



Garage plan looks good! ~~test~~ The  
existing curb cut on 12th Street ~~to~~ should be  
closed when the new garage is completed.

~~with~~ Existing Lilac bushes in the alley  
may ~~that~~ obstruct sight distance  
from the new garage. these could  
be trimmed in the right-of-way  
by ~~the~~ city crews if necessary.

Don Newton  
5-4-90

Original  
Do NOT Remove  
From Office

#21 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,

A handwritten signature in cursive script that reads "Karl G. Metzner".

Karl G. Metzner  
Director of Planning

KGM/bd