



**WILLIAMS, TURNER & HOLMES**

ATTORNEYS AT LAW

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET

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SILMON SMITH (1886-1964)  
CHARLES HOLMES (1897-1967)

July 30, 1974

Mr. Rick Cisar  
Planning Commission  
Courthouse  
Grand Junction, Colorado 81501

Re: Petition for Rezoning - Orr  
Lots 18, 19, 20, 21 and 22 in Block 132

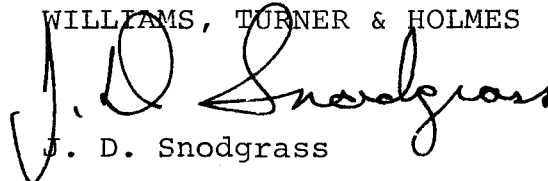
Dear Mr. Cisar:

The Petition above described originally requested a change in zoning to C1. We would like to amend the Petition to request a change in zoning to HO - Highway Oriented, and ask that this letter serve as such amendment.

The Petitioner further represents that the present plat plan, including the building and curb cuts will remain substantially as it is at the present time. No major changes are anticipated in the landscaping or position of any of the present improvements.

Yours very truly,

WILLIAMS, TURNER & HOLMES



J. D. Snodgrass

JDS:bms

cc Dr. Robert L. Orr

PETITION AND APPLICATION FOR REZONING

PRELIMINARY IMPACT STUDY

Property Description: Lots 18, 19, 20, 21 and [REDACTED] in Block 132  
in the City of Grand Junction, Colorado

Owner: Robert L. Orr, D.D.S., Professional Corporation Pension  
Trust, 500 Patterson Road, Grand Junction, Colorado 81501

Requested Change: From B1 Zone to C1 Zone

1. Need for such additional zone changes.

The property described above is situated on the Northwest corner of the intersection of 12th and Ute. Twelfth Street has become a major traffic carrier and has only recently been widened and resurfaced to accommodate increased traffic load.

An unoccupied service station is presently located on the property which we are seeking to rezone. The remainder of the block is occupied only by the Petroleum Building and a smaller office building immediately west of the Petroleum building. The rest of the block is vacant.

The city block directly east of the block on which the subject property is located is composed entirely of what appear to be single family residences. The Jessie Boyce Volkswagen dealership covers slightly less than one-half of the block located across the intersection from the subject property to the southeast. In the block directly south of the Orr property is the Quahada Engineering firm, the Community Social Services, a laundromat, a service station, an upholstery firm and a few single family residences.

Several different uses of the property herein have been proposed--among them a self-service filling station, a water softener sales business and a business which would recycle used truck and car air filters. The latter proposal has been the one which seems most suitable to the area and the one which would least likely have any appreciable impact to the area in terms of traffic or use of public utilities.

It is because of the current uses of the area surrounding the property described herein compared to the current zoning that a change of zoning is requested.

2. Neighborhood to be served.

It is not anticipated that the property would be used for a neighborhood type of business. Depending on the actual use to which the property would be put, the business would probably serve a much wider area.

3. Impact, present and future on surrounding area, developed and undeveloped.

As indicated previously, the area in which the property is located has a number of light and heavy commercial operations. It is clear the area is becoming more and more business and commercial oriented. No new residential construction is apparent in the immediate area.

Thus, not only would the requested zoning change not have any adverse zoning change not have any adverse impact on the area, it would appear to be in keeping with the trend of development.

4. Access to area traffic patterns.

Attached hereto is a map of the area showing the streets and general traffic flow.

5. Accessibility of utilities.

All utilities are accessible.

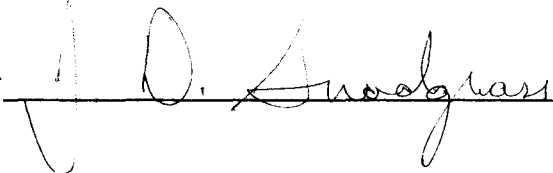
6. Impact on city facilities, sewer, water, sanitation, fire, police, traffic, etc.

The anticipated use of the property would not create any excessive burden on city facilities.

Respectfully submitted,

WILLIAMS, TURNER & HOLMES

By

A handwritten signature in cursive script, appearing to read "J. D. Swobeger", is written over a horizontal line.

ADJACENT PROPERTY OWNERS

Block 132

Robert S. Lerry and James R. Van Buskirk, 300 Retail Center, Broomfield, Colorado 80020. Lots 1 to 17, inclusive and Lots 23 to 34, inclusive

Block 133

Henry F. and G. Wilson, 1105 Ute Avenue, Grand Junction, Colorado 81501. Lots 1 and 2.

Mary G. Hull, 551 29 Road, Grand Junction, Colorado 81501. Lots 3 and 4.

Katherine E. Munds, 675 23 Road, Grand Junction, Colorado 81501. Lots 5 and 6.

Ray and R. S. Woodcock, 2931 B $\frac{1}{2}$  Road, Grand Junction, Colorado 81501. Lots 7 and 8.

Mary Evangelina Romero, 1137 Ute Avenue, Grand Junction, Colorado 81501. Lots 9 and 10.

William E. James, 1147 Ute, Grand Junction, Colorado 81501. Lots 11, 12 and 13.

Albarta Corporation, 2015 North 6th Street, Grand Junction, Colorado 81501. Lot 14 and West 3' of Lot 15, East 22' of Lot 15 and all of Lot 16.

Quahada Engineering, Inc., 307 South 12th Street, Grand Junction, Colorado 81501. Lot 17.

Block M, Keith Addition

Andrea and E. Sigillo, 222 South 12th Street, Grand Junction, Colorado 81501. North 70.5' of Lots 31 and 32.

Henry B. Wilson, et al., Rt. 1, Box 150, Loma, Colorado. South 55' of Lots 31 and 32.

Alma E. Porter and Leila C. Kane, 175 Belaire Drive, Apt. 4, Grand Junction, Colorado 81501. Lots 29 and 30.

Pauline L. and G. H. Lowe, 1216 Ute, Grand Junction, Colorado 81501. West 12' of Lot 21 and all of Lots 27 and 28.

Charles R. Thompson and Frances C. Shire, 1226 Ute Avenue, Grand Junction, Colorado 81501. Lots 24-25 and East 13' of Lot 26.

James O. Pinkerton and Connie L. Pinkerton, 1015 North 7th Street, Grand Junction, Colorado 81501. Lots 23 and 23.

John C. Thomas and Betty M. Osborne, 1242 Ute Avenue, Grand Junction, Colorado 81501. Lots 21

Bertha Lucero, 225 South 13th Street, Grand Junction, Colorado 81501. North 50' of Lots 17 to 20 inclusive.

O. P. and B.B. McPeck, 1245 Colorado Avenue, Grand Junction, Colorado 81501. South 75' of Lots 17 to 20 inclusive.

Glenn F. and A. M. Gayes, 1211 Colorado Avenue, Grand Junction, Colorado 81501. Lots 1, 2, 3 and 4.

Kenneth L. and L. M. Walsh, 1217 Colorado Avenue, Grand Junction, Colorado 81501. Lots 5 and 6.

Emma B. Gifford, 1225 Colorado Avenue, Grand Junction, Colorado 81501. Lots 7 and 8.

Block P, Keith Addition

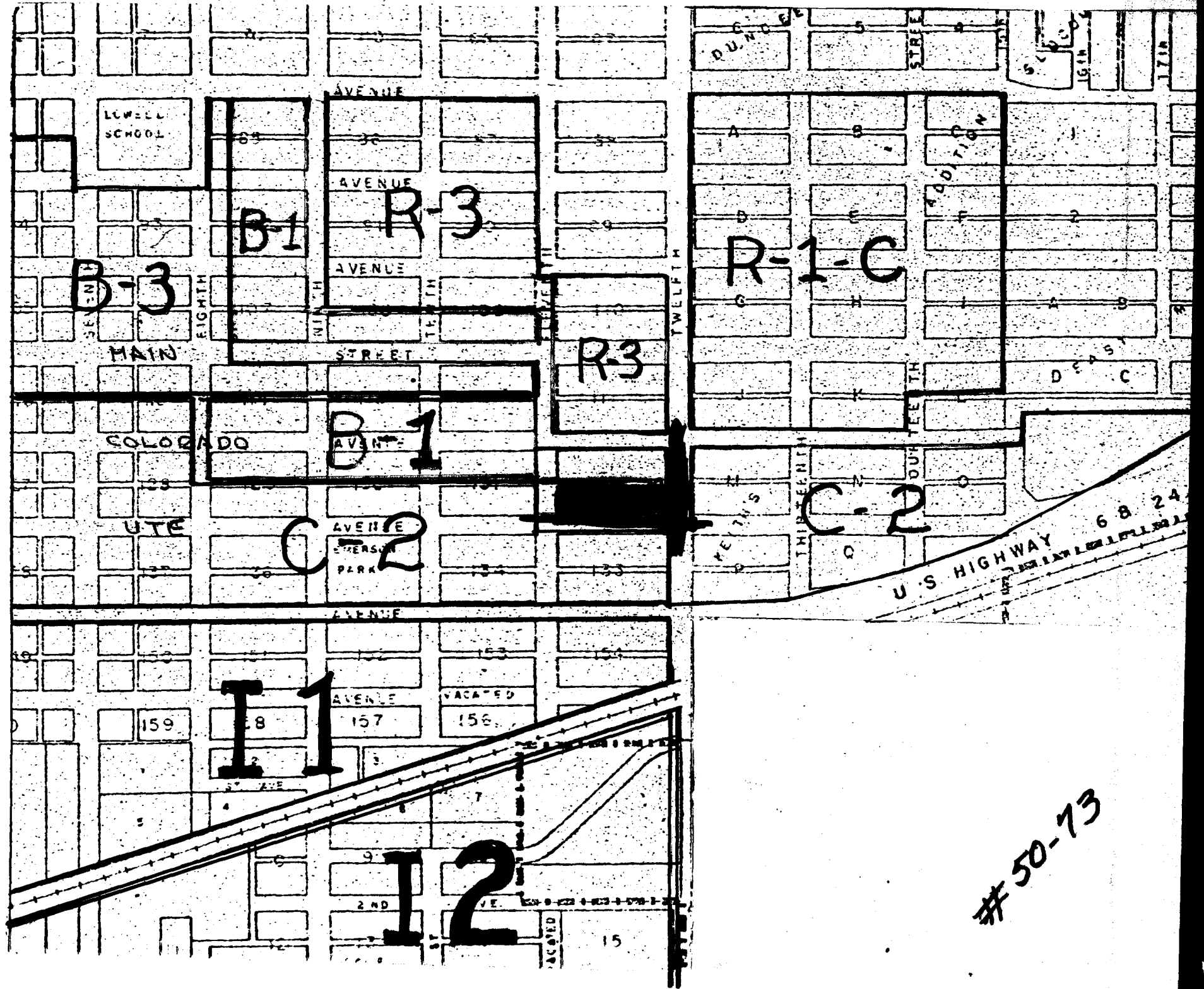
Jessie L. and E. H. Boyce, Box 2207, Grand Junction, Colorado 81501. Lots 1-6.

Edward W. and I. Robinson, 1357 Orchard Avenue, Grand Junction, Colorado 81501. Lots 13 and 14.

Jessie L, Jr. and Elizabeth H. Boyce, Box 2207, Grand Junction, Colorado 81501. Lots 15 and 16.

Jessie L. and E. H. Boyce, Box 2207, Grand Junction, Colorado 81501. Lots 26 to 32.





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