Table of Contents

| File | | 1977-0048 |
|---|--------|---|
| Da | te | 6/30/00 Project Name: 2851 North Avenue - Rezone |
| P r | S c | 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 |
| s | n | are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been |
| e | n | included. |
| n t | e d | Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a |
| | | 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 | *Summary Sheet – Table of Contents |
| | | 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 |
| | | 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 |
| | | *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 conditions or |
| | | expiration date) |
| DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: | | |
| X | X | Follow-Up Form - DENIED |
| X | | Review Sheets |
| X | X | Letter from Keith Mumby to Don Warner – 6/2/77 |
| X | X | Site Plan |
| X | X | Petition and Application for Rezoning |
| X | X | Letter from Karl Metzner to Travis Park – 7/5/77 |
| | - | |
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Kezone R-1-C to C-1 Subdivision Item # 48-22 Date 🂪 8 Petitioner RAU/S Preliminary Final O'Review Agencies Comments Review Agencies Comments Eng resone eommer Belford МО TACIA 190 M area Would allow Grestdentia No -----Sec also # 56-77 زي الا الد الد الل الله الد الد الد الد الد الد الد ا ک ک ک ک Action Taken Action Taken P.C. Denied 29 P.C. c.c._ C.C. Comments Comments 1) No control on C-1 ormen could nieghlor Mai nod UMB ___, 1960 (1961 (1961 (ITEMS REQUIRED FROM DEVELOPER Check Utility Agreement Title Investigation Landscaping Drainage Covenants Improvements Guarantee Annexation _Other (Specify)

5 M.

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:

The South 120 Feet of Lot 1 of Block 1 of Meeks Subdivision

Containing 0.81 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-1-C zone to C-1 zone.

Respectfully submit Э,

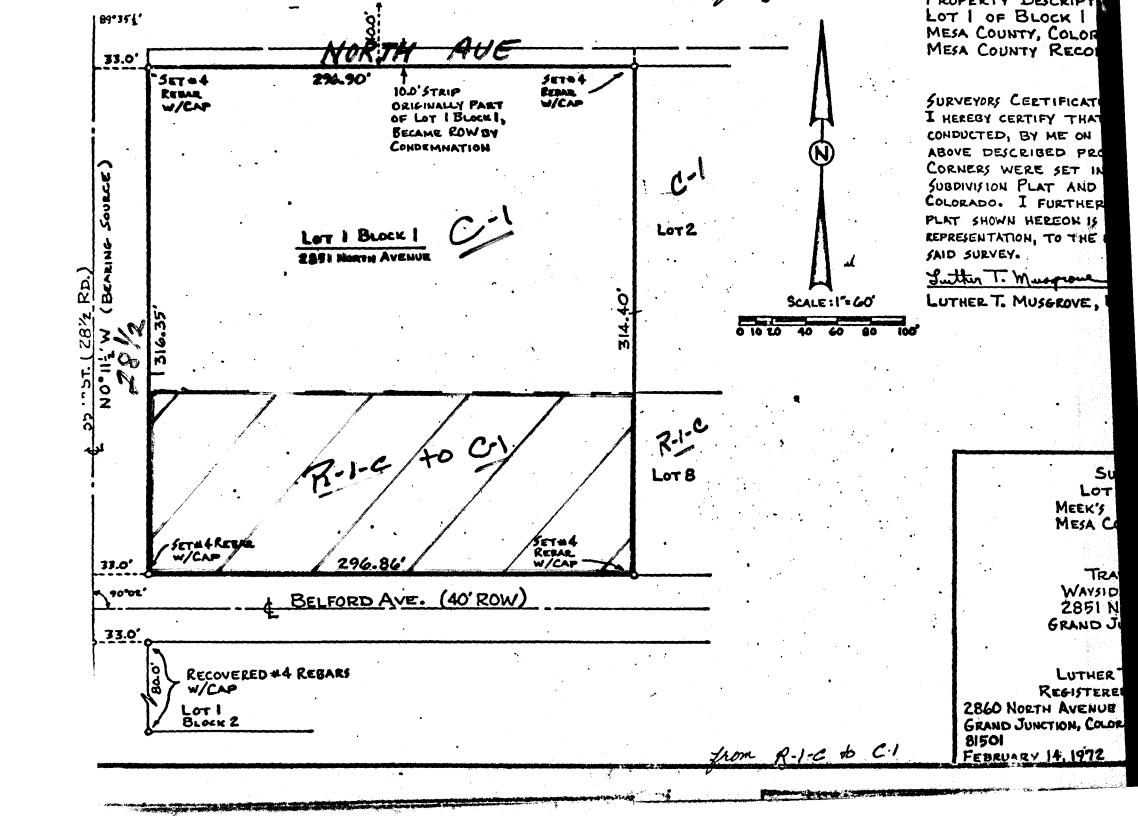
STATE OF COLORADO)) ss. COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ______ day of _______By_____ for the purposes therein set forth.

My commission expires:

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.



Golden, Mumby & Summers

JAMES GOLDEN KEITH G. MUMBY K. K. SUMMERS J. RICHARD LIVINGSTON ATTORNEYS AT LAW COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET P. O. BOX 398 GRAND JUNCTION, COLORADO 81501

AREA CODE 303 TELEPHONE 242-7322

June 2, 1977

Mr. Don Warner City of Grand Junction City Hall Grand Junction, CO 81501

Re: Zoning request change

Dear Don:

Enclosed please find the following:

1) Travis Park's check in the amount of \$270.00, payable to the City of Grand Junction.

2) Petition for Zoning Change for the South 120 feet of Lot 1, Block 1, Meeks Subdivision.

3) Plat of said property.

It is the desire of the Petitioner to have this tract rezoned to the entire depth of the block from North Avenue.

The South 120 feet cannot be developed residentially because its in the same block with commercial zoning and cannot be developed commercially because it in in the same block with residentially zoned property. Consequently, it is a hiatus, undeveloped piece of property in its present state.

If you need any additional information, please contact me.

Very truly yours,

GOLDEN, MUMBY & SUMMERS

er al ne

KGM/jp

enclosures

July 5, 1977

Mr. Travis Park Wayside Grocery 2951 North Avenue Grand Junction, CO 81501

Re: CITY FILE #48-77, PROPOSED REZONE R-1-C to C-1

Dear Mr. Park:

The Grand Junction Planning Commission at their regularly scheduled meeting of June 29, 1977, denied your request for rezoning from R-1-C to C-1 on the South 120 feet of lot 1, block 1 of Meeks Subdivision. The reasons for denial as stated were that some uses which are allowed in the C-1 zone might have an adverse impace on adjacent residential areas. The Planning Commission did indicate that they would be receptive to a request for PD-B (Flanned Development Business) and that such an application could be made under the fee paid for the rezoning and an additional \$5.00 advertising fee. All applications for the July 27 Planning Commission meeting must be made no later than July 5, 1977.

Please contact us at any time if you have any questions concerning this denial.

Yours truly,

Karl G. Metzner Planner I

KGM:dlw CC: Keith Mumby Box 398 Grand Junction, CO 81501