

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | |
| SIF \$ | |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 86014



Your Bridge to a Better Community

BLDG ADDRESS 409 Mess Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 24 X 30
 TAX SCHEDULE NO. 2945-113-07-008 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Sherwood Addition TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Charles + Inger Cameron NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 (1) ADDRESS 409 Mess Ct. USE OF EXISTING BUILDINGS home + shop
 (1) TELEPHONE 245-5945 DESCRIPTION OF WORK & INTENDED USE garage
 (2) APPLICANT Charles + Inger Cameron TYPE OF HOME PROPOSED:
 (2) ADDRESS 409 Mess Ct. _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245-5945 _____ Other (please specify) _____

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-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 7.5' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS 4 TRAFFIC 34 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).

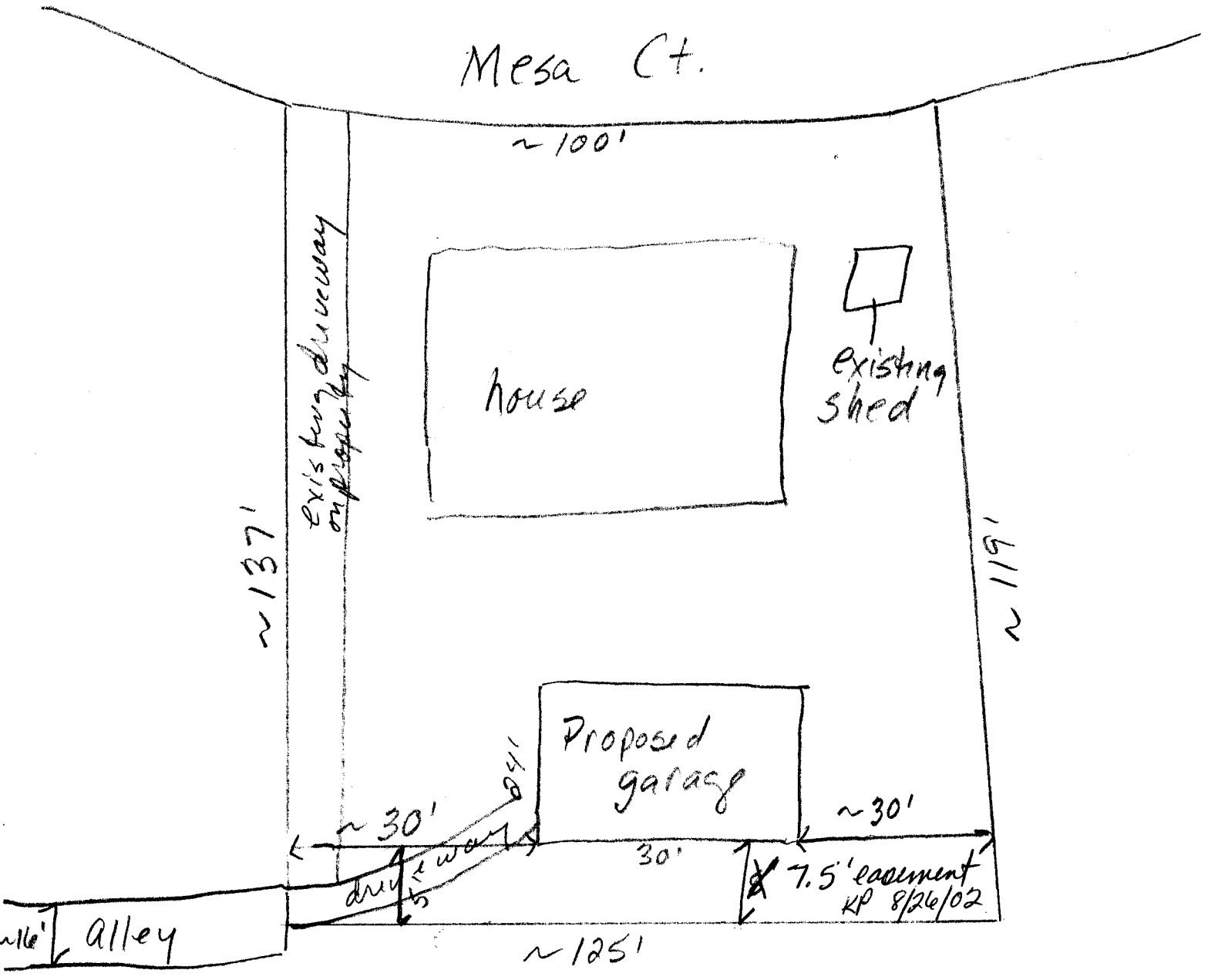
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Charles Cameron Date 8-26-02
 Department Approval Kathleen Perkins Date 8-26-02

| | | | |
|--|----------------------|-------------|-------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>✓</u> | W/O No. <u>No change used</u> |
| Utility Accounting | <u>Marshall Cole</u> | | Date <u>8-26-02</u> |

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)

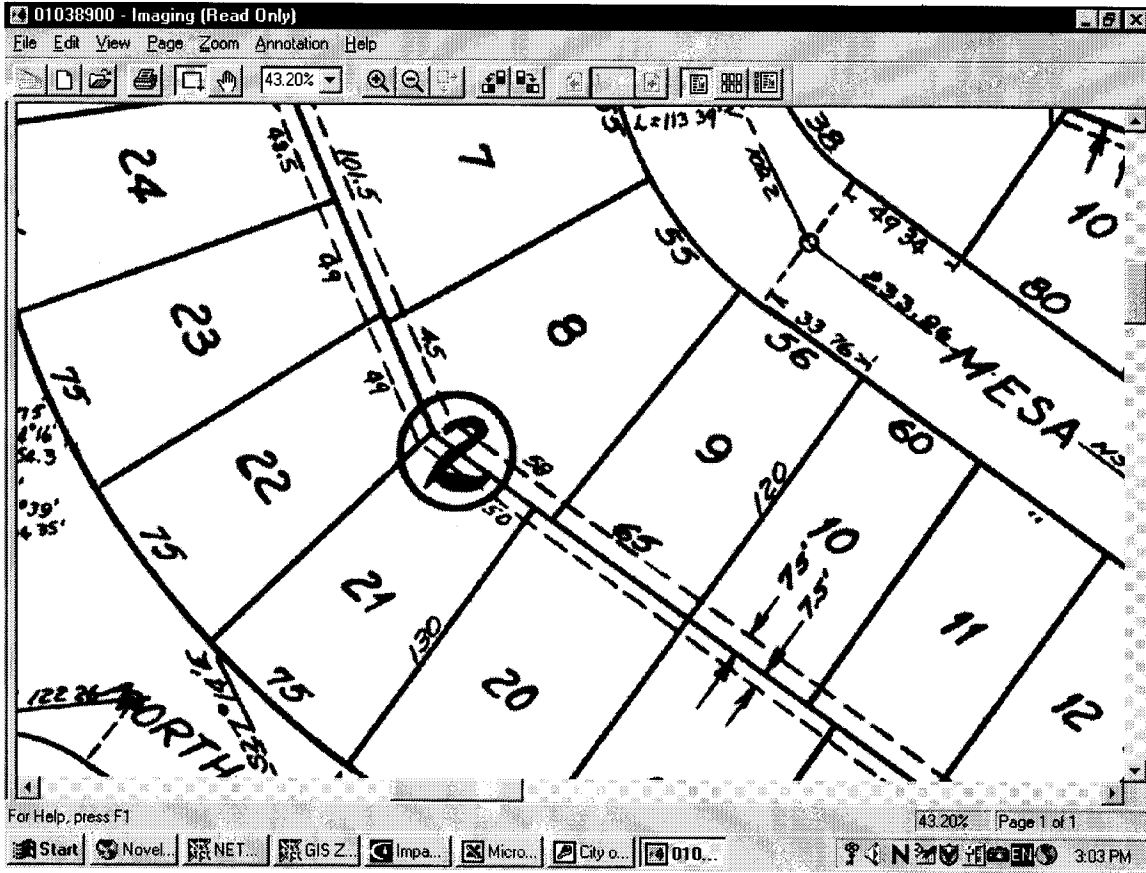
Mesa Ct.

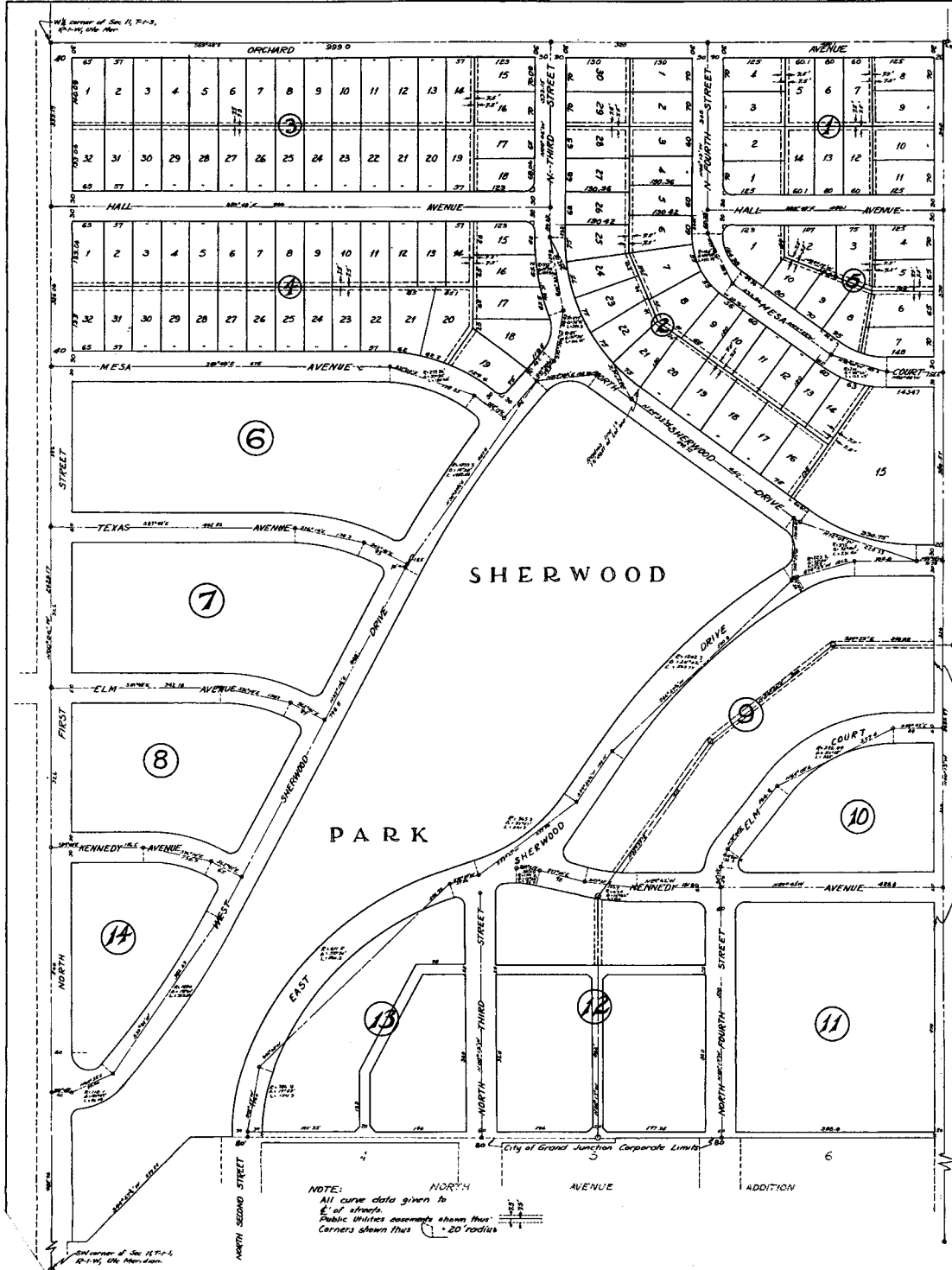


DRIVE OK
 ZH 8/26/02

ACCEPTED KP 8-26-02
 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

409 Mesa Ct
2945-113-07-008





NOTE:
All curve data given to
of streets.
Public Utilities assumed shown thus
Corners shown thus \odot 20' radius

SHERWOOD ADDITION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are owners of the individual tracts of land set forth opposite the respective owners names to-wit:

- | OWNER | DESCRIPTION | NEW DESCRIPTION |
|---|---|--|
| Columbine Company "a corporation" | That part of the Southwest Quarter (SW $\frac{1}{4}$) Section 11, Township 1 South, Range 1 West of the 10th Meridian, Mesa County, Colorado, lying west of the west line of North 5th Street and north of a line described as follows: Beginning at a point on the west line of North 5th Street 400 feet north of the south line of said Section 11; thence N85°42'W a distance of 1504 feet; thence S44°27'30"W a distance of 298.85 feet; thence westerly a distance of 70 feet to the west line of said Section 11, which said line is 106 feet north of the Southwest corner of said Section 11. Except the following described premises: From the NW corner of Sec. 11, T-1-S, R-1-W, 1/4-M, 1/4-1/4, 1624.1 feet along said quarter section line; thence S80°15'E 30 feet to point of beginning; S00°18'E 140 feet; thence N85°45'W 80 feet; thence N00°13'W 140 feet; thence S85°48'E 60 feet to beginning. | Lots 1 thru 6 & 8 thru 14, Block 1; Lots 1 thru 28, Block 2; Lots 6 thru 32, Block 4; all of Blocks 2, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14, all in Sherwood Addition. |
| William Knoch Dorothy Knoch | Beginning 162'E of the west line of the SW $\frac{1}{4}$, Sec. 11, T-1-S, R-1-W, 1/4-M, and 303.15 feet S of the north line of said SW $\frac{1}{4}$; thence Easterly parallel to N line of said SW $\frac{1}{4}$; 114 feet; thence Northerly parallel to W line of said SW $\frac{1}{4}$; 133.06 feet; thence Westerly parallel to N line of said SW $\frac{1}{4}$; 114 feet; thence Southerly to beginning. | Lot 7, Block 1, Sherwood Addition. |
| John F. Thompson | Beginning 162'E of the west line of the SW $\frac{1}{4}$, Sec. 11, T-1-S, R-1-W, 1/4-M, and 303.15 feet S of the north line of said SW $\frac{1}{4}$; thence Easterly parallel to N line of said SW $\frac{1}{4}$; 114 feet; thence Northerly parallel to W line of said SW $\frac{1}{4}$; 133.06 feet; thence Westerly parallel to N line of said SW $\frac{1}{4}$; 114 feet; thence Southerly to beginning. | Lots 29 & 30, Block 3, Sherwood Addition. |
| John F. Thompson | Beginning 103'E of the W line of the SW $\frac{1}{4}$, Sec. 11, T-1-S, R-1-W, 1/4-M, and 162.15' S of the N line of said SW $\frac{1}{4}$; thence Easterly parallel to the N line of said SW $\frac{1}{4}$; 171'; thence Southerly parallel to the W line of said SW $\frac{1}{4}$; 133.06'; thence Westerly parallel to the N line of said SW $\frac{1}{4}$; 171'; thence Northerly 133.06' to beginning. | Lots 2, 3, 4, Block 4, Sherwood Addition. |
| Robert B. Kyle Nora M. Kyle | Beginning 303.15' S. and 105'E of the W $\frac{1}{2}$ cor. Sec. 11, T-1-S, R-1-W, 1/4-M; thence E 57'; thence N 133.06'; thence W 57'; thence S 133.06' to beginning. | Lot 31, Block 3, Sherwood Addition. |
| Charles Bernal Howard | Beginning 40'E and 303.15' S of the W $\frac{1}{2}$ cor. Sec. 11, T-1-S, R-1-W, 1/4-M; thence E 65'; thence N 133.06'; thence W 65'; thence S 133.06' to beginning. | Lot 32, Block 3, Sherwood Addition. |
| William Merrill Cross Berne J. Cross | Beginning 40'E and 303.15' S of the W $\frac{1}{2}$ cor. Sec. 11, T-1-S, R-1-W, 1/4-M; thence E 65'; thence S 133.06'; thence W 65'; thence N 133.06' to beginning. | Lot 1, Block 4, Sherwood Addition. |
| E. D. Parmler | Beginning 363.15' S of the N line of the SW $\frac{1}{4}$, Sec. 11, T-1-S, R-1-W, 1/4-M, and 276'E of the W line of said Sec. 11; thence S80°06'E 133.06'; thence S85°48'E 57'; thence N85°45'W 133.06'; thence N85°45'W 57' to beginning. | Lot 5, Block 4, Sherwood Addition. |

NOW THEREFORE, the undersigned owners have caused this plat to be prepared and the same to be filed in the office of the County Clerk and Recorder of Mesa County, Colorado; and we do hereby dedicate to the use of the public, forever, all streets, alleys, easements, and also, easements of view and easement (75) feet shall exist as public utilities easements as shown on the plat, and also, "Sherwood Park" is hereby dedicated to the City of Grand Junction for park purposes. AND FURTHERMORE, we do hereby affix the name of "SHERWOOD ADDITION" to said plat.

IN WITNESS WHEREOF, we have hereunto subscribed our names on this 22nd day of July, 1950.

Columbine Company, "a corporation"
 C. D. SMITH, President
 Frank E. Hall, Secretary
 Robert B. Kyle
 Nora M. Kyle
 John F. Thompson
 William Knoch
 Dorothy Knoch
 William Merrill Cross
 Berne J. Cross
 Charles Bernal Howard
 E. D. Parmler

STATE OF COLORADO } ss.
 COUNTY OF MESA } ss.
 I, Eugene Kelly, Public Notary, do hereby certify that the foregoing instrument was acknowledged before me on this 22nd day of July, 1950, by William Knoch, Dorothy Knoch, John F. Thompson, Robert B. Kyle, Nora M. Kyle, Charles Bernal Howard, William Merrill Cross, Berne J. Cross, E. D. Parmler, C. D. Smith as President and Secretary of the Columbine Company.
 Witness my hand and official seal.

My commission expires February 20, 1951.

STATEMENT OF SURVEYOR
 I, Robert L. Carlson, a Registered Land Surveyor in the State of Colorado, hereby certify this to be a true and correct plat of the land described herein and the subdivision thereof.

PLAT & DEDICATION
 OF
 SHERWOOD ADDITION
 MESA COUNTY, COLORADO
 JULY 24, 1950



From: Nina McNally
To: Gayleen Henderson
Date: 8/23/02 3:50PM
Subject: Fwd: Re: 409 Mesa Ct.

FYI, Streets has been advised on that funny dead-end alley access at the above address. If they are ok with it I guess I am too so I'll assume it's ok unless I hear from Doug. Thanks and have a great weekend!

>>> Doug Cline 08/23/02 12:01PM >>>

Nina:

Thanks! I don't know either - right now. We will look into it, thanks for the "heads-up"

Doug

>>> Nina McNally 08/22/02 11:29AM >>>

Doug, there is an alley row that runs south off Orchard between 3rd & 4th. It stubs out at 409 Mesa Ct. The owner Mr. Cameron is accessing this with a through on his own property (or so it appears to be on his own property on GIS). I just wanted to report this to Streets as I don't know if this is or could be a problem. Thanks
Nina M.