

PCN-211-497

TCP \$
Drainage \$
SIF\$
Inspection \$

~~1105802~~

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$	5 ⁰⁰
Bldg Permit #	
File #	PCN-2011-497

Building Address 2394 Hwy 6E50
 Parcel No. 2945-054-15-002
 Subdivision CALDWELL II SUBDIVISION
 Filing _____ Block _____ Lot 2

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing ^{OFFICE} 3000 Sq. Ft. Proposed 3000
 Sq. Ft. of Lot / Parcel 68452 +/-
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 10200 / 10200

OWNER INFORMATION:

Name FP INVESTMENTS LLC
 Address 3033 E 1ST AVE, STE 200
 City / State / Zip DENVER, CO 80206

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name GOLDEN VILLA HOMES, INC
 Address 2475 HWY 6E50
 City / State / Zip GRAND JCT, CO 81505
 Telephone 970-245-9039 x 101

* FOR CHANGE OF USE:

*Existing Use: SALES OFFICE / SHOP
 *Proposed Use: SALES OFFICE / SHOP
 Estimated Remodeling Cost \$ 25000
 Current Fair Market Value of Structure \$ 260000

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 PLANNING STAFF

ZONE <u>C-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 [Signature] Date 11/23/10

Planning Approval [Signature] Date 11/23/10 2:3 EQU's

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
			<u>existing</u>
Utility Accounting <u>[Signature]</u>	Date	<u>11-23-10</u>	

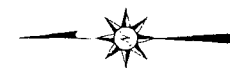
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

II SUBDIVISION

ELL SUBDIVISION (Book 3918 Pages 159-160)

SECTION 5, T1S, R1W, UTE MERIDIAN

MESA COUNTY, COLORADO

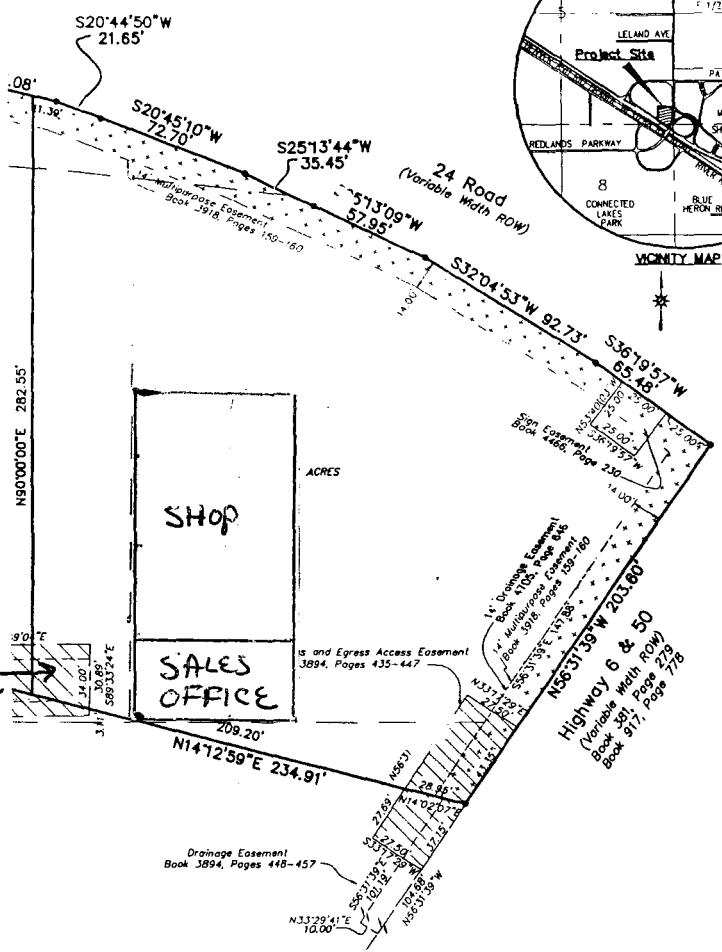
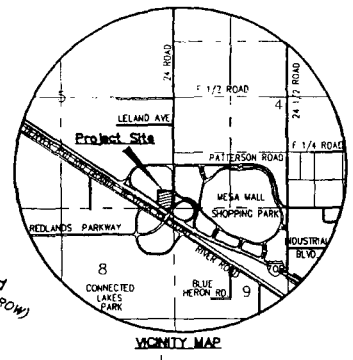


SCALE: 1"=40' U.S. SURVEY FEET
 40 20 0 40

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET 2" ALUMINUM CAP ON No. 5 REBAR, PLS 17845
- PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- ▲ PK NAIL, SET IN PAVING
- ▲ ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- △ DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- Btg CHORD BEARING OF ARC
- HTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- PLS PROFESSIONAL LAND SURVEYOR
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT

AREA SUMMARY		
LOTS	= 2.644 Acres	100.00%
TOTAL	= 2.644 Acres	100.00%



FOR CITY USE ONLY

Associated Recorded Documents
 Book Page Page

Book	Page	Page

CITY OF GRAND JUNCTION APPROVAL

This plat of CALDWELL II SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, is approved and accepted this 23rd day of September, 2008.

City Manager *[Signature]*

President of City Council *[Signature]*

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
 COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:48 o'clock P.M. Sept 22, 2008, and was duly recorded in Book 4233 Page No. 87 Reception No. 2459336
 Drawn No. *WW-39* Fees: *10.00 + 1.00*

[Signature]
 Clerk and Recorder

[Signature]
 Deputy

EMP: General Council
 & A.D.

GENERAL NOTES

A portion of the access and utility easement crossing lot 6 to lot 5 Caldwell Subdivision was vacated by Book 4709, Pages 593 Mesa County Records.

Books of bearings in the East Line of the Southeast Quarter of Section 5, Township 1 South, Range 1 West, of the Ute Meridian, which bears North 00 degrees 03 minutes 01 seconds West, a distance of 1319.85 feet, based on observation of the MDCPS control network.

Easement and title documents (schedules A & B) provided by Land Title guarantees Company, Order No. GUCR5008647, dated Sept. 10, 2008. No research was performed by surveyor pertaining to easement and title documents.

Existing property corners which were recovered during this survey which were within ±0.25 feet of the calculated position were accepted as being "in position."

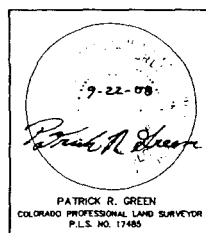
According to the Federal Emergency Management Agency Flood Insurance Map No. Community Panel Number 080115 0480 B of the Flood Insurance Rate Map of the City of Grand Junction, Colorado, dated July 15, 1992 which defines Zone AO (inside of the 100 year flood zone) and Zone X (inside the 500 year flood zone) places the land described on this map of survey in a federally designated Special Flood Hazard Area and may require a special permit for construction.

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of CALDWELL II SUBDIVISION, a replat of part of CALDWELL SUBDIVISION, of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified *SEPT 22, 2008*

the state of Colorado,
 is to the property is
 to goos not satisfied or
 encumbrances of record;
 Lic. Title Examiner
 Grand Junction



CITY FILE
CALDWELL II SUBDIVI
 A REPLAT OF LOTS 4, 5, 1
 CALDWELL SUBDIVISION
 SE1/4 SE1/4, SECTION 5, T1S,
 CITY OF GRAND JUNCTION, MESA COUNTY

LANDesign
 ENGINEERS • SURVEYORS • PL
 328 Main St. Ste 100
 GRAND JUNCTION, COLORADO 81501 (f
 PROJ. NO. 2007-55 SURVEYED DRAWN CHECKED
 DATE: Mar., 2008 RAD/LED LED PRC