Table of Contents

File		1976-0081			
Date		5/10/00 Project Name: 26 3/4 & Patterson			
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the			
e	a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been			
5 II					
e n included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index of t d quick guide for the contents of each file.					
				l	
1		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.			
X					
		Application form			
	Receipts for fees paid for anything				
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map			
		Evidence of title, deeds			
	_	*Mailing list			
		Public notice cards			
		Record of certified mail			
	\dashv	Legal description Appraisal of raw land			
\rightarrow		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
\dashv		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			
		*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 condit					
l		expiration date) DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:			
		DUCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:			
X	X	Follow-Up Form - PENIED			
X		Review Sheets			
X	X	Petition and Application for Rezoning			
X	X	Site Plan			
X	X	Letter from Dorothy Bennett to City Council – 6/8/77			
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te 11/12/26	Item	# 81-76
titioner Dorothy F. Benn	ett	to R-3 # 81-76 C/O ELDARADO CONSTR.
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Preliminary Review Agencies Comments		Final Review Agencies Comments
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Action Taken C. <u>Devien</u> 24Nov197	6 P	Action Taken O.C.
c. Remid 2/20127		C.C.
Comments		Comments
GOMMON CO		Commences
Check Utility		Title Investigation Covenants

STATE OF COLORADO)

COUNTY OF MESA

TO THE BLANKING COLORA

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following describe property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Containing 16,109 So.FT. 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 RIA zone to ZZ zone.

Respectfully submitted,

MRS. DOROTHY F. BENNETT

by VOLNEY F. DERUSH

ELDORADO CONST. CO

STATE OF COLORADO)

COUNTY OF MESA

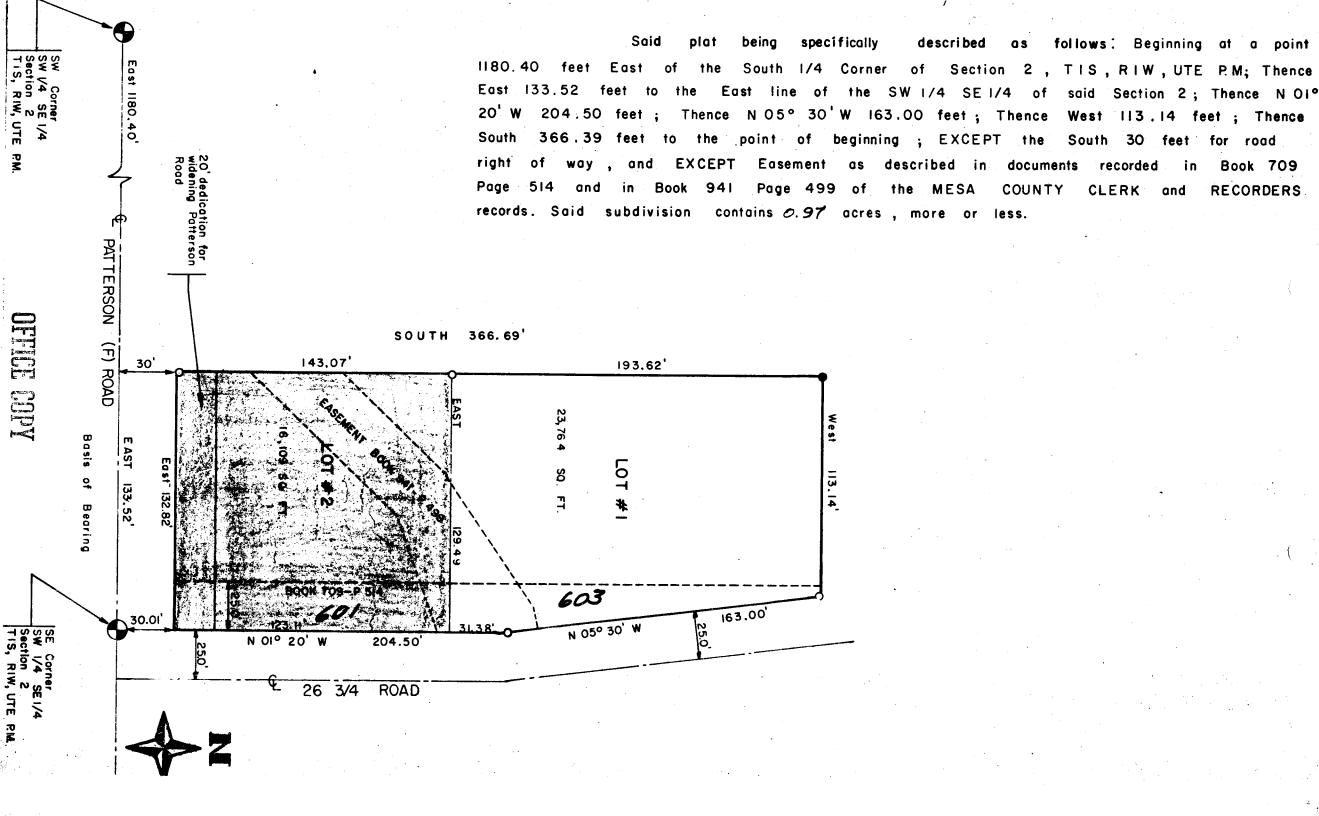
STATE OF COLORADO)

the foregoing instrument was acknowledged before me this 29th day of 1016 By 1976 By 16 May F. No. Paulit for the purposes therein set forth.

My commission expires:

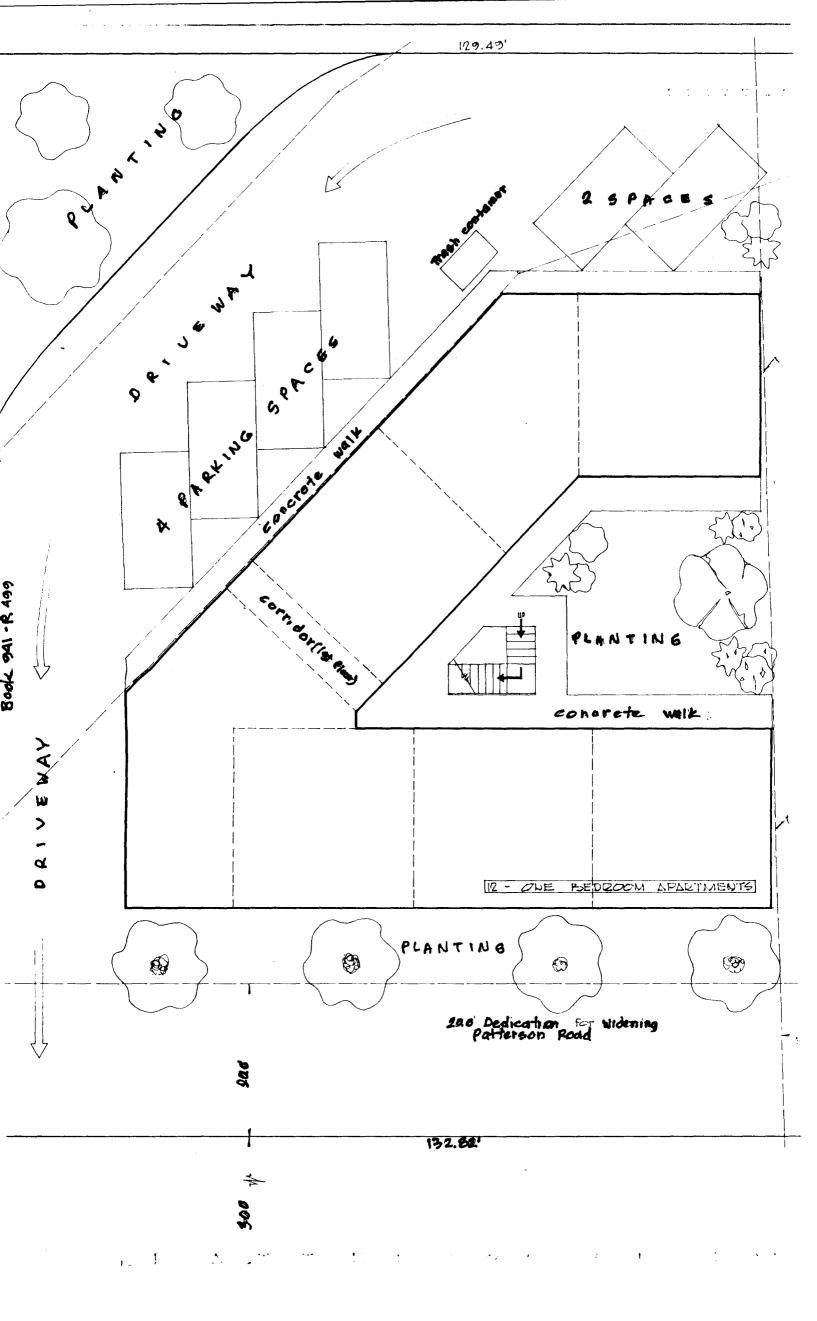
Notary Public

*NOTE: Filing of a petition to rezone requires a deposit of \$7 with the Planning Office to defray the cost of the ame



COUNTY CLERK and

RECORDERS



hot 2 Bennett Subchision

JUNE 8, 1977

Advertise for Corneil For

CITY COUNCIL OF GRAND JUNCTION GRAND JUNCTION, COLO 81501

IN REFERENCE TO THE PROPERTY LOCATED AT 601 26 3/4 ROAD, GRAND JUNCTION, COLORADO. IN NOVEMBER OF 1976 A ZONING CHANGE FROM R-1 TO R-3 WAS REQUESTED AND PRESENTED TO THE PLANNING COMMISSION. AT THAT TIME IT WAS REJECTED WITH THE ONLY PURPOSE IN MIND AS TO GIVE A BUFFER ZONE BETWEEN NOW EXISTING APARTMENTS AND RESIDENCES. THIS WAS STRICTLY THE VIEWS OF THE PLANNING COMMISSION; THERE WERE NO COMPLAINTS FROM THE RESIDENTS IN THE SINGLE FAMILY AREA. THE PROPERTY WAS POSTED AND PUBLISHED IN THE PAPER, SO THEY WERE DULY NOTIFIED.

SAID PROPERTY IS NOW ZONED FOR SINGLE FAMILY ON PATTERSON, WHICH IS ONE OF THE BUSIEST STREETS IN GRAND JUNCTION. IT IS NOT SUITABLE OR ECONOMICALLY FEASIBLE TO BUILD A SINGLE FAMILY DWELLING IN SUCH A LOCATION. THE HIGHEST AND BEST USE FOR THIS PROPERTY IS EITHER MULTIPLE FAMILY OR BUSINESS ZONING. WE DO NOT WISH TO BRING A BUSINESS OPERATION IN SO CLOSE TO THE EXISTING RESIDENCES; THIS IS WHY WE ARE REQUESTING A CHANGE TO MULTI-FAMILY. THIS CHANGE WOULD BE DIRECTLY IN LINE WITH ALL THE NEW CONSTRUCTION IN THE SAME AREA. WE WOULD A-PRECIATE YOUR COOPERATION IN THIS MATTER, AS THE PROPERTY IS SERVING NO FUNCTIONAL USE AND IS ONLY A LIABILITY.

SINCERELY,

DOROTHY BENNETT

Torothy Bennett