



Subdivision Regzone R-3 to B-1

Date 11/12/76

Item # 80-76

Petitioner mCclvir & Holmes

Preliminary  
Review Agencies Comments

Final  
Review Agencies Comments




Action Taken  
P.C. Denied 24 Nov 1976  
C.C. \_\_\_\_\_

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

Comments  
P.C. SUGGEST A RETURN WITH  
PD-B.

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)



**BUYER PROTECTION PLAN**

November 3, 1976

Planning Commission  
City of Grand Junction

Gentlemen:

As purchaser of subject property submitted for rezoning, I am requesting such zone change for the purpose of constructing an office building. I intend to build approximately 5,000 square feet. Between my personal office space for B & B Drilling Co., and my partnership in Data Processing Services, I will come close to utilizing the whole building for my own needs.

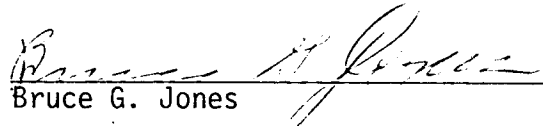
Our data processing service serves the entire Grand Junction area.

As far as impact on the surrounding area, I feel there will be no change as to the fact that subject property is contiguous to Planned Unit Development and Commercial at this time.

Being on a side street off North Avenue, located on a corner and having alley access should not affect any present traffic patterns.

As far as utilities, there should be little or no change, as there are two existing houses located on subject property now which will be removed.

Respectfully submitted,

  
Bruce G. Jones

PETITION AND APPLICATION FOR REZONING

*Pd*  
*Receipt # 1525*  
*11/3/76*

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:

N 1/2 of Lot 17, 18, 19 and 20 in Block 3, commonly known as 1019 North 10th St., and S 1/2 of Lots 17, 18, 19 and 20 in Block 3, commonly known as 1013 North 10th St., City of Grand Junction.

Containing a parcel 100'x125' 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-7 zone to B-1 zone.

Respectfully submitted,

L. C. McCluir  
L. C. McCluir  
Ellen O. McCluir  
Ellen O. McCluir  
Georgia M. Holmes  
Georgia M. Holmes

STATE OF COLORADO )  
                          ) ss.  
COUNTY OF MESA    )

The foregoing instrument was acknowledged before me this 1st day of November By L.C. McCluir; Ellen O. McCluir; Georgia M. Holmes for the purposes therein set forth.

My commission expires: June 3, 1980

Cornelius L. Surrall  
Notary Public

\*NOTE: Filing of a petition to rezone requires a deposit of \$270 with the Planning Office to defray the cost of the amendment

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Respectfully submitted,

*L.C. McCluir*  
 L. C. McCluir  
*Ellen O. McCluir*  
 Ellen O. McCluir  
*Georgia M. Holmes*  
 Georgia M. Holmes

STATE OF COLORADO) )  
 COUNTY OF MESA ) ss.

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*Linnell L. Burrell*  
 Notary Public

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