

FOLLOW-UP FORM FOR:

Right-of-way Vacation
Text Change
Rezoning

Preliminary Plat
Final Plat
Minor Subdivisions

Bulk Development
Conditional Use
PUD

ITEM Corn Construction - Rezone RIC and C2 to I-2

DATE RECEIVED 7-8-75

ITEM # 17-75

REQUEST Rezone RIC and Cs to I-2

LOCATION Parcel #I - Harris Road and Gunnison

Parcel #II - Melody Lane and Gunnison

PETITIONER Wallace and Muriel Corn

ADDRESS P. O. Box 1240

PHONE NO. _____

Information Submitted

Fee Submitted Ticket #7949 - \$270.00

Application: _____ - _____ Plats: 18

Progress Chart

Reviewing Agencies (see attached form) Sign Posted _____

Notice to Adjacent Property Owners _____

Planning Commission: July 30

Action Taken: _____

City Council: _____

Action Taken: _____

PUBLICATION DATES: 7 days 1. 21 July 75

7 days 2. _____

DATE COMPLETED: _____

WALLACE & MURIEL CORN
P.O. Box 1240
Grand Junction
Colorado 81501

June 23, 1975

To The Planning Commission
City of Grand Junction

Gentlemen:

Attached, herewith, please find fifteen (15) copies of our Petition and Application for re-zoning of properties we own in the City of Grand Junction. We are, also, including maps and lists of the names and addresses of adjacent property owners and our check in the amount of \$270.00 to cover costs of review and advertising.

The parcels we are requesting for re-zoning are presently and proposed for use of storage of concrete pipe and products manufactured and sold by the Grand Junction Concrete Pipe Company, located on our property directly south and adjacent to the property in question. Parcel No. 2 as shown on the map, has been used for this purpose for approximately nine years and during this period, a building permit was issued for construction of a maintenance shop for the company's vehicles and for fuel storage. Parcel No. 1 was improved last year for storage purposes.

While the utilization of the two parcels has been made by Grand Junction Concrete Pipe in good faith, it was just recently brought to our attention by the City Building Dept., that we are in possible violation of existing zoning regulations. This is our reason for the re-zoning request. We are cognizant of the concerns of the neighborhood and believe that the improvements made and the operation of the property in question has been compatible in all respects. There have been no changes made to the City Services and Utilities or access thereto and traffic patterns continue as in the past principally through Colorado Highway No. 20 adjoining our property on the South.

Please feel welcome to visit our facilities at both Corn Construction Company, at 2868 Freeway East, and the Grand Junction Concrete Pipe Company at 2870 Freeway East, here in the City of Grand Junction.

WALLACE & MURIEL CORN
P.O. Box 1240
Grand Junction
Colorado 81501

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The Planning Commission
June 23, 1975

We think you will agree that the requested zoning changes will, in fact,
be compatible with the neighborhood and the City's master plans.

Respectfully submitted

Wallace Corn Muriel Corn
Wallace Corn and Muriel Corn

Encl:

Petition to the Grand Junction City Planning
Commission

c/o Mr. Don Warner

We, the residents of the south end of Harris Road, do not oppose the R-1 rezoning to a Light Industrial zoning of the property on the east/south side of Harris Road, but we do have some reasonable requests to be considered.

1. We ask that only concrete pipes (such as there is now) be stored there, but not heavy or noisy equipment.
2. We ask that some sort of decorative venitian type slats be installed in the chain link fence for property view purposes.
3. That the bottom of the fence surrounding the property be fixed so that the children may not crawl under to play, because of the obvious dangers there to children.
4. That the umbrella willow tree be left at the edge of the property at 480 Harris Road for landscaping purposes.

Home Owner Edna D. Gilchrist Address 479 Harris Road
Home Owner Mrs. Be Vessels Address 481 Harris Road
Home Owner _____ Address _____
Home Owner _____ Address _____

OWNERS OF PROPERTIES ADJACENT TO
PROPERTY OWNED BY WALLACE & MURIEL CORN
PETITIONED FOR RE-ZONING

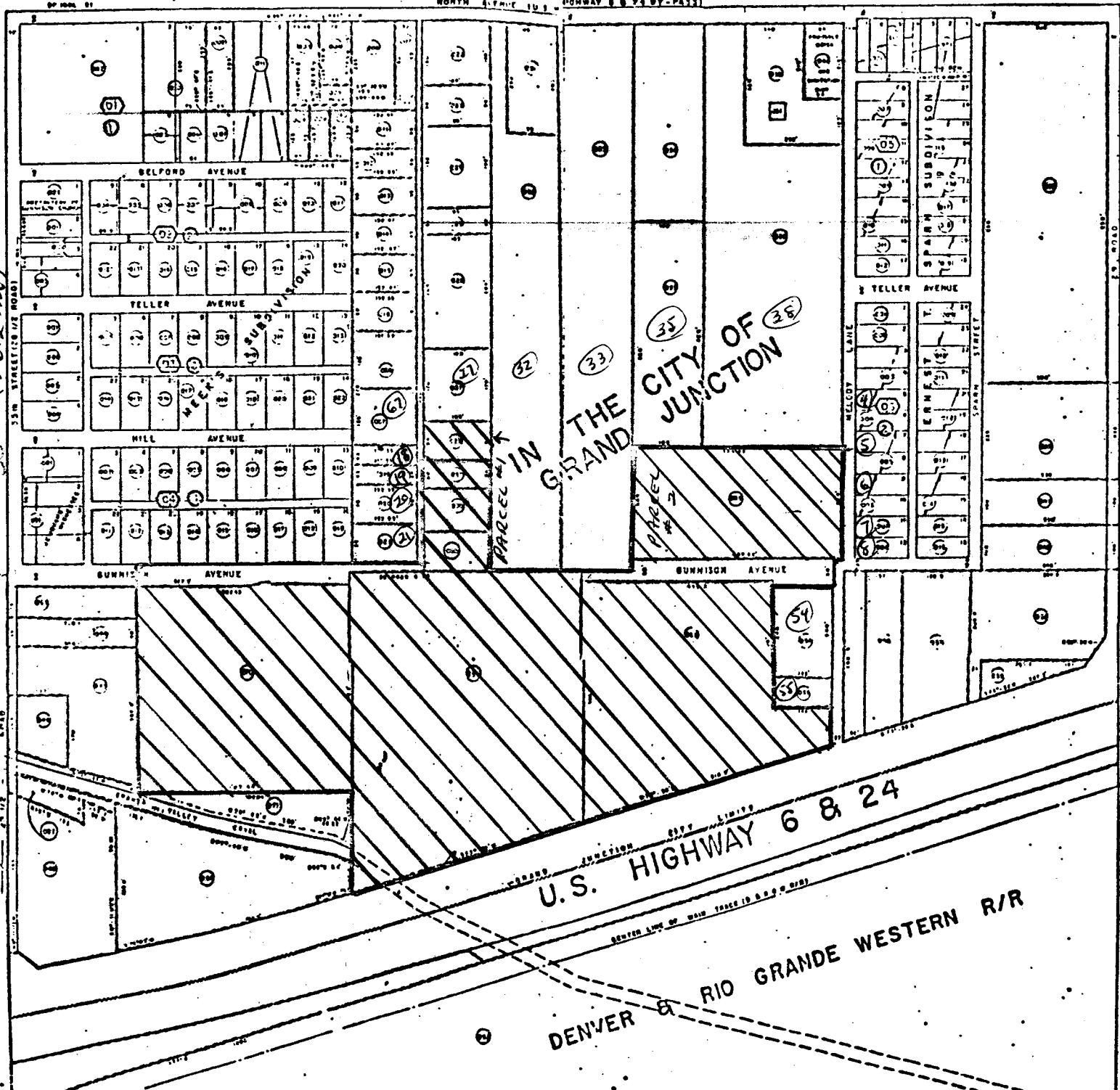
2943-181-00-021

(Source - Mesa County Assessors Files)

<u>No.</u>	<u>Name & Address</u>	
021	Ben G. & F. Myers, 2021 S. Humbolt St., Denver, Colorado	80210
020	O. G. & Pearl Felt, 544 29 Road, Grand Junction, Colorado	81501
019	Edna D. Gilchrest, 479 Harris Road, Grand Junction, Colorado	81501
018	Floyd Kendrick, Bone Mesa, Paonia, Colorado	81428
067	Joseph F. & D. S. Vessels, Jr. - No Address	
027	Harold D. & G. M. Harris, 519 29 Road, Grand Junction, Colorado	81501
032	Ralph C. Nutter, 1528 W. Cheyenne Road, Colorado Springs, Colorado	80906
033	W. G. & K. R. Thomas, 2877 North Ave., Grand Junction, Colorado	81501
035	Leonard H. Scales, 113 Mantey Hts. Dr., Grand Junction, Colorado	81501
038	Leonard H. Scales, 113 Mantey Hts. Dr., Grand Junction, Colorado	81501
004	Robert Lee & Karen Jones, 482 Melody Lane, Grand Junction, Colorado	81501
005	Dorothy Kelleher, 480 Melody Lane, Grand Junction, Colorado	81501
006	J. G. & B. Raney, 478 Melody Lane, Grand Junction, Colorado	81501
007	Blanche E. Raney, 478 Melody Lane, Grand Junction, Colorado	81501
008	Robert L. & E. Files, Rangely, Colorado	81648
054	Orville R. & Alta Barbour, 2015 N. 6th St., Grand Junction, Colorado	81501
055	Clyde W. & E. Gardner, 467 Melody Lane, Grand Junction, Colorado	81501

8903101
L.S. R.I.E.

NORTH AVENUE TO S. HIGHWAY 6 & 24 BY-PASS



LEGEND

- C1
- C2
- RIC
- I1
- PROPERTY OWNED BY CORN
- 27 PROPERTY OWNERS

Map by
T.S. R.I.E.
894317

Map by
T.S. R.I.E.
894318

35th STREET (28 1/2' wd)

BOUND JUNCTION CITY LIMITS

U.S. HIGHWAY 6 & 24

DENVER & RIO GRANDE WESTERN R/R