



Subdivision Reserve R-1-C & C-2 to J-2

Date 2-13-76 Item # 9-76

Petitioner CORN CONST.

Preliminary  
Review Agencies Comments

NO Review COMMENTS

Final  
Review Agencies Comments

Action Taken  
P.C. PASSED 25 Feb. 76  
C.C. \_\_\_\_\_

Comments

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_

Comments

ITEMS REQUIRED FROM DEVELOPER

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check        | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage     | <input type="checkbox"/> Landscaping       | <input type="checkbox"/> Covenants           |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee         | <input type="checkbox"/> Annexation          |
|                                       |  | <input type="checkbox"/> Other (Specify)     |

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Wallace & Muriel Corn  
P. O. Box 1849  
Grand Junction, Colorado 81501

February 6, 1976

To The Planning Commission  
City of Grand Junction, Colorado

Ladies and Gentlemen,

Attached herewith, please find fifteen (15) copies of our Petition and Application for Rezoning of Property that we own in the City of Grand Junction. We are also including maps and a list of the names and addresses of adjacent property owners plus our check in the amount of \$270.00 to cover costs of review and advertising.

The parcel which we are requesting to be rezoned is proposed for use of storage for concrete pipe and products which are manufactured by the Grand Junction Concrete Pipe Co. on our property immediately south of this parcel. This parcel is also located immediately adjacent to land we own on the East and on the West which are also used principally for storage of concrete products.

Being cognizant of the concerns of our neighbors, we believe that the intended use of this property when rezoned will be completely compatible in all respects. We intend to improve this land by enclosing the irrigation and drainage ditches in pipe and by gravelling and fencing the property. There will be no additional demands made to the present traffic patterns or to other City services and utilities, or your access thereto.

Please feel welcome to visit our facilities at both Corn Construction Co., 2868 Freeway East and the Grand Junction Pipe & Supply Co., 2870 Freeway East. We believe that you will agree that the requested zoning change plus the improvements we intend to make on our property will indeed benefit the whole community.

Respectfully,

  
Wallace Corn and Muriel Corn

WC/meb  
Enclosures

OWNERS OF PROPERTY ADJACENT TO PROPERTY OWNED

By Wallace & Muriel Corn Petitioned for Rezoning

2943-181-00-021 (Source-Mesa County Assessors Files)

| <u>No.</u> | <u>Name &amp; Address</u>   |
|------------|---|
| 21         | Ben G. & F. Myers, 2021 S. Humbolt St., Denver, CO 80210              |
| 20         | O. G. & Pearl Felt, 544 29 Rd., Grand Junction, CO 81501              |
| 19         | Edna D. Gilchrest, 479 Harris Rd., Grand Junction, CO 81501           |
| 18         | Floyd Kendrick, Bone Mesa, Paonia, CO 81428                           |
| 67         | Joseph F. & D. S. Vessels Jr., No Address                             |
| 27         | Harold D. & G. M. Harris, 519 29 Rd., Grand Junction, CO 81501        |
| 32         | Ralph C. Rutter, 1528 W. Cheyenne Rd., Colorado Springs, CO 80906     |
| 33         | W. G. & K. R. Thomas, 2877 North Ave., Grand Junction, CO 81501       |
| 35         | Leonard H. Scales, 113 Mantey Hts. Dr., Grand Junction, CO 81501      |
| 38         | Leonard H. Scales, " " " " " " " "                                    |
| 54         | Orville R. & Alta Barbour, 2015 N. 16th St., Grand Junction, CO 81501 |



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PROPERTY OWNERS

PROPERTY OWNED BY CORN

PROPERTY TO BE REZONED

NE 3/4 SECTION 12  
T1S, R1E

HILL AVE.

GUNNISON AVE.

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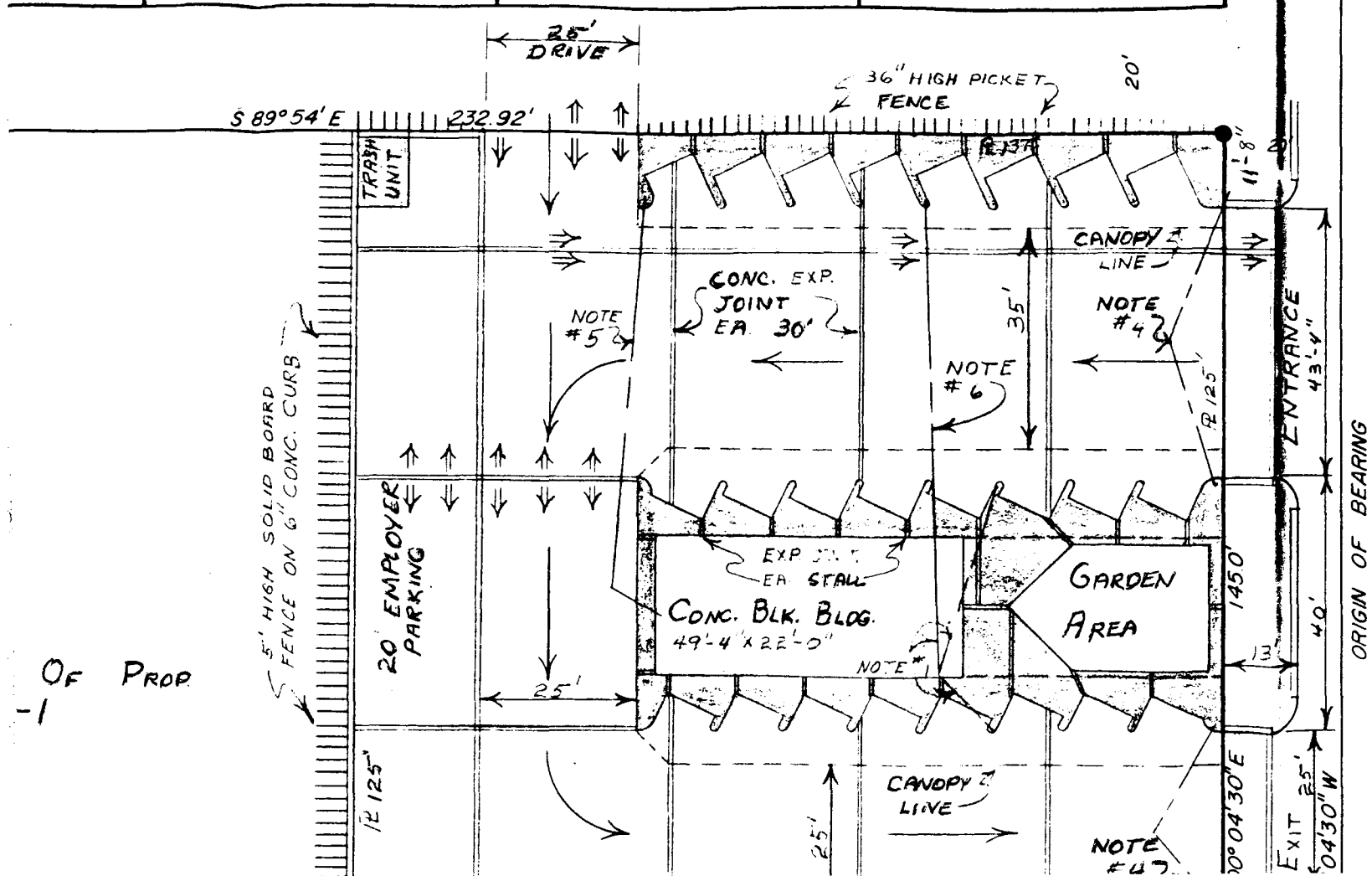
PRIVATE  
RESIDENCE  
2025 BUNTING  
ELMER  
PIERCE  
(OWNER)  
ADDRESS: SAME  
AS ABOVE

PRIVATE  
RESIDENCE  
2035 BUNTING  
BETTY J.  
GROSSKOPE  
(OWNER)  
ADDRESS SAME  
AS ABOVE

PRIVATE  
RESIDENCE  
2045 BUNTING  
VIRGINIA D.  
FLAGER  
(OWNER)  
ADDRESS: SAME  
AS ABOVE

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