

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:

N 1/2 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 C1 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 Grand Junction. Respectfully submitted,

A. C. Corder and Ellen Corder

By: Keith G. Mumby

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this September, 1978 By Keith G. Mumby on behalf of A. C. Corder and Ellen Corder. for the purposes therein set forth.

My commission expires: 9/18/79

Jeanine Procopio
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.

FILE# 104-78

ITEM PROPOSED REZONE - R-2 to C-1

MEETING DATE

COMMENTS:

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.

Subdivision Proposed Rezone R-2 to C-1

Date 2 Oct. 78

Item # 93-78

Petitioner A.C. Corder

Loc. S. side Belford Ave
Between 1st & 2nd St.

Review Agencies Comments

Note: ref: file # 84-78

Review Agencies Comments



Action Taken

P.C. Recommend Approval

C.C. R-2 to B-3 approved
NOV 15, 1978

Comments

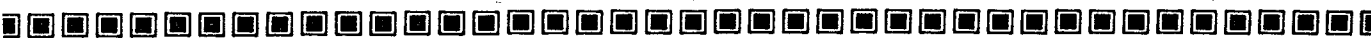
Action Taken

P.C. _____

C.C. _____

Comments

B-3 zone w/proposed
use as a conditional
Use.



ITEMS REQUIRED FROM DEVELOPER

Check

Drainage

Improvements

Utility Agreement

Landscaping

Guarantee

Title Investigation

Covenants

Annexation

Other (Specify)