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Fil	e_19	90-0021 Name: Corner Lot Variances for 1990				
	S c a n e d	instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.				
X	X	Table of Contents				
		Review Sheet Summary			a natur a an a	
		Application Form				
		Review Sheets				
		Receipts for fees paid for anything				
		*Submittal checklist				
		*General project report				
	_	Reduced copy of final plans or drawings			and and an and a second and a	
		Reduction of assessor's map.			and the second	
		Evidence of title, deeds, easements				
		*Mailing list to adjacent property owners				
		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 non-bound reports		<u>.</u>		
		Traffic studies				
		*Petitioner's response to comments				
ļ		*Staff Reports				
<u> </u>		*Planning Commission staff report and exhibits			·	
		*City Council staff report and exhibits			- 1994	
		*Summary sheet of final conditions				
*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)						
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
X	X	Fence Permit - ** - 5/7/80				
X	X	variance - 5/7/90				
X		Comments from Don Newton – 5/4/90				
X	<u>X</u>	Site Plan - to be scanned				
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Garage plan looks good ! The existing curb cut on 12th Strat the should be closed when the new garage is completed. # Existing Lilac bushes in the alley may the obstruct sight distance from the new garage. These could be trimmed in the right-of-way by the city evens if necessary. Don Mautons 5-4-90 N. LANS n- NOT Remove Scom Office 121 90



Grand Junction Planning Department 250 North Fifth Street Grand Junction, Colorado 81501–2668 (303) 244–1430

May 7, 1990

Mr. Steven P. Colony 1160 White Avenue Grand Junction, Colorado 81501

Dear Mr. Colony:

In accordance with Section 5-1-7K.3 of the Grand Junction Zoning and Development Code, you may consider this letter approval of a variance to the front yard setback requirements for building a garage at 1160 White Avenue. This approval is subject to the requirements of the City Engineer to replace a small section of curb along 12th Street with a concrete pan and slab.

Sincerely,

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Karl G. Metzner Director of Planning

KGM/bd