Table of Contents

Fil	e	1973-001
Da	to	12/9/99
Da	ш	12/9/99
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on th
r	c	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. Ther
e s	a n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
e	n	included.
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as
t	d	quick guide for the contents of each file.
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be type
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	*Summary Sheet – Table of Contents
X	X	Application form
	;	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
		*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
		Traffic studies
		Individual review comments from agencies *Consolidated review comments list
		*Petitioner's response to comments *Staff Reports
		*Planning Commission staff report and exhibits
		*City Council 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)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X		Site Plan
X	X	Signed petition to protest and oppose zoning change – Denied
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Denied 131/13

Grand Jumetion, Colo. January 25, 1973.

Gentlemen:

Will you please consider this application for re-soning from R-1-C (Single Family Residence) to R-3 (Bulti-Family Residence) for lots ten (10) thru seventeen (17) for Block one (1) of Overhill Annex.

Yours Truly,

Tekla Pash

Jupica Frak

1604 Pinyon Grand Junction Colo.

Enclosure: check 7523 for \$100.00

Denied 18/73

PROPOSED ZONING CHANGE
R1 to R3
West Side of 13th St.
between Orchard & Mesa

The general purpose of the City Zoning Ordinance as stated "is to encourage the most appropriate use of land throughout the city and to insure a logical growth of the various physical elements of the city"

The Proposal is to change to zoning on the west side of 13th between Orchard and Mesa From R-1-C to R-3

This will correspond to the apparent trend in the area

ADVANTAGES AND DISADVANTAGES OF CHANGE

DISADVANTAGES

- o Higher population Density
- o Higher traffic Density
- o Raise Noise Level
- o Block View

ADVANTAGES

- ô Better use of land
- o Create a buffer zone between retail business and single family housing
- o Improve value of property
- o Raise tax base
- o Improve environment
 landscaping
 low level lighting
 improve aesthetics

The undersigned, residents of the City of Grand Junction, Colorado, residing adjacent to or in the near vicinity of the property proposed for rezoning along 13th Street between Orchard Avenue and Mesa Avenue, by this Petition protest and oppose the zoning change.

- l. Substantial increase in vehicle traffic which would result from occupants of the proposed apartment units on streets not designed or suitable to carry increased traffic; and
- 2. Further reduction in water pressure, already inadequate to serve the existing residences in the area.

Name	Address	Signature
Mittoria T Long		
FFFIE MILLIG	1410 HOLLAVE	Epoper me Lone
Encl M. Maar	1420 Hall Cive.	Ethic M. Moar
CATHERN WYATT		
HASEL Timmos		
Silly Eugen Thompson		
Patricia m Thompson		
BILE JESITOR.		· · · · · · · · · · · · · · · · · · ·
Merle L. Tes, Tor		
lem M. armstrong		
Mary Grustrang	1265 Mess live	Mory O. Grantrong
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Name	Address	Signature
Myrna A. Asheratt) Myrna asherath	1332 Hull Class.	Muno. a. Ceshorall
This B. Cally	1332 HALL BUE	
Engant pacatt		
AL TROESTER		<i>(</i>)
FLORENCE TRUESTER	1557 ORCHARD AUG	3 " Florence Tractic
RUTH DIER	1405 ORCHARD ÂUE	Auch Lyer
,	14/5 Landers	<i>'</i> \ <i>I</i>
Ruin Af Sage		
JOHN B. STEWART	1425 OKCHARD	John B. Thiras
APRIL J. STEWART	1425 CRCHARD	april I Stewart
OPHICIA CHURCH	1435 Orchard	Dephilia Church
R+ Mucache	1430 Cuhard	RFKrwelie
mas R. F. Knock		
Michael		
GECREIN A STEPHEN		
Rul Easparek		
Live E. Mangant		,

Address Name Marthax Roseny ant 1320 Orchard ave. Martha Marjarie De Camp 12:40 Orchard One. Morjarie ampan 132 1/1

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Name	Address	Signature
William M. Claycomb	1343 Hall Ave.	Whan M Chiefenn
Shacon A. Claycomb		Sharon A Claycant
Joe G. Barnes		Jae G. Barnes
1 than Ellerance	. ,	Madan - Herrich
Penelole C. Eberhart		Rendoze V. Beatrack
This Harry S. Brown	1363 Hall ave	MID HOTY F. Brown
Dies Vathe Egley		mus tinke Ciley
MARY HAN Ryan		Mary ann Rijan
marie A. Newberger	•	marie (1. Henberger
Ed R. Williams	1749 N. 15th ST.	•
MARY B. Williams	1749 N 15th 5t.	Mary & Welliams
ALICE M, LAVER		. alin m. Laver
RAYMOND D. LAVER	1364 MESA AVE.	Lagrond D. havet
Joan A. Raser	1630 Orchard Ave	Son P. Raper
G.W. GREGORY	1354 MesA Ave.	Il Gregory
		Marcella M. Sellwan
, (,	

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Name	Address	Signature
GEORGE ALHEISER	1333 HALL	George a. This
BARBARAS. IHEINEL	.,	Bullow There
EVA R KAUFMAN	1334 MESA	En Taufma
FRED (N) KAUFMAN	1334 MESA	He Birting
JACK LIWCOD	1345 MEX	Audo X lice
DOBOTHY M. Week	1345 MESA	Marie Maria
DAKTOL C. DEASLEY	1335-MESP	Balling Linder
Do HI T. BEASLEY.	1335-MESH	La tile "jale of the first
BARBARA Chambiiss	1315 MESA	Lazhara Chambliss
Olices Li Colwards		Chi L. Edward
Thomas H. Wilson		THURSON
LA VAUN A WILSON		Latour a Tiloon

Date Receive	5 U :		item #	1-73
Request:	Regoning - R-1-C	to R3		
Location:	Let 10 through	17 Block	le 1 Orieste	ier ann
	Les 10 through West Side of 13th Sikla Fack -	& St. from	n Mean &	Orchard.
Address:	1604 Lingon		Phone:	
Advertised:	flo	Date:	1-15-73	
	Comm: /-31-13			
Action:	6.			
- Advertised:		Date:		
To City Cour	ncil <u>:</u>			
To City Cour				
To City Cour				
To City Cour				
To City Cour				
To City Cour				
To City Cour Action: Comments:	ncil:			