

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. _____

Building Address 2426-G Rd.
Parcel No. 2701-333-01-002
Subdivision Mendicelli
Filing _____ Block _____ Lot 2

No. of Existing Bldgs 8 No. Proposed 1
Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Michael P Mendicelli
Address 2426-G Rd
City / State / Zip Grand Junction Colo 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 16' X 20' shed

APPLICANT INFORMATION:

Name Michael P Mendicelli
Address 2426-G Rd.
City / State / Zip Grand Junction Colo 81505
Telephone 970-242-0401

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>7'3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Michael P Mendicelli Date March 26-07
Department Approval Gayleen Henderson Date 3-26-07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>Now w/ SWP Change</u>
Utility Accounting <u>Ø</u>	Date <u>3/29/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Jayleen Henderson* 3-26-07
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.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2858

VACATING RIGHT-OF-WAY FOR PORTIONS OF 24 1/4 ROAD

BOOK 2164 PAGE 370

Recitals:

1726110 03:15 PM 08/11/95
MONIKA TODD CLK&REC MESA COUNTY CO

The City of Grand Junction has purchased 103 acres at the northeast corner of 24 and G Roads for a park and sports complex. To accommodate the park development, the City has requested that existing, but unbuilt, ROW for 24 1/4 Road within the proposed park development be vacated.

As recommended by the Planning Commission at their July 11, 1995 hearing, the City Council finds that the proposed ROW vacation meets the criteria as listed in section 8-3 of the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the following described Right-of Way is hereby vacated:

Legal description of existing Public Right-of-Way of 24 1/4 Road (so called), for the purpose of vacating said Right-of-Way.

LEGAL DESCRIPTION

A Right-of-Way, dedicated for use as a public highway, over a parcel of land located in the SW 1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, as per Map of Pomona Park recorded in Book 1 at Page 24 in the records section of the Mesa County Clerk's Office, said Right-of-Way being more particularly described as follows:

Commencing at the SW corner of the SE 1/4 SW 1/4 of said Section 33 from whence a found Mesa County Brass Cap at the SW corner of said Section bears N 89°59'55" W, 1320.67 feet, with all bearings contained herein being relative thereto; thence N 00°03'41" W, 30.00 feet to a point; thence N 89°59'55" W, 15.00 feet to the SE corner of Lot 56 of said Pomona Park; thence N 00°03'41" W, 1289.63 feet to the SE corner of Lot 32 of said Pomona Park and True Point of Beginning of the Right-of-Way described herein; thence N 00°02'13" W, 1294.40 feet to the NE corner of Lot 29 of said Pomona Park; thence S 89°55'11" E, 30.00 feet to the NW corner of Lot 28 of said Pomona Park; thence S 00°02'13" E, 1294.38 feet to the SW corner of Lot 33 of said Pomona Park; thence N 89°57'10" W, 15.00 feet to a found USDI-BLM Aluminum Cap at the NW corner of the SE 1/4 SW 1/4 of said Section 33; thence N 89°57'10" W, 15.00 feet to the Point of Beginning.

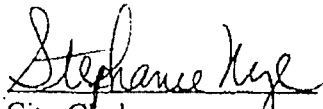
Said Right-of-Way contains 0.892 acres, more or less.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of July, 1995.

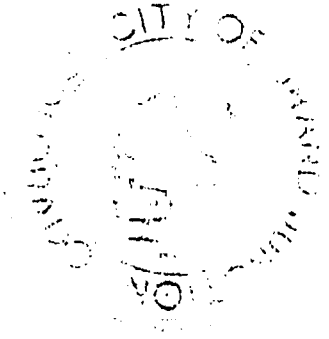
PASSED on SECOND READING this 2nd day of August, 1995.

ATTEST:

BOOK 2164 PAGE 371


City Clerk


President of City Council



City of Grand Junction GIS Zoning Map ©





(c) Copyright 2006, Pictometry International

FEE \$	10 ⁻
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 69266

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

(Signature)

BLDG ADDRESS 2426 G Rd TAX SCHEDULE NO. 2701-333-~~B~~ ⁰⁰⁻¹⁰⁵

SUBDIVISION Mendicelli Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 50x120

FILING BLK — LOT 2 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Michael P Mendicelli NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2426-G Rd G.J. NO. OF BLDGS ON PARCEL BEFORE: 6 AFTER: 6 THIS CONSTRUCTION

(1) TELEPHONE 242-0401 USE OF EXISTING BLDGS home & storage

(2) APPLICANT Michael P Mendicelli DESCRIPTION OF WORK AND INTENDED USE: new storage shed

(2) ADDRESS Same

(2) TELEPHONE —

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 RSF-2 Maximum coverage of lot by structures _____

SETBACKS: Front 24 1/4 Rd from property line (PL) Parking Req'mt _____
 or 45 from center of ROW, whichever is greater
accessory 3' Side 3' from PL Rear 3' from PL Special Conditions _____

Maximum Height 32' CENSUS 9 TRAFFIC 5 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 Michael P Mendicelli Date March 22-99

Department Approval Ronnie Edwards Date 3/22/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1717-11035 TR 89053

Utility Accounting Richard Date 3-22-99

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

2701-333-00-948
CITY OF GRAND JUNCTION
ZONED PZ

N89°55'3"

S89°55'39"E 315.80

Donnie 3/20/99

↓
LOT 2
2701-333-00-105
198835.5 SQ. FT.
4.56 ACRES
ZONED RSF-2

2701-333-00-948
CITY OF GRAND JUNCTION
ZONED RSF-2

24 1/4 ROAD

N00°00'01"E 629.68

N00°00'01"E 659.67

N00°00'01"E 629.67

N00°00'01"E 629.67

6.6

4.3

QUONSET HUT

METAL SHED

HOUSE

METAL BUILDING

IRR. DRAIN DITCH

50-120'

OUT BUILDING

METAL BUILDINGS

IRR. DRAIN DITCH

S00°00'01"W 629.58

Previous deed line

4.8

CHESTER V. KINZIE

whose address is

County of Mesa, State of

Colorado, for the consideration of Ten Dollars and other good and valuable consideration---~~dollars~~ in hand paid, hereby sell(s) and convey(s) to

State Documentary Fee
Date MAR 12 1974
\$ 2.50

MICHAEL P. MENDICELLI and MARILEA C. MENDICELLI in joint tenancy
whose address is 814 Hill Avenue, Grand Junction, County of

Mesa, and State of Colorado the following real property in the
County of Mesa, and State of Colorado, to wit:

Lot 57 and the West half of Lot 58 Pomona Park in Section 33, Township 1 North, Range 1 West, U.M., containing 15 acres, together with any and all water, water rights, ditches and ditch rights, including 19 shares of Grand Valley Irrigation Company stock;

Waiver of Subdivision Regulation, County of Mesa,
State of Colorado, recorded this
day of 3/4 1974

Jack Madson
Mesa County Board of Commissioners

with all its appurtenances, and warrant(s) the title to the same, subject to 1974 taxes due and payable in 1975.

Signed this 11th day of March, 1974.

Chester V. Kinzie

Chester V. Kinzie

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 11th day of March, 1974, by Chester V. Kinzie.

My commission expires Sep 8, 1976
Witness my hand and official seal.

Loannable

Notary Public

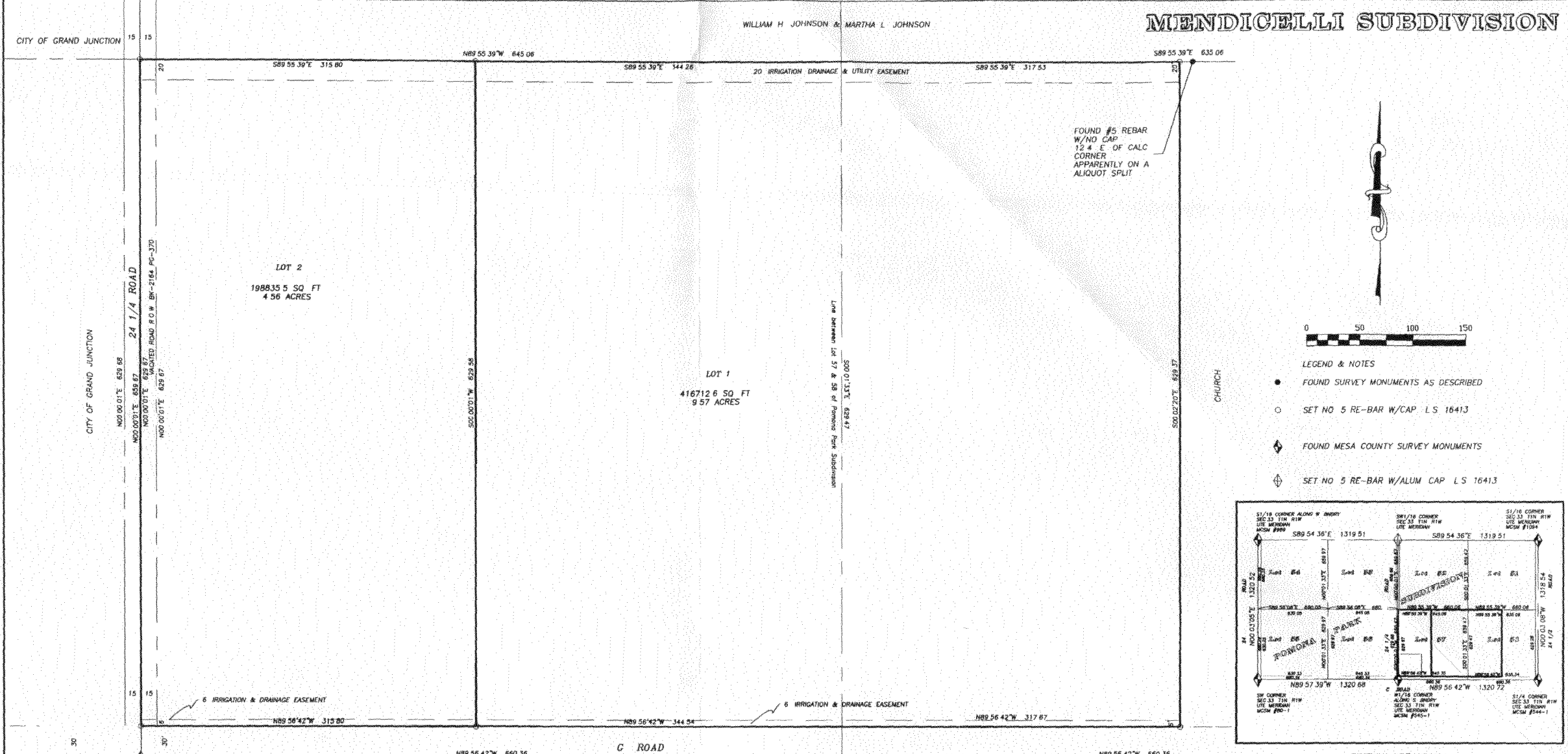
Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity here as attorney-in-fact then insert name of person as executor attorney-in-fact or other capacity or description; if by officer of corporation then insert name of such officer or officers as the president or other officers of such corporation naming it.

COPY

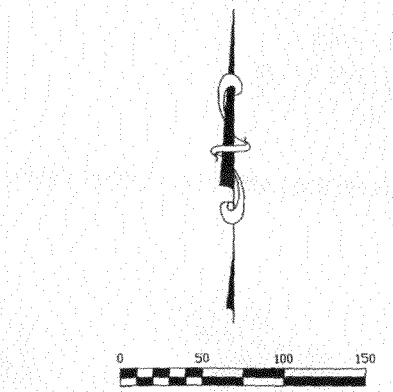
Janice Rich, Clerk and Recorder of Mesa County certifies this to be a full, true and correct copy of the original recorded document in my custody.
Date: 3-26-2007 By: *Janice Rich* Deputy Clerk



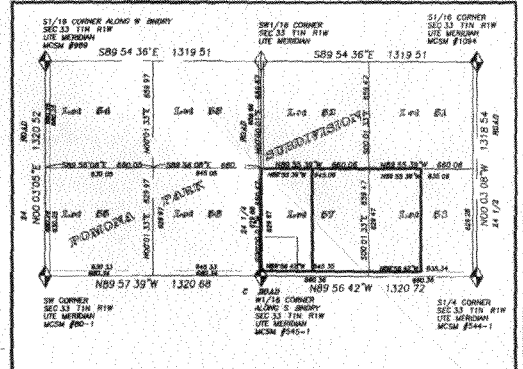
C:\SCHAUM\MENDICELLI.DWG AND PLOT 17 16 54 20 1999 0 0 0 SURVEYING SYSTEMS INC. DWG



MENDICELLI SUBDIVISION



- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS AS DESCRIBED
 - SET NO 5 RE-BAR W/CAP L.S. 16413
 - ◆ FOUND MESA COUNTY SURVEY MONUMENTS
 - ◇ SET NO 5 RE-BAR W/ALUM CAP L.S. 16413



KNOW ALL MEN BY THESE PRESENTS

That the undersigned Michal P. Mendicelli, Sharon Ann Mendicelli and Marisa C. Mendicelli, are the owners of that real property situated in the City of Grand Junction County of Mesa State of Colorado and is described in Book 1079 at Pages 487 and Book 2184 Page 370 of the Mesa County Clerk and Records Office and being situated in the SE 1/4 SW 1/4 of Section 33 Township 1 North Range 1 West of the Ute Meridian Mesa County Colorado as shown on the accompanying plot said property being additionally described as follows:

Lot 57 and the West 1/2 of Lot 58 of POMONA PARK Subdivision in the City of Grand Junction TOGETHER with that portion of vacated road right-of-way as described in Book 2164 Page 170 of the Mesa County Records Mesa County Colorado.

That said owners have caused the said real property to be laid out and surveyed as MENDICELLI Subdivision a subdivision of a part of City of Grand Junction County of Mesa State of Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plot as follows:

All utility easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines cable TV lines natural gas pipelines sanitary sewer lines water lines telephone lines.

All irrigation easements to the Property owners of the lots and tracts hereby plotted as perpetual easements for the installation operation maintenance and repair of private irrigation systems.

All Drainage Easements to the Property owners of lots hereby plotted as perpetual easements for the conveyance of runoff water which originates within the area hereby plotted or from upstream areas through natural or man-made facilities above or below ground.

All easements include the right of ingress and egress on along over under and through and across by the beneficiaries their successors or assigns together with the right to trim or remove interfering trees and brush and in Drainage easements the right to dredge provided however that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore the owners of lots or tracts hereby plotted and burdened nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this day of MARCH 13th AD 1999.

Michal P. Mendicelli *Sharon Ann Mendicelli* *Marisa C. Mendicelli*
 Michal P. Mendicelli Sharon Ann Mendicelli Marisa C. Mendicelli

STATE OF COLORADO } SS
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 13th day of MARCH AD 1999 by Michal P. Mendicelli Sharon Ann Mendicelli and Marisa C. Mendicelli.

My commission expires 3/7/2000

DEDICATION

ENCUMBRANCE'S RATIFICATION AND APPROVAL

The undersigned financial institution holds a first deed of trust on the herein described real property and hereby ratifies and approves this plot of MENDICELLI Subdivision.

By Keith Shaver Vice President
Home State Lending, Inc
 STATE OF TEXAS
 COUNTY OF DEKALB } SS

The foregoing Encumbrance's Ratification and Approval was acknowledged before me this and day of MARCH AD 1999 by Keith Shaver Vice President.

My commission expires 05-19-2000

Aracela McQuay
 Aracela McQuay
 Address

CLERK AND RECORDERS CERTIFICATE

I hereby certify that the instrument was filed in my office at 11:03 a clock A M this 12th day of MARCH AD 1999 and is duly recorded in Plot Book No. 17 Page 19 DRAWER 66103
 RECEPTION # 1892763 FEES 10⁰⁰ 1⁰⁰ Monika Todd CLERK - RECORDER Raquel McQuay Deputy
 CITY APPROVAL

This plot of MENDICELLI SUBDIVISION a subdivision of the City of Grand Junction County of Mesa and State of Colorado was approved and accepted this 5th day of March AD 1999.

Shahid Khan *Grant J. Perry*
 City Manager President of Council

BEARING STATEMENT

Bearings are based on the local GIS coordinates provided by Mesa County Dept of Public Works Engineering Division/ Survey Section, dated 12/28/95 revised 1/5/98 (SDBS) being a MCSM #544-1 the S1/4 corner of Sec.33 N=50 005 90 E=81539 1 (SDBS) being a MCSM #678 the C1/4 corner of Sec.33 N=52643 10 E=81537 12 the Bearing between said monuments being N00 03 04 W

SURVEYOR'S CERTIFICATE

I, Max E. Morris certify that the accompanying plot MENDICELLI SUBDIVISION a subdivision of a part of the City of Grand Junction County of Mesa State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plot conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris
 Max E. Morris G.E.D. Surveying Systems Inc.
 Colorado Registered Professional Land Surveyor L.S. 16413 Date 3/11/99

MENDICELLI SUBDIVISION

FINAL PLAT

SITUATED IN THE SE 1/4 SW 1/4 SECTION 33, T1N, R1W OF THE UTE MERIDIAN

FOR MENDICELLI	QED SURVEYING SYSTEMS Inc	SURVEYED BY RM GPS
ACAD ID MENDICELLI	1018 COLD AVE GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	DRAWN BY DMM
SCALE 1" = 50'		CHECKED BY MEM
DATE 2/17/99		SHEET NO 1 OF 1
		FILE 98341