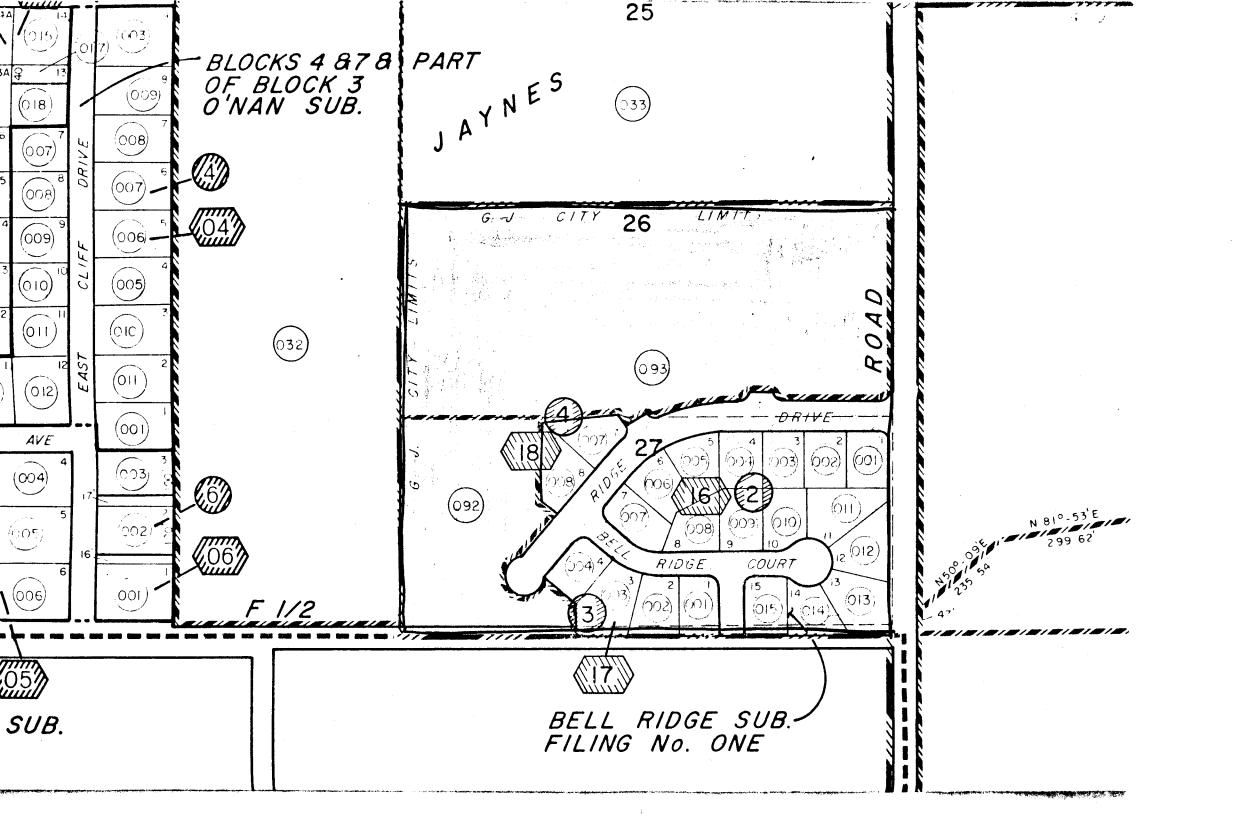
Table of Contents

File	e	1977-0079		
Da	te	7/18/00 Project Name: Spomer Construction Company		
e s e n t	S c a n n e d	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 included. 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		
_	\dashv	*Consolidated review comments list		
		*Petitioner's response to comments		
	-	*Staff Reports *Planning Commission staff report and exhibits		
\dashv		*City Council staff report and exhibits		
\rightarrow		*Summary sheet of final conditions		
+	\dashv	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or		
		expiration date)		
1	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:			
X	X	Follow-Up Form		
$\overline{}$	X	Review Sheets		
X	X	Impact Study		
X	X	Petition and Application for Rezoning		
	X	Letter form Karl Metzner to Edward Spomer – 12/1/77		
	\mathbf{x}	Assessor's Map of area		
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Subdivision Resone R-1-H	1 to R-1-B
	em # 29-27
Petitioner Some Cons	struction Co.
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Preliminary	Final
Review Agencies Comments	Review Agencies Comments
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Review agencies	
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Action Taken	Action Taken
P.C. Approved 30 Nov ??	
c.c. Approved 21 Dec 17	C.C
Comments	Comments
No changes	= -
or number of lots	0
in Bell Ridge Sul.	
will be approved	
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ITEMS REQUESTION OF THE CHECK ITEMS REPORT OF THE CHECK ITEMS REPORT OF THE CHECK ITEMS REPORT O	UIRED FROM DEVELOPER
Drainage Landscapin	greement Title Investigation Covenants
Improvements Guarantee	Annexation Other (Specify)
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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:
A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 1. Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:
Beginning at the Southeast Corner (SE Cor) of the Northwest Quarter (NW 1/4) of Section 1; Thence North 89°49"58" West along the South Line of the said Northwest Quarter (NW 1/4) of Section 1 a distance of 1038.97 feet; Thence North 00°02'34" East 879.90 feet; Thence South 89°51'18" East 1038.85 feet to a point on the East line of the said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 1; Thence South 00°02'05" West along the said East line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 1 a distance of 880.12 feet to the Point of Beginning.
Containing 21.01 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-A zone to R-1-B zone.
Respectfully submitted,
Spanes Greitz. Go.
Coffee Shame
Président.
STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 20 day of By Foward Space Charles A Space Charles for the purposes therein set forth.
My commission expires: 4.1.79
Notary Public
*HOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.



Impact Study for

Bell Ridge Subdivision

RESIDENTIAL ZONE CHANGE

- 1. This zone change is requested to allow for the construction of larger single family unit on the presently platted portions of the Bell Ridge Subdivision. The change from R-1-A to R-1-B would reduce the side yard setback for 10 feet to 7 feet which would increase the buildable width from 65 feet to 71 feet on the typical 85 foot frontage lots.
- 2. The zone change would have no impact on the surrounding area. The area in question is presently zoned R-1-A and lot size and frontage will not be changed from the approved Preliminary Plat.
- 3. Distance to the downtown business center 3 miles
 Distance to High School 2.5
 Distance to Jr. High School 2.4
 Distance to Elementary School 1.9
 Distance to City park at Spring Valley .5
 Distance to Lincoln Park 1.8
- 4. Access to the site can be obtained from 27-1/2 Road from either F Road (Patterson) or G 1/2 Road and Horizon Drive.
- 5. The site has City sewer available on 27-1/2 Road, an eight-inch Ute Water Conservancy District line has been extended to the site. Telephone, gas and electric is also available to the site.
- 6. Impact on City facilities. The area requested for zone change has had the preliminary plat approved for 61 lots. The requested zone change will not increase the number of lots above that presently approved.

 Since approval was given at the preliminary stage for 61 lots and 21 lots in Filing No. 1, no unfavorable input would occur from this change.

Existing sewer and water lines have capacity to serve the development. Traffice, fire, police, parks and schools will not be affected by the zone change.

December 1, 1977

Edward Spomer Spomer Construction Company 2623 G Road Grand Junction, CO 81501

Re: FILE #79-77 - REZONE R-1-A TO R-1-B

Dear Mr. Spomer:

The Grand Junction Planning Commission, at their regularly scheduled meeting of November 30, 1977, approved your request for a zone change from R-1-A to R-1-B for Bell Ridge Subdivision. The Planning Commission stated that the reason for requesting the zone change, as stated in your application, was legitimate but gave notice that no reduction of lot size or increase in the number of lots would be approved in either the final plat of Bell Ridge Filing #1 or the approved preliminary plan for the balance of Bell Ridge.

This item will be heard before the Grand Junction City Council on December 21, 1977. If you have any questions, please contact us prior to this date.

Sincerely,

Karl Metzner Planner I

KM:dlw