Table of Contents

File		1975-0017						
Date		<u>1/26/00</u> Pro	Project Name: Corn Construction					
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the						
r	c							
e	a	are also documents specific to certain files, not found on						
s e	n n	included.			,,			
n	e	Remaining items, (not selected for scanning), will be mar	ke	l pi	resent on the checklist. This index can serve as a			
t	d	quick guide for the contents of each file.						
		Files denoted with (**) are to be located using the ISYS (
		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						
- 1	1	Receipts for fees paid for anything			•			
	$\neg \uparrow$	*Submittal checklist						
		*General project report						
		Reduced copy of final plans or drawings						
X	X	Reduction of assessor's map						
		Evidence of title, deeds						
X	X	*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	<u>) </u>					
\dashv	_	Other bound or nonbound reports						
		Traffic studies						
\rightarrow		Individual review comments from agencies						
\dashv		*Petitioner's response to comments	*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)			4			
		DOCUMENTS SPECIFIC TO TH	IS	Dl	EVELOPMENT FILE:			
X	X	Follow-Up Form						
X		Review Sheets						
X	X	Letter from Wallace Corn and Muriel Corn to Planning Commission- 6/23/75						
X	X	Petition and Application for Rezoning – 6/25/75	-	\vdash				
X	-	Petition to the Planning Commission						
	X	Petition to the Flanning Commission						
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FOLLOW-UP FORM FOR:

Right-of-way Vacation Text Change Rezoning Preliminary Plat Final Plat Minor Subdivisions Bulk Development Conditional Use PUD

тем с	rn Construction	n - Rezone R1C a	and C2 to I-2	
ATE RECEIV	/ED		ITEM #17-7	' 5
EQUEST Re	zone R1C and C	s to I-2		
······				
OCATIONI	Parcel #I - Har	ris Read and Gur	nnison	
I	Parcel #II - Me	lody Lane and G	unnison	
			- ·	
ETITIONER	Wallace and Mu	riel Corn		· · · · · · · · · · · · · · · · · · ·
DDRESS P	-O. Box 1240		PHONE NO.	
		Information	Submitted	
	Fee Submitted	Ticket #7949 -	\$270.00	<u>-</u>
•	Application:_	_	Plats: 18	
	•	Progress	Chart	
Review			m) Sign Posted	
A - A :	Talana	July 30		
ACCION	Taken:			
			/	
				
0:4 0			1	
·	ouncil:		4	
Action	Taken:		·	
		110		
PUBLIC	ATION DATES:	7 day s	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 rezoning 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

Page 2 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

Vallace Corn and Muriel Corn

Encl:

Petition to the Grand Junction City Flanning 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 nines (such as there is now) he 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 unbrella willow tree be left at the edge of the property at 480 Harris Road for landscaping purposes.

Home:Owner_	Ocha D. St	Address Address	1/7 9 Harrianian
Home Owner_	Mrs. Se U	esselo) Address	481 Harris Rosd
Home Owner_		Address	
Home Owner		Address	

PETITION AND APPLICATION FOR REZONING	
STATE OF COLORADO)) ss. COUNTY OF MESA)	
TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION	
Gentlemen:	
We, the undersigned, being the owners of the following describ property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit: Parcel No. 1 - Beginning at a point 165 ft. West of the S.E. Corner of the	
NW \$\frac{1}{4}\$ of the NE\$\frac{1}{4}\$ of Section 18, T.IS., R.IE. of the Ute Meridan; Thence North 328 ft. thence West 165 ft., thence South 328 ft., thence East 165 ft. to the point of beginning. (1.23 acres \$\frac{1}{2}\$)	
Parcel No. 2 - Beginning at a point 659.92 ft. West and S. 0°24'E 1026.0 ft. from the NE corner of Section 18, T. IS., R.IE. of the Ute Meridan; Thence West 494.96 ft., thence S.0°24'E. 264.0 ft., thence E. 494.96 ft., thence North 264.0 ft. to the point of beginning (3.0 acres ±)	
Parcel No. 1 presently zoned as RfC Parcel No. 2 presently zoned as C2	
Containing 4.23 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 RIC and C2 zone to I=2 zone.	•d
Respectfully submitted,	
and Wallace Corn Wallan Bonn Muriel Corn	
STATE OF COLORADO) STATE OF COLORADO) SS. COUNTY OF MESA SS. City 243-2309	en e

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

The foregoing instrument was acknowledged before me this day of Malace on a Municipal for the purposes therein set forth.

My commission expires:

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

2943-181-00-021

(Source - Mesa County Assessors Files)

No.	Name & Address Ben G. & F. Myers, 2021 S. Humbolt St., Denver, Colorado 80210
02 0	O. G. & Pearl Felt, 544 29 Road, Grand Junction, Colorado 81501
Q 19	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 8150
(055)	Clyde W. & E. Gardner, 467 Melody Lane, Grand Junction, Colorado 81501

