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File 1976-0084					
Da	te	5/10/00 Project Name: <u>Larry J. Badini - Rezone</u>			
P r e s e n t	S c a n n e d	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 included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a			
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.			
X	X				
		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			
		Evidence of title, deeds			
		*Mailing list Public notice cards			
		Record of certified mail			
	\dashv	Legal description			
\dashv		Appraisal of raw land			
\dashv		Reduction of any maps – final copy			
	$\neg \uparrow$	*Final reports for drainage and soils (geotechnical reports)			
	$\neg \uparrow$	Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
		*Petitioner's response to comments			
-		*Staff Reports			
	\dashv	*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 conditions or			
	expiration date)				
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Follow-Up Form			
X		Review Sheets			
X	X	Petition and Application for Rezoning			
X	X	Rezoning Petition			
X	X	Assessor's Map			
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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 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 $\begin{array}{c|c} \mathcal{X} & \mathcal{Y} & \mathcal{Y}$ Respectfully submitted, STATE OF COLORADO) COUNTY OF MESA The foregoing instrument was acknowledged before me this $\frac{19}{2}$ day of Marry J. Badini, George Dl. Hooker, Jr. and for the purposes therein set forth. Owen Spence My Commission orphies Aug. 8, 19, 80

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

Public

My commission expires:

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-l will be in accord with the zoning that exists on the adjoining properties to the west. The requested zoning (C-l) 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. <u>Impact, present and future, on surrounding area, developed and undeveloped</u>. 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.