

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:

Lots 7 thru 12 Block 12 Grand Junction, Colo.

Containing .43 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-2 zone to C-1 zone.

Respectfully submitted,

Mrs. Madeline Benetino - Mrs. Beucheno
B. D. Hansen - Mrs. B. N. Hansen
A. B. Jordan - Elm M. Corda

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 21st day of July, 1978 By _____ for the purposes therein set forth.

My commission expires: My Commission expires December 23, 1981

Mary Ann Baird

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.

GOLDEN, MUMBY & SUMMERS

ATTORNEYS AT LAW

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET

P. O. BOX 398

GRAND JUNCTION, COLORADO 81501

AREA CODE 303
TELEPHONE 242-7322

JAMES GOLDEN
KEITH G. MUMBY
K. K. SUMMERS
J. RICHARD LIVINGSTON

August 1, 1978

City County Development Department
P. O. Box 897
Grand Junction, CO 81501

Attention: Del Beaver

Re: Zoning request change

Dear Del:

Enclosed please find the following:

1. Check payable to the City of Grand Junction in the amount of \$270.00.
2. 15 copies of a petition for zoning change.
3. 15 copies of map showing the area of the zoning change.
4. One copy of a large map showing the adjacent area.

Would you kindly place this zoning change request on the agenda for the next City Planning Commission Meeting.

With respect to such zoning change I would like to make the following comments:

1. The property for which the zoning is requested has lost its character for further residential use.

2. The north 1/2 of lots 7, 8 and 9, Block 12 is a vacant lot upon which the only possibility of future use is commercial in connection with the commercial lots to the west.

3. The property faces into C-1 zoning immediately to the north. The impact on the surrounding area should be minimal due to the close proximity to extensive commercial development 1/2 block to the west on 1st Street and immediately north along North Avenue.

City County Development Department
Attn: Del Beaver
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4. Access to the area is excellent with less than one block access to 1st Street along Belford Avenue and one block access to North Avenue along 2nd Street.

5. All utilities are available to the area and no significant increase in sewer, water, sanitation, fire or police protection would be required.

6. The petitioners in an effort to minimize the effect of such change would be willing to accept a condition that any business located on the property enter and exit only on Belford Avenue.

If any additional information is required, please contact me.

Very truly yours,

GOLDEN, MUMBY & SUMMERS

By 

KGM/jp

enclosures

REVIEW COMMENT FOR: #84-78 Proposed rezone R-2 to C-1

AS OF AUGUST 22, 1978

Fire Department: OK Check fire hydrants - area is right on hydrant spacing. 4 inch line, 700 block First Street, up graded to 6 inch line. Additional hydrants on Belford needed.

Police Department: No comment

City Utilities Engineer: Will require more fire hydrant if density is increased in this area therefore the petitioner who is increasing density due to higher zoning should agree to pay for increased number hydrants required.

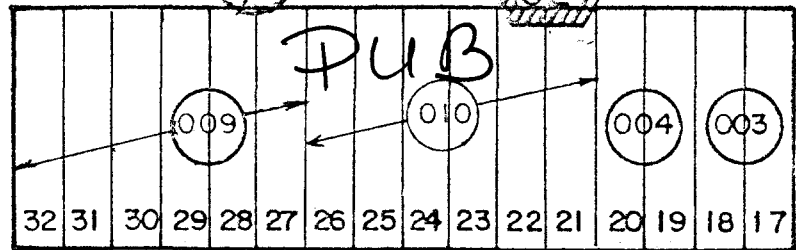
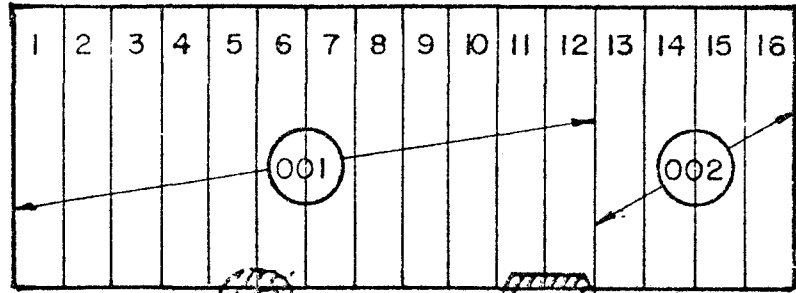
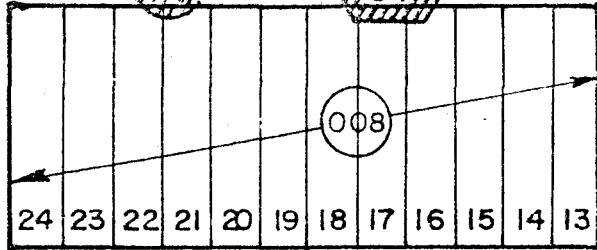
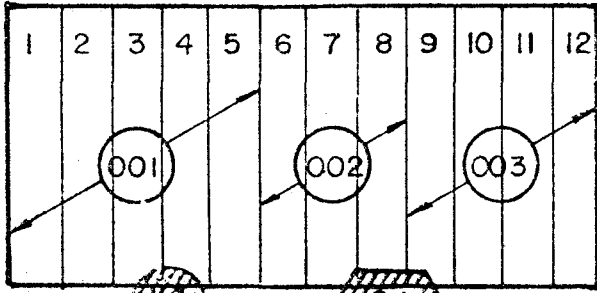
City Public Works Engineer: No comment

CITY PLANNING STAFF - Recommend denial based on:

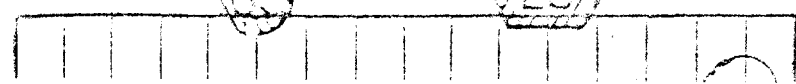
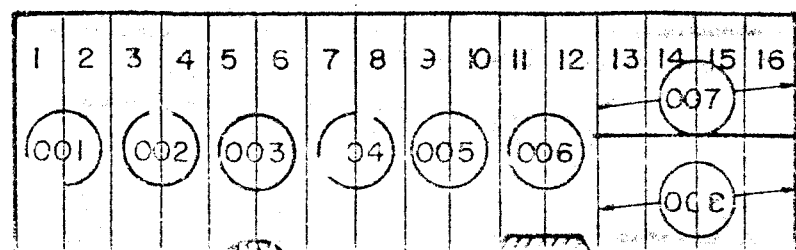
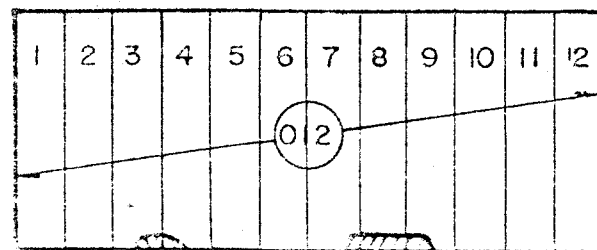
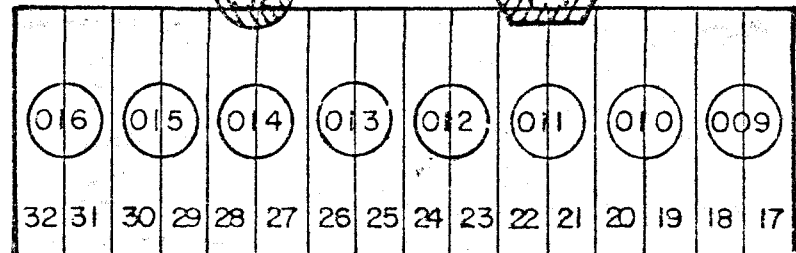
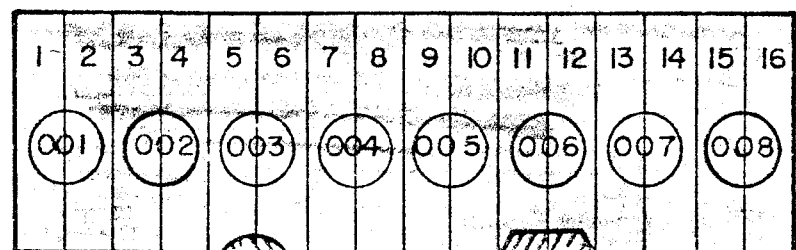
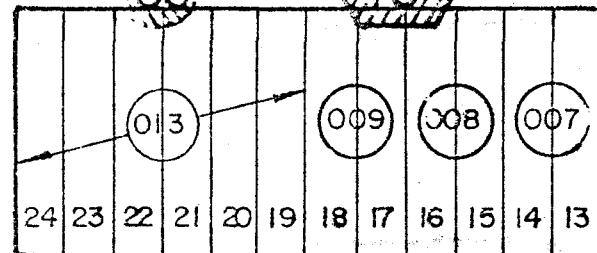
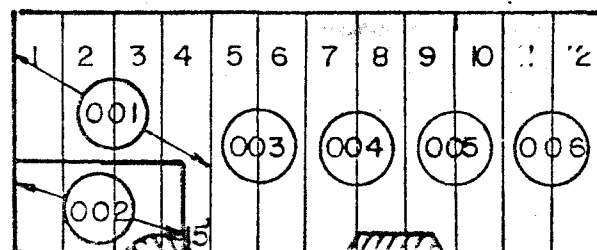
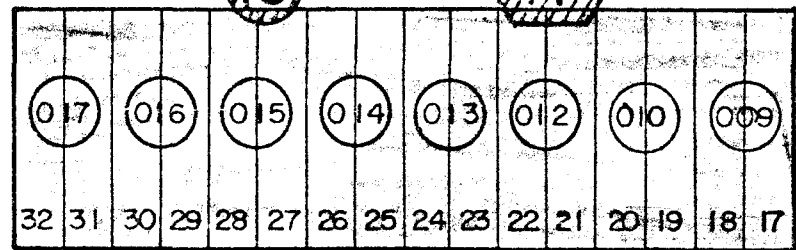
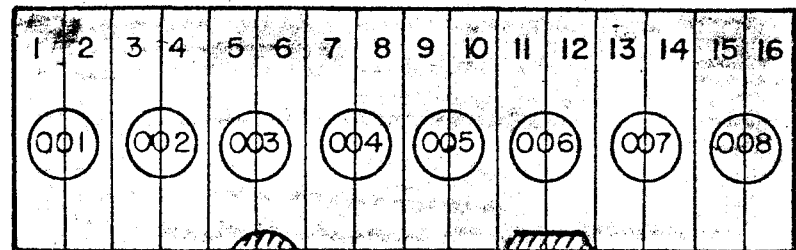
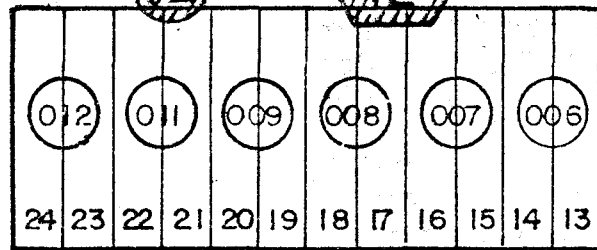
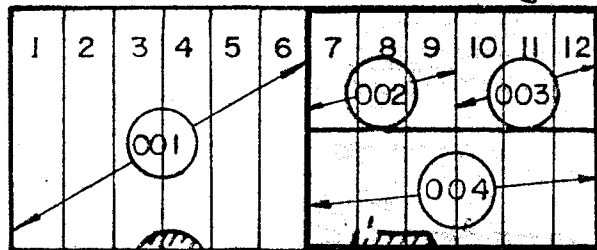
- a. inappropriateness adjacent to residential street
- b. initial zoning spoke to commercial along First Street and residential along Second Street
- c. there is other C-1 zoned land
- d. R-2 zoning is not inappropriate
- e. Surrounding area has not changed enough to warrant commercial zoning.

C-2
R-2

NORTH AVE.



Requested change



2ND.

