Table of Contents

File		<u>1975-0024</u>							
Date		1/31/00 Project Name: Wimer Rezoning from R1D to C1							
	(), (), I								
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There							
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been							
	n	included.							
	e	Remaining items, (not selected for scanning), will be marked present 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 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	Summer y Short X able of Southern							
		Application form							
	١	Receipts for fees paid for anything							
		*Submittal checklist							
X	X	*General project report							
		Reduced copy of final plans or drawings							
	\neg	Reduction of assessor's map							
		Evidence of title, deeds							
X	X								
		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)							
		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							
İ		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or							
		expiration date)							
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:							
w	v	Pallam II.							
X	X	Follow-Up							
X	X								
X	X	Adjacent property list							
X	X	Petition and Application for Rezoning							
X	X	Site Plan							
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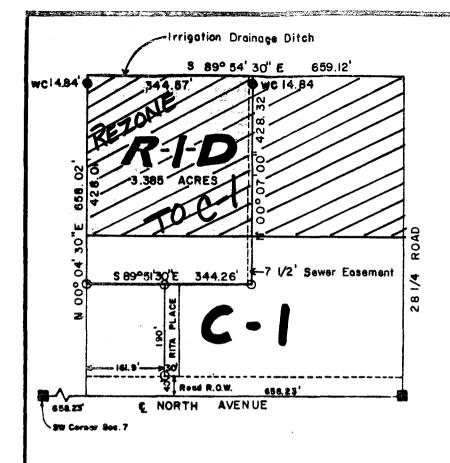
File of Receipt# 8539

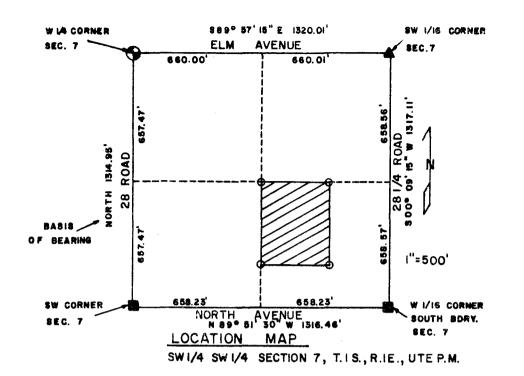
PETITION AND APPLICATION FOR REZONING

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 described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:						
West Half SE \$\frac{1}{4}\$ SW\$\frac{1}{4}\$ plus the West 15 feet of the East Half SE\$\frac{1}{4}\$ SW\$\frac{1}{4}\$ SW\$\frac{1}{4}\$ SW\$\frac{1}{4}\$ SECTION 7, T.I.S., R.IE., Ute P.M., Except the SOUTH 230 feet, and also except easement and rights as described in Book 587 Page 146, Mesa County Clerks office Along with right of ingress over Rita Place as shown and described in Book 977 of the reconrds of the County Clerk and Recorder.						
Containing $\frac{2.6}{2.6}$ 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 $\frac{R-1-D}{2}$ zone to $\frac{C-1}{2}$ zone. Respectfully submitted,						
Eugene R. Wimer Alice E. Wimer						
STATE OF COLORADO)) ss. COUNTY OF MESA)						
The foregoing instrument was acknowledged before me this 22nd day of September By Eugene R. Wimer for the purposes therein set forth.						
My commission expires: August 8, 1977 Trances Insterded Notary Public						
The foregoing instrument was acknowledged before me this 23nd day of September by Alice E. Wimer						
My Commission Expires8/8/77						
*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.						

Valpar Paint & Glass Store 2814 North Ave. - Phone 242-0524 Grand Junction, Colo. 81501 Locally Owned

- 1. Stated property is surrounded on three sides (east, south, &West) by property already zoned C-1. Growth of the area indicated continued commercial development unsuitable for residential zoning.
- 2. The immediate neighborhood served is North of North Avenue & East of 28 Road. However the entire community of Grand Junction & Grand Valley will be served.
- 3. With the rezoning of the area to C-1 it will comply with the commercial zoning of the surrounding area allowing for the continued growth of business in the area.
- 4. Access to the area at present is from North Avenue through a registered easement of 30 feet called Rita Place.
- 5. All utilities are easily accesible from North Avenue through Rita Place. Water and sewer are already stubbed into Rita Place. Electricity can be obtained from existing utility poles on three sides of the property.
- 6. Sewer and water impact would be minimal. Sanitation, fire, police, traffic etc. would not be affected beyond what already exists.





LEGEND

- MESA COUNTY SURVEY MONUMENT
- REFERENCED LOCATION MESA COUNTY SURVEY MONUMENT
- GRAND JUNCTION CITY MONUMENT
- O SET NO. 5 REBAR W/CAP MK'D ARMSTRONG P.E.L.S. 11441
- SET NO. 5 REBAR W/CAP MK'D
 WC ARMSTRONG P.E.L.S. 11441 AS A
 WITNESS CORNER.

ALLEN ARMONDO TO THE OF COLORIDA

LEGAL DESCRIPTION

West Half SE 1/4 SW 1/4 SW 1/4 Plus the West 15 feet of the East Half SE 1/4 SW
SURVEYOR'S CERTIFICATE

I, Edward A. Armstrong, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey.

EDWARD A. ARMSTRONG P. E. L.S. 11447



SCALE |" = 200'

ARMSTRONG ENGINEERS

ENGINEERING-SURVEYING
CONCRETE & SOILS TESTING

FEB. 1975 F.E.H.

EUGENE WIMER 2814 NORTH AVENUE

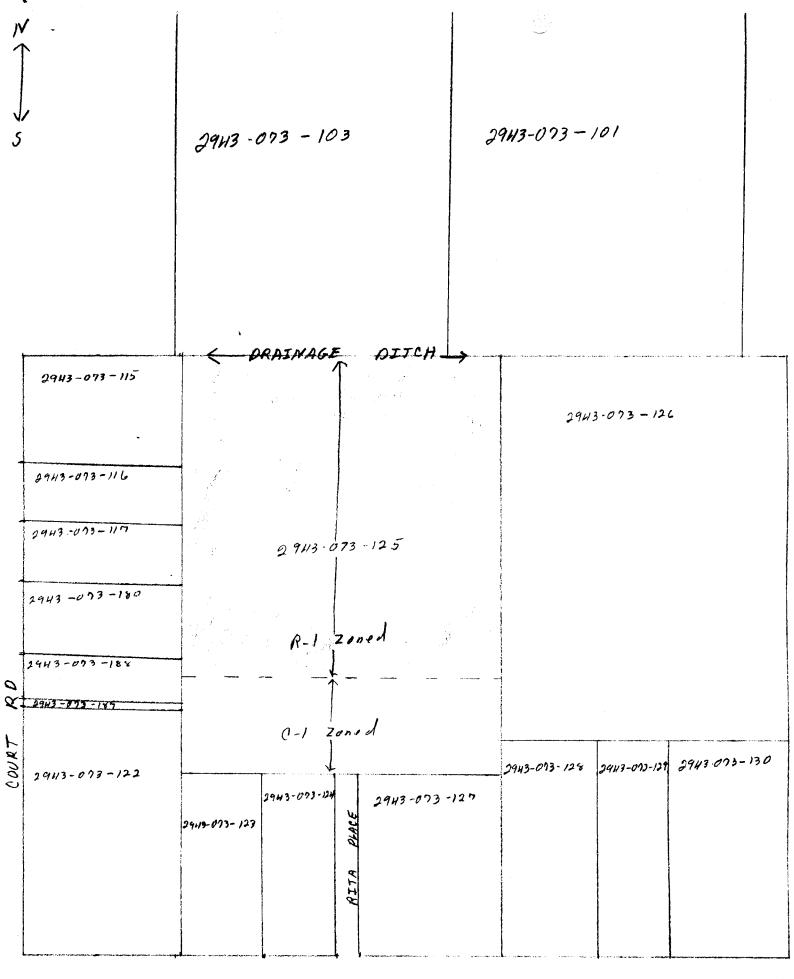
FEB. 1975 SHEET | of

75263

2943-073-115	Hurbert Miracle	510 Court Rd.	Grand Jct.
2943-073-116	Nina West	508 Court Rd.	Grand Jct.
2943-073 -11 7	George Coleman	506 Court Rd.	Grand Jct.
2943-073-122	Paul Donovan	2812 North Ave.	Grand Jct.
2943-073-123	Western Reserve Lit	fe 230 N. 3RD st.	Grand Jct.
2943-073-124	Guy Derita	2816 North Ave.	Grand Jct.
2943 -073-1 26	C. B. Herbertson	P.O. box 4598	Colo. Springs 80909
2943-073 -1 27	Colorado West Tire	2820 North Ave.	Grand Jct.
2943-073-128	Maurice McCoy	P.O. box 398	Grand Jct.
2943-073 -1 80	Ray Cole	616 Americana Dr.	Grand Jct.
2943-073- 1 88	Paul Donovan	2812 North Ave.	Grand Jct.
2943 - 073- 1 87	Paul Donovan	2812 North Ave.	Grand Jet.
2943-073-101	Ray Cole	616 Americana Dr.	Grand Jct.
2943-073-103	Ray Cole	616 Americana Dr.	Grand Jct.

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North AVE.