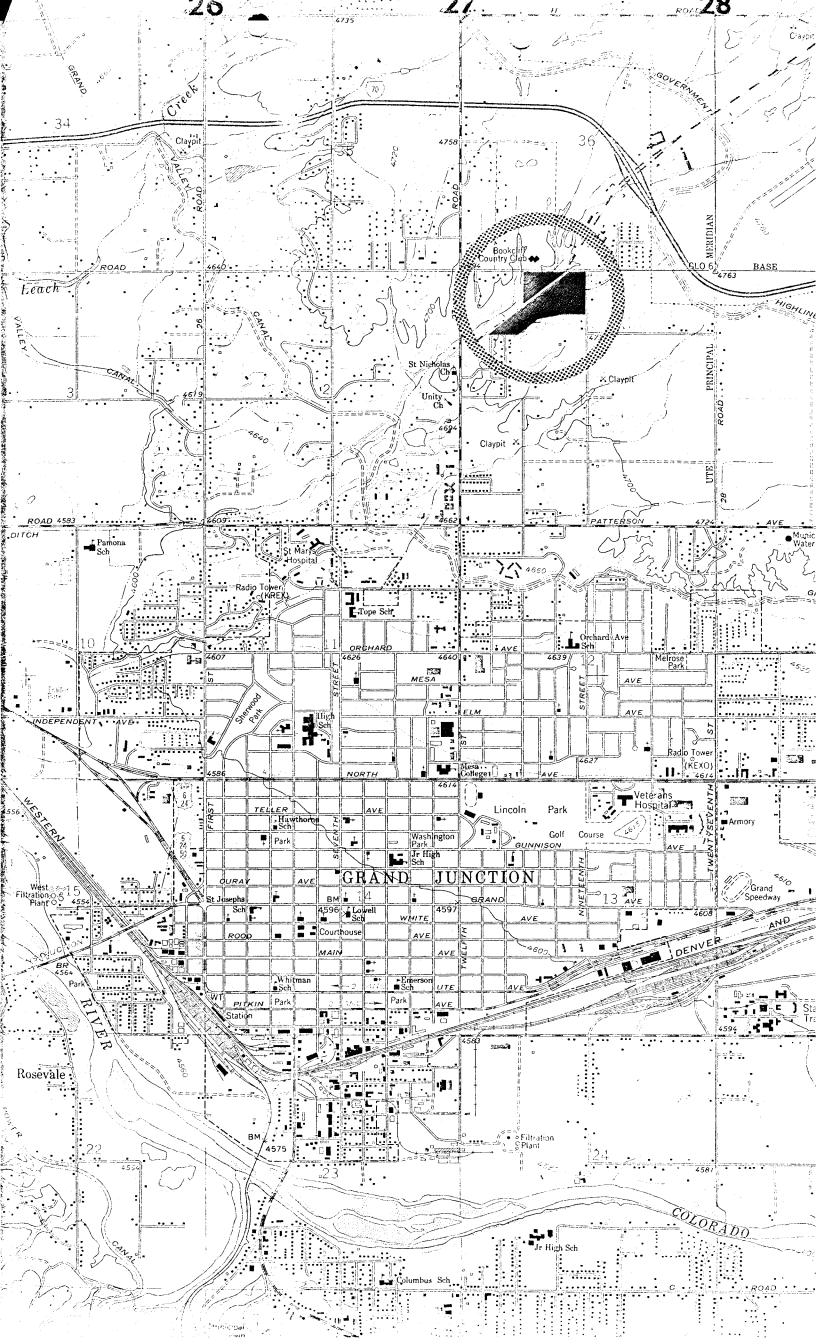
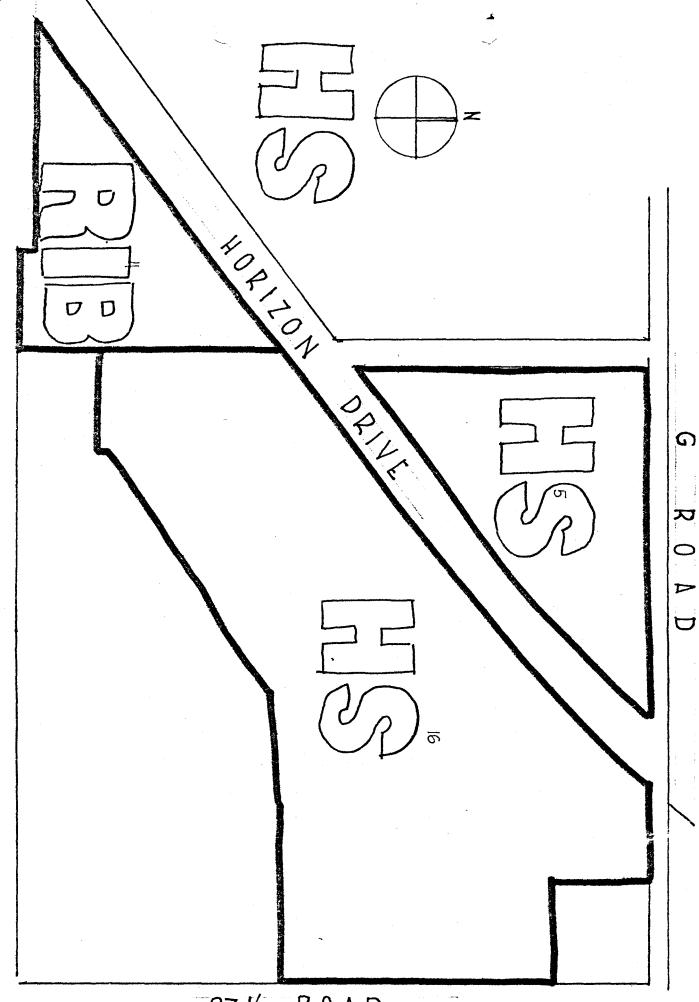
## **Table of Contents**

Fil	e	1978-0051		
Da	te	8/16/00 Project	t Na	me: Epstein / Etter Annexation
		0.12.00		2 Epitem / 2 stor rume/station
ю	S			
P r	c	A few items are denoted with an asterisk (*), which means ISYS retrieval system. In some instances, not all entries de		
e	a	are also documents specific to certain files, not found on the		
S	n n	included.	ic s	tandard list. For this reason, a encernist has been
e n	e	Remaining items, (not selected for scanning), will be marke	d r	resent on the checklist. This index can serve as a
t	d	quick guide for the contents of each file.	- I	resolt on the enterior. This mack can serve as a
	Ì	Files denoted with (**) are to be located using the ISYS Que	erv	System. Planning Clearance will need to be typed
ł		in full, as well as other entries such as Ordinances, Resolutio		
X	X	*Summary Sheet - Table of Contents		
		Application form		
		Receipts for fees paid for anything		
		*Submittal checklist	_	
		*General project report		
	$\neg$	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		
		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
		*Letters and correspondence dated after the date of final ap	pro	oval (pertaining to change in conditions or
		expiration date)		
		DOCUMENTS SPECIFIC TO THIS	5 <b>D</b>	EVELOPMENT FILE:
X	X	-		
X		Review Sheets	_	
X	X	Letter from Kenneth etter and Emanuel Epstein to Janine Rider – 4/3/78	+	
X	X		1	
X		Zoning for Annexation Map – (See file- a scan is not needed)		
X	X	Planning Commission Minutes - ** - 1/25/78		
			†	





27 1/2 ROAD

Janine Rider, Chairwoman Grand Junction City Planning Commission Grand Junction, Colorado 81501

Re: Epstein & Etter Property on Horizon Drive

Dear Mrs. Rider,

This property is now zoned respectively Highway Service and R1B.

We respectfully request that this be zoned Planned Development Business.

Emanuel Epstein

Ferneth Etter

abdivision Zoning 502 ( ate 54xil 18	tter/Cootain Aprilex  tem # 51-78
etitioner Emenual Est	tein & Kennoth Etter
Loc :State	S. of Houson Dr. from Oliff Drive  B. Road & N. of Houson from  27/4 rd. To Groad,
	B. Road & N. of Houson from
Review Agencies Comments	Review Agencies Comments
Fire Dobl 18" main	NOVION REPORTED COMMONES
watable in 6 rd.	
Specific regints will	<u> </u>
e reviewed in	<u> </u>
relin plan	<b>B</b>
	[] 데
ity Eng NO REDUCTION	
of capacity in Horison	
Drive Channel should	
re allowed -	
Concerned about acress	
To multifamily area	■ ■ 
Power of attny for	
Horison Dr.	
Line up arcesses to mote	
WE end of access now.	
Action Taken	
.c. aproved 1/25	Action Taken  P.C.
c.c. agroved 11/April 178	<b>2</b>
Comments	Comments
<b>(2)</b>	
ITEMS REC	QUIRED FROM DEVELOPER
Drainage Landscapi	Agreement Title Investigation Covenants
Improvements Guarantee	Annexation Other (Specify)