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File 1977-0087

Date 7/18/00

Project Name: Rezone R-2 to R-3

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>
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	X	Review Sheets			
X	X	Letter from D.J. Dufford to City – 1/3/78			
X	X	Letter from Jim Robb Mesa Co. – 1/19/78			
X	X	Planning Commission Minutes - ** - 2/22/78			
X	X	Petition and Application for Rezoning			
X		City Council Agenda – 2/22/78			
X	X	Planning Commission Minutes - ** - 12/28/77			
X	X	Petition and Application for Rezoning			
X		Letters from adjacent homeowners in favor of rezoning – 1/8/78			
X	X	Assessor's Map			
X	X	Letter from Karl Metzner to D.J. Dufford			
X	X	Letter from Kathy L. Lofink to James Robb – 2/23/78			

ADDENDUM TO APPLICATION FOR RE-ZONING

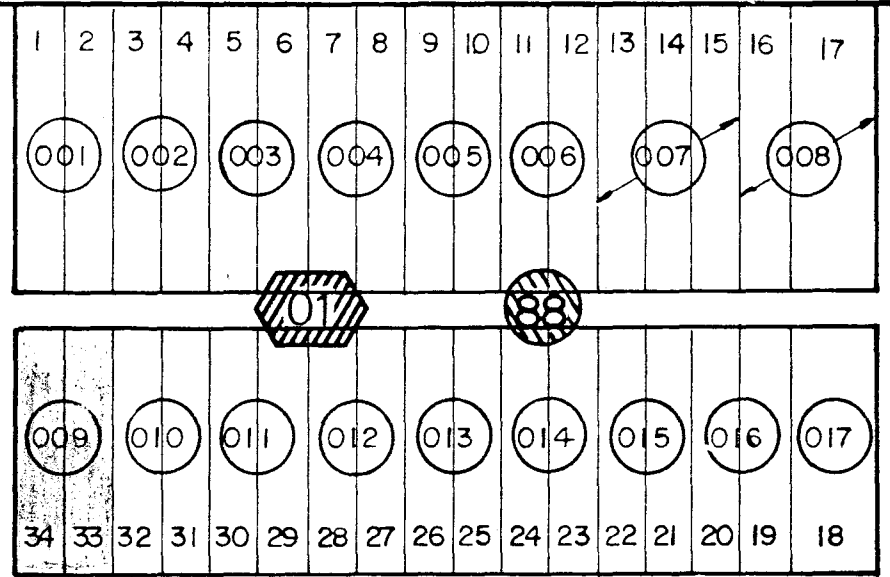
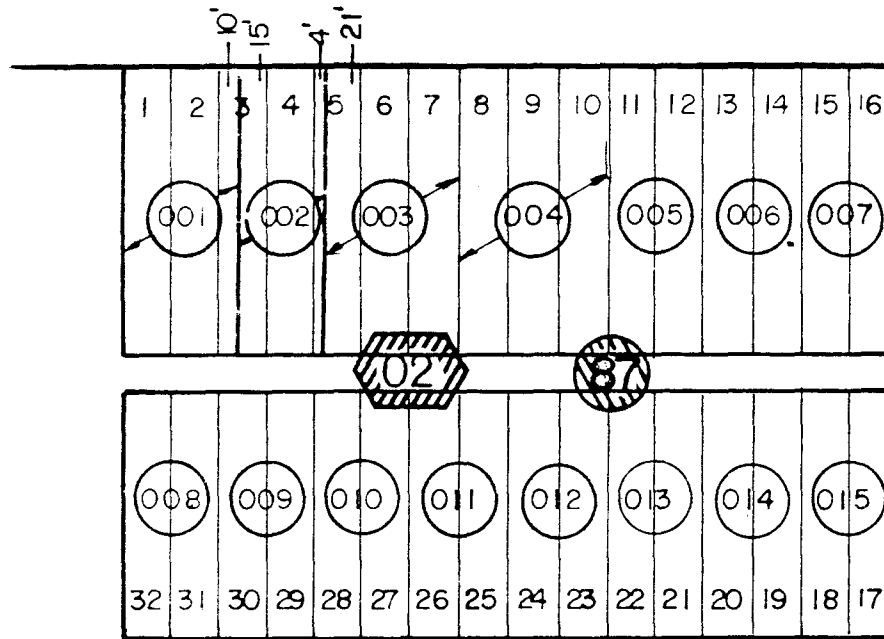
A. Residential Zone Changes:

1. The requested change of zoning is required to permit the applicant to recondition and remodel the existing residence on the property so that three separate family dwellings can be incorporated in the existing improvements.

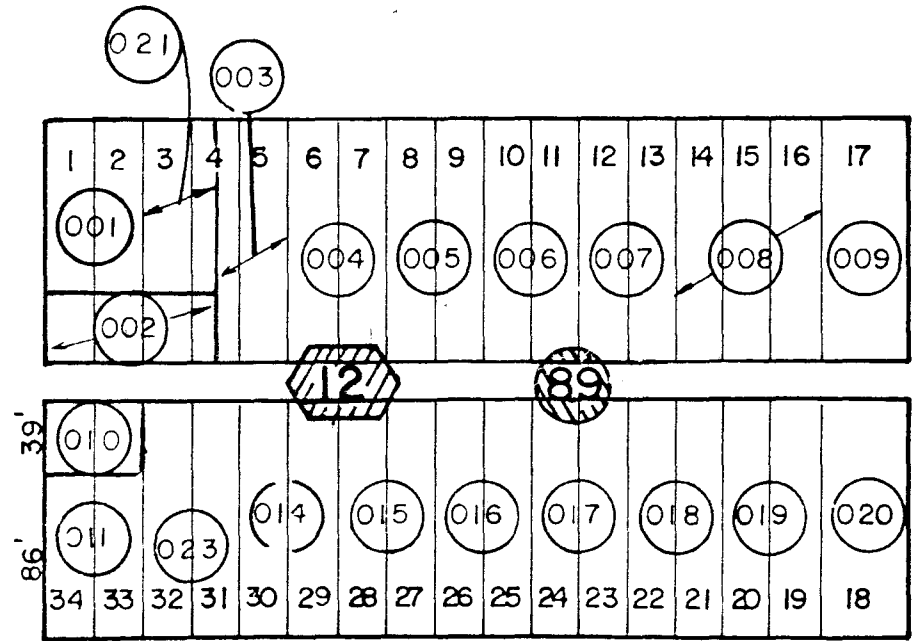
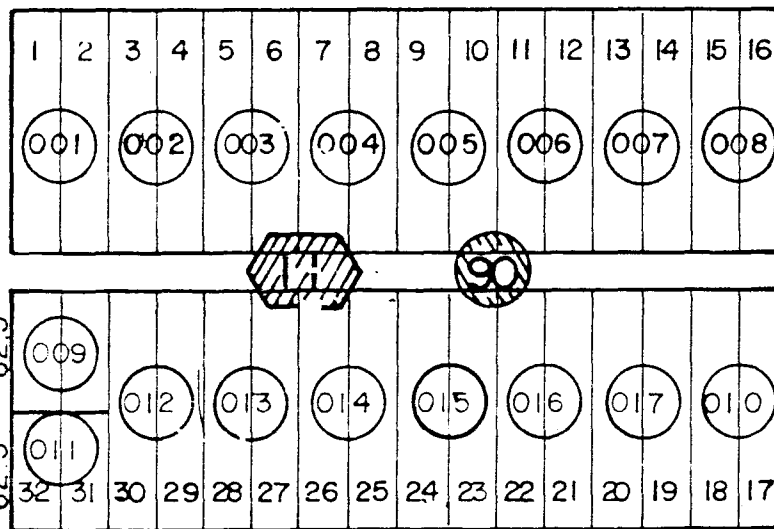
2. The requested change will have no adverse impact on the surrounding area, all of which is developed residential area. The area to the immediate South, Southwest and West of the property described in this Application is presently R3 zoning. The requested change would be compatible with zoning in the surrounding area and would provide an economical basis for substantial rejuvenation and remodeling of the existing improvements on the property.

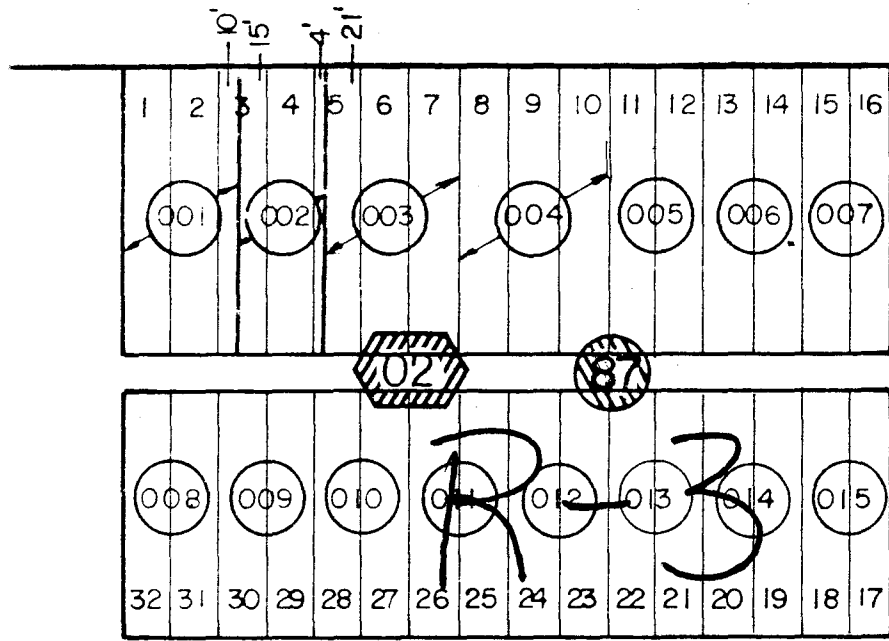
3. The property for which change is requested is approximately four blocks from the Eastern edge of the primary business and employment centers of Grand Junction. The property is approximately ten blocks from the nearest primary school facilities and about the same distance from the nearest junior high school facilities. The property is about one-half to one mile distance from a number of churches in the City of Grand Junction and is about eight blocks from Lincoln Park.

4. The property is located on the corner of the intersection of White Avenue and Eleventh Street, which

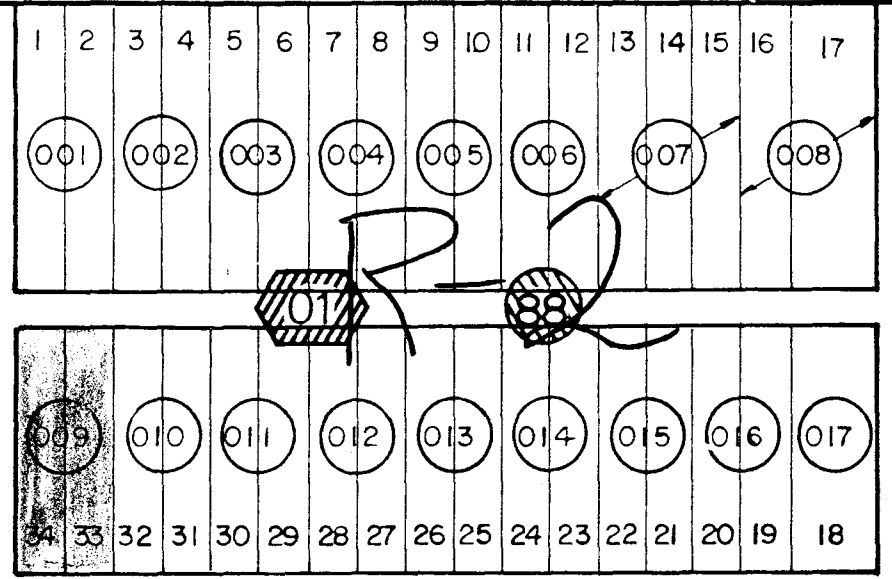
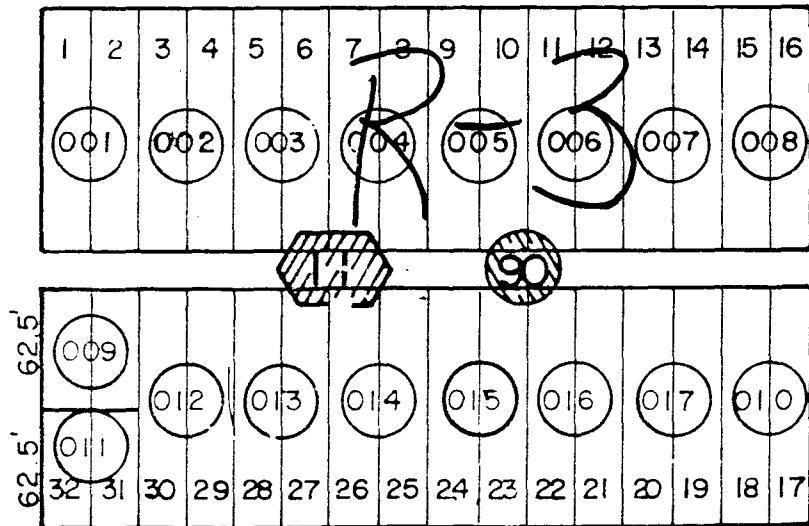


AVE.

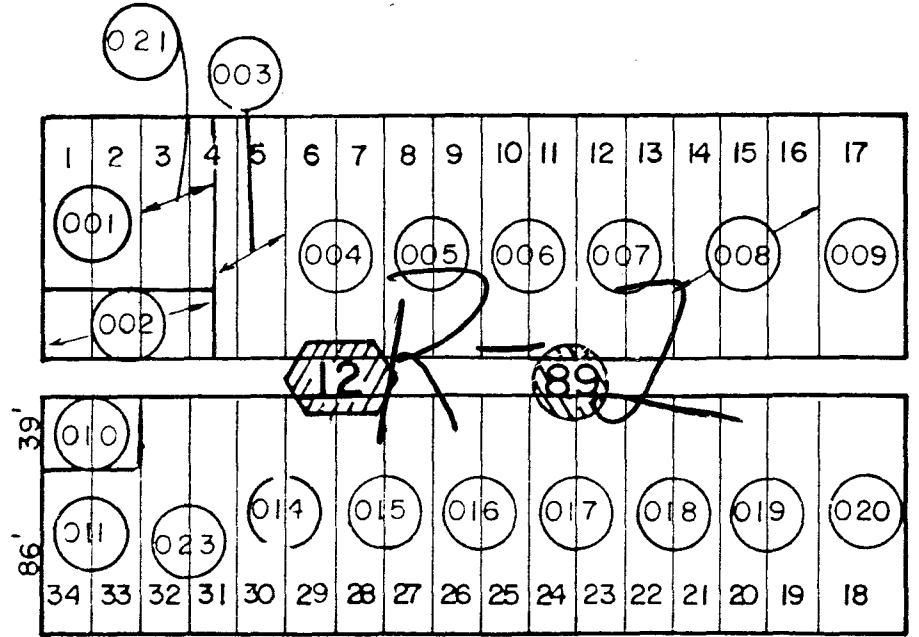




AVE. White Ave.



11th Street



December 30, 1977

Mr. D.J. Dufford
2533 G 3/8 Road
City

Re: File #87-77 - Proposed rezone R-2 to R-3.

Dear Mr. Dufford:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of December 28, 1977, denied Mr. Frederick H. Larson's request to rezone the property located on the Northeast corner of 11th Street and White Avenue. Mr. Larson has the option of requesting that his petition be scheduled to be heard before the Grand Junction City Council. You should be advised that a minimum 5 to 2 affirmative vote is required by council to overturn a planning commission denial.

Should Mr. Larson wish to carry his petition forward, we will require written notice to that effect prior to January 6, 1978 in order that the petition may be properly advertised for the January 18 meeting.

Yours truly,

Karl Metzner

KM/11d

JAN 4 REC'D

DUFFORD, WALDECK, & WILLIAMS

ATTORNEYS AT LAW

SUITE 900 - VALLEY FEDERAL PLAZA
P.O. BOX 2188
GRAND JUNCTION, COLORADO 81501

D. J. DUFFORD
WILLIAM G. WALDECK
G. DALE WILLIAMS
HUGH D. WISE
LAIRD T. MILBURN
JOSEPH C. COLEMAN
WARE B. FLORA
RICHARD H. KROHN

GEORGE S. GRAHAM
OF COUNSEL

AREA CODE 303
TELEPHONE 242-4614

January 3, 1978

City Planning Staff
City - County Development Dept.
P.O. Box 897
Grand Junction, Colorado 81501

RE: Your File No. 77-#87
Proposed Rezoning R-2 to R-3
Our File No. 1447-001

Gentlemen:

We are the attorneys representing Frederick H. Larson in his request to rezone the property located on the north-east corner of 11th Street and White Avenue. This request was denied by the Grand Junction City Planning Commission at their regularly scheduled meeting of December 28, 1977.

This letter will serve as written notice of our client's request that his petition for rezoning be scheduled to be heard before the Grand Junction City Council at the earliest opportunity.

Please advise of the date set for such a hearing and of any other action needed to perfect such an appeal.

Thank you for your assistance in this matter.

Very truly yours,


D. J. Dufford

md

JAN 23 1978

YOUNGE, HOCKENSMITH, GRIFFIN, ROBB & RIDER

THOMAS K. YOUNGE
FRANK M. HOCKENSMITH
DAN G. GRIFFIN
JAMES M. ROBB
KIRK E. RIDER

JAMES S. CASEBOLT

ATTORNEYS AT LAW
GRAND JUNCTION, COLORADO 81501

P. O. BOX 1768
537 ROOD AVENUE
AREA CODE 303
TEL. 242-2645

January 19, 1978

Mesa County Development Department
Mesa County Courthouse
Grand Junction, Colorado 81501

Attention: Ms. Conni McDonough

Re: Rezoning of 1104 White Avenue
R-2 to R-3
Fred Larson Property

Dear Conni:

In accordance with our conversation on January 18, 1978, you are advised that Mr. Larson is completely agreeable to removing the garage if such is consistent with the proper development of the property. He desires to accommodate your staff and the Planning Commission in whatever way possible.

I will be out of town in Washington, D. C. commencing January 24th and will return to the office on January 30th. I am writing this letter in the hope that a request for reconsideration by the Planning Commission could be scheduled. I am not aware of your meeting dates at this time but will accommodate my schedule to yours in an effort to resolve this matter.

Thank you for your assistance.

Very truly yours,

YOUNGE, HOCKENSMITH, GRIFFIN,
ROBB & RIDER

BY 

JMR:ju

xc: Mr. Fred Larson

February 23, 1978

James Robb
P. O. Box 1768
537 Rood Avenue
Grand Junction, CO 81501

RE: File #87-77: Proposed Rezoning R-2 to R-3

Dear Mr. Robb:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of February 22, 1978, denied Mr. Frederick H. Larson's request for rezoning the property located on the Northeast corner of 11th Street and White Avenue. The Planning Commission is aware of Mr. Larson's intend to renovate the existing housing unit. They commend him on his action, but due to the increase density that could go on that parcel of land the commission felt that they could not recommend approval. Should Mr. Larson wish to carry his petition forward, we will require written notice to that effect prior to March 2, 1978 in order that the petition may be properly advertised for the City Council Meeting.

Sincerely,

Kathy L. Lofink
Planner I

KLL:dlw