

DATE SUBMITTED: 6-3-93

PERMIT NO. 452011

FEE \$ N/C

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 838 GRAND AVE SQ. FT. OF BLDG: 2600

SUBDIVISION — SQ. FT. OF LOT: 50x150

FILING # — BLK # 70 LOT # 23 & 24 NO. OF FAMILY UNITS: —

TAX SCHEDULE # 2945-141-39-931 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: one

OWNER MESA County USE OF EXISTING BUILDINGS: Office

ADDRESS 838 Grand Ave.

TELEPHONE: 244-1678 DESCRIPTION OF WORK AND INTENDED USE: INT. Remodel only, carpet - paint, etc.

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

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FOR OFFICE USE ONLY

ZONE PB FLOODPLAIN: DESIGNATED YES — NO X

SETBACKS: FRONT — GEOLOGIC HAZARD: YES — NO —

SIDE REAR CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT — PARKING REQ'MT —

LANDSCAPING/SCREENING REQUIRED: — SPECIAL CONDITIONS: —

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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.

Ronnie Edwards  
Department Approval

Jim Raff  
Applicant Signature

6-3-93  
Date Approved

6-3-93  
Date

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

**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

Date

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

Date

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 amended to so comply with such law or ordinance, and shall be construed in a manner so as to comply.

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: Ann Williams  
VP. of Official Board Landlord

