# **Table of Contents**

File 1976-0009					
Date_		1/17/00 Project Name: Corn Construction			
_					
- 1	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the			
- 1	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			
- 1	n e	included.  Demaining items (not calcuted for seanning) will be marked present on the checklist. This index can serve as a			
n t	d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a 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			
1		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.			
X	X				
	-	Application form			
X		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
-	$\dashv$	Reduced copy of final plans or drawings			
-	-	Reduction of assessor's map			
1	_	Evidence of title, deeds			
		*Mailing list			
		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			
_	$\dashv$	Traffic studies Individual review comments from agencies			
	-	*Consolidated review comments list			
	$\dashv$	*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	Letter from Wallace Corn and Muriel Corn – 2/6/76			
X	X	Petition and Application for Rezoning			
X	X	Adjacent Property Owners			
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Subdivision Ke	zove	R-1-C = C=2 to I-2
Date 2-13-	76	R-1-C ? C-2 to J-2  Item # 9-76
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Comments	,	Comments
Conditiones		Comments
	TTEMS	
	TTEMS	

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,

Mallace 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)

No.	Name & Address
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, GO 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

### 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:				
Beginning at a point 165 ft. East of the S. W. Corner of the NE ½ of the NE ½ of Section 18, T. IS., R. IE. of the Ute Meridian; Thence North 294 ft., Thence West 330 ft., Thence South 294 ft., Thence East 330 ft. to the point of beginning, Except the South 30 ft. thereof dedicated for Street Right-of-Way.  (2.00 acres with the East ½ presently zoned C2 and the West ½ presently zoned R1C)				
Containing 2.00 acres, more or 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 and C2 zone to I2 zone.				
Respectfully submitted,				
Halin lon.				
and Dourish Charm  Muriel Corn				
STATE OF COLORADO)				
COUNTY OF MESA )				
The foregoing instrument was acknowledged before me this day of for the purposes therein set forth.				
My commission expires: My Commission expires June 2, 1977				
Notary Public				



