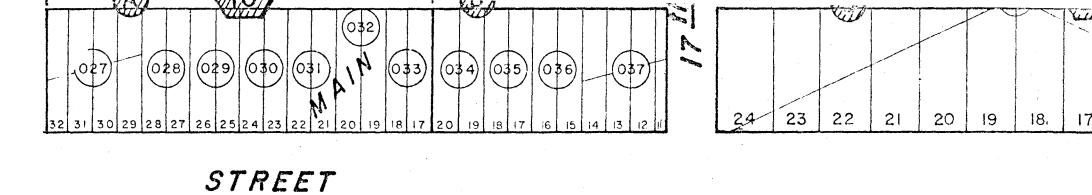
Table of Contents

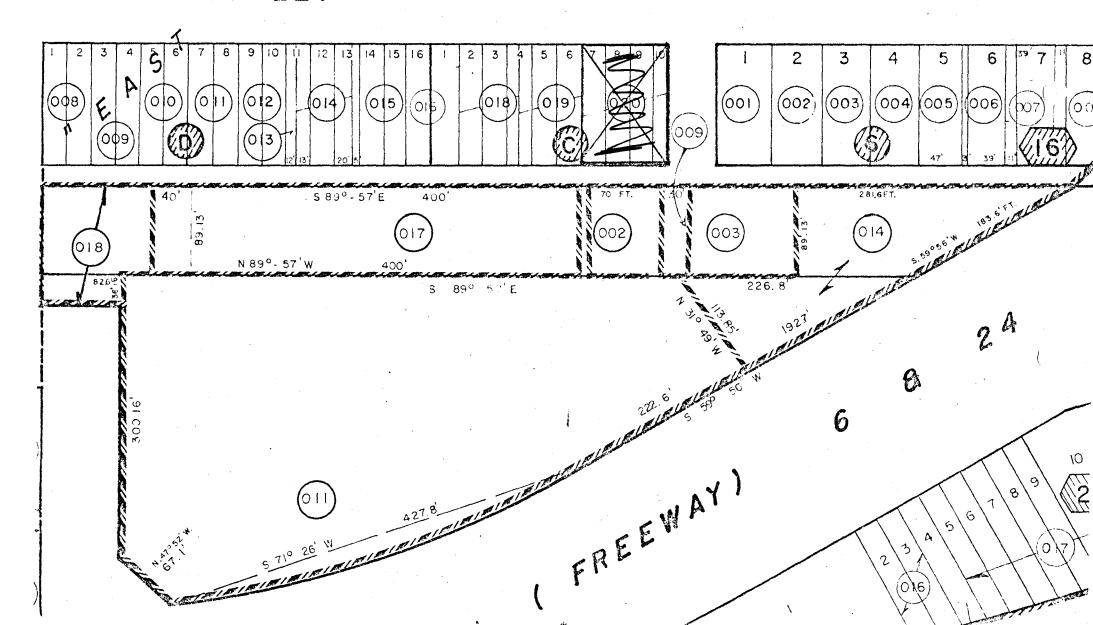
File		1977-0081								
Da	te	7/18/00 Project Name: Rezone R-2 to B-3 – SW Corner of 17th & Main								
r e s e n t	S c a n n e d	few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the YS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There e also documents specific to certain files, not found on the standard list. For this reason, a checklist has been cluded. Emaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a tick guide for the contents of each file. Its denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed 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								
1	_	*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								
\dashv		*City Council staff report and exhibits								
_		*Summary sheet of final conditions								
\dashv	_	*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 Application Impact Study								
X	X	Assessor's Map								
X	X	Memo from Mountain West Office Products								
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	Subdivision Regore K-	2 To B-3
	<u>Date</u> <u>Ite</u>	m # 81-77
	Petitioner Larry Class	sec
	Preliminary	Final
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1	suggest petistiener	
1	work with adjacent	
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1		
1	Trash containers.	
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- [August landscaping	
	on 12th St	· }
		*
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J	so as not To crowd the]
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] <u> </u>
	Action Taken	Action Taken
	P.C. Denied 30 No.	P.C.
	c.c. Returned to P.C.	C.C
	Comments	Comments
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	No action - told ?.C. To consider A PD-B	
	Proposal.	
		eventually zone & Planes Bus. 1
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•		RED FROM DEVELOPER
	CheckUtility Ag	reement Title Investigation Covenants
	Drainage Landscaping	Corporte

PETITION AND APPLICATION FOR REZONING

COUNTY OF MESA)	
TO THE PLANNING COMMISSION OF THE C	CITY OF GRAND JUNCTION
Gentlemen:	
	the owners of the following described Grand Junction, County of Mesa, State
Lots 7, 8, 9 and 10, Block "C", City of Grand Junction.	East Main Street Addition to the
	and the first of the second of
See attached exhibit for impact study.	
· · · · · · · · · · · · · · · · · · ·	
	·
and request that the Planning Committee City of Grand Junction by change	ore or less, do respectfully petition ssion amend the zoning ordinance of ging said above described land from one.
· ·	Respectfully submitted,
• •	Respectfully submitted,
	,
•	Respectfully submitted,
	Respectfully submitted, LARRY KLAUZER BY: ALL, MARCHANGE AND
STATE OF COLORADO)	Respectfully submitted, LARRY KLAUZER
STATE OF COLORADO)	Respectfully submitted, LARRY KLAUZER BY: ALL, MARCHANGE AND
•	Respectfully submitted, LARRY KLAUZER BY: ALL, MARCHANGE AND
) ss. COUNTY OF MESA) The foregoing instrument was acknown	Respectfully submitted, LARRY KLAUZER BY: Anthony F. Prinster, His Attorney vledged before me this
) ss. COUNTY OF MESA) The foregoing instrument was acknown	Respectfully submitted, LARRY KLAUZER BY: Anthony F. Prinster, His Attorney Vledged before me this lst F. Prinster
) ss. COUNTY OF MESA) The foregoing instrument was acknowledge of November, 1977 By Anthony for the purposes therein set forth.	Respectfully submitted, LARRY KLAUZER BY: Anythony F. Prinster, His Attorney Vledged before me thislst F. Prinster
) ss. COUNTY OF MESA) The foregoing instrument was acknowledge of November, 1977 By Anthony	Respectfully submitted, LARRY KLAUZER BY: Anythony F. Prinster, His Attorney Vledged before me thislst F. Prinster
) ss. COUNTY OF MESA) The foregoing instrument was acknowledge of November, 1977 By Anthony for the purposes therein set forth.	Respectfully submitted, LARRY KLAUZER BY: Anthony F. Prinster, His Attorney vledged before me this lst F. Prinster La Verne M. Juhane
) ss. COUNTY OF MESA) The foregoing instrument was acknowledge of November, 1977 By Anthony for the purposes therein set forth.	Respectfully submitted, LARRY KLAUZER BY: Anythony F. Prinster, His Attorney Vledged before me thislst F. Prinster





REZONING APPLICATION IMPACT STUDY

The undersigned applicant, Larry Klauzer, requests that the property described in the Rezoning Petition and Application be rezoned to B-2 (neighborhood business). In support of this request the applicant shows the following information with regard to the property and the zoning change:

- (1) Proposed Use: The applicant proposes to use the property as a location for the headquarters of his office supply business. This use would include a show room for office supply inventory, office space and storage.
- (2) <u>Traffic Impact</u>: The business use of the property would have very <u>little</u> anticipated impact upon existing traffic and traffic patterns. The use would contemplate the following additional traffic:
 - (a) One UPS truck per day.
 - (b) One to two small delivery trucks per day.
 - (c) Five to six customers per day.
 - (d) Five to six employee cars.

The applicant's business consists primarily of order taking by use of over-the-road salesman. High traffic for sales purposes in and out of the building is not contemplated.

- (3) <u>Noise</u>: The contemplated use of the premises if the zoning change is granted would generate little, if any, additional noise to the area.
- (4) <u>Security</u>: It is anticipated that security would be no additional problem for the area. The business has very little cash connected with it and the office products handled would not present great exposure to robbery and vandalism.
- (5) Impact on City Facilities: The contemplated zoning change would have little, if any, impact on city facilities. It is contemplated that no more than six employees would be housed in the facility at one time. This would require need only for water fountain type facilities and restrooms.
- (6) Type of Structure: The type of structure contemplated is similar to the picture attached.

MEMO – LETTER





P. O. Box 2088 • Grand Junction, Colorado 81501 • (303) 242-3071

Larry Klauzer

To TO	WHOM	IT MAY C	ONCERN				_	Date	10-21-	-77	***************************************		
								Subject .			·		
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