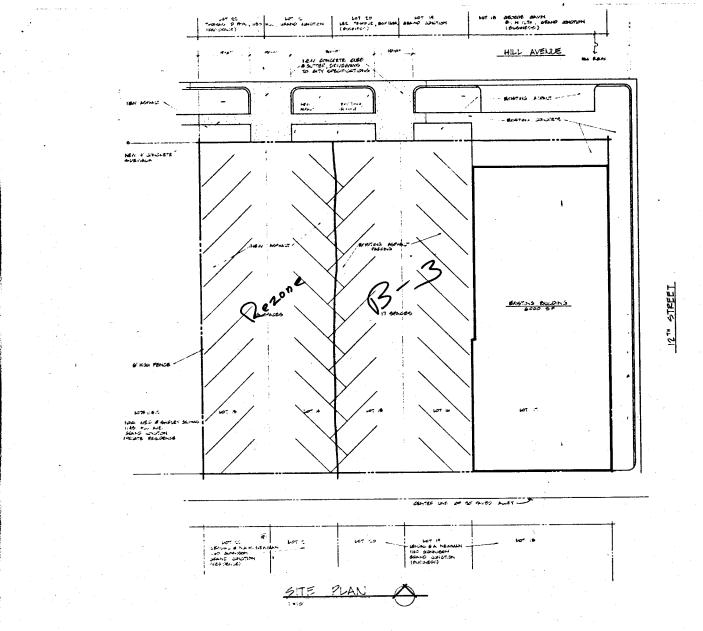
# **Table of Contents**

File		1977-0015					
Date_		5/18/00 Project Name: SW 12 <sup>th</sup> & Hill Avenue - Rezone					
P r e	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the 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						
s e	n n	included.					
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a					
t	d	quick guide for the contents of each file.					
-		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed					
	_	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.					
X	X	V					
	-	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					
$\dashv$	-	Evidence of title, deeds					
	-	*Mailing list					
$\dashv$	-	Public notice cards					
		Record of certified mail					
		Legal description					
		Appraisal of raw land					
_	_	Reduction of any maps – final copy					
_		*Final reports for drainage and soils (geotechnical reports)					
_		Other bound or nonbound reports					
		Traffic studies Individual review comments from agencies					
		*Consolidated review comments list					
$-\dagger$		*Petitioner's response to comments					
$\dashv$		*Staff Reports					
7		*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	X	Review Sheets					
X	X	Impact Study					
X	X	Petition and Application for Rezoning					
X	X	List of Property Owners					
X	X	Site Plan					
$\perp$							
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	[						
	'						

	em # 15-77
Petitioner Noel Welc	h
Preliminary Review Agencies Comments	Final Review Agencies Comments
city utilities - Need	
Rom alley.	
Engineering - antornal	
culation of parking should	&
provided due to sight	
tance problem at 12th	8 0
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affic from using alley.	
ie draw on hill shouldbe	8
the other out. Drives	
meel city standards.	
o more aighabt between	
ust \$ Sw. Close existing	
sless our out	
Action Taken	Action Taken
.c. approved 30 Mar)	P.C.
.c. approved 21 Apr. 12  Comments	Comments
	Comments
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Cub Cet. provide	
m site circulation,	
Para de to to the	
ide of solving lat	
10 alley exist or entrance	
	UIRED FROM DEVELOPER
Check Utility Ag Drainage Landscapin	greement Title Investigation ng Covenants Annexation Other (Specify)
Improvements Guarantee	Annexation Other (Specify)

## PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)				
COUNTY OF MESA )				
TO THE PLANNING COMMISSION OF THE	CITY OF GRAND JUNCTION			
Gentlemen:				
	g the owners of the following describe Grand Junction, County of Mesa, State			
Lots 13, 14,Block 44 City of Grand Junction, located at the Southwest Corner of 12th Street and Hill Avenue.				
-				
Containing 0.14 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 from RI-C zone to P-Parking zone.				
ordinance of the City of Grand Ju-	nning Commission amend the zoning nction by changing said above described P-Parking zone.			
ordinance of the City of Grand Ju-	nning Commission amend the zoning nction by changing said above described			
ordinance of the City of Grand Ju-	nning Commission amend the zoning nction by changing said above described P-Parking zone.			
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ordinance of the City of Grand Justiand from RI-C zone to	nning Commission amend the zoning nction by changing said above described P-Parking zone.			
ordinance of the City of Grand Juliand from RI-C zone to	nning Commission amend the zoning nction by changing said above described P-Parking zone.  Respectfully submitted,			
ordinance of the City of Grand Just land from RI-C zone to  STATE OF COLORADO)  SS.  COUNTY OF MESA  The foregoing instrument was acknowledged March, 1977  for the purposes therein set fort	nning Commission amend the zoning nction by changing said above described P-Parking zone.  Respectfully submitted,  owledged before me this 350  L. Welch.			
ordinance of the City of Grand Just land from RI-C zone to  STATE OF COLORADO)  SS.  COUNTY OF MESA  The foregoing instrument was acknowledged March, 1977  for the purposes therein set fort	nning Commission amend the zoning nction by changing said above described P-Parking zone.  Respectfully submitted,			
STATE OF COLORADO)  COUNTY OF MESA  The foregoing instrument was acknown day of March, 1977 By Noel for the purposes therein set fort  My commission expires: Octobe	nning Commission amend the zoning nction by changing said above described P-Parking zone.  Respectfully submitted,  owledged before me this 350  L. Welch h.			



LEGAL DESCRIPTION:

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### LIST OF PROPERTY OWNERS

2945-141-19-022	Lendal and A. Newman 1160 Gunnison Avenue Grand Junction, Colorado
2945-141-19-017	Lendal and N. A. M. Newman 1160 Gunnison Avenue Grand Junction, Colorado
2945-141-19-016	Stanley C. and M. L. Jones 1134 Gunnison Avenue Grand Junction, Colorado
2945-141-19-015	George A. and K. M. Setter 1128 Gunnison Avenue Grand Junction, Colorado
2945-141-19-005	Raymond J. and E. R. Boggs 1135 Hill Avenue Grand Junction, Colorado
2945-141-19-006	Nova Weir and Shirley Grooms 1143 Hill Avenue Grand Junction, Colorado
2945-141-19-008	Thomas K. Younge, et al. 537 Rood Grand Junction, Colorado
2945-141-19-009	Thomas K. Younge, et al. 537 Rood Avenue Grand Junction, Colorado
2945-141-18-005	William E. and O. A. Hopkins 1191 S. Broadway Grand Junction, Colorado
2945-141-18-006	J. A. and R. E. Burton 1144 Hill Avenue Grand Junction, Colorado
2945-141-18-007	Thomas D. Pool 1150 Hill Grand Junction, Colorado
2945-141-18-008	Lee Trimble P.O. Box 1604 Grand Junction, Colorado
2945-141-18-009	George Gavin 811 North 12th Grand Junction, Colorado

#### IMPACT STUDY

The following discussion examines the impact of rezoning the subject property at 1147 Hill from R1-C to P.

#### Present Situation:

On the site is an old residence in a bad state of repair and truly a neighborhood eyesore. The residence is either adjacent to or has a diagonal relationship to business use on the North, East and South sides. Due to the neighborhood's proximity to existing businesses, overflow parking extends offstreet and in front of adjacent residential uses.

#### Situation After Rezone:

A neighborhood eyesore will be removed and the offstreet parking congestion will be relieved by the new parking lot. By being zoned P, no business building use can be constructed on the site. By helping to remove some parking congestion from the street, existing traffic and future general traffic increases will have a less obstructed street on which to travel. Traffic patterns in the area are not materially changed. The site has excellent existing vehicular access. All required utilities are existing and adjacent. The demand on city sewer, water, trash pickup will be lessened to a slight degree and police and fire protection of the area will be a little easier. Existing adjacent residences will have a better chance to park in front of their home than they now have.

As a P-Zone, the new parking lot will be required to meet the standards of the P-Zone with regard to fencing, paving, bumper blocks and site drainage.

The proposed expanded parking lot will serve an existing business use, which currently meets zoning requirements for off street parking.

Its denial will stop no development. Its approval will help lessen the burden of one residential city street trying to provide parking for existing adjacent business uses.