Table of Contents

Fil	e	1978-0084			
Da	te	9/18/00 Project Name: Rezone R-2 to C-1 –A.Corder et.al.			
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the			
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There			
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been			
e	n	included.			
n	e	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			
Ì		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			
X	X				
		*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:			
		DOCUMENTS SI ECHTIC TO THIS DEVELOT MENT FILE.			
X	X	Follow-Up Form			
X	- ^	Review Sheet			
_					
X	X	Petition and Application for Rezoning			
X	X	Letter from Keith Mumby to City County Dev. Dept. – 8/1/78			
X	X	Petition and Application for Rezoning			
X	X	Assessor's Map – Illustration			
-					

PETIT N AND APPLICATION FOR REL NING

STATE OF COLORADO)

ss.

) ss. COUNTY OF MESA)	
TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNG	CTION
Gentlemen:	
We, the undersigned, being the owners of the property, situated in the City of Grand Junction, Co of Colorado, to-wit:	ounty of Mesa, State
Lots-7- thru IZ Block IN Grand Junction, C	to.
Containing 43 acres, more or less, do read request that the Planning Commission amend the the City of Grand Junction by changing said above de zone to 2 - 2 zone.	zoning ordinance of
. Respectfully subr	, , , , , , , , , , , , , , , , , , ,
mohadineRamo	Sino - Mas Bancher
	- Mrs Bn. Hanser
4.6. Londong-Es	Lew M. Corder
STATE OF COLORADO)) ss.	
COUNTY OF MESA)	
The foregoing instrument was acknowledged before me day of \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	this 3.13 ¹
My Commission expires: My Commission expires December 23, 1981	
Notary Public	Bain
*NOTE: Filing of a petition to rezone requires a de with the Planning Office to defray the cost	

GOLDEN, MUMBY & SUMMERS

ATTORNEYS AT LAW

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

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET P. O. BOX 398

GRAND JUNCTION, COLORADO 81501

August 1, 1978

AREA CODE 303 TELEPHONE 242-7322

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 Page 2.....

4. Access to the area is excellent with less than one block access to 1st Street along Belford Avenue and one

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

block access to North Avenue along 2nd Street.

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

KGM/jp

enclosures

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

AS OF AUGUST 22, 1978

<u>Fire Department:</u> 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.

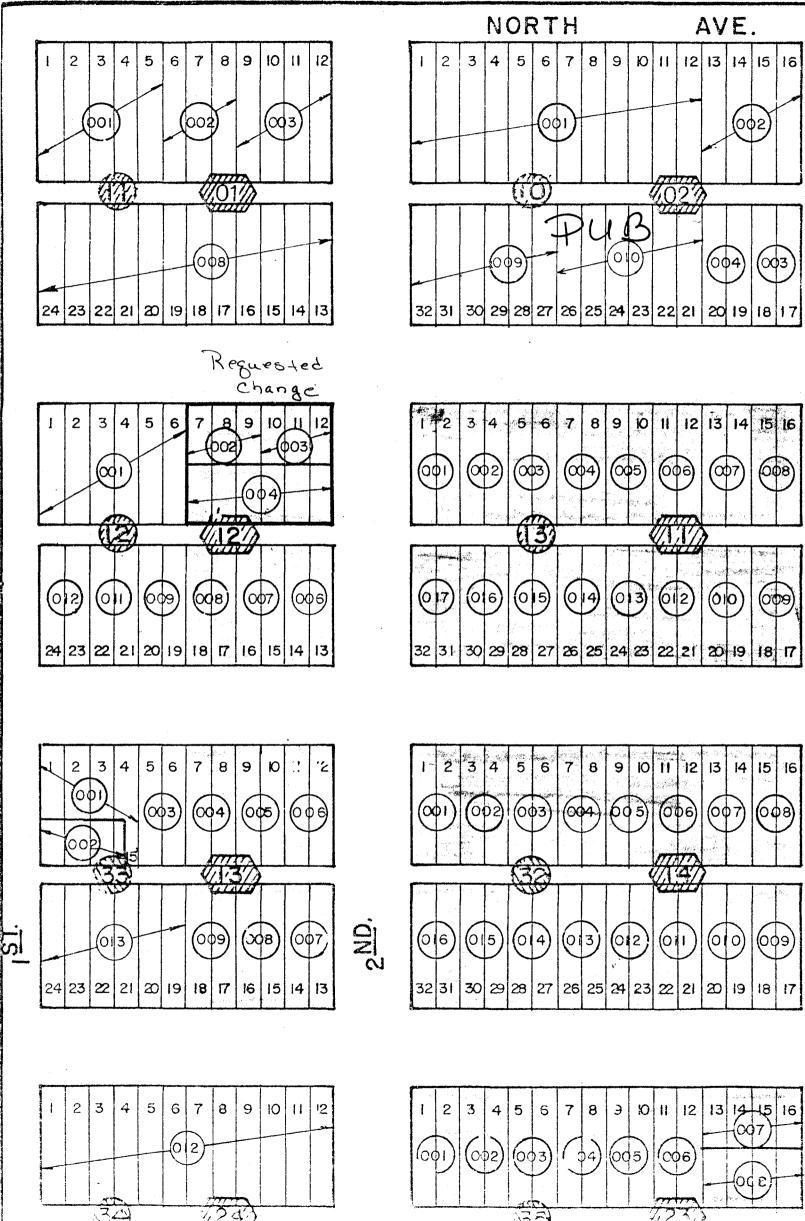
Police Department: No comment

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.



	en # 83 84-78
Petitioner AR Condon.	cm " of a l
Sw. Corner 200 St. E Belford Ave.	eleal -
Belford Aver	
Review Agencies Comments	Review Agencies Comments
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Comments	Comments
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TILMO KEUU	TRUM DEVELOTER
Check Utility Ag Drainage Landscapin Improvements Guarantee	reement little investigation