

Planning \$ <u>PR</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO.
FILE # <u>CDR-2004-045</u>

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 1140 Walnut Ave.
 SUBDIVISION N/A
 FILING — BLK — LOT —

TAX SCHEDULE NO. 2945-111-00-091
 SQ. FT. OF EXISTING BLDG(S) No change
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS No change

OWNER Town North LLC
 ADDRESS 1140 POB 4366
 CITY/STATE/ZIP CO CO 81502

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 54 AFTER 54
 CONSTRUCTION 3
 NO. OF BLDGS ON PARCEL: BEFORE 54 AFTER 3
 CONSTRUCTION

APPLICANT William D. Wagner, Mgr.
 ADDRESS POB 4366
 CITY/STATE/ZIP CO CO 81502
 TELEPHONE 970-244-9074

USE OF ALL EXISTING BLDG(S) regular use

DESCRIPTION OF WORK & INTENDED USE:
Fire damage to be replaced in
Evap coolers ducts

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 <u>RMF-24</u>	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>N/C</u>
MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <u>all interior</u>

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 [Signature]
 Department Approval Ronnie Edwards APA

Date 3/30/05
 Date 3/30/05

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>3/30/05</u>

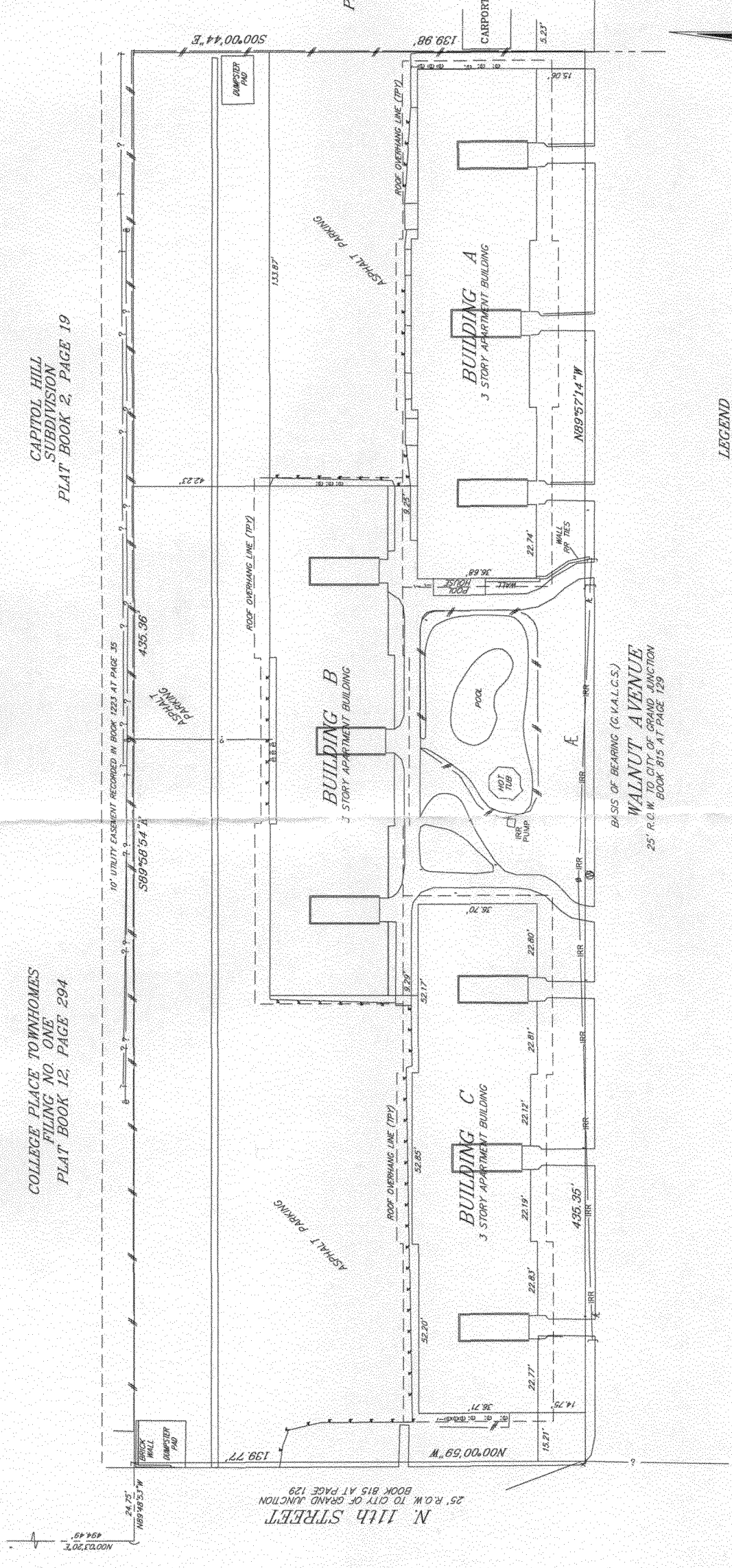
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

A CONDOMINIUM MAP OF TOWN NORTH CONDOMINIUMS BOUNDARY AND SITE IMPROVEMENTS

COLLEGE PLACE TO WHIMHOMES
FILING NO ONE
PLAT BOOK 12, PAGE 294

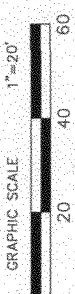
CAPITOL HILL
SUBDIVISION
PLAT BOOK 2, PAGE 19



LEGEND

- FD. HINGE MAIL - CITY MONUMENT
- () FD. #4 REBAR (BARE)
- 7 FD. #5 REBAR W/PLASTIC CAP MARKED PARAGON LS 9560
- FD. #5 REBAR W/1.5" ALUM CAP STAMPED PLS 16835
- G.V.A.L.C.S. = GRAND VALLEY LOCAL COORDINATE SYSTEM

- ⊖ ELECTRIC FED./VAULT
- x POWER POLE
- ⊗ GAS METER
- ⊕ TELEPHONE PED.
- > SAN. SEWER MANHOLE
- * STORM SEWER MANHOLE
- D IRRIG. MANHOLE/RISER
- Y FIRE HYDRANT
- ⊕ WATER METER
- ⊖ WATER VALVE
- ⊕ MAHLEOX
- ⊕ YARD LIGHTS
- ⊕ STREET SIGN
- ⊕ TREE / BUSH



CONDOMINIUM NOTES

All areas within this condominium map are General Common Elements, EXCEPT the defined units.

Site improvements for this condominium map can be found on an Improvement Survey Plat deposited with the Mesa County Surveyor's office. Offset dimensions shown are from property line to outside face of foundation wall.

The bearings and distances shown on the drawing do not match the recorded deed description, however they are the same parcel. These measurements are based on a rotation of bearings and a difference in foundation wall.

This page of the condominium map has accepted and located the existing monuments for the corners of this parcel as shown and deposited in Book 1 at Page 33, Deposit No. 1205-95 in the Mesa County Surveyor's Office.

The Basis of Bearing for this project is the Grand Valley Area local Coordinate System and is shown between found monuments.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.

SURVEY NOTES

The bearings and distances shown on this map do not match the recorded deed description, however they are the same parcel. The differences are based on a rotation of bearings and a difference in measurements then previously surveyed.

This page of the condominium map has accepted and located the existing monuments for the corners of this parcel as shown and deposited in Book 1 at Page 33, Deposit No. 1205-95 in the Mesa County Surveyor's Office.

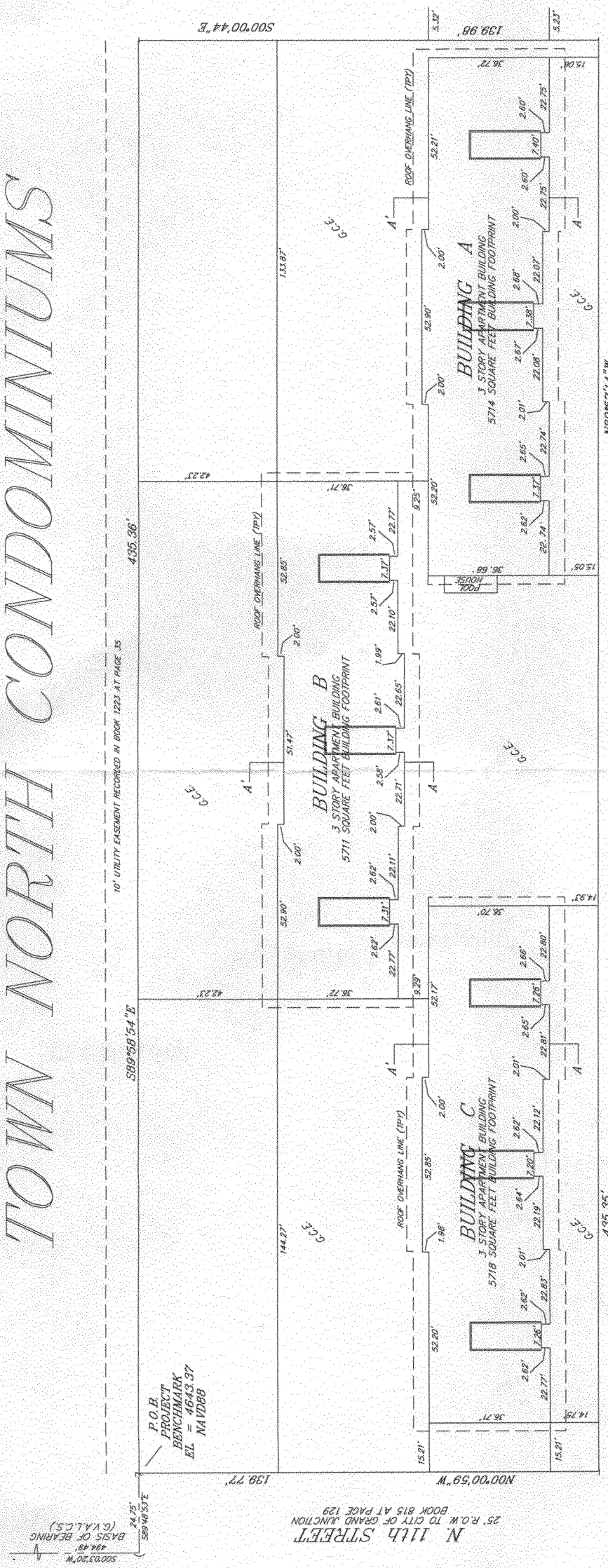
The Basis of Bearing for this project is the Grand Valley Area local Coordinate System and is shown between found monuments.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.

TOWN NORTH CONDOMINIUMS
LOCATED IN THE
NE 1/4 SE 1/4 NE 1/4, SECTION 11, T1S, R1W, U1M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Drawn By	Checked By	Date
M.W.D.	S.L.H.	NOV. 2004
Job No.	783-04-01	Sheet
		2 OF 3

A CONDOMINIUM MAP OF TOWN NORTH CONDOMINIUMS



5007320' W
494.49'
BASIS OF BEARING (CALCS)
24.25'
S89°58'54" E
589.4635'E

P.O.B.
PROJECT
BENCHMARK
E.L. = 4643.37
NAVD88

N 11th STREET
25' R.O.W. TO CITY OF GRAND JUNCTION
BOOK 815 AT PAGE 129

WALNUT AVENUE
25' R.O.W. TO CITY OF GRAND JUNCTION
BOOK 815 AT PAGE 129

OWNER'S CERTIFICATION

Town North LLC ("Declarant") is the owner of certain property situated in the NE 1/4 SE 1/4 NE 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as recorded in Book 382 at Page 425, now being more particularly described as set forth:

Commencing at the found city monument in the intersection of N. 11th Street and Bookcliff Avenue, the basis of bearing being S00°03'20" W to a found bare #4 rebar, thence S00°03'20" W a distance of 494.49 feet to said #4 rebar, thence S89°58'54" E a distance of 24.25 feet to the easterly right-of-way of N. 11th Street, thence S89°58'54" E a distance of 435.36 feet, thence S00°00'59" W a distance of 139.90 feet to the northerly right-of-way of Walnut Avenue, thence N89°57'14" W a distance of 435.35 feet along said right-of-way to said easterly right-of-way, thence N89°57'14" W a distance of 139.77 feet to the point of beginning.

The owner certifies that this Condominium Map of TOWN NORTH CONDOMINIUMS has been prepared pursuant to the purposes stated in the Declarations of Covenants, Conditions and Restrictions for the Town North Condominiums as recorded in Book _____ of Pages _____ in the Clerk and Recorder's Office of Mesa County, Colorado.

By: _____
William D. Wagner, Manager

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing owner's certificate was acknowledged before me this _____ day of _____ A.D., 2004 by _____, the Declarant.

Witness my hand and official seal

Address _____
Notary Public

My commission expires _____

AREA SUMMARY

BUILDINGS	= 0.39 AC. / 28%
REMAINING LAND	= 1.01 AC. / 72%
TOTAL	= 1.40 AC. / 100%

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property herein described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3523 at Page 426 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown herein.

BY: _____ FOR: Wells Fargo Bank, National Association

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing Lienholder's Ratification was acknowledged before me this _____ day of _____ A.D., 2004 by _____

Witness my hand and official seal

Address _____
Notary Public

My commission expires _____

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 2004, and is duly recorded in Book No. _____ at page _____

Reception No. _____, Fee \$ _____, Drafter No. _____

Address _____
City Manager

Address _____
City Mayor

CITY APPROVAL

This map of TOWN NORTH CONDOMINIUMS, a condominium map in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the _____ day of _____, 2004.

LEGEND & ABBREVIATIONS

- () FD. HINGE NAIL - CITY MONUMENT
- () FD. #4 REBAR (BARE)
- 7 FD. #5 REBAR W/PLASTIC CAP
- 7 MARKED PARAGON LS 9960
- FD. #5 REBAR W/1.5" ALUM CAP
- STAMPED PLS 76855
- R.O.W. = RIGHT OF WAY
- G.C.E. = GENERAL COMMON ELEMENT
- G.V.A.L.C.S. = GRAND VALLEY LOCAL COORDINATE SYSTEM

TITLE CERTIFICATION

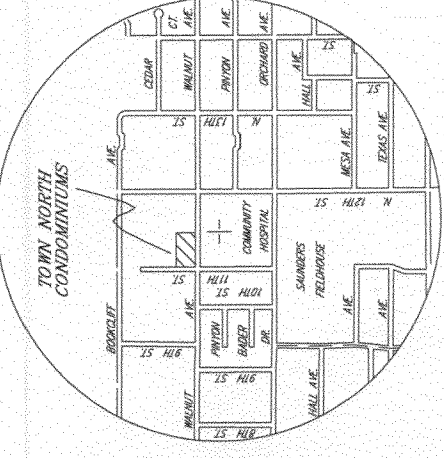
State of Colorado
County of Mesa

We, First American Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested in Town North LLC, that the current taxes have been paid, that all mortgages not satisfied or released of record or otherwise terminated, that there are no other encumbrances of record, that all easements, reservations and right-of-ways of record are shown herein.

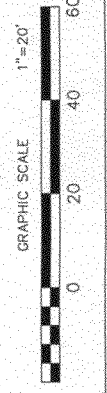
Date: _____ By: _____

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown herein, and that it was made from measurements upon the existing structures. This map contains all the information required by C.R.S. §§-53.5-208. All structures shown herein, are substantially complete.

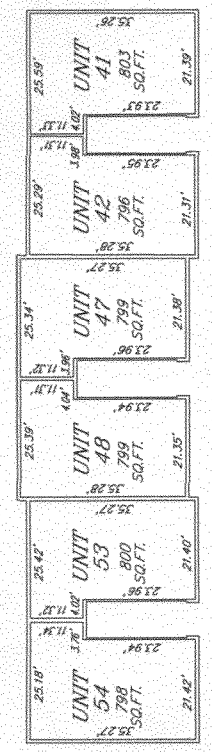


VICINITY MAP
N.T.S.

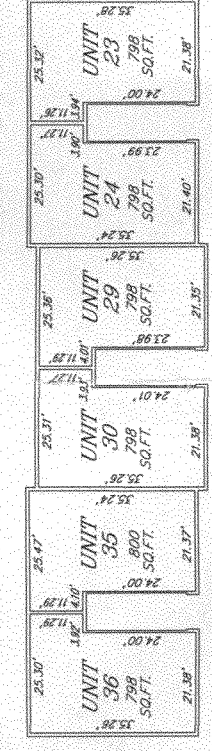


TOWN NORTH CONDOMINIUMS	
LOCATED IN THE	
NE 1/4 SE 1/4 NE 1/4, SECTION 11, T1S, R1W, U1M.	
D H SURVEYS INC.	
118 OURAY AVE. - GRAND JUNCTION, CO.	
(970) 245-8749	
Designed By	M.W.D.
Checked By	S.L.H.
Drawn By	THOMAS
Date	NOV 2004
Sheet	1 OF 3

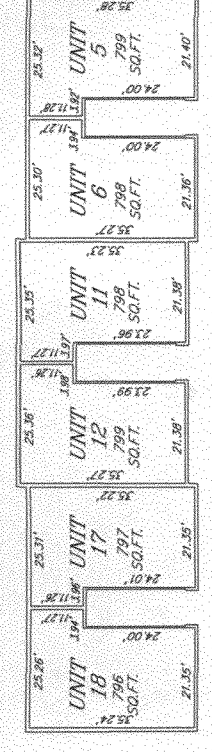
A CONDOMINIUM MAP OF TOWN NORTH CONDOMINIUMS



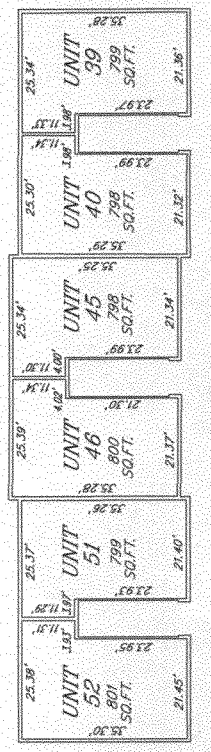
BUILDING C
3rd LEVEL



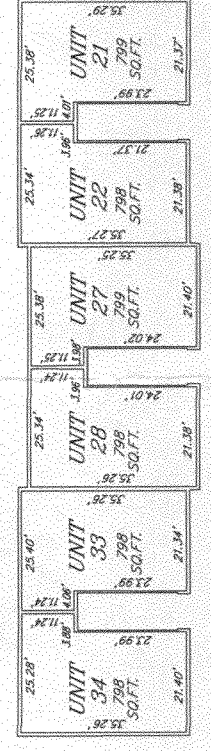
BUILDING B
3rd LEVEL



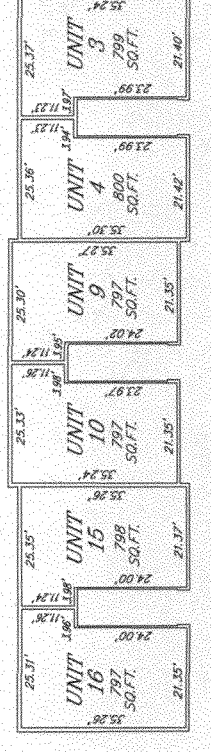
BUILDING A
3rd LEVEL



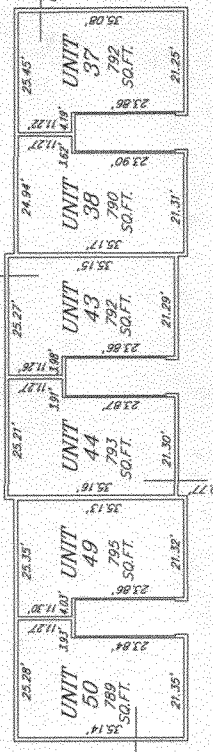
BUILDING C
2nd LEVEL



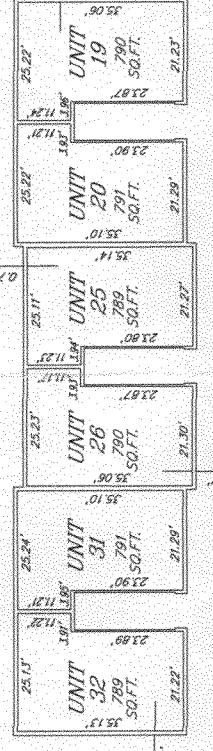
BUILDING B
2nd LEVEL



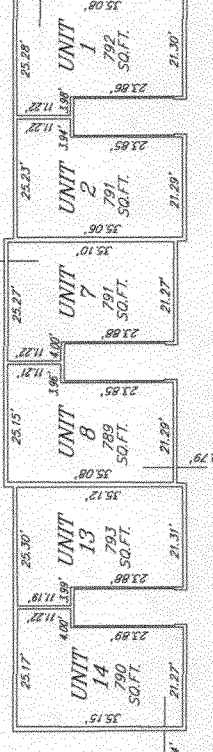
BUILDING A
2nd LEVEL



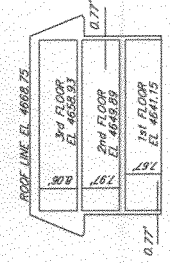
BUILDING C
1st LEVEL



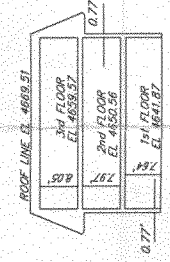
BUILDING B
1st LEVEL



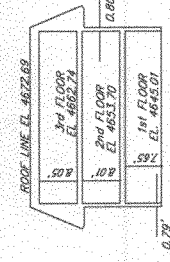
BUILDING A
1st LEVEL



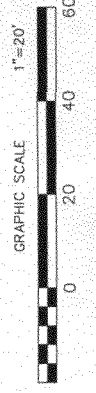
SECTION A - A'



SECTION A - A'



SECTION A - A'



CONDOMINIUM NOTES
The wall thickness shown are typical for each floor, per building.

TOWN NORTH CONDOMINIUMS
LOCATED IN THE
NE 1/4 SE 1/4 NE 1/4, SECTION 11, T15S, R11W, U1M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.R.D.	Checked By	S.L.H.	Job No.	750-04-01
Drawn By	T.M.O.B.E.L.	Date	NOV. 2004	Sheet	3 OF 3