Table of Contents

File		Name: 2374 E. Piazza Place – Revocable Permit for fence in Public ROW									
P r e s e n t	S c a n n e d	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.									
X	X	Table of Contents									
		*Review Sheet Summary									
X	X	*Application form									
		Review Sheets									
X		Receipts for fees paid for anything									
		*Submittal checklist									
		*General project report									
		Reduced copy of final plans or drawings Reduction of assessor's map.									
		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									
		Traffic studies									
X	X	*Review Comments									
		*Petitioner's response to comments									
		*Staff Reports									
	\dashv	*Planning Commission staff report and exhibits *City Council staff report and exhibits									
		*Summary sheet of final conditions									
1	1	DOCUMENT DESCRIPTION:									
X	X	Correspondence									
X	-	Warrant Deed – Bk 1964 / Pg 489 – not conveyed to City									
X	X	Demolition Plan									
X	X	Site Plan – to be scanned									
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CHAND COHADO

DEVELOPMENT APPLICATION

Community Developent Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430

Receipt _	
Date	
Rec'd By	
File No	

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE		LAND USE
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub					
[] Rezone		-		From:	То:	
[] Planned Development	[] ODP [] Prelim [] Final					
[] Conditional Use						· · · · · · · · · · · · · · · · · · ·
[] Zone of Annex						
[] Variance						
[] Special Use						
[] Vacation						[] Right-of-Way [] Easement
Revocable Permit						
ROBERT K. SAC	NER		EVELOPER		[] RE	PRESENTATIVE
Name		Name		Name		
2656 CHESTNUT	CT	A -1 -1		A		
Address	N COLORADO 815	Address		Address		
City/State/Zip	N COLORADO 613	City/State/Zip		City/Stat	e/Zip	
(303) 241-456	7 (303) 242-	85QA	•			
Business Phone No.	s Phone No.	· · · · · · · · · · · · · · · · · · ·				
NOTE: Legal property ov	vner is owner of recor	d on date of subr	nittal.			
foregoing information is tru and the review comments	ue and complete to the s. We recognize that be dropped from the a	e best of our know we or our repres genda, and an ac	ledge, and that we ass entative(s) must be pr dditional fee charged to	ume the respons esent at all hear o cover reschedu	ibility to monitings. In the eling expenses	ation of this submittal, that the or the status of the application event that the petitioner is not before it can again be placed
Signature of Person		ert K. Saco	()	2/11		Date
(Robert K. Saco		h Additional	(Linda L. Sheets if Necessa		Sente (Luce

REVIEW COMMENTS

Page 1 of 2

FILE #23-94 TITLE HEADING: Revocable Permit for Fence/

Landscaping in Right-of-Way

LOCATION:

G Road & 27 1/2 Road

PETITIONER:

Robert Sacco

PETITIONER'S ADDRESS/TELEPHONE:

2374 E. Piazza Place

Grand Junction, CO 81506

241-4567

STAFF REPRESENTATIVE:

Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MARCH 7, 1994.

GRAND VALLEY RURAL POWER

2/18/94

Perry Rupp

242-0040

No fence in easement for GVP transmission line (69 KV) along east side.

CITY ATTORNEY

2/20/94

Dan Wilson

244-1508

None.

CITY FIRE DEPARTMENT

2/22/94

George Bennett

244-1400

No requirements at this time.

CITY UTILITY ENGINEER

2/22/94

Bill Cheney

244-1590

WATER - Ute Water

SEWER - Show sewer and other utilities that may be present in the area proposed to be fenced. Access to all utilities in the right-of-way needs to be maintained.

U.S. WEST

2/18/94

Leon Peach

244-4964

No comments at this time.

FILE #23-94 / REVIEW COMMENTS / page 2 of 2

COMMUNITY DEVELOPMENT DEPARTMENT Kristen Ashbeck

2/24/94 244-1437

- 1. Please submit a revised drawing addressing City Utility Engineer comments and showing fencing <u>not</u> within "no build" area for Grand Valley Rural Power easement.
- 2. Submit revised legal description of right-of-way to be used excluding the portion in the Grand Valley Rural Power easement.
- 3. If revised documents are submitted no later than March 7, 1994, the item can be scheduled for hearing at the March 16, 1994 City Council meeting.



February 23, 1994

Grand Junction Community Development Department Planning • Zoning • Code Enforcement 250 North Fifth Street Grand Junction, Colorado 81501-2668 (303) 244-1430 FAX (303) 244-1599

To Whom It May Concern:

This letter is to inform you that the adjacent owner of the property located at 2374 East Piazza Place has submitted an application for a Revocable Permit through the City of Grand Junction. The property owner is requesting that the City allow him to fence and utilize a portion of the G Road right-of-way behind his property for agricultural purposes (existing orchard). Enclosed are a few drawings explaining the proposal. Should you have additional questions regarding the request, please contact the Community Development Department at 244-1430. This item is tentatively scheduled to be heard at the March 2, 1994 City Council meeting.

Sincerely,

Kristen Ashbeck

Planner