

FEE \$	10 -
TCP \$	-
DRAINAGE FEE \$	-

BLDG PERMIT NO.	56039
FILE #	2002-2210-07-2

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development) ✓
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1940 Grand TAX SCHEDULE NO. 2945 131 18025

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 280'

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Steve Barnes NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 1940 Grand #215 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 241-3554 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Steve DESCRIPTION OF WORK & INTENDED USE: _____
Open 2nd Floor Deck

(2) ADDRESS _____
 (2) TELEPHONE _____

✓ 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 NA from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 0' from PL Special Conditions: _____

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 7 T.ZONE 38 ANNEX # _____

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 Steve Barnes Date 3-13-96

Department Approval Marcia Rabideaux Date 3-13-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Attendant Date 3-13-96

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

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

SURVEY OF A PART OF THE N.E. 1/4 OF SECTION 13, T. 1 S., R. 1 W., UTE MERIDIAN

ACCEPTED *MC 3-13-98*
 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.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN FROM WHENCE THE CITY BLOCK MONUMENT AT 23RD STREET AND GRAND AVENUE BEARS N 90°00'00" E 1309.85 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE N 90°00'00" E 433.05 FEET; THENCE N 00°00'00" E 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00°00'00" E 152.00 FEET; THENCE S 90°00'00" W 100.00 FEET; THENCE N 00°00'00" E 40.00 FEET; THENCE N 90°00'00" E 250.00 FEET; THENCE S 00°00'00" W 192.00 FEET; THENCE S 90°00'00" W 150.00 FEET TO THE TRUE POINT OF BEGINNING.

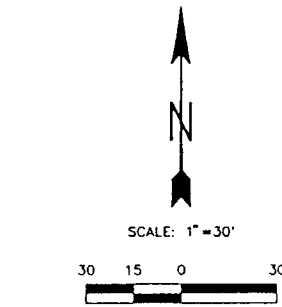
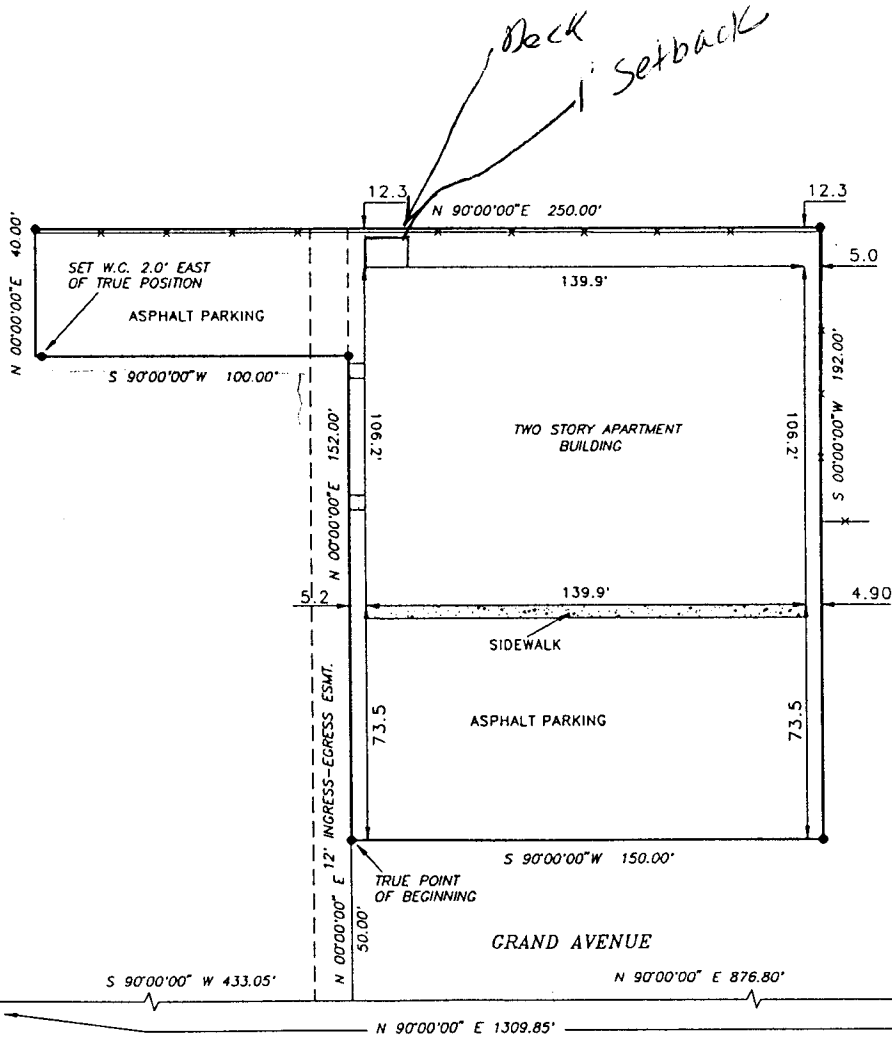
LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

DATE _____

BOOK _____ PAGE _____

RECEPTION NO. _____



- = SET 24" NO. 5 REBAR W/CAP MARKED L.S. 12901
- ⊙ = FOUND CITY OF GRAND JUNCTION MONUMENT
- W.C. = WITNESS CORNER



I, WILLIAM O. ROY DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

William O. Roy
 WILLIAM O. ROY P.L.S. 12901
 DATED THIS 2 DAY OF Oct, 1998

CITY MON. AT 19TH ST. AND GRAND AVE. FOR CENTER 1/4 COR. SEC. 13, T. 1 S., R. 1 W., UTE MERIDIAN

CITY BLOCK MON. AT 23RD ST. & GRAND AVENUE

CENTURY SURVEYING P.O. BOX 356, GRAND JCT., CO 81502 303-241-2667	
SURVEY OF A PART OF THE NE 1/4 OF SECTION 13, T. 1 S., R. 1 W., UTE MERIDIAN.	
PREPARED FOR: CHRIS CARNES	
JOB NO. 78.	SHEET 1 OF 1