

Subdivision Rezone R-3 to C-1

Date Dec 8, 1976 Item # 84-76

Petitioner LARRY J. BADINI

Preliminary
Review Agencies Comments

Final
Review Agencies Comments

Vertical line of checkboxes separating the Preliminary and Final Review Agencies Comments sections.

Action Taken

P.C. DENIED 29 Dec 1976

C.C. _____

Comments

SUGGEST PETITIONER RETURN
WITH A PD-B CONCEPT.

Action Taken

P.C. _____

C.C. _____

Comments

Approved. City approved submittal
as PD-B 11/2/77

ITEMS REQUIRED FROM DEVELOPER

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

Pd CK * 3083
Receipt 1649

KGM

PETITION AND APPLICATION FOR REZONING

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:

Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 in Block 2, City of Grand Junction

Containing _____ 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-3 zone to C-1 zone.

Respectfully submitted,

Larry J. Badini
George D. Hooker, Jr.
Owen Spence

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19 day of November BY Larry J. Badini, George D. Hooker, Jr. and Owen Spence for the purposes therein set forth.

My Commission expires Aug. 9, 19 80

My commission expires: _____
Edna M. Susie
Notary Public

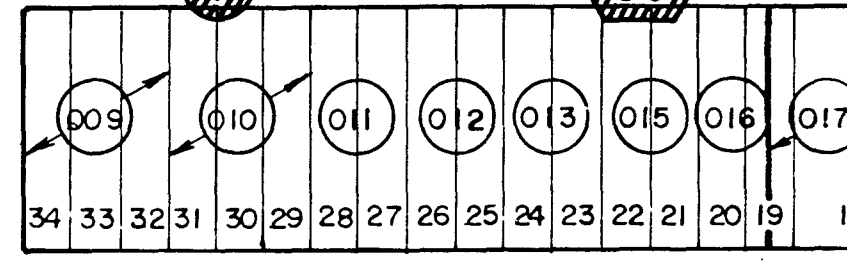
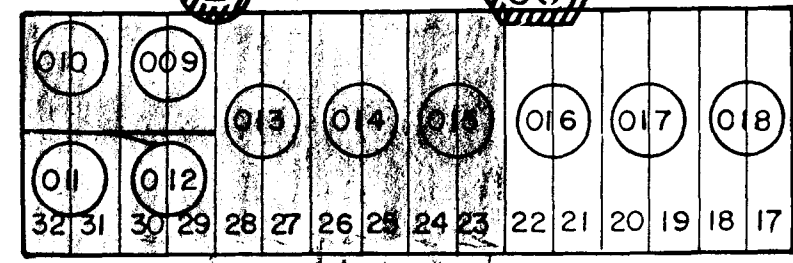
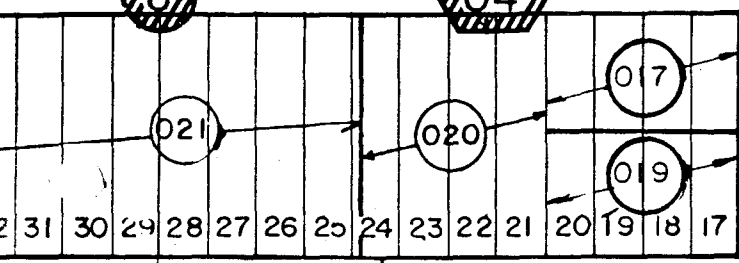
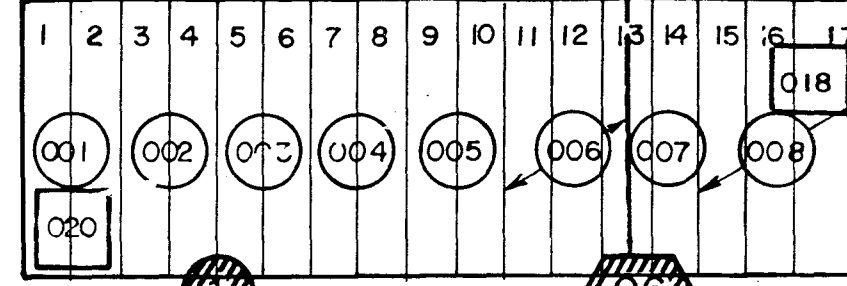
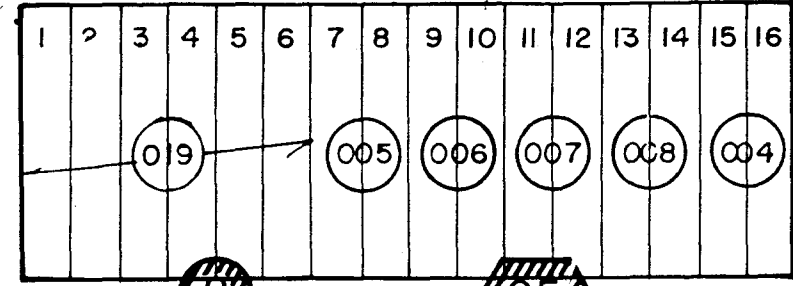
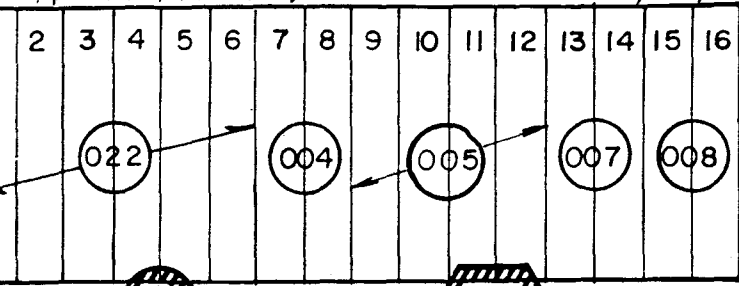
*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

REZONING PETITION
Business, Commercial, Industrial zone changes

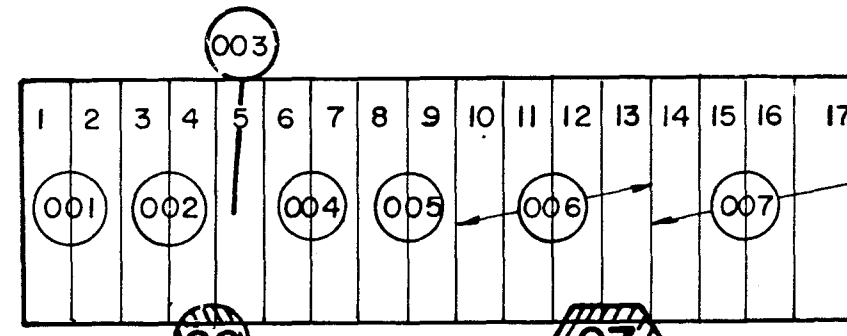
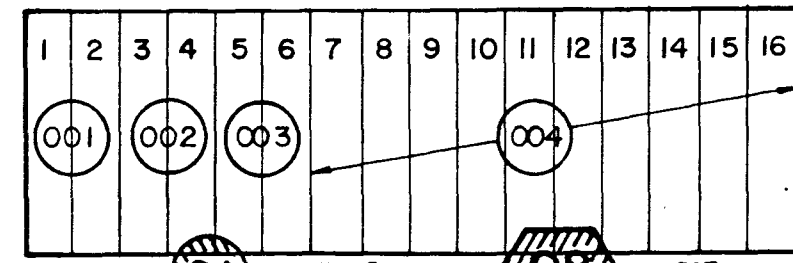
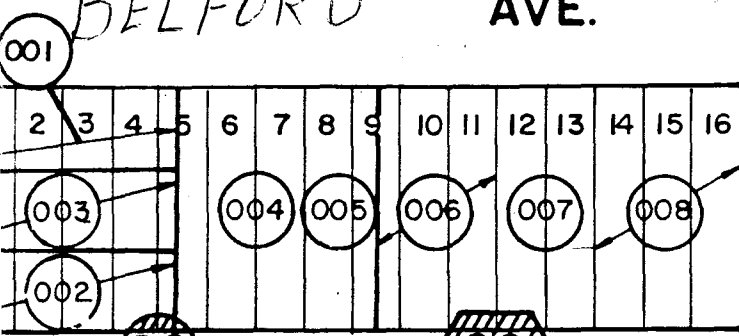
1. Need for such additional zone change. The subject properties are across the alley from the North Avenue properties which are all zones business. The change to the zoning requested which is C-1 will be in accord with the zoning that exists on the adjoining properties to the west. The requested zoning (C-1) will permit the owners of the subject properties to obtain the highest and best use for their properties. This zoning change will in no way interfere with other property owners in the neighborhood, nor will it cause the properties to decrease in value.
2. Neighborhood to be served. South of North Avenue on Belford Avenue between 10th and 11th Streets.
3. Impact, present and future, on surrounding area, developed and undeveloped. The impact will increase the traffic to a small degree on Belford Avenue, but will not in any way interfere with the present use. Belford Avenue at present has a very low traffic count.
4. Access to area; traffic patterns. There is good ingress and egress to the area from 11th Street, 10th Street and Belford Avenue.
5. Accessibility of utilities. All utilities are in place and in present use. Any additional use caused by the requested zoning could easily be handled.
6. Impact on City facilities; sewer, water, sanitation, fire, police, traffic, etc. The small additional use for sewer, water, sanitation, fire, and police would not effect the present use of these services.

NORTH AVE. 6 + 24 BY-PASS

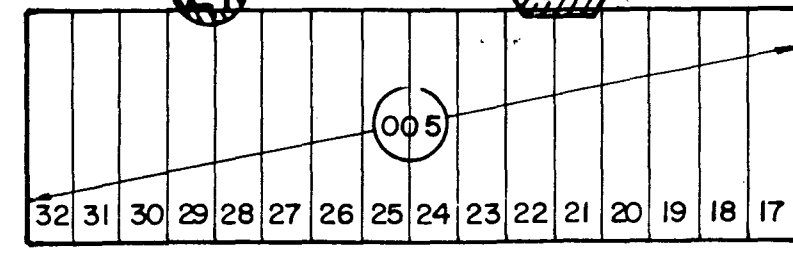
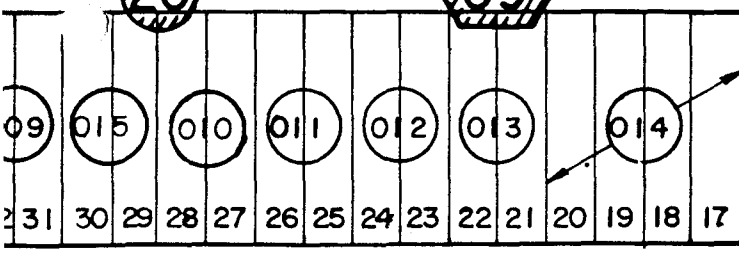
E-ROAD



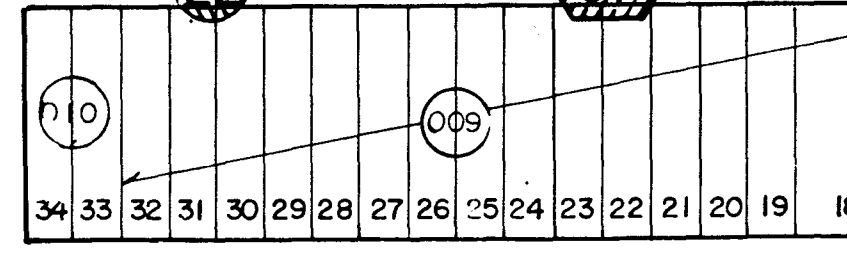
BELFORD AVE.



10 TH STREET



11 TH STREET



TELLER AVE.

