

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

EP

BLDG PERMIT NO. <u>73089</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS Third 955 ~~1111 S~~ Ave. 12th G.J. Co. 81501 TAX SCHEDULE NO. 2945-231-10-005

SUBDIVISION Milldale Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION -

FILING - BLK 18 LOT 10 thru 16 SQ. FT. OF EXISTING BLDG(S) 80' x 120' approx.

OWNER Alan Munro NO. OF DWELLING UNITS: BEFORE - AFTER -

ADDRESS PO Box 519 G.J. Co. 81502 CONSTRUCTION

TELEPHONE 263-2235 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

APPLICANT Kevin Nourse Alpine C.M., Inc. USE OF ALL EXISTING BLDGS Industrial/office/Warehouse

ADDRESS 1111 S 12th G.J. Co. 81501 DESCRIPTION OF WORK & INTENDED USE: changes to openings in existing exterior wall -

TELEPHONE 245-2505

* 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 I-2 LANDSCAPING/SCREENING REQUIRED: YES - NO -

SETBACKS: FRONT: - from Property Line (PL) or - from center of ROW, whichever is greater

SIDE: 0 from PL REAR: 0 from PL PARKING REQUIREMENT: -

MAXIMUM HEIGHT - SPECIAL CONDITIONS: no change in use - no exterior expansion

MAXIMUM COVERAGE OF LOT BY STRUCTURES - CENSUS TRACT 8 TRAFFIC ZONE 44 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 Grand Junction 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 N. Knight Date Dec 1, 99

Department Approval Bonnie Edwards CO 12/15/99 K.P. - Date 12-1-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO CHANGE IN USE</u>
Utility Accounting <u>Li Bousley</u>			Date <u>12/1/99</u>

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

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

955-3rd Ave

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BE IT KNOWN THAT:

Allen J. Munro, Inc. by and through Allen J. Munro, ^{President} as owner of the real property described herein and duly authorized, all situate in the City of Grand Junction, Mesa County, Colorado, the legal description of which is:

Lots 10 through 16, Block 18, Milldale Subdivision, together with that portion of the N 1/2 of the vacated alley adjoining said lots, said alley being described in Book 986, Page 210 (the "Lots")

Do hereby acknowledge, affirm and agree that this instrument shall represent its understanding that as a condition of City approval and/or the approval of Mesa County Building Department, that the Lots are and shall be treated as one parcel for the principal use of an existing industrial building. Specifically, Allen J. Munro, Inc. has proposed to remodel the building with openings on the west side of the building.

Allen J. Munro, Inc. further understands and agrees that the Lots, prior to recording of this instrument constitute 7 separate City lots but by placement of a use on or sufficiently near the property line that the contiguous Lot 10 shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and any of the Lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on the Lots is/are on or over the lot line, and/or is/are so close thereto as to not meet then applicable setback and bulk requirements for each Lot.

This covenant shall be binding upon any and all successors in interest to the above-described property and shall not cease except for and in accordance with cause stated herein.

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

IN WITNESS WHEREOF, I/WE have signed, executed and acknowledged this instrument on this 23 day of November, 1999

By [Signature]
President
Title

Attest: [Signature]
Secretary

[Signature]
Notary Public

My commission expires 9-30-2000

2--A 2155 D. 002

QUIT CLAIM DEED

THIS DEED, Made this 18th day of November, 1999,
between Munro Properties, Inc.

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado,
grantor, and Allen J. Munro, L.L.C.

whose legal address is 820 S. 9th Street
Grand Junction, CO 91501

of the _____ * County of Mesa _____, State of Colorado, grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of \$10.00

DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee, his heirs and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

Lot 10, Block 18, Milldale Subdivision, together with that portion of the N 1/2 of the vacated alley adjoining said lot, said alley being described in Book 986, Page 210.

ALPINE C.M., INC.
1111 South 12th Street
GRAND JUNCTION, COLORADO 81501
(970) 245-2505 • FAX (970) 245-2591

"Your Construction Manager"

955 3rd Ave

JOB _____ PHASE _____

OWNER _____ PHONE # _____

SCALE _____ SHEET _____ OF _____ DATE _____

