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File		1975-0018						
Date		1/26/00 Project	Nar	ne: Iim Gale – Height Variance				
Da	ш	1/20/00 Floject	Ivai	ne. Jim Gale – Height Variance				
P	S	A few items are denoted with an asterisk (*), which means	the	ey are to be scanned for permanent record on the				
r e	c a							
s	n	•	e st	andard list. For this reason, a checklist has been				
e	n included.							
n t	This index can serve							
١'	d	quick guide for the contents of each file.						
		Files denoted with (**) are to be located using the ISYS Que	ry	System. Planning Clearance will need to be typed				
V	v		ıs,	Board of Appeals, and etc.				
X	A	3						
_		Application form	ing the ISYS Query System. Planning Clearance will need to be typed nances, Resolutions, Board of Appeals, and etc. chnical reports) ibits e date of final approval (pertaining to change in conditions or FIC TO THIS DEVELOPMENT FILE:					
		Receipts for fees paid for anything						
		*Submittal checklist						
		*General project report						
		Reduced copy of final plans or drawings						
X	X							
	32	Evidence of title, deeds						
A	X	*Mailing list						
_	_	Public notice cards						
		Record of certified mail						
		Legal description						
-	-	Appraisal of raw land						
	_	Reduction of any maps – final copy *Final reports for drainage and soils (geotechnical reports)						
		Other bound or nonbound reports						
\dashv	-	Traffic studies						
\dashv	-	Individual review comments from agencies						
		*Consolidated review comments list						
	-	*Petitioner's response to comments						
		*Staff Reports						
		*Planning Commission staff report and exhibits						
\dashv	_	*City Council staff report and exhibits	ncil staff report and exhibits					
		*Summary sheet of final conditions						
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or						
		expiration date)	•	(1				
		DOCUMENTS SPECIFIC TO THIS	D	EVELOPMENT FILE:				
X	X	Follow-Up Form – MUST HAVE BEEN DENIED-NO ATTACHED INFORMATION						
X	X							
-		Deter Holl states E. Gale to Flamming Dept. 171775						
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FOLLOW-UP FORM FOR:

Right-of-way Vacation Text Change Rezoning

DATE COMPLETED:

Preliminary Plat Final Plat Minor Subdivisions Bulk Development Conditional Use PUD

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re received 7-18	-75 0	ITEM	# 18-75
QUEST			
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TITIONER James of	I Sale.		
DRESS 1001 91. 3	- St. St.	PHONE	NO. 7-5850
	Information		
Fee Submitted			
		Plats:	
. Application.		Tracs.	
	Progress	Chart	
Reviewing Agencies (s	see attached for	m) Sign Posted_	
Notice to Adjacent Pr	roperty Owners_		
Planning Commission:			
Action Taken:			
0:4 011-			
City Council:		_	
Action Taken:			
	7	1	
PUBLICATION DATES:	7 day s	1.	



1001 NORTH FIFTH STREET, GRAND JUNCTION, COLORADO 81501 / PH. 242-5850

JULY 17, 1975

CITY OF GRAND JUNCTION PLANNING DEPARTMENT 5TH & ROOD AVE GRAND JUNCTION, COLO

GENTLEMEN:

WE WOULD LIKE TO REQUEST A HEIGHT VARIANCE TO A 50 FOOT MAXIMUM ON THE GROUND LEGALLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 4 AND 3 EXCEPT BEGINNING AT THE POINT OF INTERSECTION OF THE COMMON LINE BETWEEN LOTS 2 AND 3 IN BLOCK 13, SHERWOOD ADDITION, IN THE CITY OF GRAND JUNCTION AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST SHERWOOD DRIVE, THENCE 50.08 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 583.3 FEET, THE CHORD OF WHICH BEARS NORTH 47·05½' EAST 50 FEET, THENCE SOUTH 43·36' EAST 126.24 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ALLEY RUNNING THROUGH SAID BLOCK 13, THENCE SOUTH 28·08' WEST A DISTANCE OF 52.65 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO ITS POINT OF INTERSECTION WITH THE COMMON LINE BETWEEN SAID LOTS 2 AND 3, THENCE NORTH 43·36' WEST ALONG SAID COMMON LINE A DISTANCE OF 143.35 FEET TO THE POINT OF BEGINNING, IN BLOCK 13 OF SHERWOOD ADDITION, GRAND JUNCTION, MESA COUNTY, COLORADO.

THIS WILL BE A 4-STORY, MULTI-FAMILY BUILDING CONSISTING OF 20 UNITS. IN THE EVENT YOU SHOULD NEED ANYTHING FURTHER REGARDING THIS REQUEST, PLEASE LET ME KNOW.

SINCERELY,

GALE & CO., REALTORS





Real Estate Broker / Mortgage Loan Broker

Real Estate Sales—Residential—Commercial—Industrial / Real Estate Loans—F.H.A.—G.I.—Conventional