

E

PCN-2010-277

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

Planning \$ 10.00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

6-44-C

Building Address 1161 Ute Ave
 Parcel No. 2945-144-36-007
 Subdivision Grand Jct
 Filing _____ Block 133 Lot 15+16

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 4431.953 Sq. Ft. Proposed 400
 Sq. Ft. of Lot / Parcel 5924.16
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name KUKULAN LLC
 Address 698 GLEN CARO DRIVE
 City / State / Zip GRAND JCT, CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 Remodel
 Change of Use (*Specify uses below)
 Addition
 Change of Business
 Other: 20' x 20' Shed

APPLICANT INFORMATION:

Name DARYL S. MILLER
 Address 1161 Ute Ave.
 City / State / Zip Grand Jct, CO 81506
 Telephone 970 270-9723

* FOR CHANGE OF USE: **PAID**
 *Existing Use: _____ **OCT 21 2010**
 *Proposed Use: _____ **RS**
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ 303,080.00

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 C-1 Maximum coverage of lot by structures n/a
 SETBACKS: Front 25' from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side 0' from PL Rear 10' from PL Parking Requirement _____
 Maximum Height of Structure(s) 40' Floodplain Certificate Required: YES _____ NO _____
 Voting District _____ 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.

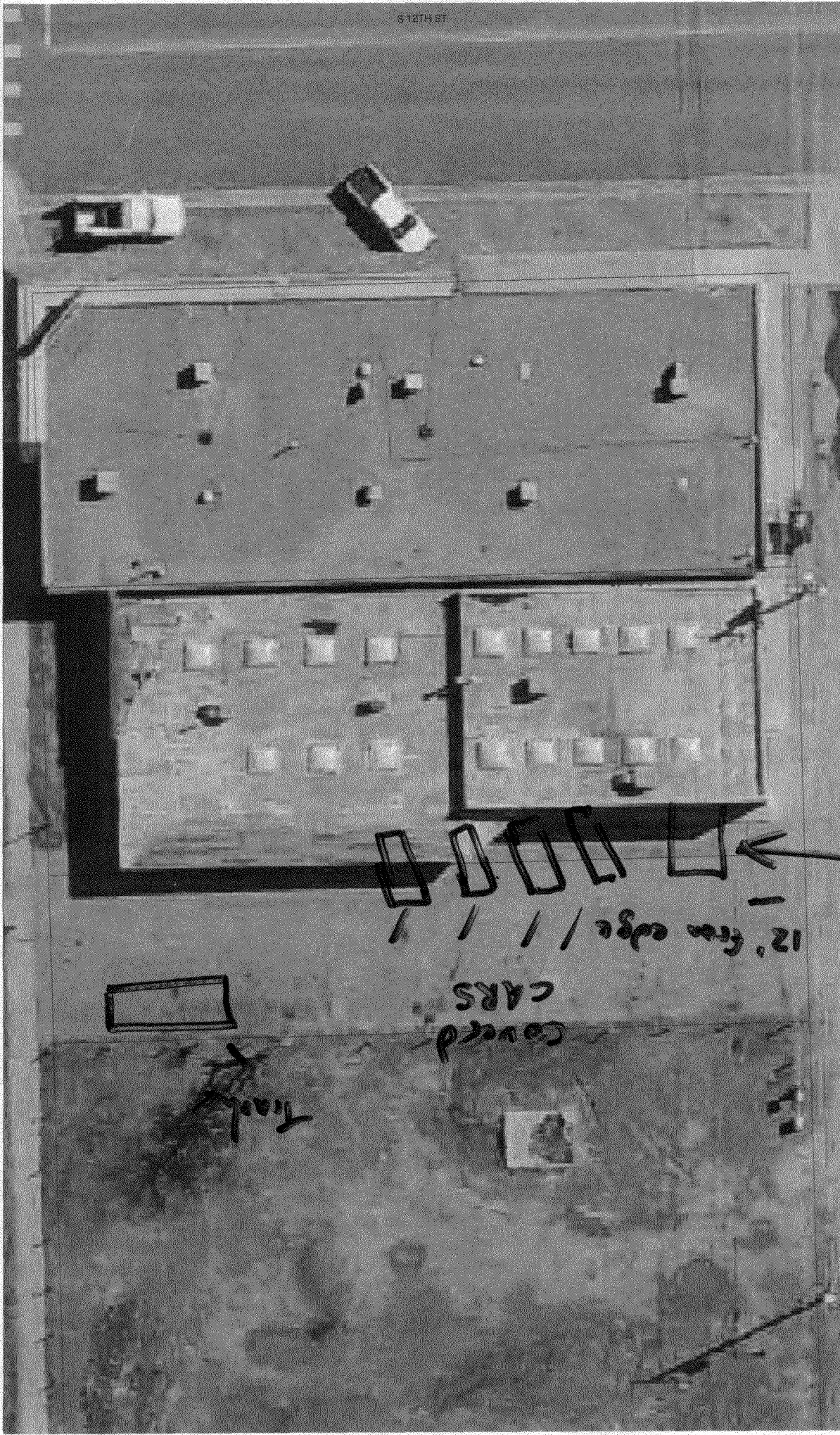
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/21/10
 Planning Approval [Signature] Date 10/21/10

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>no water, no sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-21-10</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)

City of Grand Junction GIS Zoning Map ©



S 12TH ST



SHED

Coverd
CARS

12' from edge



Track

NOTICE

BE IT KNOWN THAT:

Kukulan, LLC, as owner(s) of the real property described herein, all situated in the City of Grand Junction, Mesa County, Colorado, and more particularly known and described as 1161 Ute Ave & 1155 Ute Ave do hereby acknowledge and agree that this instrument shall represent our understanding that as a condition of City approval of the attached site plan, that 1161 Ute Ave & 1155 Ute Ave are and shall be treated as one parcel for the principal use of a MOTOR VEHICLE REPAIR SHOP and to satisfy setback requirements for any and all structures constructed thereon.

If and when we or our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between 1161 Ute Ave & 1155 Ute Ave or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements then sufficient area from one and/or both lots shall be used to meet any and all required setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

We further understand and agree that 1161 Ute Ave & 1155 Ute Ave shall constitute one parcel but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either or both lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on 1161 Ute Ave & 1155 Ute Ave are on or over the lot line, or are so close thereto as to not meet applicable setback and bulk requirements for each lot.

This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and in accordance with cause stated herein.

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

IN WITNESS WHEREOF, I (WE), have signed, executed and acknowledged this instrument on this 21 day of OCT 21, 2010.

Signature: Thomas M. Kukulan

STATE OF COLORADO
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 21st day of October, 2010.

Notary Public Juanita Peterson
My commission expires 10-10-2013





Janice Rich
 Clerk and Recorder
 544 Rood Ave
 Grand Junction, CO 81501
 (970)-244-1679



Print Date:
 10/21/2010 3:42:08 PM

Transaction #: **99968**
 Receipt #: **2010017978**
 Cashier Date: **10/21/2010 3:42:07 PM**

Mailing Address:
 P.O.BOX 20,000-5007
 Grand Junction, CO 81502
 (970)-244-1679

www.mesacounty.us

Customer Information	Transaction Information	Payment Summary
(CITYOFGJ) CITY OF GRAND JCT-COM DEVEL 250 NORTH 5TH STREET GRAND JUNCTION, CO 81501 Escrow Balance: \$124.00	DateReceived: 10/21/2010 Source Code: Over The Counter Return Code: Over The Counter Trans Type: Recording	Total Fees \$11.00 Total Payments \$11.00

1 Payments	
CASH	\$11.00

1 Recorded Items	
(NTC) NOTICE	BK/PG: 5074/886 Reception Number: 2550410 Date: 10/21/2010 3:42:06 PM From: To:
Recording @ \$10 per page \$1 Surcharge	1 \$11.00

0 Search Items

0 Miscellaneous Items
