

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

②

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 497 28 1/2 Rd
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2943-182-00-078
 SQ. FT. OF EXISTING BLDG(S) 8500
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3000

OWNER Heidbaugh Properties LLC
 ADDRESS 722 Pacific Dr.
 CITY/STATE/ZIP Grand Jct CO, 81506

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 13 AFTER 4
 CONSTRUCTION

APPLICANT LEADER CONST LLC
 ADDRESS 3641 Senna Wy
 CITY/STATE/ZIP 6.J. 81506
 TELEPHONE 970-216-3037

USE OF ALL EXISTING BLDG(S) mini storage
 DESCRIPTION OF WORK & INTENDED USE: Rebuild one building that was burnt down by fire in April 2005

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>will not exceed the value of improvement for from the Assessor's office info.</u>
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Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 8-24-05
 Department Approval [Signature] Date 8/24/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>dry bldg just replacing what was destroyed</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/24/05</u>

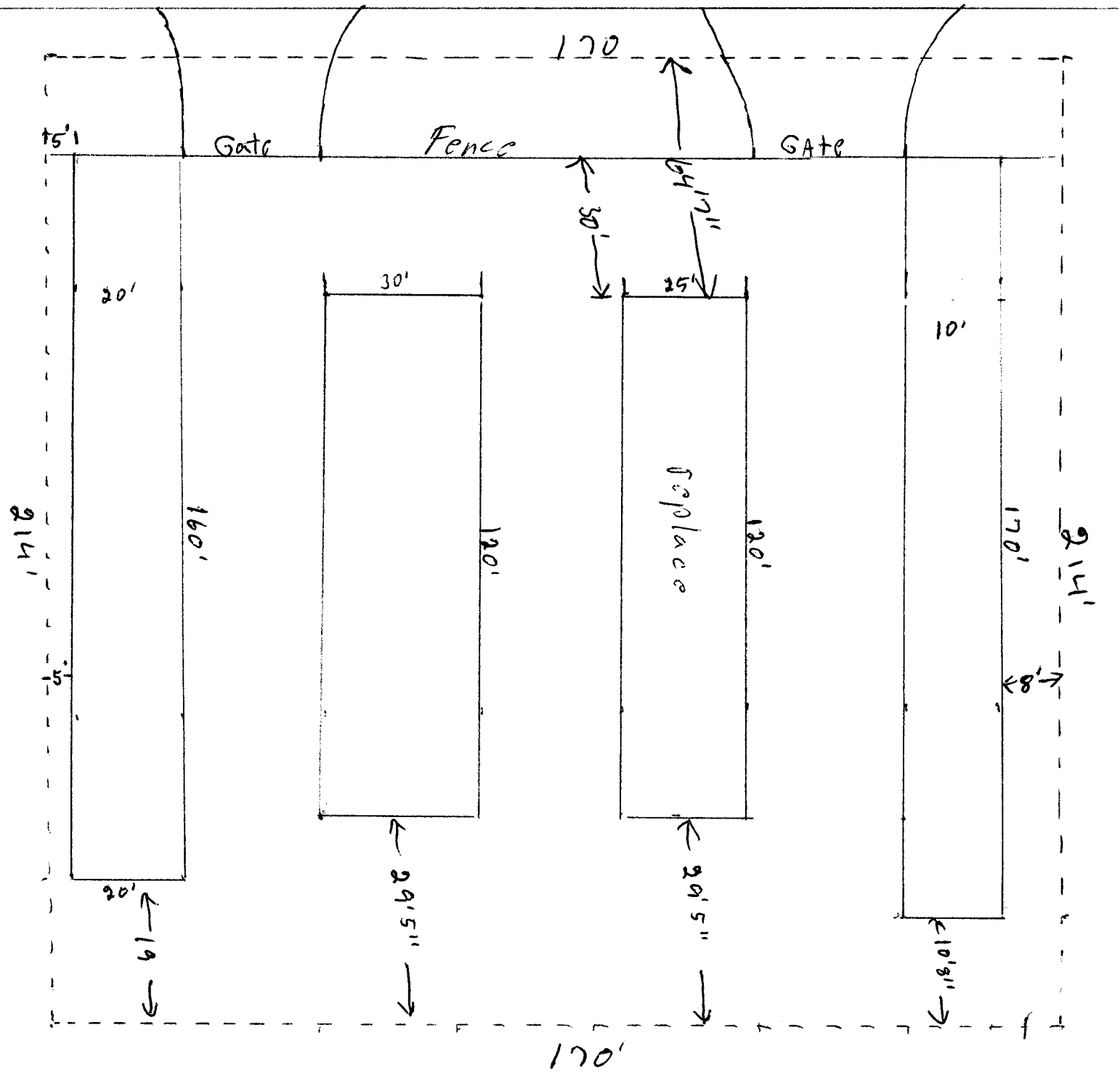
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Guardian Storage
497 28 1/2 Rd

ACCEPTED *4/15/05* *8/24/05*
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.

north ← 28 1/2 Rd → South



Mesa County Property Search Results - *Details*

[Print Results](#)

The Mesa County Assessor's Office makes every effort to collect and maintain accurate data. However, the Mesa County Assessor's Office is unable to warrant any of the information contained herein.

Owner's Name: HEINBAUGH PROPERTIES LLC

Mailing Address: 722 PACIFIC DR
GRAND JUNCTION, CO 81506-1852

Parcel Identifier: 2943-182-00-078

Associated Par:

Title:

Legal Description: BEG S 0DEG11'30SEC E 192.83FT FR N4 COR SEC
18 1S 1E S 0DEG11'30SEC E 168.96FTS
89DEG51'23SEC W 222.45FT N 0DEG00'59SEC E
167.87FT N 88DEG59'50SEC E 45FT
N89DEG42'32SEC E 179.85FT TO BEG EXC E 17FT
FOR RD ROW AS DESC IN B-1213 P-897& E 13FT
FOR RD ROW AS DESC IN B-1836 P-328 MESA CO
RECDS

Property Address: 497 28 1/2 RD

NeighborHood:

Land Unit 1:

Schedule Type: WAREHOUSE/STORAGE

Units: 32670.0

Unit Type: Sqft

Building Characteristics (Including Drawings and
Information)

Tax Information

2005 Estimated Taxes are using 2004 Mill Levy.

2005	Tac 10400	Improvements	Land	Total
	Actual	\$218,870	\$81,680	\$300,550
	Assessed	\$63,470	\$23,690	\$87,160
	Mill Levy			0.077874
	Special Asmt			\$0.00
	Property Taxes + Special Asmt			\$6,787.50
2004	Tac 10400	Improvements	Land	Total
	Actual	\$229,030	\$55,540	\$284,570
	Assessed	\$66,420	\$16,110	\$82,530
	Mill Levy			0.077874
	Special Asmt			\$0.00
	Property Taxes + Special Asmt			\$6,426.94
2003	Tac 10400	Improvements	Land	Total
	Actual	\$229,030	\$55,540	\$284,570
	Assessed	\$66,420	\$16,110	\$82,530
	Mill Levy			0.073494
	Special Asmt			\$0.00
	Property Taxes + Special Asmt			\$6,065.46

REAL PROPERTY NOTICE OF VALUATION — THIS IS NOT A TAX BILL PAGE 2

TAX YEAR	2005	NOTICE DATE	05/01/05	TAX AREA	10400	PARCEL NUMBER	2943-182-00-078
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BEG S 0DEG11'30SEC E 192.83FT FR N4 COR SEC 18 1S 1E S
 0DEG11'30SEC E 168.96FT S 89DEG51'23SEC W 222.45FT N
 0DEG00'59SEC E 167.87FT N 88DEG59'50SEC E 45FT N
 89DEG42'32SEC E 179.85FT TO BEG EXC E 17FT FOR RD ROW AS
 DESC IN B-1213 P-897 & E 13FT FOR RD ROW AS DESC IN
 B-1836 P-328 MESA CO RECDS

377

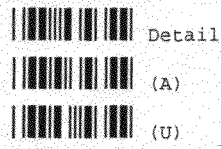
00497 28 1/2 RD

HEINBAUGH PROPERTIES LLC
 722 PACIFIC DR
 GRAND JUNCTION CO 81506-1852



2943-182-00-078 - 2005 NEIGHBORHOOD - 223512.00

00497 28 1/2 RD
 HEINBAUGH PROPERTIES LLC
 722 PACIFIC DR
 GRAND JUNCTION CO 81506-1852



↑ (ATTACH LABEL TO REAL PROPERTY APPEAL FORM) ↑

Curtis Belcher
Mesa County Assessor
P.O. Box 20000-5003
Grand Junction, CO 81502-5003

Appeals will be accepted at the Mesa County Assessor's office at the Courthouse Annex, 6th and White, by mail, or from 8:00 AM to 5:00 PM by appointment, Monday through Friday. **Agricultural and Commercial appeals by appointment only please.** While appointments are requested, walk-ins on residential property are welcome.

Telephone No. (970) 244-1720 Fax No. (970) 244-1790
 For General Information: E-MAIL: ASSESSOR@CO.MESA.CO.US

Your property was valued as it existed on January 1 of the current year. **The tax notice you receive next January will be based on this value.**

The assessed percentage for residences is projected to be 7.96 percent. Generally, all other property, including vacant land, is assessed at 29%, 39-1-104(1) and (1.5), C.R.S.

The appraisal data used to establish real property value was from the 18 month period ending June 30, 2004. Your value is based on comparable sales of properties during that period. All property in Colorado is revalued every odd year.

If the **senior citizen property tax exemption** has been applied to your property, it is not reflected in the value shown above. NOTE: Legislation passed in 2003 temporarily suspended the exemption benefit until tax year 2006 (payable 2007).

YOU HAVE THE RIGHT TO APPEAL YOUR REAL PROPERTY VALUE OR ITS CLASSIFICATION.

 * IN ORDER TO ENSURE QUALITY SERVICE, WE ARE REQUESTING *
 * APPOINTMENTS BE MADE. TO SCHEDULE AN APPT AT OUR *
 * DOWNTOWN OFFICE, PLEASE CALL 244-1720. *

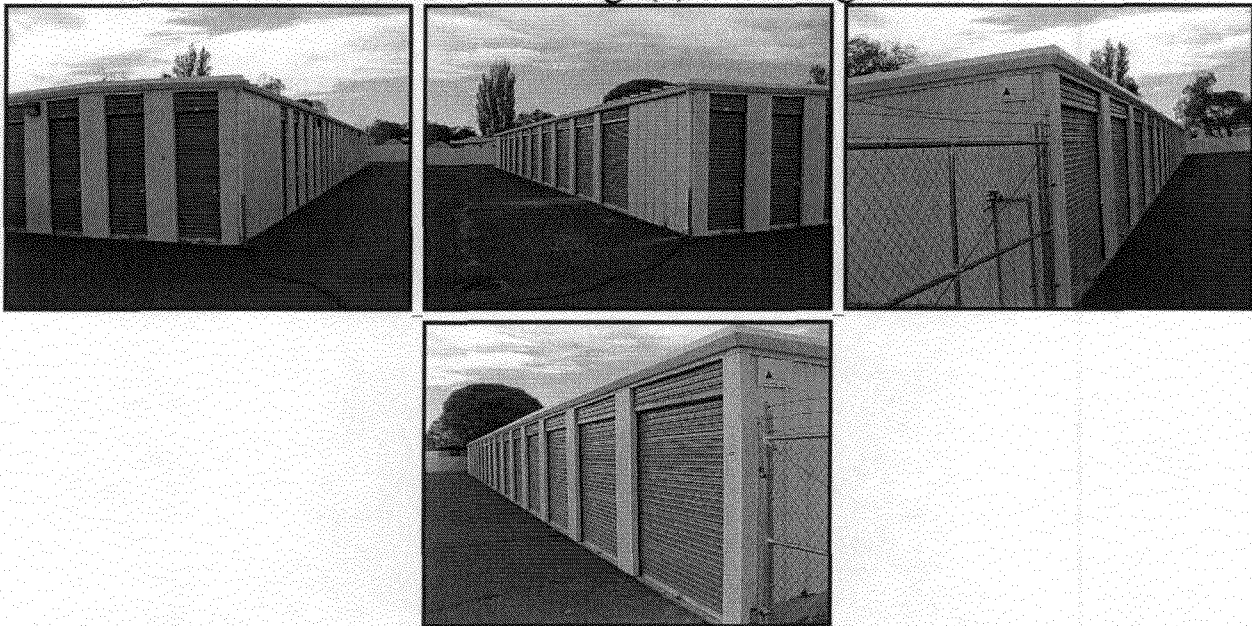
----- TOTAL VALUE -----			
	LAST YEAR	THIS YEAR	DIFFERENCE
LAND	55,540	81,680	26,140
STRUCTURES	229,030	218,870	-10,160
TOTAL VALUE	284,570	300,550	15,980

NEIGHBORHOOD CODE --- 223512.00
 Commercial CM

Sales Activity (if any)

Date	Amount	Book	Page	Instrument Type
10/31/1988	\$0	1716	867	WD
10/31/1988	\$0	1716	867	WD
12/10/1990	\$20,000	1816	328	WDJT
05/13/1991	\$32,132	1839	384	WD
06/08/1993	\$0	1986	301	CORR
06/12/2002	\$1,100,000	3096	832/833	WDJT
03/10/2004	\$0	3605	804	QCD

Click on Image(s) to Enlarge



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