



Subdivision Rezone R-1-C to C-1

Date 6/8/77 Item # 48-77

Petitioner TRAVIS L. PARK

*Wayside  
Growth*

Preliminary  
Review Agencies Comments

Final  
Review Agencies Comments

City Eng. - if rezoned  
granted would recommend  
no access on to Belford  
to protect residential  
area.

(Would allow 4 residential  
lots)

See also # 56-77



Action Taken  
P.C. Denied 29 June 77  
C.C. \_\_\_\_\_

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_

Comments  
1) No control on C-1 developments  
could adversely affect Res-  
neighborhood. Petitioner may  
return with a PD-B  
concept under same fee  
plus additional advertising fee.

Comments



ITEMS REQUIRED FROM DEVELOPER  
 Check \_\_\_\_\_ Utility Agreement \_\_\_\_\_ Title Investigation \_\_\_\_\_  
 Drainage \_\_\_\_\_ Landscaping \_\_\_\_\_ Covenants \_\_\_\_\_  
 Improvements Guarantee \_\_\_\_\_ Annexation \_\_\_\_\_ Other (Specify) \_\_\_\_\_

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 submitted,

Travis L. Park

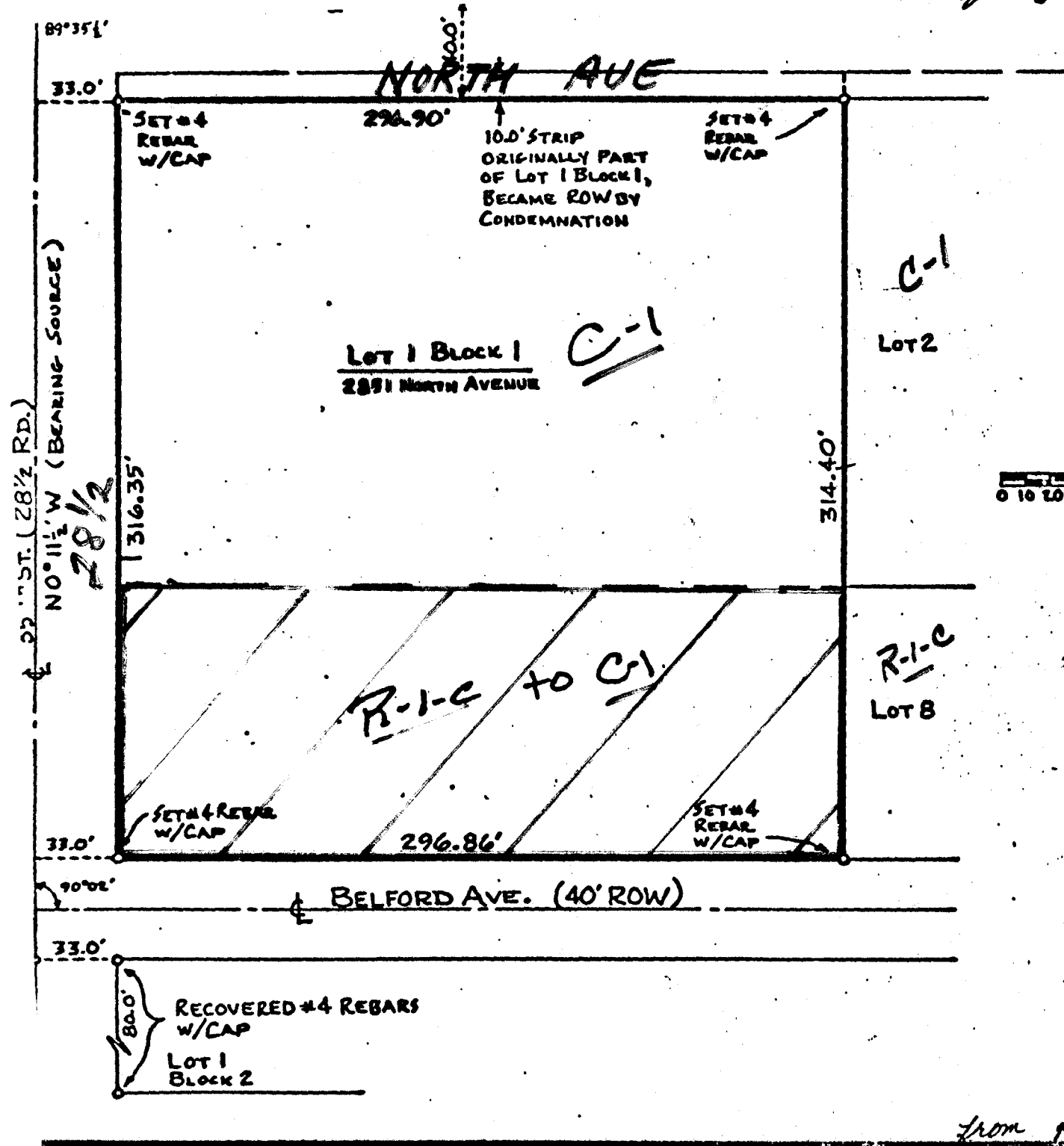
Edith M. Park

STATE OF COLORADO    )  
                                  )    ss.  
COUNTY OF MESA        )

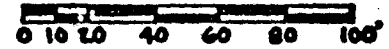
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ By \_\_\_\_\_ for the purposes therein set forth.

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.



SCALE: 1" = 60'



PROPERTY DESCRIPTION  
LOT 1 OF BLOCK 1  
MESA COUNTY, COLORADO  
MESA COUNTY RECORDS

SURVEYORS CERTIFICATE  
I HEREBY CERTIFY THAT THE SURVEY  
CONDUCTED, BY ME ON THE ABOVE  
DESCRIBED PROPERTY, CORNERS WERE  
SET IN ACCORDANCE WITH THE  
SUBDIVISION PLAT AND THE  
COLORADO. I FURTHER CERTIFY THAT  
THE PLAT SHOWN HEREON IS A TRUE  
REPRESENTATION, TO THE BEST OF  
MY SAID SURVEY.

Luther T. Musgrove  
LUTHER T. MUSGROVE, SURVEYOR

SUBDIVISION  
LOT 1  
MEEK'S  
MESA COUNTY RECORDS

TRAILWAY  
WAYSIDE  
2851 NORTH AVENUE  
GRAND JUNCTION, COLORADO

LUTHER T. MUSGROVE  
REGISTERED SURVEYOR  
2860 NORTH AVENUE  
GRAND JUNCTION, COLORADO  
81501  
FEBRUARY 14, 1972

from R-1-C to C-1

GOLDEN, MUMBY & SUMMERS

ATTORNEYS AT LAW

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET

P. O. BOX 398

GRAND JUNCTION, COLORADO 81501

JAMES GOLDEN  
KEITH G. MUMBY  
K. K. SUMMERS

J. RICHARD LIVINGSTON

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

By 

KGM/jp

enclosures

July 5, 1977

Mr. Travis Park  
Wayside Grocery  
2851 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 impact on adjacent residential areas. The Planning Commission did indicate that they would be receptive to a request for PD-B (Planned 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