Table of Contents

File1975-0036					
Dat	te	1/14/00 Project Name: Rezone-at approximately 2865 Elm Avenue			
- 1	S	11 to			
	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There			
- 1	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been			
e	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	*Summary Sheet – Table of Contents			
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
\neg	$\neg \neg$	Reduced copy of final plans or drawings			
\dashv		Reduction of assessor's map			
1		Evidence of title, deeds			
\dashv		*Mailing list			
	$\neg \neg$	Public notice cards			
_	$\neg \dagger$	Record of certified mail			
-	\dashv	Legal description			
	一十	Appraisal of raw land			
_		Reduction of any maps – final copy			
1		*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			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or			
		expiration date)			
	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
X	X	Follow-Up Form			
X		Review Sheets			
X	X	Petition and Application for Rezoning			
X	X	Site Plan			
X	X	Adjacent Property Owner List			
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Review Agencies Comment	
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Comments	Comments
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און הפנין הצורון ה און הצורון ה	
<u>, </u>	MS REQUIRED FROM DEVELOPER
Check Util Drainage Land	lity Agreement Title Investigation
Improvements Guarante	dscaping Covenants ee Annexation Other (Specify)

The Grand Valley area needs additional housing units and in order to efficiently utilize the area of this lot (it being 300' deep) it should be rezoned from a single family unit to h 2 so a fourplex unit may be constructed.

Since the properties described on the petition adjoins the Elm Circle Apartment complex and Cottonwood Meadows is located across the street its use will fall in the same general classification.

It is close to the Eastgate Shopping Genter and other North Ave. businesses. It is located within one block of an Elementary school and 3/4 wile to Jr. high school.

A fire hydrant is located directly across the street for adequate fire protection. Elm Ave. at this point is paved with sidewalks and 50° wide. Adequate sewer, water, gas, and electricity are already on the property.

ADJACENT PROPERTY OWNERS

West side

Wm. A. & Averial Buttolph

2856 Bunting Ave.

South side

Kenneth Pickford

2862 North Ave.

East side

Mrs Ecidio Dalla

2867 Elm Ave.

Bill Thompson

1352 Hall Ave.

North side of street

Edwin H. Dussor

2864 EL Ave.

Jay W. & Susan R. Bliss

2862 Elm Ave.

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 described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:
W 72' of W 1A of No NE SW SE SEC 7 TIS RIE
EXCEPT N 30' THEREOF
E 76' W148' No NE SW SE SEC 7 T1S R1E
EXCEPT N 30' THEREOF
Containing ONE $1/5$ 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 R1C zone to R2A zone.
Respectfully submitted,
mabel & Johnson
mur Micherer
STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 1st day of Ocember By Patricia Ludlam Cal Martin for the purposes therein set forth. Enday martin, Martel Johnson Murl N. Johnson My commission expires:
My commission expires: (Commission expires:

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

28% RD. ELM CIRCLE F.J. M. MY WID

ELM, AVE. AREA OF LOT 22,800 35, FT. F12.37.5