

FEE \$ 10.00

BLDG PERMIT NO. 50497

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 652 27 1/2 Rd. TAX SCHEDULE NO. 2945-011-45-001  
 SUBDIVISION LOT 1, ST. MATTHEWS SUBDIV. SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 363 sq ft  
 (1) OWNER WILLIAM L. DAVIS NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 652 27 1/2 RD NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
GRAND JUNCTION, CO 81506  
 (1) TELEPHONE 245-9212 USE OF EXISTING BLDGS home & Storage  
 (2) APPLICANT WILLIAM L. DAVIS DESCRIPTION OF WORK AND INTENDED USE: CAR PORT  
 (2) ADDRESS 652 27 1/2 RD, GND. JCT.  
 (2) TELEPHONE 245-9212

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) or 20' from center of ROW, whichever is greater Parking Req'mt 2  
 Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature William L. Davis Date Nov. 18, 1994  
 Department Approval Maria Rabideaux Date 11-18-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3017-2790-06-2  
 Utility Accounting [Signature] Date 11-18-94

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)

652 27½ Road  
Grand Junction, CO 81506  
(245-9212)  
November 18, 1994

Grand Junction Community Development  
Grand Junction, Colorado 81501

Submitted with this letter is a completed Planning Clearance form relating to a car port (open on three sides) that I wish to build on the east side of my house on an existing concrete pad. Ordering materials and construction would commence shortly after receiving approval in order to take advantage of remaining favorable weather. Reasons for this construction are to protect my two vehicles from winter weather/summer sun, and to provide protected areas for lawn mowers, wheelbarrows, garden tools, etc. Other items provided with this letter are as follows.

- Item 1: A survey map of my property which is Lot 1 of St. Matthew's Episcopal Church Subdivision. This property was purchased in mid-1987. Outlined in red on the map is the fenced-in area that includes the house and ancillaries (lawn, concrete patios and parking areas, etc.).
- Item 2: A scale drawing (1 inch = 20 ft) of the fenced-in area. This drawing was prepared in 1991 in preparation for installing a lawn sprinkler system. This system was installed in 1992 and lawns were established. As indicated the car port will be located on the existing concrete pad car parking area adjacent to the house on the east side. The distance from the concrete pad to the east boundry fence that runs south to north is 36 ft.
- Item 3: Scale drawings (1/4 inch = 1 ft) showing ~~three~~ views of the car port design. These are side view looking east to west, front view looking south to north, and plan view. As a Registered Professional Engineer with a Master's degree in engineering I am knowledgeable of proper structural design parameters and safety factors to withstand severe wind and snow loads, etc., that occasionally occur in this area. Therefore the design calls for five vertical 4x4 support posts set in concrete at 5 ft intervals and the roof joists will be 2x6s, and horizontal braces will also be 2x6s. The west side will be tied onto roof of the house. The distance between roof joists and the horizontal braces will be 2 ft. The roofing material will be either asphalt roll roofing or asphalt shingles. As a possible option I'm considering a sun roof on top with standard steps on the north side and with standard height railings on three sides.

  
William L. Davis

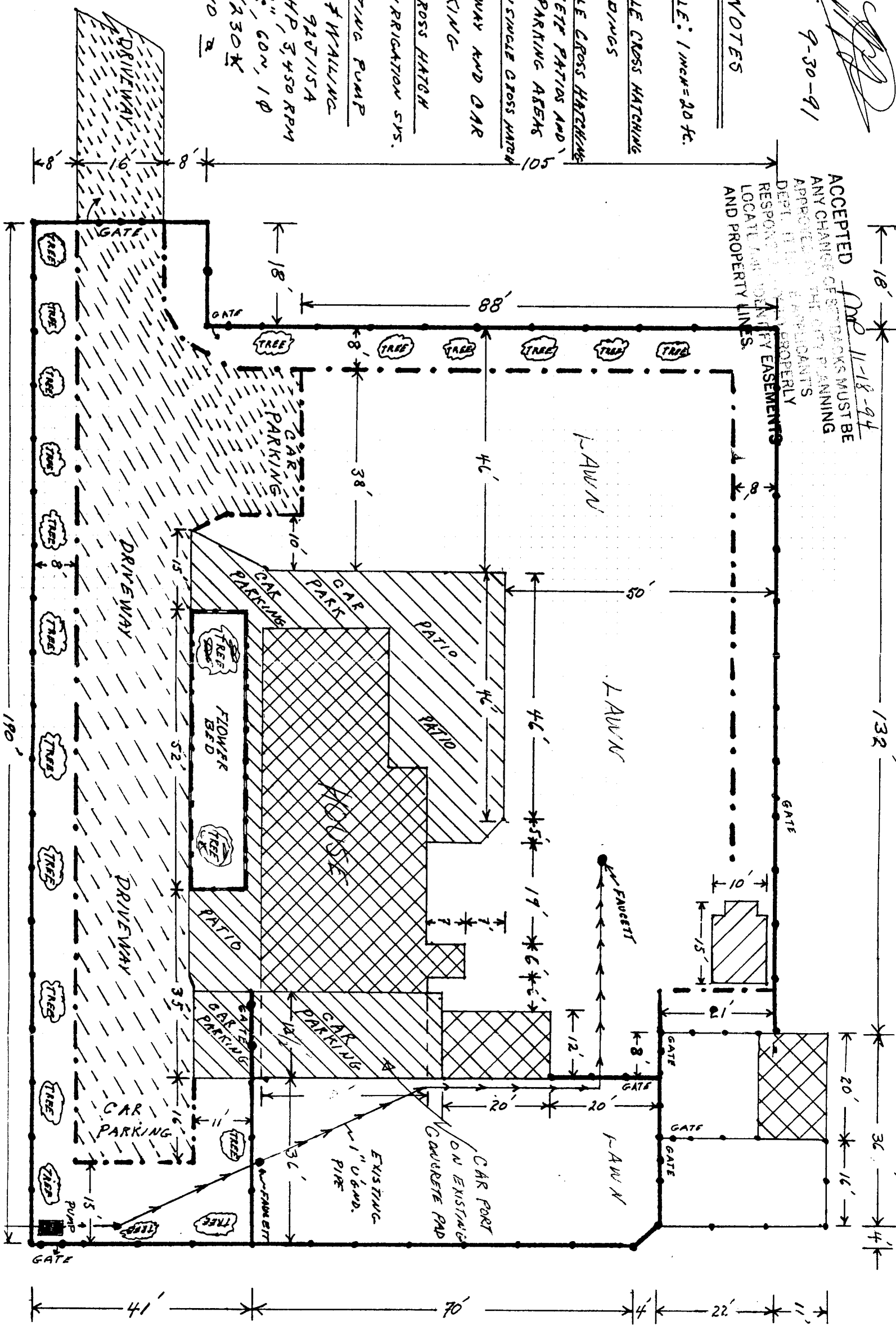
9-30-91

NOTES

1. SCALE: 1 INCH = 20 FT.
2. DOUBLE CROSS HATCHING BUILDINGS
3. SINGLE CROSS HATCHING CONCRETE PATIOS AND CAR PARKING AREAS
4. BROKEN SINGLE CROSS HATCH DRIVEWAY AND CAR PARKING
5. NO CROSS HATCH FOR IRRIGATION SYS.
6. EXISTING PUMP FLINT WALLING PDE# 92J115A 1/2 HP, 3450 RPM TYPE "C" CON, 1" 115 / 230K 2 1/10 2

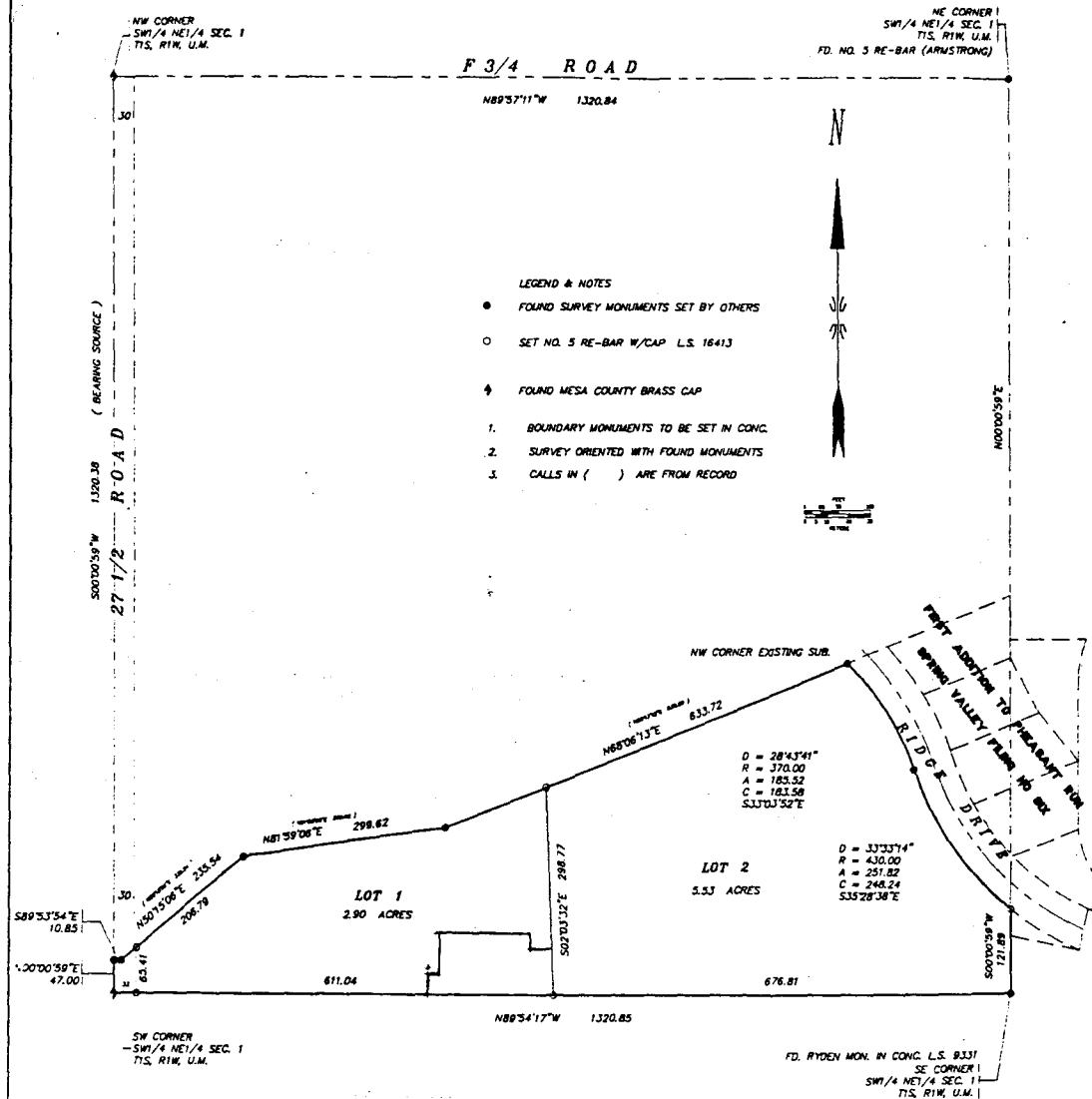
ACCEPTED  
 ANY CHANGE OF STANDARDS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE APPLICANTS TO OBTAIN ALL NECESSARY EASEMENTS, LOCAL ORDINANCES AND PROPERTY LINES.

APR 11-18-94



# ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION

DEDICATION



**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, ST. MATTHEWS PARISH, a Colorado non-profit Corporation, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1264 of Page 373 of the Mesa County Clerk and Records Office, and being situated in the SW 1/4 NE 1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, as shown on the accompanying plat, said property being additionally described as follows:

Beginning at the SW corner of the SW 1/4 NE 1/4 Section 1, Township 1 South, Range 1 West, of the Ute Meridian, and considering the West line of the SW 1/4 NE 1/4 Section 1, T1S, R1W, U.M. to bear S00°00'59"W and of bearings contained herein to be recite thereto: thence N00°00'39"E 47.00 feet along the West line of the SW 1/4 NE 1/4 Sec. 1; thence S89°53'54"E 10.85 feet; thence N50°50'06"E 238.54 feet; thence N81°59'08"E 298.62 feet; thence N68°06'13"E 633.72 feet to the NW corner of the FIRST ADDITION TO PHEASANT VALLEY FILING NO. 6 also being the west right-of-way line for RIDGE DRIVE; thence along the west right-of-way line for RIDGE DRIVE the following two (2) courses and distances: (1) 185.52 feet along the arc of a curve to the right with a radius of 370.00 feet and whose chord bears S33°03'48"E 183.58 feet; (2) 251.82 feet along the arc of a curve to the left with a radius of 430.00 feet and whose chord bears S35°28'38"E 248.24 feet to the east line to the SW 1/4 NE 1/4 Sec. 1; thence S00°00'59"W 121.89 feet to the SE corner of the SW 1/4 NE 1/4 Sec. 1; thence N89°54'17"W 1320.85 feet along the south line of the SW 1/4 NE 1/4 Sec. 1 to the point of beginning, containing 8.48 Acres.

SUBJECT to existing rights-of-way for road purposes.

That said owner has caused the said real property to be laid out and surveyed as ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 198\_\_

ST. MATTHEWS PARISH, a Colorado non-profit Corporation  
By: RICHARD W. FOSTER, RECTOR

CHARLENE NEWTON, CLERK OF RECTORY

STATE OF COLORADO } S.S.  
COUNTY OF MESA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 198\_\_ by RICHARD W. FOSTER, Rector and CHARLENE NEWTON, Clerk of Rectory.

ST. MATTHEWS PARISH, a Colorado non-profit Corporation.

My commission expires \_\_\_\_\_ Notary Public  
Address \_\_\_\_\_

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 198\_\_, and is duly recorded in Plat Book No. \_\_\_\_\_ Page \_\_\_\_\_

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 198\_\_, County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 198\_\_, Board of County Commissioners of the County of Mesa, Colorado.

Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris, O.E.D. Surveying Systems Inc.  
Registered Professional Land Surveyor L.S. 16413

Date

UTILITIES COORDINATING COMMITTEE

Chairman

Date

ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION  
IN THE SW 1/4 NE 1/4 SEC. 1, T1S, R1W, U.M.

**NOTICE**  
ACCORDING TO COLORADO LAW YOU MUST SIGNATURE AND DATE AFTER THESE SPACES ARE FILLED IN THIS PLAT. NO SIGNATURE OR DATE AFTER THESE SPACES ARE FILLED IN THIS PLAT WILL BE CONSIDERED VALID. ANY ACTION BASED UPON ANY DEFECT IN THIS PLAT WILL BE VOID.