

FEE \$	10
TCP \$	0
SIF \$	500 ⁰⁰



BLDG PERMIT NO. 73486

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 310 W. Grand - RBE TAX SCHEDULE NO. 2945-151-05-014
0 West Grand Ave. ~~509 and 510~~

SUBDIVISION CARPENTER'S Sub #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800 SF

FILING BLK 4 LOT 16 and 17 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER MARK FENN NO. OF DWELLING UNITS
1015 W. 7th St. BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 0 West Grand Ave. NO. OF BLDGS ON PARCEL
Grand Junction, CO 81501 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970)242-3647

(2) APPLICANT MARK AUSTIN USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS 1018 COLORADO AVE DESCRIPTION OF WORK AND INTENDED USE: INSTALL

(2) TELEPHONE 242-7540 MOBILE HOME ON VACANT LAND

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-64 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions permanent foundation req'd.

Maximum Height 36' CENSUS 9 TRAFFIC 11 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Mark W. Fenn Date 11/2/99

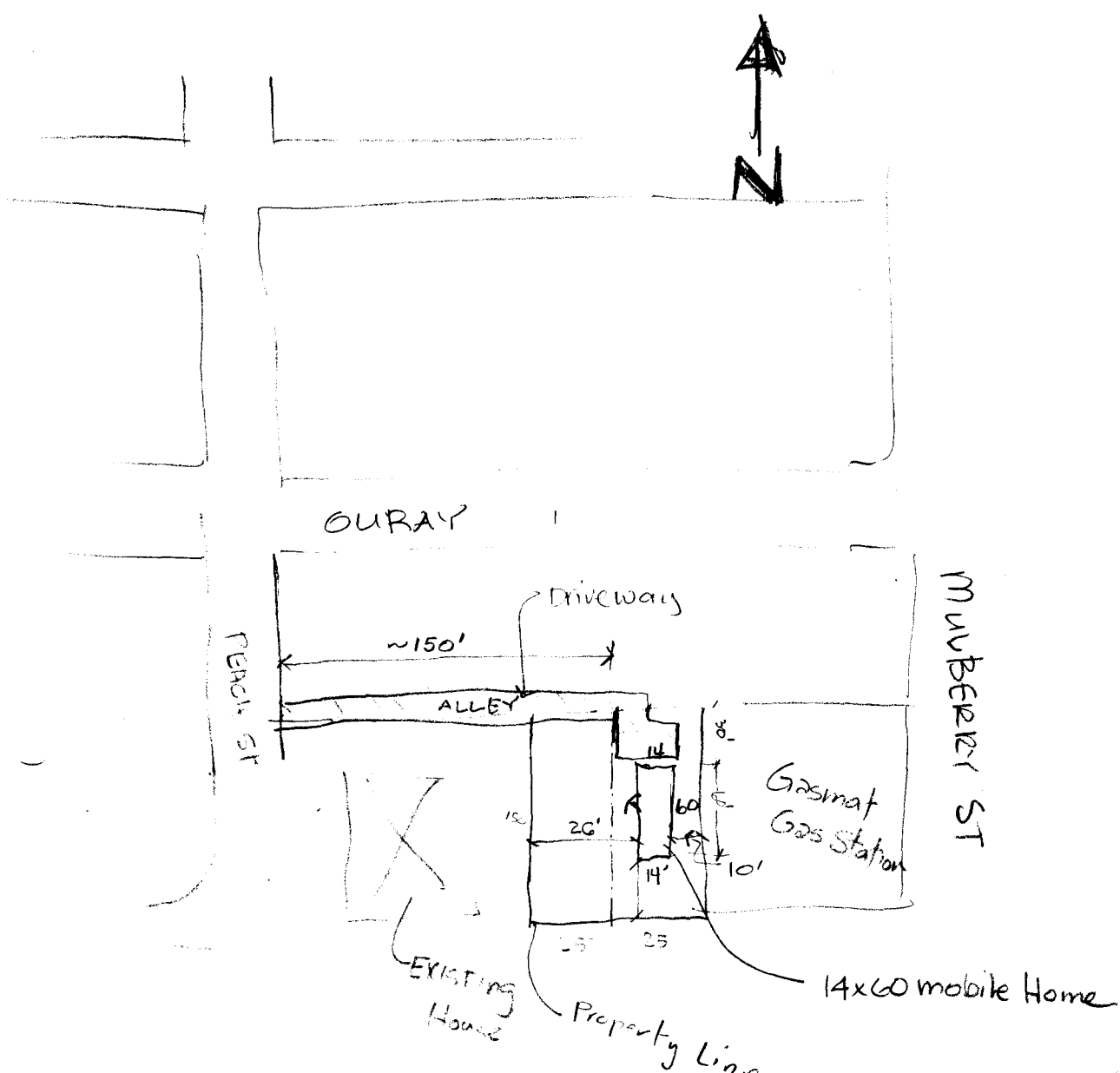
Department Approval Ronnie Edwards Date 11/12/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 12691

Utility Accounting [Signature] Date _____

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)



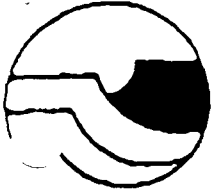
Ronnie 11/12/99

310 W. Grant Ave.

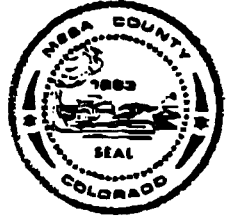
DRIVE O.K.

11/5/99
[Signature]

242-0436



Mesa County Assessor



Mesa County Courthouse Annex P.O. Box 20,000-5003 Grand Junction, Colorado 81502-5003 (303) 244-1610

COMBINATION FORM or RETURN TO ORIGINAL PARCELS

EXISTING PARCEL NUMBER(S):

2945-151-05-009

2945-151-05-010

PROJECTED NEW PARCEL NUMBER(S):

2945-151-05-014 (310 W. Grand.)

0.14 Ac

Please be advised: THAT ANY NEW NUMBER(S) LISTED ABOVE IS NOT ABSOLUTELY GUARANTEED. THE NEW NUMBERS ARE SUBJECT TO CHANGE.

FROM SEPTEMBER 1 OF EACH YEAR, THERE IS NO GUARANTEE THAT THE ABOVE REQUEST WILL BE PROCESSED IN TIME FOR THE FOLLOWING JANUARY'S TAX NOTICE.

WE DO PROMISE TO PROCESS REQUESTS IN A TIMELY MANNER, AS OUR REGULAR FLOW OF WORK ALLOWS.

OWNER

SIGNATURE : Mark W. Feun

PHONE NO: 242-3647

DATE: 11/8/99

DRAFTING TECH

SIGNATURE : Lavada Palmer 11-12-99

Please call when new #'s assigned.

1927592 11/12/99 0257PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00

CITY OF GRAND JUNCTION
POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

OWNERS MARK FENN

ADDRESS OF PROPERTY LOT 16 & 17, BLK 4, CARPENTER Subdivision 2 (310 W. Grand Ave.)

TAX PARCEL # ~~2945-151-05-009 & 010~~ ^{MW?} - new # → 2945-151-05-014 _{PSW}

LEGAL DESCRIPTION OF PROPERTY: * LOT 16 & 17, BLK 4, CARPENTER Subdivision 2

DESCRIPTION OF ALLEY:

BE IT KNOWN THAT:

I, (WE), MARK W. FENN as owner(s) of the real property described above, located in the City of Grand Junction Colorado, agree that, as a condition of City approval of development of the property, the alley(s) which adjoin(s) the above described property is (are) required to be improved or reconstructed to City standards and specifications. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as an alley improvement district, or equivalent legal mechanism, is formed for that certain alley described above. The estimated cost to the owners, or their heirs, successors and assigns, in ~~1500~~ ²⁰⁰⁰ dollars is \$1500 abutting it. The actual cost which I will pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district.

I, (WE) as owners of the above described real property do hereby agree to participate in an improvement district, if one is formed, for the improvement or reconstruction of said alley(s) either as a part of a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present.

This instrument shall be recorded and shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title, or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to any proposed improvements or improvement district is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this instrument on this 12th day of November, 1999.

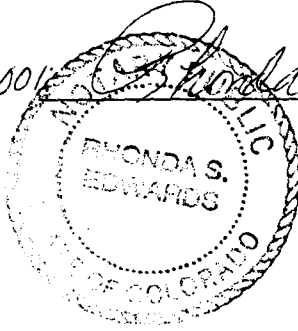
Mark W. Fe...

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this 12th day of November, 1999.

My commission expires September 30, 2001 Theresa J. Edwards

Notary Public



* If the legal description is lengthy, attach as Exhibit "POA"