## **Table of Contents**

Fil	e	CUP-1996-091 Name: 605 23 ¼ Rd. – Conditional Use Permit for Pigs
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS 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. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
X	X	Table of Contents
		*Review Sheet Summary
		*Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*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
$\dashv$	_	Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
T		Traffic studies
		*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
X	X	Notes to file – CUP not needed - WITHDRAWN
X	X	Short Report
X	X	Property Profile
X	X	Calling Cards
X	X	Location Map
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### OWNER INFORMATION

#### PROPERTY INFORMATION

GRAND JUNCTION, CO 81505-9417 WP 46-91 Phone # PARCEL NUMBER: 2945-053-00-031 PROPERTY ADDRESS: 605 23 1/4 RD 243-5016 TAC: 10800 MILL LEVY: 86.0290 CO OWNER: LAND VALUE: 11,400.00 CUP for pigs
BOOK:
PAGE: proposed I-1 zone 3.8 amo IMPROVED VALUE: 35,750.00 TOTAL VALUE: 47,150.00 SOLD: 10/13/88 PRICE: 29000 YR BUILT: 1902 LEGAL DESCRIPTION: BEG NW COR LOT 12 ORCHARD GROVE SUB SEC 5 1S 1W E 500 FT SWLY TO A PT 70FT E OF SW COR LOT 12 W 70FT N 662. 8FT TO BEG Mone # 241-0683 **ERASMO MUNIZ** PARCEL NUMBER: 2945-053-00-032 Cup-96-92 123 UTE AVE PROPERTY ADDRESS: 2315 RIVER RD GRAND JUNCTION, CO 81501-2214 TAC: 10800 MILL LEVY:
LAND VALUE:
CUP for auto salvage improved VALUE:
proposed T-2 zone
TOTAL VALUE: MILL LEVY: 86.0290 CO OWNER: SANDRA 8,100.00 33,120.00 41,220.00 BOOK: 1780 **PAGE: 402** SOLD: 03/16/90 PRICE: 25000 YR BUILT: 1990 LEGAL DESCRIPTION: BEG S 89DEG40MIN W 663.1FT & 108.8FT N OF SE COR NW4SW4 SEC 5 1S 1W N 89DEG40MIN E 331.5FT N 849.1FT TO S LI. OF CO RD N 56DEG54MIN W ALG RD 395.25FT TO W LI E2NW4SW4 S 1066.9FT TO BEG Phone # 241-6612 LINN E RICKERD PARCEL NUMBER: 2945-054-00-043 CLP-910-93 2381 RIVER RD PROPERTY ADDRESS: 2381 RIVER RD

BOOK:

PAGE:

GRAND JUNCTION, CO 81505-1323

CO OWNER: BARBARA J

proposed I-2 zone

TAC: 10800

MILL LEVY: 86.0290

LAND VALUE: **IMPROVED VALUE:** 

TOTAL VALUE:

37,030.00 49,750.00

12,720.00

SOLD: 05/20/87

PRICE: 83000

YR BUILT: 1982

LEGAL DESCRIPTION:

E 2.5A OF LOT 16 ORCH GROVE SUB SEC 5 1S 1W S OF RR ROW EXC W 75FT & ALSO EXC THAT PT OF E 50FT LYG E OF LINE AS DESC IN B-1822 P-556/557 MESA CO RECDS

## The City Of Grand Junction

250 North 5th St. Grand Junction, CO 81501 (970) 244-1538

## PROPERTY PROFILE

4/12/96

PREPARED BY: Mike Pelletier

PREPARED FOR: COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

#### OWNER INFORMATION

LUDGER L GAGNE 605 23 1/4 RD

GRAND JUNCTION, CO 81505-9417

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2945-053-00-031

PREVIOUS PARCEL NUMBER: 0

PROPERTY ADDRESS: 605 23 1/4 RD

LEGAL: BEG NW COR LOT 12 ORCHARD GROVE SUB SEC 5 1S 1W E 500 FT SWLY TO A PT 70FT E OF SW COR LOT

12 W 70FT N 662. 8FT TO BEG

YR BUILT: 1902

ROOMS: 5

**BATHS: 1.00** 

UNITS: 1037.00

ABST: 1212

IMP SQ FT: 0

SALE INFORMATION

**DATE SOLD: 10/13/88** 

PRICE: 29000

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 10800

MIL LEVY: 86.0290

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:

LAND VALUE:

11,400.00

LAND ASSESS:

1,180.00

IMP VALUE:

TOTAL VALUE:

35,750.00 47,150.00

IMP ASSESS: TOTAL ASSESS: 3,700.00 4,880.00

TAXES: 419.83

TAX SALE FLAG: False

**DELINQUENT FLAG: False** 

SPECIAL ASSESSMENTS: CODE 1:

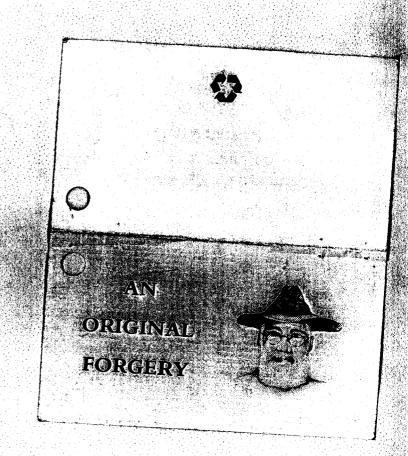
CODE 2:

AMT 1: 0.00 AMT 2: 0.00

CODE 3:

OTHER: N

AMT 3: 0.00



605 23 1/4 Road Grand Junction, CO 81505

OMDEL CEE CYCNE

"VALIÓNES WVDE MHITE AON MVIL.»

TEE, S LOBCEBA

Phone (970) 243-5016

Materials used in this product were salvaged from scrapped items, used in and around the Grand Junction area of Colorado. They were then transformed, using anvil and forge, by the hand of an old blacksmith.

For Visits Or Demonstrations

Call

LEE'S FORGERY

Grand Junction, Colorado

(970) 243-5016

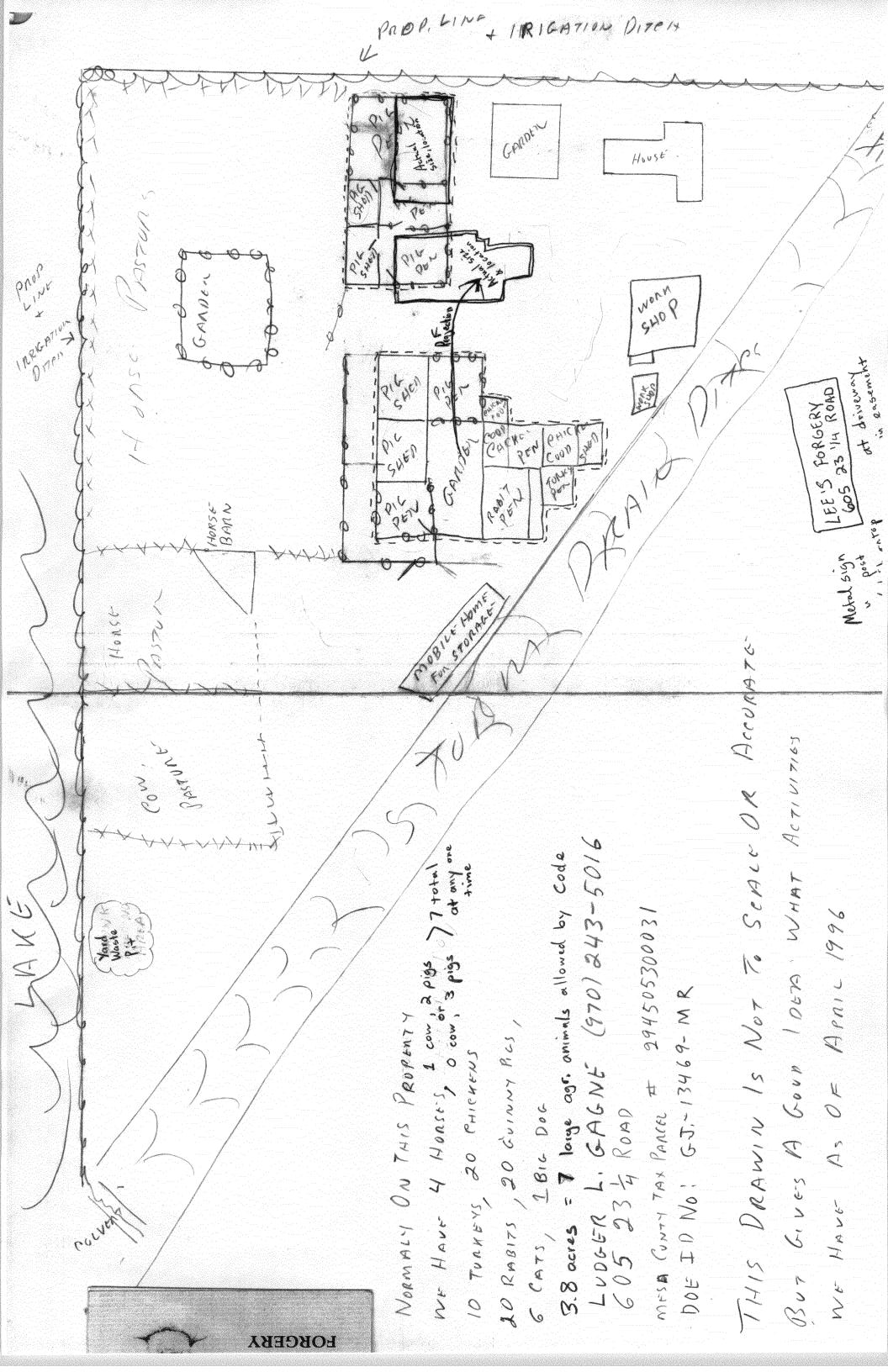
# RIVER ROAD ANNEXATION

Current uses on parcel: 2945-053-00-031 Lee's Forgery (ornamental iron).



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.





CUP not needed due to animal text amendment