





PAYNE ZONE CHANGE

The Payne zone change is necessary to eliminate the present substandard and undesirable housing units which currently exist on the lots which are to be rezoned. The rezoning will also stimulate new construction and development in the area immediately surrounding the subject property. The subject property is adjacent to C-1 zoning on the North and West.

The neighborhood which will be served by this site is the West Orchard Mesa Area.

The zone change will have an impact on the area by causing the redevelopment of substandard housing on the subject property. It may also accelerate the development of adjacent undeveloped parcels.

Utilities are currently available in the street and on the subject property.

Because there are existing residences on the property which will be removed, there should be no net impact on the City facilities.

# ROBERT P. GERLOFS

Engineering Consultant

## ADJACENT PROPERTY OWNERS JACK PAYNE ZONE CHANGE

<u>Parcel No.</u>	<u>Owner's Name and Address</u>
2945 - 233 - 14 - 001	Robert M. Mather, 540 Grand Mesa Ave., City
002	Above
003	Above
004	Herbert A. Lee, 560 Grand Mesa Ave., City
005	S. W. Collins, Box 36, City
006	U. S. Bank, 359 Main St., City
2945 - 233 - 13 - 001	Mary Brethower, 1803 Rigoletto Dr., San Jose CA 95122
002	Bill E. Farley, 1539 High St., City
003	Bessie Sedalnick, 418 Main St., City
2945 - 233 - 12 - 001	Sheila Dunlap, 1603 U.S. Hwy. 50, City
003	Western Colo. Milk Prod., 1621 Gunnison Blvd., City
004	Above
016	Carolyn Beard, 1945 Yarrow, Denver, CO 80211
017	Nellie L. Jones, 314 Main St., City
2945 - 233 - 11 - 001	Larry J. Badini, 221 Willowbrook Rd., City
004	Above
003	Edward L. Clements, 2518 N. 12th. St., City
2945 - 233 - 10 - 001	Leroy Workman, 283 28 Rd., City
002	Theresa B. Robinson, 1645 Canon Ave., City
003	John Fraser, 1650 Highway 50, City
005	Mable B. Son, 3001 N. 12th. St., City

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2945 - 233 - 10 - 006 Thersa B. Robinson, 1654 Canon Ave., City  
007 Mable B. Son, 3001 N. 12th. St., City  
008 American Petrofina Co. of Texas, Box 1311  
Big Spring, Texas 79720  
009 Theresa B. Robinson, 1654 Canon Ave, City  
010 Above  
011 Above  
012 Mable B. Son, 3001 N. 12th. St., City  
013 Theresa B. Robinson, 1654 Canon Ave., City  
2945 - 233 - 09 - 002 Harline Perino, 606 View Point Dr., City  
003 Above  
006 E. J. Edgar, 1661 Dolores Ave., City  
007 Harry Burgman, 1673 Dolores Ave., City  
008 Estelle Click, 1681 Dolores Ave., City  
009 Pete Martinez, 416 Santa Clara, City  
010 Carl Forstrom, 414 Santa Clara, City  
011 Dudley Clymer, 1668 Canon Ave., City  
012 Theresa B. Robinson, 1654 Canon Ave., City  
013 W. A. Guthrie, 1642 Canon Ave., City  
014 Joseph Reinecke, 1630 Canon Ave., City  
015 Harline Perino, 606 View Point Dr., City  
016 Above  
2945 - 233 - 07 - 001 Noel Crim, 1602 Dolores Ave., City  
002 Above  
003 Above  
004 G. I. Smith, 1620 Dolores Ave., City  
005 William Artt, 1630 Dolores Ave., City

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2945 - 233 - 07 - 006 Elmer Mason, 1040 Hill Ave., City  
007 Franklin Dagley, 1646 Dolores Ave., City  
008 Robert Holmes, 1660 Dolores Ave., City  
009 Above  
010 Arthur Dunham, 1672 Dolores Ave., City  
011 Verlyn Anway, 1682 Dolores Ave., City  
012 Frank Kreps, 1681 Laveta Ave., City  
013 R. P. Hamilton, 1659 1/2 Laveta Ave., City  
014 Nellie Shaffer, 1659 Laveta Ave., City  
015 Bud Brakey, 2540 E. Floyde Ave., Englewood CO 80110  
016 Robert W. Holmes, 1647 Laveta Ave., City  
017 R. A. Griffin, 1641 Laveta Ave., City  
018 Chas. Houck, Box 250, City  
019 E. L. Neal, 1625 Lavets Ave., City  
020 Diane D. Bullock, Rt. 1, Box 4343, Palisade CO 81526