Table of Contents

Fil	e	1975-0023			
Da	te	1/28/00 Project Name: Drs. Moses, Christensen, Summers & Kelly			
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the			
r	c	1515 lettieval system. In some instances, not an entries designated to be scanned are present in the life. The			
e	a	are also documents specific to certain files not found on the standard list. For this reason, a checklist has been			
S	n n	233			
e n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a			
t	d				
ļ		quick guide for the contents of each file.			
Ì	l	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			
1	ì	Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
_					
_		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
]	Evidence of title, deeds			
X	X				
		Public notice cards			
		Record of certified mail			
_		Legal description			
	\neg	Appraisal of raw land			
\dashv	\dashv	Reduction of any maps – final copy			
-		*Final reports for drainage and soils (geotechnical reports)			
	\dashv	Other bound or nonbound reports			
-		Traffic studies			
		·			
_		Individual review comments from agencies			
		*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)			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
		DOCUMENTO SI ECHTO TO TIMO DE VEED MENTINE.			
X	X	Follow-Up			
1		Petition and Application for Rezoning			
X	X				
X	X	Letter from Floyd M. Anderson – 9/22/75			
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Rezone Fiber R-1-B To	
Date 8-29-75	Item # 23-75
Petitioner Drs. Moses,	Christensen, Summers & Kelly
•	· · · · · · · · · · · · · · · · · · ·
5	
Preliminary Review Agencies Comments	Final Review Agencies Comments
Roview Agenetes Commences	Review Agenetes Commentes
NO OBSECTIONS FROM	
Review AGENCIES.	<u> </u>
Action Taken	Action Taken
P.C. refused	P.C.
c.c	c.c
Comments	Comments
Suggest To petitioner To	
Subsect To petitioner To	
for chy from R-1-B To PDB UNDER SAME fee	
PDB NUMER SAME fee	
Check Utility	EQUIRED FROM DEVELOPER AgreementTitle Investigation
Drainage Landsca Improvements Guarantee	Agreement Title Investigation ping Covenants Annexation Y Other (Specify)
-	Triplega-

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DAVID G. SUMMERS, D.D.S. 626 WALNUT AVENUE GRAND JUNCTION, COLORADO 81501

Business, Commercial, Industrial -- Business

- 1; Need for such additional zone change- must be zoned B-1 to place a Dental Clinic on the property.
- 2; Neighborhood to be served- Grand Junction at large
- 3; Impact, present and future, on surrounding area, developed and undeveloped-Low impact- a. Daytime use only; b; No impact on existing parking, schools, -- c, Low impact on sewer and sanitation-d, design will fit in well with adjacent residential area.
- 4; Access to area; traffic patterns- Access to Clinic will be from Walnut Avenue and Hillcrest Avenue as shown on drawing with site location.
- 5.Accessibility of utilities-Utilities accessibile from Walnut Avenue.
- 6. Impact on City facilities
 - a. sewer- 1 tap
 - b. water- 2 taps- (pre-purchased)
 - c. sanitation- City
 - d. City Fire Department
 - e. Police- City
 - f. Traffic- low impact- all off-street parking.

DAVID G. SUMMERS, D.D.S.

626 WALNUT AVENUE
GRAND JUNCTION, COLORADO 81501

Stament of Intent of Land Usage: All of lots 29 and 44 and a part of lot 28 of Hillcrest Manor Subdivision, City of Grand Junction, Mesa County, Colorado being more particularly described in Petition and Application for Rezoning:

Said property is to be used as a 4 Doctor Dental Clinic and adequate off-street parking for Staff and Patients.

To The City Council of Grand Junction:

Some time ago I requested permission to build a new house and a garage with a small apartment on Walnut Ave. at approximately 248 Walnut Ave. just East of 245 Walnut Ave., a vacant lot.

This was denied because of the zoning of R l. To get the zoning changed, I talked to Mrs. Nellie Jones who owens two lots at frist and Walnut, who also wanted the zoning changed in order to build other than single family units.

Subsequently these lots were transferred to Dale Shreeves, who has now asked that his lots be changed to business in order to build dectors offices. I have talked to Mr. Shreeves several times, preparted a petition to be circulated including the following described property, which was to be included in the regoning, sinch I was informed a minimum of four acres was required for this action.

As of today I am advised that Mr. Shreeves has completely ignored my request and im proceeding with a request to rezone only his two lots.

Mr. Prudhomme at 336 Walnut also has a parcel of land that remains unused since he has been denied a building permit due to the fact that he lacks a small amount of land for a single family unit.

In the interest of the rest of us, and I might add that I have owned this property for 20 years awaiting the time I was ready to build on it, I respectfully petition the council to either include the tracts below listed for rezoning or deny any rezoning of this area.

To rezone the below listed property will place a hardship on noone since there are already two family operations in this area, but provide new construction to complete the street and elinimate the vacant lots.

The property as listed by the Assessor is as follows, and runs from the present commercial area on the south side of Walnut Ave. to the East end of the original Hillcrest Manor but does not extend beyond the border of Walnut Ave.

2945112-17-003

2945112-16-010-011-012-013-014-015-017.

2945112-18-010-011-005-009-003-002-008.

This roughly comprize lots 36-43 and 44 of the old Hillcrest Manor subdivision, all bordering on Walnut Ave.

I am interested in this especially since I have an older brother for whom I need to provide an apartment close to my home. This has been permitted in the past, but was denied on my application for a building permit this spring. Your consideration is respectfully requested.

Floyd M. Anderson ne

APPLICATION FOR REZONING PETITION AT STATE OF COLORADO) COUNTY OF MESA TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION Gentlemen: We, the undersigned, being the owners of the following describe property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit: All of lots 29 and 44 and a part of lot 28 of Hillcrest Manor Subdivision. City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: Beginning at the Southwest Corner (SWCor) of said Lot 44; Thence North 00 00 00" East along the West line of said Lot 44, a distance of 47.44 feet; Thence North 39020'00" East 106.50 feet; Thence South65050'18" East 76.76 feet; Thence North74006'54" East 143.96 feet to the Northeast corner(NECor) of said Lot 29; Thence South 00000'00" East 137.80 feet to the Southeast Corner(SECor) of said lot 29; Thence North90°00'00" West 276.00 feet to the Point of Beginning, containing 0.696 Acres. Containing 0.696 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 describe zone to B-1 land from R-1-B zone.

Respectfully submitted,

STATE OF COLORADO)

SS.

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 18th day of August

ByWilford D. Moses. Andrew H. Christenson, set forth. David G. Summers and Samuel W.Kelly.

My commission expires: 7/26/1978

Notary 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.

