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File	<u></u>	1975-0013					
Date		1/25/00 Project Name: 14 <sup>TH</sup> & Glenwood					
r e s e n t	S c a n n e d	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.  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.  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.					
X	X	*Summary Sheet – Table of Contents					
		Application form					
		Receipts for fees paid for anything					
	_	*Submittal checklist					
4	_	*General project report	•		•		
-+	4	Reduced copy of final plans or drawings Reduction of assessor's map					
$\dashv$	_	Evidence of title, deeds					
$\dashv$	_	*Mailing list -					
$\dashv$	-	Public notice cards					
1	┪	Record of certified mail					
	╗	Legal description					
		Appraisal of raw land					
		Reduction of any maps - final copy					
		*Final reports for drainage and soils (geotechnical reports	<u>)                                    </u>				
$\dashv$	4	Other bound or nonbound reports Traffic studies					
4	-	Individual review comments from agencies					
$\dashv$	$\dashv$	*Consolidated review comments list					
+	ᅥ	*Petitioner's response to comments					
7	7	*Staff Reports					
		*Planning Commission staff report and exhibits					
		*City Council staff report and exhibits					
$\dashv$		*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	X	Petition and Application for Rezoning					
x	7	City Council Agenda for 7/2/75					
X	X	Residential Zone Changes	·				
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## PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)					
COUNTY OF MESA )					
TO THE PLANNING COMMISSION OF THE	CITY OF GRAND JUNCTION				
Gentlemen:					
property, situated in the City of	g the owners of the following described Grand Junction, County of Mesa, State  56 ft. E. of Siv Cor N/2 lot 2  2 15 iw E. 66 187 ft N  5 to beg. Exc. S. 20.0 ft.				
1412 Glenwood - Beg 30 NE Cor. Let 2 Grand 66.18 ft. N. 166.59 ft. for St.	9.95 ft. W & 153.41 ft 5.0f View 30b S 160.59 ft. W E to Beg. Frc. 5 20.0 ft				
Containing acres, more of 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 zone to R3 zone.					
	Respectfully submitted,				
	H - P				
•	Surge Macy				
STATE OF COLORADO)					
STATE OF COLORADO) ) ss. COUNTY OF MESA )					
The foregoing instrument was acknowledged before me this /3 day of May By for the purposes therein set forth.					
My commission expires: 12-16.78					
Notary Public					
ANOGATY PUBLIC					

\*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

## RESIDENTIAL ZONE CHANGES

1. Need for such additional zone changes.

The present R2 zoning houses older homes that have poor wiring and deteriorating construction. This proposed area is conveniently located two block East of Mesa College and would help alleviate part of the present housing problem.

2. The impact would be that in the future the area would be able to handle a portion of the growth now evident in Mesa County.

## 3. Distance to:

- A. Business Centers 1 block from North Avenue and two blocks from 12th street.
- B. Employment Centers Both North Avenue and 12th street are large employment centers.
- C. Community facilities Grand Junction High School, East Junior High and Orchard Avenue Elementary are all within walking distance. Lincoln Park is one block away, several churches of different denominations are in the immediate neighborhood.
- 4. Access to Area Area is located adjacent to two of the leading arteries leading in and out of town.
- 5. Audie Storey, a City employee, Engineer, said there is adequate sewer and water available.
- 6. Impact on City facilities sewer and water facilities are presently adequate, sanitation would be better with newer facilities, fire would be much less reduced because of the new structure meeting present codes, etc.

George Tracy