# **Table of Contents**

File		1976-0050						
Date		1/25/00 Project Name: Raso						
P r e s e n t	S c a n n e d	ISYS retrieval system. In some instances, not all entrie are also documents specific to certain files, not found of included.  Remaining items, (not selected for scanning), will be maduick guide for the contents of each file.	are denoted with an asterisk (*), which means they are to be scanned for permanent record on the all system. In some instances, not all entries designated to be scanned are present in the file. There ments specific to certain files, not found on the standard list. For this reason, a checklist has been the contents of each file.					
	ł	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	X *Summary Sheet – Table of Contents						
		Application form						
		Receipts for fees paid for anything						
		*Submittal checklist						
		*General project report						
		Reduced copy of final plans or drawings						
		Reduction of assessor's map						
37		Evidence of title, deeds						
X		*Mailing list						
		Public notice cards Record of certified mail						
X	$\dashv$	Legal description						
		Appraisal of raw land						
		Reduction of any maps – final copy						
		*Final reports for drainage and soils (geotechnical repor	ts)					
		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			<u>-</u>			
		*City Council staff report and exhibits						
		*Summary sheet of final conditions	lan		val (			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)						
l		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
		DOCUMENTS SI ECIFIC TO TI	1110	ועו	EVELOT WENT FILE.			
X	X	Follow-Up Form - DENIEO	T-					
X		Review Sheets	1-					
x		Letter of protest from James C. Burke, Russell C. Cutter and Clare C. Cutter, William E. Putnam, Ina Hedrick, Gregory Gardner to Planning Commission – 7/27/76						
X	X	Petition for opposition of rezoning – 7/23/76						
X	X	Projected Traffic Volume						
X	X	Petition and Application for Rezoning	+					
-		<u> </u>	+	$\vdash$				
			+					
			+-					
		<u> </u>	+-					
			+-	-				
			-					
	_		+-					
_				_				

1 0 C	Kezone	R-1-A to R-1-C & R-2
)ate 7-9	-/6^	Item # 50-76
Petitioner	Roland A	- KASO
Pre1:	iminary	■ Final
Review Ager	ncies Comment	
Cusineerin	•	- 🗑
GAINST REZU		न्नि
Horizon Dr.	, 0	see is
COMMENT SH	_	
See Perir	ions & Lett	Ter = =
GAINST X		
3 STAff -	has	been B
No chy in		<u>ch</u>
conforms to	SOUTOONE	06
ZONING.		<b>3</b> E
Action		
P.C. Device		Action Taken  P.C.
c.c.	V	C.C.
Comme	ents	Comments
	,	
<b>∠</b> Check	ITEM Util	MS REQUIRED FROM DEVELOPER lity Agreement
Drainage	Land	dscaping Covenants

•

To the City of Grand Junction:
The undersigned are adjoining landowners to the proposed rezoning #50-76 and are opposed to such rezoning. We feel the proposed action would be detrimental to the general environment of the zoned R lA neighborhood.

name	address
John Berclay January	6291/2 Read 261/2
Linda 6. Jameson	629/2 Kead 26/2
Due M. Will	S007 EDE-PED
Bildred S. Wubben	627 26/2 EL,
Baul D Wubben	627 262 RQ
Muth IS Millerter	629 Dage Cy
Lange Lillet	679 Sage Court
Gretchen Lutnam	627/2-26/2 Kd.
h " E futuam	621'2 161/2 ROAD
***************************************	
	*********
	~~~~~

61) total

9 NAMES

To the City of Grand Junction:

The undersigned are adjoining landowners to the proposed rezoning #50-76 and are opposed to such rezoning. We feel the proposed action would be detrimental to the general environment of the zoned R lA neighborhood.

name

address

	•	•	
		2634 Ft Rd	
1 Den	uly V Jones	2624 F'& Road	/
Man	C. Stirling	2615 F & Road	_
Seo	rge Ho	U 2623F1/2 RC	-
Mild	red L. Lon	v 262372 Pra	یک
ι .		en 2643 F/2 Rd	
Martin	J Ceriso 261	11 F = AQ.	-
		. 2611 E/2 R.D.	
Mable	Morford	1641 F 3 Rd	_
			_
Any (An ago (50) Bha (50) Bha (50)	***		_
gas dars spo den ske dar dar bay den dar			-
			_
			-

To the City of Grand Junction:

The undersigned are adjoining landowners to the proposed rezoning #50-76 and are opposed to such rezoning. We feel the proposed action would be detrimental to the general environment of the zoned R lA neighborhood.

name

address

Jan Marmaraff	607-26 Road
Mr. + mrs. Robert Daniel	
Mr. + Mrs. Robert Daniel	610 26 Rd.
Mars B. Darmen	622-26 Rd
. (20 day 100 100 time time (20) 400 time (40) 400 time (40) 400 time (40) 400 time (30) time (30) 400 time (30) 4	
***************************************	

To the City of Grand Junction:

The undersigned are adjoining landowners to the proposed rezoning #50-76 and are opposed to such rezoning. We feel the proposed action would be detrimental to the general environment of the zoned R lA neighborhood.

name

address

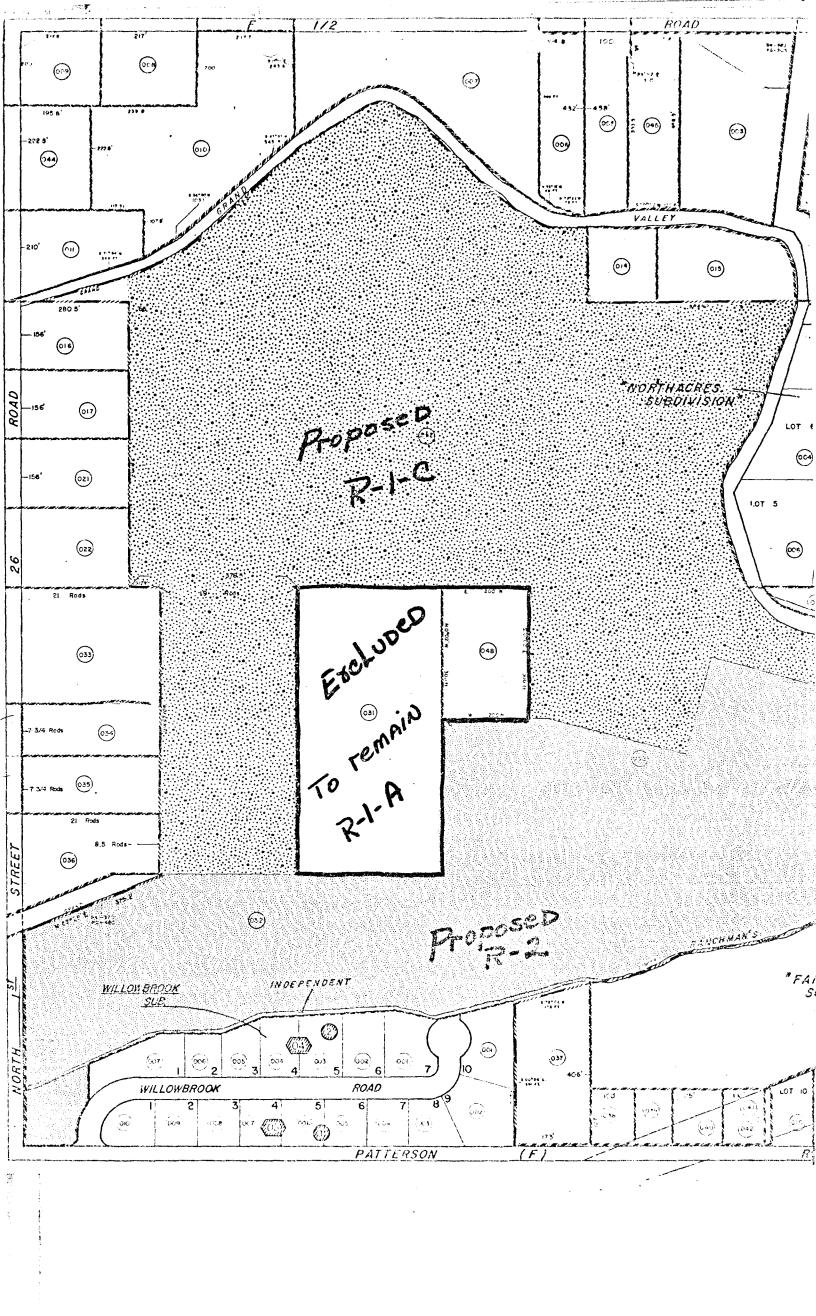
May 11/ acoustic	- ld/ 26/2d:
Call for all	
Qa Qa Matron	609 26/2 80
Stiphen & Johnson ( Sr. )	605 - 26'/2 Rd-
Raymond Walliams	I.6.24 Patterson
Robert L. On	500 Patterson Rd
	613-26 Rd-
Sligabeth Alan Maxwell ally	613 26 RD
Ó	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	

To the City of Grand Junction: The undersigned are adjoining landowners to the proposed rezoning #50-76 and are opposed to such rezoning. We feel the proposed action would be detrimental to the general environment of the zoned R lA neighborhood.

name

address

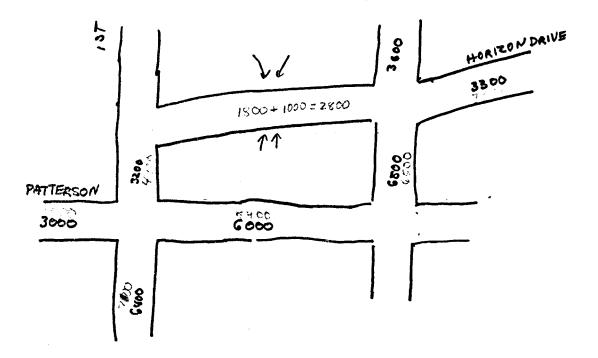
Mary Beth Buscher	140 W (llowbrook)
Swill M Seacon	222 Willowbork
Dorothy M. Coapley	150 WillowGroop
Vallanick	209 Willowbrack
Steele Ludwick	209 Willowbrook kd.
Claude J. Longal.	220 Willowbrook
Glidge Genzalle	220 Milloudrup Pd.
Janling hyple	110 henoubrook than
It hi kythe	140 Willow Com
7. L Crist	145 Willow brook
This Laister Thiracle	155 Willowbrack Rd.
	145 Willowbrook Rel
	165 Willowbrush RI
La rain line Lace &	
Sharm Le Struesie	225 Millowbrook LC.
Jackie Henke 221	
Morman R. Henker 221	Willowbrook Rd.
The state of the s	a manes
OVET	30 NAMES



CLIA	SUBJECT	BY DATE
BEHILL BEHILL	SUBJECT	OF
	TV . NO. OF THE PARTY WHITE TH	PROJECT NO

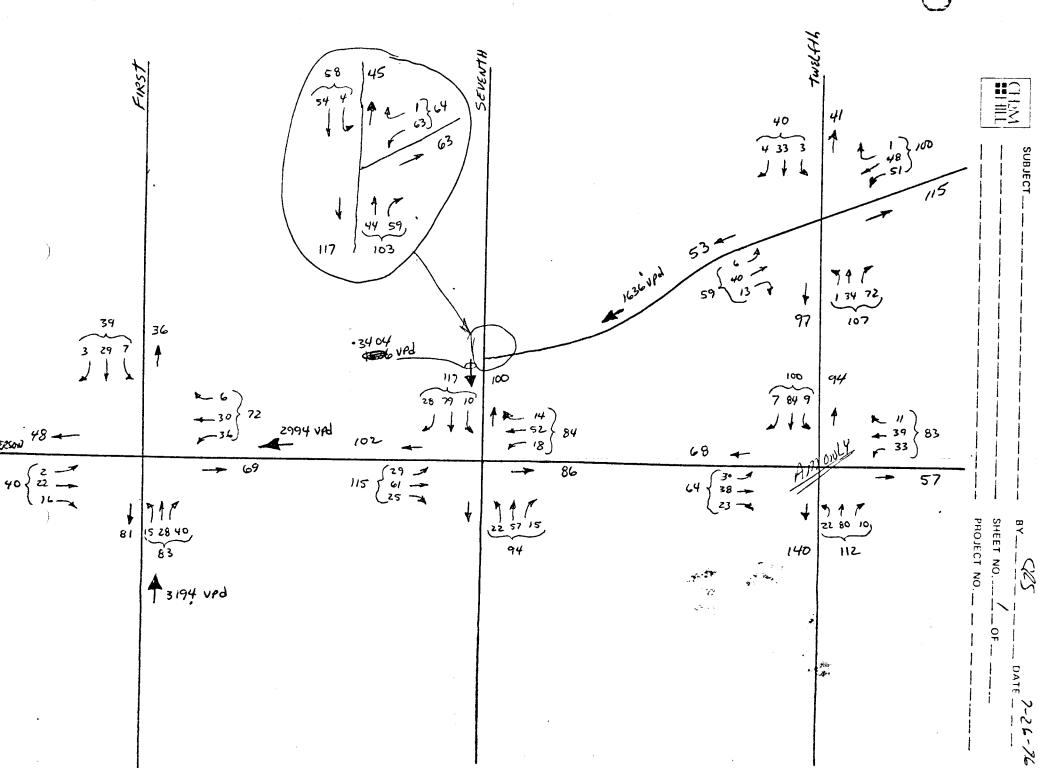
EXISTING TRAFFIC VOLUME - 1976, JULY PROJECTED TRAFFIC VOLUMES - 1976

- ROUGH ESTIMATE BASED ON AM, PM TURNING VOLUMES . ASSUME 300 FAMILIES, & TRIPS/DAY/FAMILY



NEW VOLUMES WOULD PROBABLY WARRANT
THE SIGNALIZATION OF 1ST & PATTERSON (WARRANT
#1, MINIMUM VEHICULAR VOLUMES)

NOTE: VERY ROUGH DATA & - NEEDS TO BE JUBSTANTIATED BY MORE INFO.



DATE: 7-2	terson E/O 1 1-76 wed	PLACE: DATE: 7-22-76 + HUR. TIME SILRTED:				
TIME STAR	TED: # 65650	2,994 vpd	TIME ST.	AIED:		
TIMES	READINGS	NO. OF VEHICLES	TIMES	READINGS	NO. OF	VEHIC
24:00			24:00	7747		
1:00			1:00		).	
2:00			2:00			
·3:00			3:00		7 199	
4:00			4:00			
5:00			5:00			
6:00			6:00			
7:00	i(		7:00	7946	199	
8:00		·	8:00	8145	165	
9:00			9:00	8310	164	
10:00			10:00	8474	169	•
11:00			11:00	8643	172	
12:00			12:00	8815	191	
13:00	6012	181	13:00	9006		
14:00.	6193	192	14:00			
15:00	6385	21)	15:00			
16:00	6596	230	16:00			
17:00	6826	216	17:00	·		·
18:00	7042	210	18:00			
19:00			19:00		·	
20:00	1	/	20:00		,	
21:00		705	21:00	·		
22:00			22:00			
23:00			23:00			
24:00	7747		24:00		·	
* Official materials in a second seco		,				- भाउट वृ

PLACE: 15 DATE: 7-21 TIME STAR	T 5/0 PATERSO	N NB	N FORM PLACE: DATE: TIME STA	ARTED:	
	# 65649	3,194 VB			
TIMES	READINGS	NO. OF VEHICLES	TIMES	READINGS	NO. OF VEHIC
24:00		·	24:00	3701	
1:00		•	1:00		
2:00			2:00		
3:00	·		3:00		155
4:00			4:00		
5:00			5:00		
6:00			6:00	<u>;</u> .	
7:00			7:00	3856	153
8:00	is — 1934		8:00	4009	159
9:00			9:00	4168	156
10:00			10:00	4324	172
11:00			11:00	4496	206
12:00	1	·	12:00	4702	225
13:00	1733	212	13:00	4927	
14:00	1945	229	14:00		
15:00	2174	217	15:00		
16:00	2391	286	16:00		
-17:00	2677	310	17:00		
18:00	2987		18:00		
19:00			19:00		
20:00		,	20:00		
21:00		714	21:00		
22:00	•		22:00		
23:00			23:00		
24:00	3701		24:00		
		·		, ,	
THE PROPERTY OF THE PROPERTY O	ļr .		[]	1	

## PETITION AND APPLICATION FOR REZONING

) 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:
See Attached Legal
Containing $57.72$ 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 $R-1-A$ zone to $R-1-C$ and $R-2$ zone.
Respectfully submitted,
Roland are aso
STATE OF COLORADO)  SS.  COUNTY OF MESA  )
The foregoing instrument was acknowledged before me this 15th day of July 1976 By Roland a Raso for the purposes therein set forth.
My commission expires: 1-4-77   Occurrente  Notary Public
*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.  133e