Table of Contents

File	e	1978-0093						
Da	te	9/25/00 Project Name: Belford Avenue – Rezone R-2 to C-1						
P r e s e n t	S c a n e d	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. 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						
		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						
	\dashv	Appraisal of raw land						
-	\dashv	Reduction of any maps – final copy *Final reports for drainage and soils (geotechnical reports)						
\dashv		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						
		Review Sheet – No Review Sheet						
X	X	Review Sheet Summary						
X	X	Rezone Application						
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PETITION AND APPLICATION FOR REZONING

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

STATE OF COLORADO)

COUNTY OF MESA

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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:								
N½ of Lots 7 through 9, Block 12, City of Grand Junction								
·								
Containing Less than one 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 R2 zone to Cl zone, or in the alternative, R2 to B3 with a conditional use for a used car lot sales in connection with Lots 1 thru 6, Block 12, City of Respectfully submitted, A. C. Corder and Ellen Corder								
By: Seed of Malmby								
STATE OF COLORADO)								
) ss. COUNTY OF MESA)								
The foregoing instrument was acknowledged before me this day of September, 1978 By Keith G. Mumby on behalf of A. C. Corder and Ellen Cord for the purposes therein set forth.								
My commission expires: 9/18/79								
Motary 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.								

FILE# 104-78	
ITEM PROPOSED REZONE -	R-2 to C-1
MEETITNG DATE	

COMMUNITY .

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

DEVELOPMENT DEPARTMENT RECOMMENDATION

Can support rezoning if there is no additional rezoning of this type precipitated by this action resulting in commercial zoning on Second Street.

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