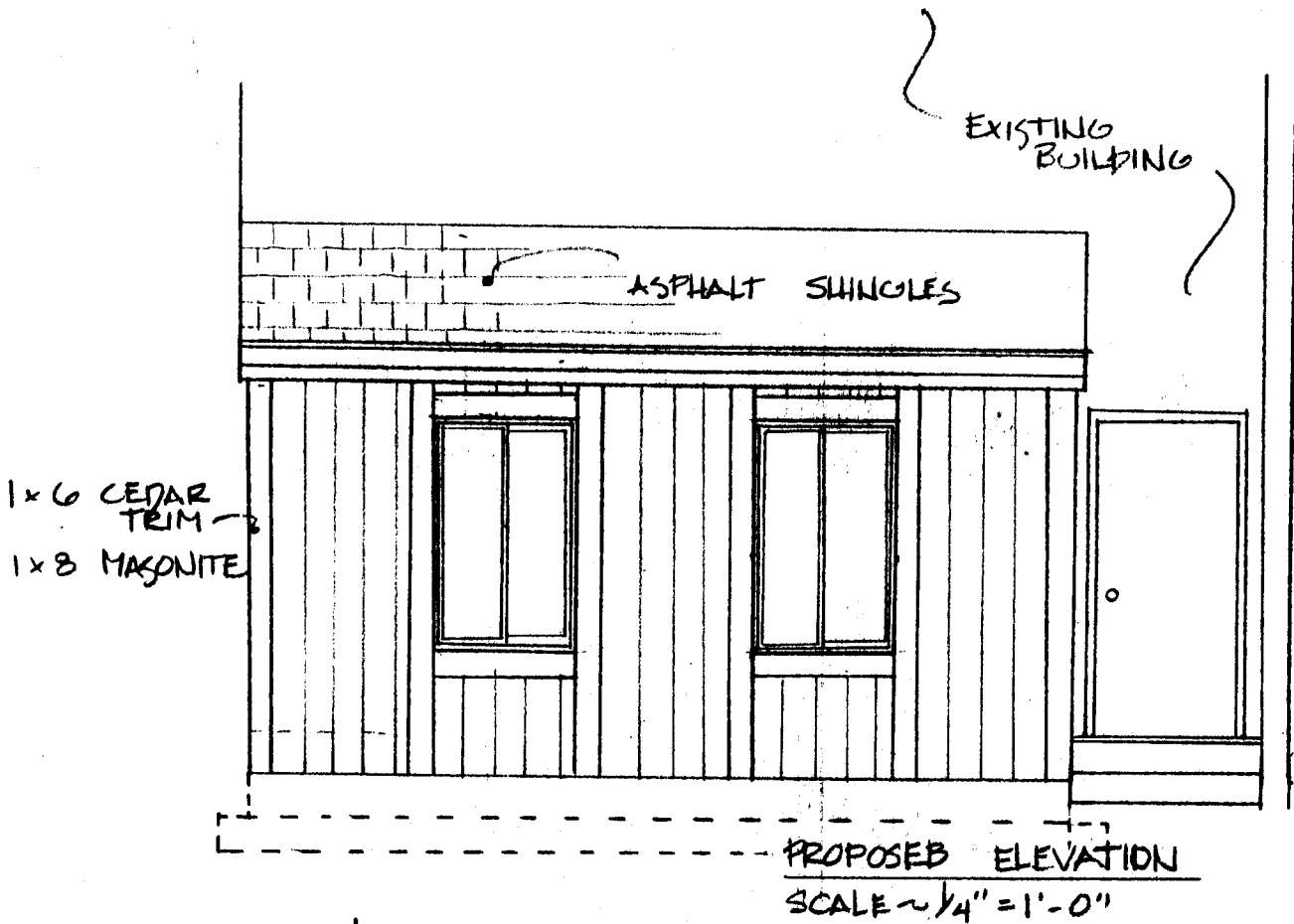


SCALE ~ 1/4" = 1'-0"

J.L.M.

SUN KING

245-9173



FOUNDATION DETAIL

SCALE ~ 1/2" = 1'-0"

REV. 4/5/93 J.L.M.

LEASE

THIS LEASE, dated on March 29, 1993, is between First Assembly of God Church,
a non profit corporation, as the Landlord, and First American Title Company of
Mesa County, Inc., a Colorado corporation, as the Tenant.

The Landlord, in consideration of the covenants of the Tenant hereinafter set forth, hereby leases to the Tenant the following described property:

10 parking spaces in the 5th and Ouray parking lot, more specifically described as Lots 11 and 12, Block 74, City of Grand Junction

also known by street and number as 445 Ouray Avenue parking lot

SAID PREMISES are to be leased to the Tenant from January 1, 1993 to

December 31, 1995. The Tenant, in consideration of the leasing of the premises as set forth above,

covenants and agrees to pay the Landlord as rent the sum of \$ NO CONSIDERATION, payable as follows:

N/A

The Tenant further covenants with the Landlord, that at the expiration of the time mentioned in this Lease, peaceable possession of said premises shall be given to the Landlord, in as good condition as they now are, the usual wear, inevitable accidents, and loss by fire excepted.

It is agreed that if the Tenant shall be in arrears in the payment of any installment of rent, or any portion thereof, or in default of any of the covenants or agreements herein contained to be performed by the Tenant, which default shall be uncorrected for a period of three (3) days after Landlord has given written notice thereof, Landlord may, at his option, without liability for trespass or for damages; enter into and upon said premises, or a portion thereof; declare the term of this lease ended; repossess the said premises as of the Landlord's former estate; peacefully expel and remove the Tenant, those claiming under him, or any person or persons occupying the same and their effects; all without prejudice to any other remedies available to the Landlord for arrears of rent or breach of covenant.

IT IS FURTHER COVENANTED AND AGREED, between the parties aforesaid that

Landlord and tenant agree that no termination of this lease will occur until 90 days advance written notice has been given by certified mail to the City of Grand Junction at the following address:

Attention: Community Development Director
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

First American Title Company shall be allowed to use the 10 parking spaces in said lot on Monday through Friday only.

~~Should any provision of this lease violate any federal, state or local law or ordinance, that provision shall be deemed null and void and the lease shall be construed to conform to the law of the state of Colorado.~~

The covenants herein shall extend to and be binding upon the heirs, personal representatives, successors and assigns of the parties to this Lease.

Where used herein, the singular shall include the plural and the use of any gender shall include both genders.

First American Title Company of Mesa County
Inc., a Colorado corporation
By: Robert C. Reece
Robert C. Reece, President Tenant(s)

First Assembly of God Church,
a non profit corporation
By: Gene Kelliane
V.P. of Official Board Landlord

