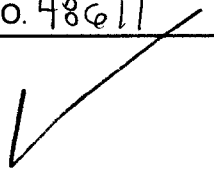


FEE \$ 10

BLDG PERMIT NO. 48611

PLANNING CLEARANCE

3017-0070-02-0 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2352 N. 7TH TAX SCHEDULE NO. 2945 111-02-011-012
 SUBDIVISION PRO. COND. COMPLEX SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 13,500
 (1) OWNER STAN MUHR NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (2) APPLICANT TRENT WILSON USE OF ALL EXISTING BLDGS DENTAL/OPTICAL
 (2) ADDRESS 2139 BUFFALO DR. DESCRIPTION OF WORK & INTENDED USE: _____
 (2) TELEPHONE 243-0903 INTERIOR REMODIE / ENTRANCE FOYER

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-1 Landscaping / Screening Required: YES _____ NO
 SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt existing
 _____ from center of ROW, whichever is greater
 Side _____ from PL Interior Rear _____ from PL
 Special Conditions: no change in use; minor
addition constitutes no increase in net
usable floor area
 Maximum Height _____ CENSUS TRACT 5 TRAFFIC ZONE 27
 Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Trent Wilson Date 7/27/94
 Department Approval [Signature] Date 7/27/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A
 Utility Accounting Mellie Fowler Date 7-27-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

AGREEMENT GRANTING RECIPROCAL PARKING EASEMENTS

AGREEMENT made this _____ day of June, 1991, by and between JAMES N. DARNELL, JR., and JEAN ELIZABETH DARBY, hereinafter referred to as "Darnell and Darby", 2352 North 7th Street, Grand Junction, CO 81501, and THE BISHOP OF PUEBLO, a corporation sole, 1001 North Grand Avenue, Pueblo, CO 81003, hereinafter referred to as "The Bishop".

In consideration of the mutual promises contained in this Agreement, the parties agree as follows:

1. Darnell and Darby hereby grant to The Bishop the nonexclusive easement and right to use and occupy, solely for the purpose of the parking of motor vehicles whose occupants are engaged in church activities or functions, the parking lots and spaces now existing on the real property presently owned by Darnell and Darby and located on a portion of Lots 1 and 2 in Yocum Subdivision, Mesa County, Colorado.

2. The Bishop hereby grants to Darnell and Darby the nonexclusive easement and right to use and occupy, solely for the purpose of the parking of motor vehicles whose occupants are engaged in activities or business at the Darnell and Darby property, the parking lot and spaces now existing on the real property presently titled in The Bishop's name and located on a portion of Lots 1 and 2 in Yocum Subdivision, Mesa County, Colorado, just east of the Darnell and Darby property.

3. To the extent reasonably possible, each party shall maintain, and remove snow from, their respective parking lots which are the subject of this Agreement in such a manner so as to allow free and continuing use of and access to the said parking lots by the other party pursuant to the terms of this Agreement.

4. Each party shall, at their own expense, be solely responsible for maintaining, repairing and removing snow from the parking lots and parking spaces located on their respective properties.

5. Darnell and Darby hereby agree to indemnify, hold harmless and defend The Bishop from any liability for personal injury or property damage which shall result from, arise out of, or be attributable to, any use by Darnell and Darby of The Bishop's parking facilities pursuant to the terms of this Agreement, except for injury or damages willfully or deliberately caused by The Bishop, or agents of The Bishop.

6. The Bishop hereby agrees to indemnify, hold harmless and defend Darnell and Darby from any liability for personal injury or property damage which shall result from, arise out of, or be attributable to any use by The Bishop of Darnell and Darby's parking facilities pursuant to the terms of this Agreement, except for injury or damages willfully or deliberately caused by Darnell or Darby, or their agents.

7. The mutual easements granted by this Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties to this Agreement, their heirs, personal representatives, successors or assigns.

8. This Agreement shall constitute the entire agreement between the parties, and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

9. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

10. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Colorado.

James N. Darnell, Jr.
James N. Darnell, Jr.

Jean Elizabeth Darby
Jean Elizabeth Darby
By James N. Darnell, Jr.,
Her Attorney-In-Fact

THE BISHOP OF PUEBLO,
a corporation sole

By Arthur N. Tafoya
BISHOP ARTHUR N. TAFOYA

ATTEST:

John R. Beno
JOHN R. BENO
STATE OF COLORADO,)
COUNTY OF M E S A.) ss.

The foregoing instrument was acknowledged before me this 27th day of June, 1991, by James N. Darnell, Jr., individually, and as attorney-in-fact for Jean Elizabeth Darby.

My commission expires: 6/12/94
Witness my hand and official seal.

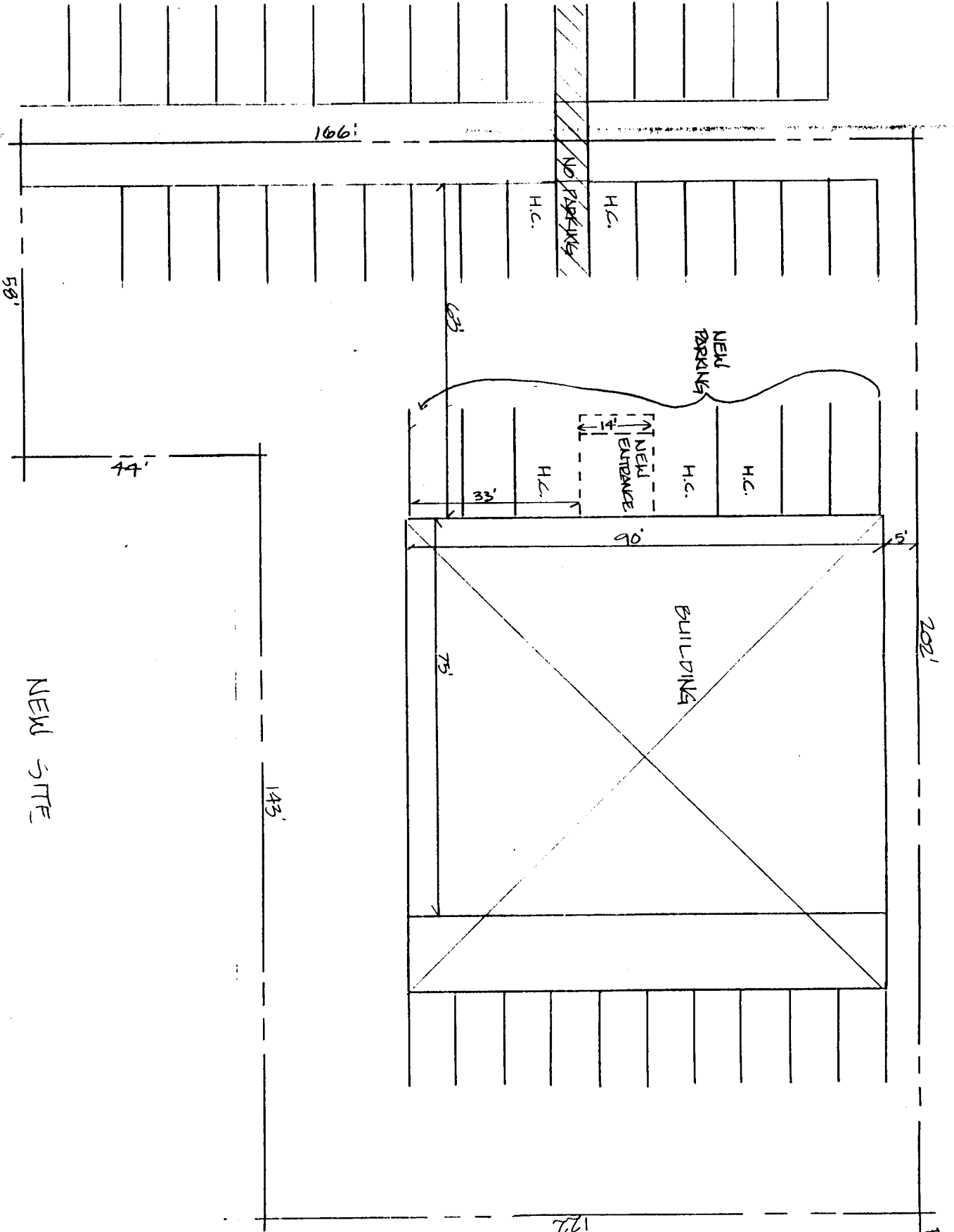
Bruce Pato
Notary Public

STATE OF COLORADO,)
COUNTY OF PUEBLO.) ss.

The foregoing instrument was acknowledged before me this 2ND day of JULY, 1991, for The Bishop of Pueblo, a corporation sole, by Bishop Arthur N. Tafoya, President, and John R. Beno, Secretary, of the Bishop of Pueblo, a Corporation Sole.

My commission expires: August 31, 1993
Witness my hand and official seal.

WELLINGTON AVE



NEW SITE

143'

44'

58'

166'

75'

90'

33'

63'

5'

202'

122'

7TH ST.

PROPERTY LINES

NO PARKING

NEW PARKING

NEW ENTRANCE

BUILDING

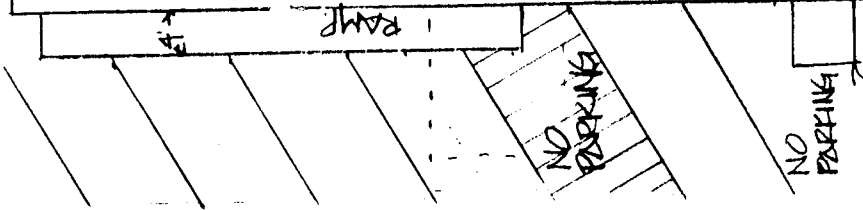
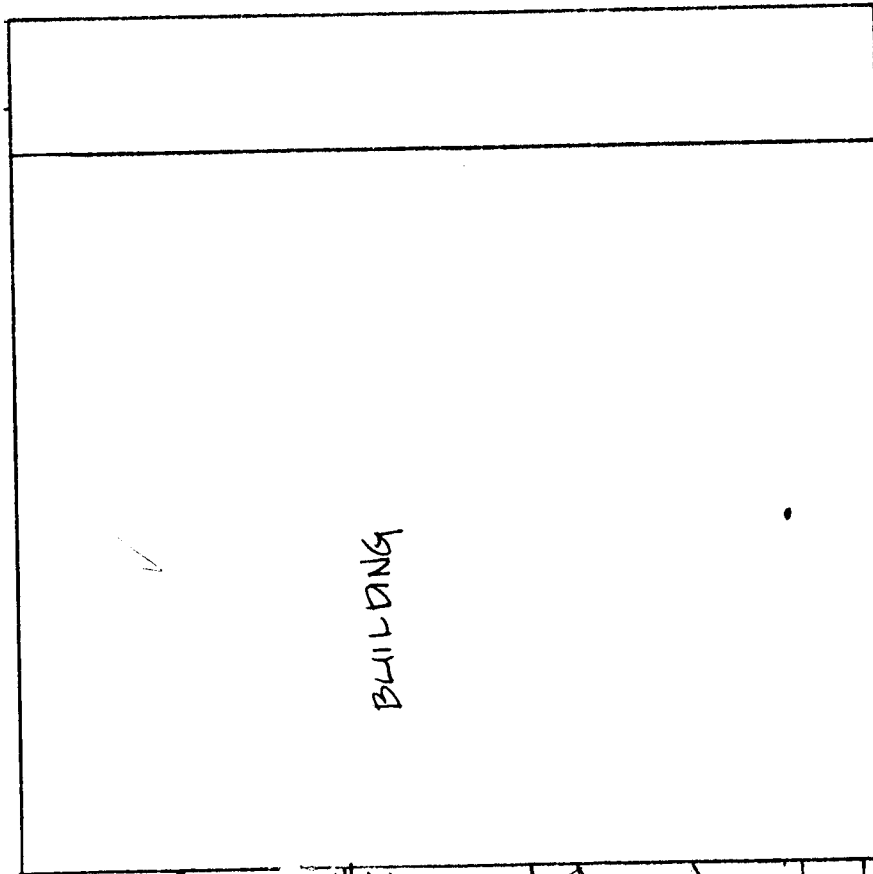
H.C.

H.C.

H.C.

H.C.

H.C.



LOADING DOCK

NO PARKING

