

Q.E.D.

SURVEYING SYSTEMS, INC.

1018 Colorado Ave., Grand Junction CO 81501
(303) 241-2370 (303) 464-7568

January 18, 1995
RE: 1018 Colorado
Expansion

GENERAL PROJECT REPORT

With this submittal we are proposing to remove an existing part of our building which now serves as a coffee bar, and expanding around an existing bathroom. The result will be a lunchroom, the existing bathroom, and a storage area. The property is currently landscaped as much as is practical, as the whole rear yard is used for parking. 6 parking spaces are designed for the rear - 1 for the west side yard. The current zoning of the property is B-1.

Thank you for considering this proposal.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dan Brown and Max Morris". The signature is written in dark ink and is positioned above the printed name.

Dan Brown and Max Morris

REVIEW COMMENTS

Page 1 of 1

FILE #SPR-95-18

TITLE HEADING: Site Plan Review - Office Addition

LOCATION: 1018 Colorado Avenue

PETITIONER: QED Surveying

PETITIONER'S ADDRESS/TELEPHONE: 1018 Colorado Avenue
Grand Junction, CO 81501
241-2370

PETITIONER'S REPRESENTATIVE: Dan Brown & Max Morris

STAFF REPRESENTATIVE: Tom Dixon

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

GRAND JUNCTION FIRE DEPARTMENT 1/26/95
Hank Masterson 244-1414

Existing hydrants are adequate. Submit complete building plans to Fire Department for our review. After completion of plan review a Building Permit Clearance Form will be issued.

MESA COUNTY BUILDING DEPARTMENT 1/25/95
Bob Lee 244-1656

Exterior walls less than 20' to property line must be one (1) hour fire resistive. Need 2 sets of plans for our review. No other comments.

CITY UTILITY ENGINEER 2/03/95
Bill Cheney 244-1590

No Comment.

CITY DEVELOPMENT ENGINEER 2/02/95
Jody Kliska 244-1591

Power of Attorney for future alley improvements is required. Drainage fee is \$60.39. No Transportation Capacity Payment. Parking does not appear to be utilized as shown.

COMMUNITY DEVELOPMENT DEPARTMENT 2/03/95
Tom Dixon 244-1447

See attached comments.

ADMINISTRATIVE REVIEW

FILE: #SPR-95-18

DATE: February 6, 1995

STAFF: Tom Dixon, AICP

REQUEST: 16- x 25-foot (400 square feet) one-story building addition

LOCATION: 1018 Colorado Avenue

APPLICANT: Dan Brown

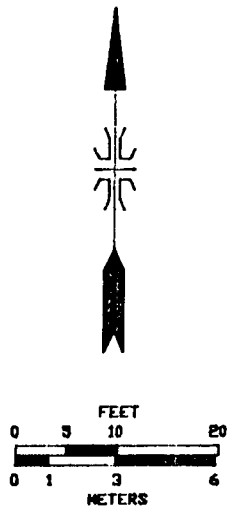
EXISTING LAND USE: Professional office

EXISTING ZONING: B-1

STAFF ANALYSIS: Professional offices are allowed uses in the B-1 zone. The proposed addition of 400 square feet to an existing building containing nearly 1,400 square feet, requires that the site have at least six (6) off-street parking spaces. The site plan indicates that this minimum parking requirement is satisfied.

The building addition will also maintain at least a 10-foot setback on each side of the addition.

ADMINISTRATIVE DECISION: Approval.



LEGEND NOTES

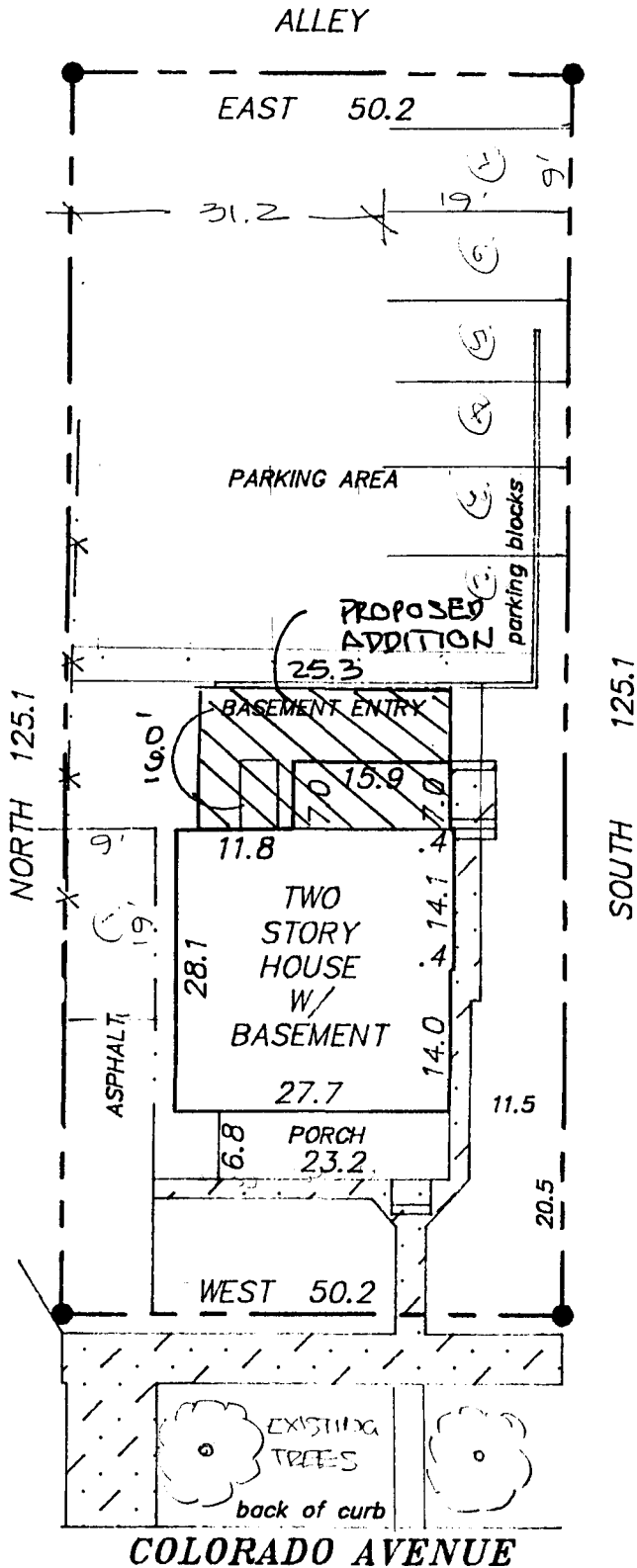
- FD. SURVEY MONS.
- SURVEY ORIENTED W/ FD. MONS.
- THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY

DENOTES CONCRETE

DESCRIPTION

LOTS 27 & 28, BLOCK 112
CITY OF GRAND JUNCTION,
COLORADO

1018 COLORADO AVENUE
GRAND JUNCTION, CO.



OPTION # 2

SITE PLAN & LANDSCAPE PLAN

ACCEPTED *Tom Dixon* 13 March 1975
ANY CHANGE OF SETBACKS SHALL 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
POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

OWNERS DANIEL K. BROWN & MAX E. MORRIS

ADDRESS OF PROPERTY 1018 COLORADO AVE. GR. JCT.

TAX PARCEL # 2945-144-23-015

LEGAL DESCRIPTION OF PROPERTY: * LOTS 27 & 28 BLOCK 112
CITY OF GRAND JCT. COLO.

DESCRIPTION OF ALLEY: BETWEEN 10TH & 11TH STREET
BETWEEN MAIN ST. & COLO. AVE.

BE IT KNOWN THAT:

I, (WE), Daniel K. Brown & Max E. Morris as owner(s) of the real property described above, located in the City of Grand Junction Colorado, agree that, as a condition of City approval of development of the property, the alley(s) which adjoin(s) the above described property is (are) required to be improved or reconstructed to City standards and specifications. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as an alley improvement district, or equivalent legal mechanism, is formed for that certain alley described above. The estimated cost to the owners, or their heirs, successors and assigns, in 1994 dollars is \$. The actual cost which I will pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district.

I, (WE) as owners of the above described real property do hereby agree to participate in an improvement district, if one is formed, for the improvement or reconstruction of said alley(s) either as a part of a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present.

This instrument shall be recorded and shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title, or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to any proposed improvements or improvement district is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this instrument on this 6TH day of MARCH, 1995.

Daniel K. Brown
Max E. Morris

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this 6th day of MARCH, 1994.

My commission expires June 13, 1995. Theresa J. Martin
Notary Public

* If the legal description is lengthy, attach as Exhibit "POA"