

Subdivision Rezone R-1-A to R-1-C & R-2
 Date 7-9-76 Item # 50-76
 Petitioner Rolando A. Raso

Preliminary Review Agencies Comments

Final Review Agencies Comments

① ENGINEERING - RECOMMEND AGAINST REZONE PENDING HORIZON DR. STUDY. (SEE COMMENT SHEET)

② SEE PETITIONS & LETTER AGAINST REZONE.

③ STAFF - ~~STAFF~~ HAS BEEN NO CHG IN AREA WHICH CONFORMS TO SURROUNDING ZONING.

Action Taken

P.C. Denies July 28, 1976
 C.C. _____

Action Taken

P.C. _____
 C.C. _____

Comments

Comments

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

23 JUL 1976

P E T I T I O N

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 1A neighborhood.

name

address

✓ John Barclay Lawson 629 1/2 Road 26 1/2

✓ Linda E. Jamison 629 1/2 Road 26 1/2

✓ Sue M. Hill 627-26 1/2 Road

✓ Friedred G. Wubben 627 26 1/2 Rd.

✓ Paul D Wubben 627 26 1/2 RD

✓ Ruth W. Wilster 629 Page Cr.

✓ Harry K. Wilster 629 Page Court

✓ Gretchen Putnam 627 1/2 - 26 1/2 Rd.

✓ W^m. E. Putnam 627 1/2 26 1/2 ROAD

(61) TOTAL

9 NAMES

23 July 1976

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name

address

| | |
|-----------------------|-----------------|
| ✓ Warren J Jones | 2624 F 1/2 Rd |
| ✓ Beverly J Jones | 2624 F 1/2 Road |
| ✓ Mary C. Stirling | 2615 F 1/2 Road |
| ✓ George W. Low | 2623 F 1/2 Rd |
| ✓ Mildred L. Low | 2623 F 1/2 Road |
| ✓ Irene J. Desrosiers | 2643 F 1/2 Rd. |
| ✓ Martin J. Curtis | 2611 F 1/2 Rd. |
| ✓ Virginia R. Curtis | 2611 F 1/2 Rd |
| ✓ Mable Morford | 2641 F 1/2 Rd |

9 NAMES

23 July 1976

P E T I T I O N

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name

address

✓ Jan Hayward 607-26 Road

✓ Richard J. Hayward 607-26 Rd

✓ Mr. & Mrs. Robert Daniel 610 26 Rd.

✓ Janet E. Duffett 624-26 RD-

✓ Mary B. Barman 622-26 Rd

5 NAMES

23 July 1976

P E T I T I O N

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 1A neighborhood.

name

address

✓ *Marshall Alexander* *611 26 Rd.*

✓ *Carl Alexander* *611 26 Rd.*

✓ *Clarence M. Brown* *609 26 1/2 Rd.*

✓ *Stephen B. Johnson (Sr.)* *605 - 26 1/2 Rd.*

✓ *Raymond R. Williams* *7624 Patterson*

✓ *Robert L. Orr* *500 Patterson Rd.*

✓ *Elizabeth Alley* *613 - 26 Rd.*

✓ *Maxwell Alley* *613 26 Rd.*

8 NAMES

23 July 1976

P E T I T I O N

To the City of Grand Junction:

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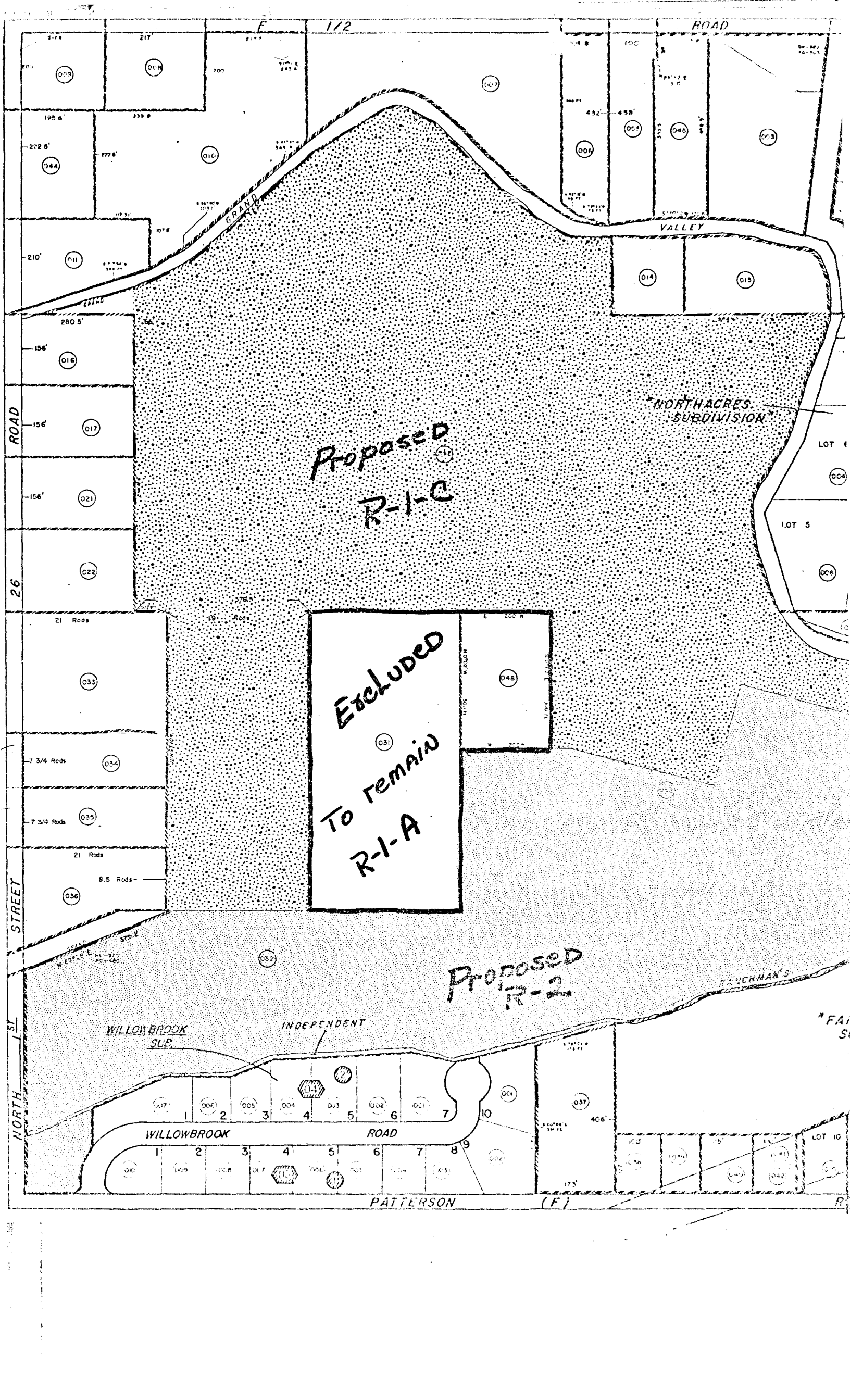
name

address

✓ Mary Beth Buescher 140 Willowbrook
✓ Livia M. Deacon 222 Willowbrook
✓ Dorothy M. Coakley 150 Willowbrook
✓ ~~Steen~~ Ludwick 209 Willowbrook
✓ Steen Ludwick 209 Willowbrook Rd.
✓ Claude J. Gonzales 220 Willowbrook
✓ Gerdy Gonzales 220 Willowbrook Rd.
✓ Pauline Hynes 140 Willowbrook Road
✓ H. R. Bytte 140 Willowbrook
✓ N. L. Crist 145 Willowbrook
✓ Mrs Faister Miracle 155 Willowbrook Rd.
✓ Annie Cris 145 Willowbrook Rd
✓ Carol Flynn 165 Willowbrook Rd
✓ Barbara Ann Gale 308 Willowbrook Rd.
✓ Sharon Lee Gruen 225 Willowbrook Rd.
✓ Jackie Henke 221 Willowbrook
✓ Norman R. Henke 221 Willowbrook Rd.
~~W. J. [unclear]~~

OVER

30 NAMES



Proposed
R-1-C

Excluded
To remain
R-1-A

Proposed
R-2

NORTHACRES
SUBDIVISION

WILLOWBROOK
SUB.

INDEPENDENT

WILLOWBROOK
ROAD

ROAD

PATTERSON

(F)

ROAD

26

STREET

NORTH
1ST

1/2

ROAD

LOT 5

LOT

LOT 10

"FAI
S

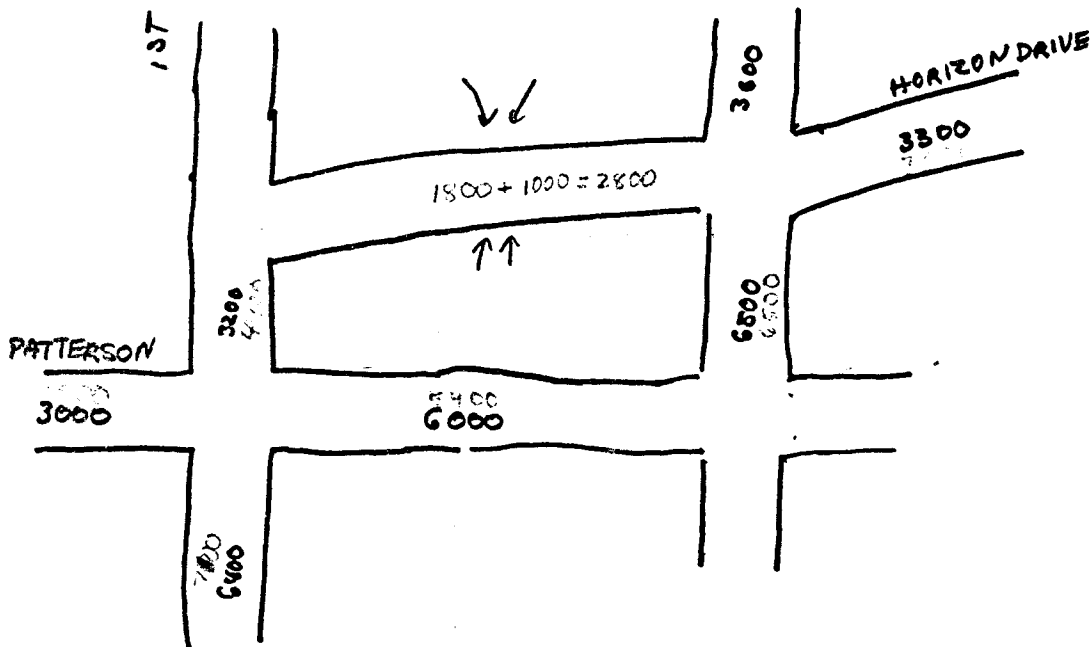
LOT 10

R



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

- ROUGH ESTIMATE BASED ON AM, PM TURNING VOLUMES
- ASSUME 300 FAMILIES, 8 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
SUBSTANTIATED BY MORE INFO.

REDUCTION FORM

PLACE: 1ST S/O PATERSON NB
 DATE: 7-21-76 wed
 TIME STARTED:

PLACE:
 DATE:
 TIME STARTED:

#65649 3194 VAD

| TIMES | READINGS | NO. OF VEHICLES | TIMES | READINGS | NO. OF VEHIC |
|-------|----------|-----------------|-------|----------|--------------|
| 24:00 | | | 24:00 | 3701 | } 155 |
| 1:00 | | | 1:00 | | |
| 2:00 | | | 2:00 | | |
| 3:00 | | | 3:00 | | |
| 4:00 | | | 4:00 | | |
| 5:00 | | | 5:00 | | |
| 6:00 | | | 6:00 | | |
| 7:00 | | | 7:00 | 3856 | 153 |
| 8:00 | | | 8:00 | 4009 | 159 |
| 9:00 | | | 9:00 | 4168 | 156 |
| 10:00 | | | 10:00 | 4324 | 172 |
| 11:00 | | | 11:00 | 4496 | 206 |
| 12:00 | | | 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 | | |

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
COUNTY OF MESA) ss.

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 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 R-1-A zone to R-1-C and R-2 zone.

Respectfully submitted,

Rolando A. Raso

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 15th day of June 1976 By Rolando A. Raso for the purposes therein set forth.

My commission expires: 1-4-77

[Signature]
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.