

# Table of Contents

File 1973-0050

Date 1/4/00

Project Name: Rezone from B-1 to C-2, Lots 23-34, Block 132

<b>P</b>	<b>S</b>	<p><b>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, not all entries designated to be scanned 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 included.</b></p> <p><b>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.</b></p> <p><b>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</b></p>
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X	X	<p><b>*Summary Sheet – Table of Contents</b></p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p><b>*Submittal checklist</b></p> <p><b>*General project report</b></p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>X <b>*Mailing list</b></p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p><b>*Final reports for drainage and soils (geotechnical reports)</b></p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p><b>*Consolidated review comments list</b></p> <p><b>*Petitioner's response to comments</b></p> <p><b>*Staff Reports</b></p> <p><b>*Planning Commission staff report and exhibits</b></p> <p><b>*City Council staff report and exhibits</b></p> <p><b>*Summary sheet of final conditions</b></p> <p><b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b></p>
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**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

X	X	<p>Status Report - <i>TABLED</i></p> <p>X X Letter from Robert Gerlofs to Levi Lucero - 9/25/73</p> <p>X X Petition and Application</p> <p>X X Letter for Robert Gerlofs to City – 3/7/75, 9/4/73</p> <p>X X Planning Commission Minutes - ** - 9/26/73</p> <p>X Planning Commission Agenda</p> <p>X <i>REVIEW SHEETS</i></p>
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Date Received: Sept 4, 1993

Item # 50-13

Request: Rezone from B-1 to C-2

Location: Lots 23-34, Block 132, City of Grand Jet

Petitioner: Pat Seelaps

Address: 721 Hemlock Phone: \_\_\_\_\_

Advertised: yes Date: \_\_\_\_\_

To Planning Comm: Sept. 26, 1993

Action: 9/26 - Denial

Advertised: \_\_\_\_\_ Date: \_\_\_\_\_

To City Council: 10/17/93

Action: Tabled. sent back to City Planning Committee for Study (H.O)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 26, 1973 - 8:00 AM

City Hall Auditorium

A G E N D A

1. Approval of Minutes of Previous Meeting
2. #48-73: Consider zoning of Goodwill Annex  
Petitioner: City of Grand Junction  
Location: E1/2 of SE1/4 of NW1/4 of Sec. 18, T1S, R1E, UM. (The NW Corner of the intersection of HWY 6 & 24 and 28 1/2 Rd.)
3. #35-73: Consider rezoning petition involving 12 Lots from R-2 (Two Family Residential) to C-1 (Light Commerce) zoning.  
Petitioner: Henry A. Blaylock  
Location: Lots 21 thru 32, Block 10, City of Grand Junction. (The NE corner of the intersection of Second St. and Belford Ave.)
4. #46-73: Consider rezoning petition involving 14 Lots from P (Parking) and R-3 ( Multi-family Residential) to C-1 (Light Commerce) zoning.  
Petitioner: Richard Sparkman & Mr. Cary  
Location: Lots 19 thru 32, Block 3, City of Grand Junction. (The NE corner of the intersection of Ninth St. and Belford Ave.)
5. #47-73: Consider rezoning petition involving 15 lots from R-1-C (One Family Residence) to R-3 (Multi-family Residence) zone.  
Petitioner: Gale and Co.  
Location: Lots 1 thru 9, Block 4, and Lots 8 thru 13, Block 1, Teller Arms Sub. (South side of Hill Ave. from 24th St. to N. 26th St. and vacant lots on Hill.)
6. #50-73: Consider rezoning petition involving 12 lots from B-1 (Limited Business) to C-2 (Heavy Commerce) zoning.  
Petitioner: Bob Gerlofs  
Location: Lots 23 thru 34, Block 132, City of Grand Junction. (The NE Corner of the intersection of Eleventh St. and Ute Ave.)
7. #51-73: Consider rezoning petition involving 2.26 + acres from R-1-C (One Family Residence) to R-3 (Multi-family Residence) zoning.  
Petitioner: M. E. McCallister  
Location: Lots 1 thru 5, Block 4, N. W. Smith Addition and that part of Lot 33 in Fairmount Sub. (E of 13th St., S of the Grand Valley Canal and 125 feet N of Cedar Ave.)

MAR 11 1975

**ROBERT P. GERLOFS**

Engineering Consultant

552 Main Street, Grand Junction, Colorado 81501

March 7, 1975

Grand Junction City Planning Commission  
5th and Rood Avenue  
Grand Junction, Colorado 81501

Gentlemen:

On September 4, 1973, the owners of Lots 23-34, Block 132, City of Grand Junction, requested a zone change from B-1 back to C-2. At that time, the City was studying the area in the vicinity of the zone change. The City Council tabled the zone change pending completion of that study.

Subsequent to the tabling action, adjacent property has been rezoned H.O. (highway oriented). We are requesting that our request be raised from the table and the C-2 zone or the H.O. zone be granted. If it is your intention to let the request die on the table, please refund our payment for the zone change request.

Very truly yours,

  
Robert P. Gerlofs, P.E.

RPG/sl

THIS IS THE NORTH SIDE OF UTE AVE. IN THE  
1100 BLOCK

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)  
COUNTY OF MESA ) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Lot 23-34, Block 132, City of Grand Junction, Colorado.

Containing 0.86 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from B-1 zone to C-2 zone.

Respectfully submitted,

Robert S. Levy  
James R. VanBuskirk

STATE OF COLORADO)  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 4th day of September By Robert S. Levy and James R. VanBuskirk for the purposes therein set forth.

My commission expires: June 15, 1974

Alan E. Bond  
Notary Public

\*NOTE: Filing of a petition to rezone requires a deposit of \$100.00 with the Planning Office to defray the cost of the amendment.

September 4, 1973

Grand Junction City Planning Commission  
P. O. Box 897  
Grand Junction, Colorado 81501

Gentlemen:

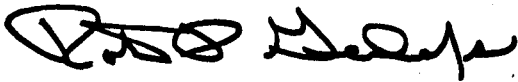
Transmitted herewith are fifteen copies of a petition and application for rezoning of Lots 23-34, Block 132, City of Grand Junction.

The request is to change the zoning from B-1 back to C-2. It is our opinion that the zoning was erroneously changed from C-2 to B-1 two years ago. The parcel in question constitutes the only vacant property of any major size in the neighborhood which could be developed to a C-2 use.

Inasmuch as most of the surrounding property is C-2 and this property was formerly C-2 we feel that there would be no change in impact on the surrounding area, traffic patterns, or utilities.

Your favorable consideration of this zone change request is appreciated.

Very truly yours,



Robert P. Gerlofs, P. E.

RPG:dsb

Enclosures

September 25, 1973

Mr. Levi Lucero, Chairman  
Grand Junction Planning Commission  
Grand Junction, Colorado 81501

Dear Mr. Lucero:

This letter is written in reference to Item Number 50-73 on the Planning Commission Agenda for Wednesday, September 26, 1973.

I apologize for not being able to appear before the Planning Commission, but other business has come up which requires me to be elsewhere.

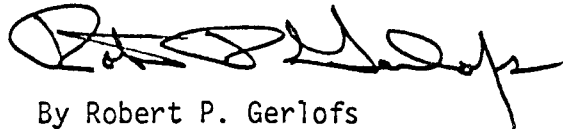
The present zoning on the subject property was changed from C-2 to B-1 two years ago at the request of the people who owned the property at that time. Testimony at that public hearing indicated that the request was made in order to allow the construction of apartments on the subject site. This development has never taken place and the current owners have no plans to proceed with an apartment complex, especially in view of the current apartment construction activity which is going on in Grand Junction.

The present owners have no specific plans for the property. In view of the zoning of the adjacent and surrounding properties, the present owners feel that the zoning was erroneously changed to B-1 and that this zoning severely limits the use of the property for commercial uses, especially businesses which are now extensively in existence in the neighborhood. The B-1 zoning does not even allow retail sales or indoor restaurants.

We trust that you will act favorably on this request. However, should considerable opposition to the request come up at the meeting, we recommend that in lieu of tabling the request you should act on the request and forward to the City Council with your recommendations.

Very truly yours,

PETROLEUM PARTNERS



By Robert P. Gerlofs

RPG/seb