

| | |
|--------|-------|
| FEE \$ | 10:00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. _____

118436-8076

Building Address 2503 N. 1st Street No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2945-101-00-102 Sq. Ft. of Existing Bldgs 1,255 Sq. Ft. Proposed 1,610
 Subdivision Corner Square Sq. Ft. of Lot / Parcel 17,452 Sqft
 Filing N/A Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,164 sqft

OWNER INFORMATION:

Name F & P Development, LLC
 Address 514 28th Rd #5
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Alisha Phillips
 Address 1391 E. Carolina Ave
 City / State / Zip Fruta, CO 81521
 Telephone (970) 241-5457

***TYPE OF HOME PROPOSED:**

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

NOTES:

PAID
 JAN 24 2008
 'B

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 ~~R-4~~ ~~R-4~~ R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO
 Side 7'13' from PL Rear 25'5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District A Driveway Location Approval PH per Greg
 (Engineer's Initials)

PAID
 JAN 24 2008
 'B

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 Alisha Phillips Date 1/8/08
 Department Approval PH Pat O'Connell Date 1/24/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20852
 Utility Accounting C. Beasley Date 1/24/08

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)

2503 N 1st Street



The following uses are specifically allowed (in addition to the other B-1 uses and excluding those listed above):

- Drive up/through pharmacy
- Drive up/through dry cleaners
- Veterinary clinics with indoor kennels and/or indoor boarding
- Outdoor display with a temporary use permit

Pod F is restricted to the uses allowed in the RSF-4 zone, excluding duplex units.

Pods G and H are restricted to the uses allowed in the RMF-12 zone.

C. Deviations from Bulk Standards by Pods

Pods A, B, C, D, and E shall meet the bulk standards of the B-1 zone district with the following modifications:

- Non-residential uses require no minimum lot width.
- Non-residential uses require no minimum lot size.
- Maximum FAR shall be 0.7, excluding underground and/or under building parking garages.
- Maximum FAR shall be based on the individual Pod sizes.
- Minimum frontyard setbacks shall be 30' from the right-of-way for Patterson Road and 1st Street and 15' from all internal streets.
- Minimum rear yard setbacks shall be 0'.
- Maximum height shall be 35' for structures located in Pod E and 40' for Pods A, B, C and D, with the opportunity to request up to a 25% increase in height with Preliminary Plans. The height shall be measured from the finished grade of the adjoining parking lot.
- Maximum building size shall be 40,000 s.f. for office buildings, 20,000 s.f. for retail buildings and 45,000 s.f. for mixed use buildings.

Pods G and H shall meet the bulk standards of the RMF-12 zone district.

Pod F shall meet the bulk standards of the RSF-4 zone district with the following modifications:

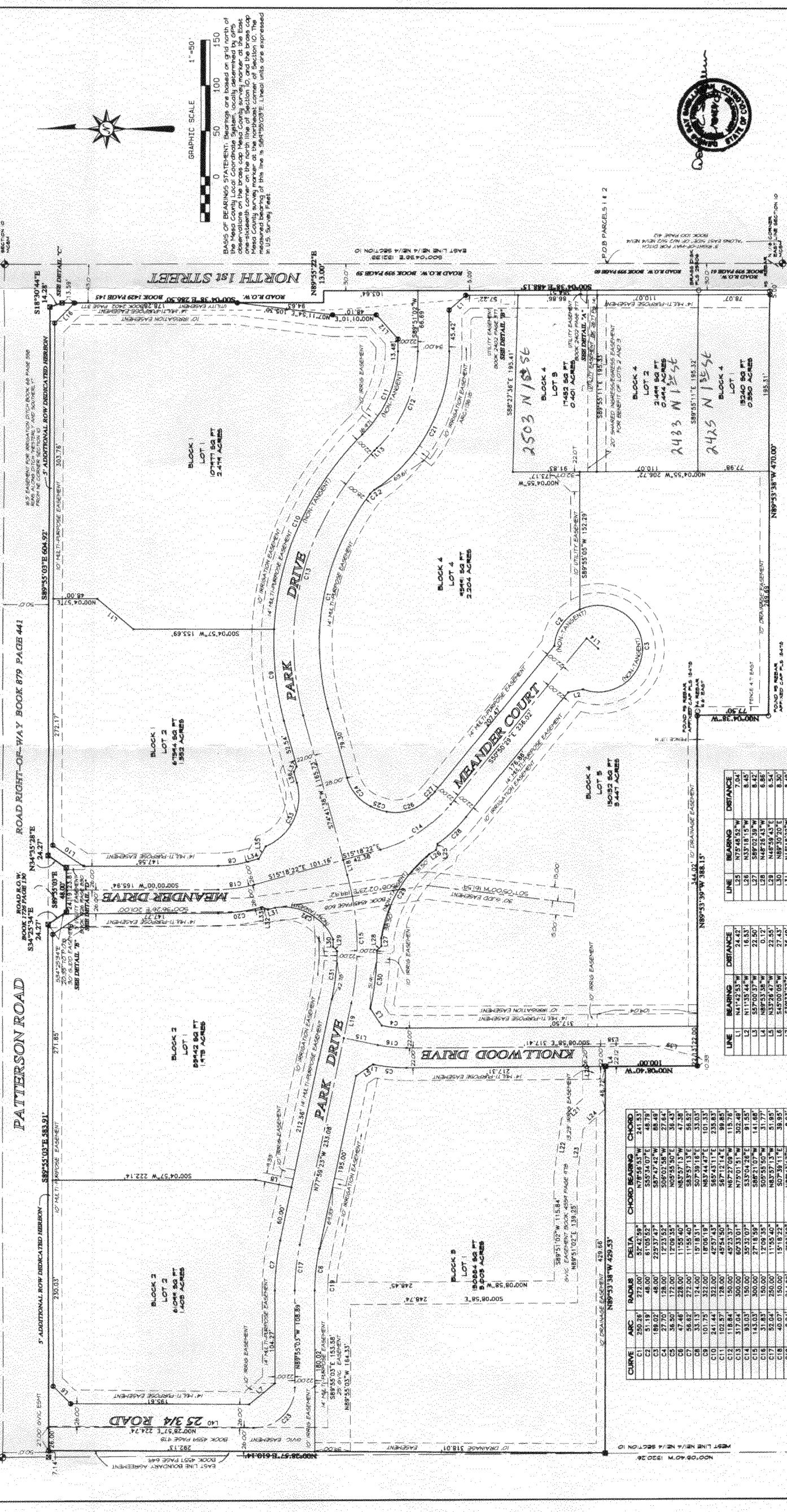
- The lots cannot be further subdivided.

POD F = 2503 N 1st St
2433 N 1st St
2425 N 1st St

INTRODUCED on first reading on the 18th day of October, 2006 and ordered published.

ADOPTED on second reading this 1st day of November, 2006.

CORNER SQUARE



GRAPHIC SCALE 1"=50'
 0 50 100 150

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS measurements to the one-eighth corner of Section 10, and the brass cap one-eighth corner at the northeast corner of Section 10. The measured bearing of this line is S89°55'03"E. Linear units are expressed in U.S. Survey Feet.

SECTION 10, T4N, R10E, E1/4, NE/4, NE/4 SECTION 10
 ROAD R.O.W. BOOK 99 PAGE 49
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| CURVE | ARC | RADIUS | DELTA | CHORD BEARING | CHORD |
|-------|--------|--------|------------|---------------|--------|
| C1 | 250.28 | 272.00 | 57.42 59° | N78°55'33"W | 241.53 |
| C2 | 180.02 | 48.00 | 223.57 42° | S87°47'42"W | 88.48 |
| C3 | 27.70 | 28.00 | 129.53 52° | S08°02'58"W | 27.64 |
| C4 | 36.50 | 172.00 | 1709.55° | N05°55'50"E | 36.43 |
| C5 | 47.48 | 228.00 | 1155.40° | N83°57'13"W | 47.38 |
| C6 | 56.62 | 272.00 | 1155.40° | S83°57'13"E | 56.52 |
| C7 | 35.13 | 124.00 | 1919.31° | S07°39'18"E | 35.03 |
| C8 | 101.75 | 124.00 | 1098.19° | N85°44'47"E | 101.33 |
| C9 | 101.75 | 124.00 | 1098.19° | S85°44'47"E | 101.33 |
| C10 | 101.75 | 124.00 | 1098.19° | N85°44'47"E | 101.33 |
| C11 | 101.75 | 124.00 | 1098.19° | S85°44'47"E | 101.33 |
| C12 | 118.84 | 150.00 | 492.53° | N07°27'08"W | 115.78 |
| C13 | 317.04 | 300.00 | 603.50° | N75°01'51"W | 302.48 |
| C14 | 93.03 | 150.00 | 352.52° | S33°04'26"E | 91.55 |
| C15 | 143.03 | 300.00 | 271.85° | S88°21'07"W | 141.68 |
| C16 | 31.83 | 150.00 | 1709.55° | S05°55'50"W | 31.77 |
| C17 | 28.04 | 280.00 | 1155.40° | N83°57'13"E | 27.92 |
| C18 | 8.84 | 214.00 | 223.52° | N07°27'08"W | 8.83 |
| C19 | 47.02 | 176.00 | 1519.92° | N07°38'11"W | 46.88 |
| C20 | 180.63 | 184.00 | 581.44° | N62°01'36"W | 173.46 |
| C21 | 6.52 | 20.00 | 181.09° | N45°14'48"W | 6.49 |
| C22 | 71.00 | 45.00 | 9924.00° | N44°43'03"W | 63.86 |
| C23 | 42.18 | 50.00 | 4819.24° | S39°32'28"W | 40.92 |
| C24 | 58.58 | 40.00 | 5819.24° | S17°33'42"E | 48.34 |
| C25 | 38.86 | 128.00 | 474.51° | S48°38'04"E | 38.86 |
| C26 | 43.01 | 172.00 | 1419.34° | N43°40'42"E | 42.89 |
| C27 | 109.13 | 146.19 | 42.46 18° | N85°29'15"W | 108.91 |
| C28 | 64.84 | 322.00 | 1103.17° | S85°29'15"W | 64.83 |
| C29 | 53.68 | 278.00 | 1103.17° | N85°29'15"W | 53.67 |
| C30 | 77.83 | 58.86 | 7943.52° | N28°53'35"E | 72.38 |
| C31 | 85.47 | 59.00 | 8259.31° | S85°46'27"E | 78.19 |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N41°42'53"W | 24.42 |
| L2 | N75°48'52"W | 7.04 |
| L3 | N35°18'15"W | 8.45 |
| L4 | S87°02'39"W | 8.42 |
| L5 | N48°59'43"W | 6.86 |
| L6 | N77°41'38"E | 2.50 |
| L7 | N87°30'05"E | 8.30 |
| L8 | N87°30'05"E | 8.30 |
| L9 | N15°18'22"W | 6.48 |
| L10 | N15°18'22"W | 6.48 |
| L11 | N15°18'22"E | 11.83 |
| L12 | S60°18'00"E | 15.87 |
| L13 | N77°41'38"E | 2.50 |
| L14 | S07°08'59"E | 68.98 |
| L15 | S17°00'37"W | 38.44 |
| L16 | N44°59'28"W | 31.34 |
| L17 | N17°00'57"E | 0.82 |
| L18 | S74°41'58"W | 16.88 |
| L19 | N77°49'23"W | 39.48 |
| L20 | N87°35'28"W | 80.10 |
| L21 | N87°35'28"W | 80.10 |
| L22 | N87°35'28"W | 80.10 |
| L23 | S85°21'17"E | 65.08 |
| L24 | S42°42'37"E | 33.09 |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L25 | N75°48'52"W | 7.04 |
| L26 | N35°18'15"W | 8.45 |
| L27 | S87°02'39"W | 8.42 |
| L28 | N48°59'43"W | 6.86 |
| L29 | N77°41'38"E | 2.50 |
| L30 | N87°30'05"E | 8.30 |
| L31 | N87°30'05"E | 8.30 |
| L32 | N15°18'22"W | 6.48 |
| L33 | N15°18'22"W | 6.48 |
| L34 | N15°18'22"E | 11.83 |
| L35 | S60°18'00"E | 15.87 |
| L36 | N77°41'38"E | 2.50 |
| L37 | S07°08'59"E | 68.98 |
| L38 | S17°00'37"W | 38.44 |
| L39 | N44°59'28"W | 31.34 |
| L40 | N17°00'57"E | 0.82 |
| L41 | S74°41'58"W | 16.88 |
| L42 | N77°49'23"W | 39.48 |
| L43 | N87°35'28"W | 80.10 |
| L44 | N87°35'28"W | 80.10 |
| L45 | N87°35'28"W | 80.10 |
| L46 | S85°21'17"E | 65.08 |
| L47 | S42°42'37"E | 33.09 |

NOTICE: According to Colorado law you must commence any legal action based upon any claim in this survey within three years after you first discover such claim or within five years from the date of the certification of this survey. Commencement more than ten years from the date of the certification of this survey is barred.

CORNER SQUARE
 F & P DEVELOPMENT, LLC

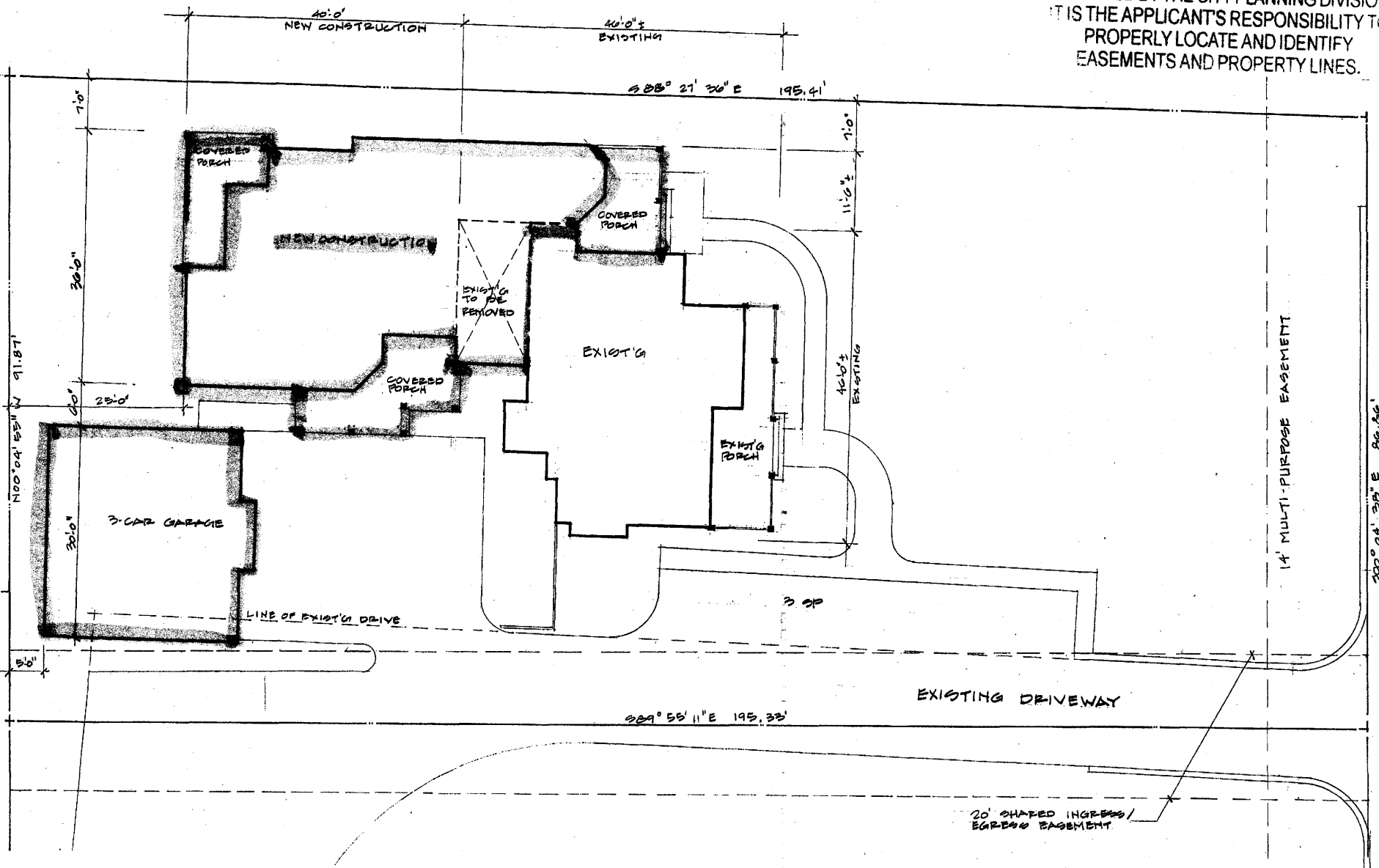
River City CONSULTANTS, INC.
 Integrated Design Solutions
 744 Horizon Court, Suite 110
 Fort Collins, CO 80513
 Phone: 970-841-4722
 Fax: 970-841-4723

SECTION: NE1/4 NE1/4 S10 T4N R10E S1 W1/2 MERIDIAN UTE
 Date of Survey: Feb 2006
 Current Revision: Dec 4, 2007
 Project: Dec 4, 2007
 Drawn: DBS
 Checked: GST
 Field Surveyor: RJC
 Job No: 0187-000
 PROJECT: 0187 Corner Square 1/4 1/4 Section 10
 Sheet 2 of 3

Notice: This plat has been determined to be of sufficient clarity and legality to be approved by the Mesa County Clerk and Recorder. The Clerk and Recorder's Office hereby certifies that this plat is a true and correct copy of the original document. This stamp is an indication of the Clerk and Recorder's Office liability to create a scanned image that is of comparable quality to the original document.

LEGEND
 FOUND ALUMINUM CAP B.L.M. SURVEY MARKER
 FOUND BRASS CAP MESA COUNTY SURVEY MARKER
 FOUND REBAR/ALUMINUM CAP PLS 10-1/4"
 FOUND SURVEY MARKER AS NOTED
 SET #5 REBAR/ALUMINUM CAP PLS 10-1/4"
 FENCE LINE

ACCEPTED *9/18/10* *R. H. ...* 4/18/10
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



① SITE PLAN
 Δ1

Driveway OK
Paul Henderson

1" = 10'-0"