

In accordance with the Grand Junction rezoning application requirements, the petitioner is submitting 15 copies of a completed rezoning petition and impact study along with one full size copy of the assessor's map showing the vicinity of the area to be rezoned and 15 copies of the specific parcels involved in the application. The required fee of \$270.00 is included.

This request is to change the zoning at 506 28½ Road from RIC to C1. The legal description is:

The West 200 feet of the South Half of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section Seven (7), Township One (1) South, Range One (1) East of the Ute Meridian, EXCEPT the West 15 feet as described in document recorded in Book 520 on Page 105, in the City of Grand Junction, Mesa County, Colorado.

Together with any and all water, water rights, ditches and ditch rights of way thereunto appertaining and used in connection therewith;

The need for this additional zone change is to allow construction of office space for a small business consulting service. The requested change is needed because property is owned by the owners of the small business concern, comparable sites are not economically feasible to purchase and future development in this centrally located area will compliment the proposed business.

The proposed business will have the Grand Valley as a primary market area with the balance of Colorado West comprising the secondary market area. Services will be offered to persons wishing assistance in starting business or expanding present businesses.

Adverse impact to the present and future surrounding area is minimal. Three or four employees; two professionals, a bookkeeper and one secretary/assistant will use the office on weekdays. An average of five clients, five days a week will utilize provided parking area and office. Occasionally, a night meeting or weekend meeting will be conducted in said business with five or six persons attending. 40% of the accounting or loan packaging will be done at the client's business location.

Beneficial impact is that the proposed project will replace a current eyesore (substandard house without plumbing facilities) with an attractive, well landscaped, aesthetically pleasing office structure.

Access to the proposed site will be from Orchard Avenue to 28½ Road to said site. The other will be from North Avenue to 28½ Road to the proposed site.

Adequate parking in front and back will be made available exceeding the one parking lot for 300 square feet requirement.

Since a house is located on the proposed site, all utilities are currently available to the property. No additional utilities will need to be extended. The impact on city facilities will be minimal. No special sanitation, fire hazard materials or other unusual activities will be engaged in, consequently there will be no increased cost to the city government.

At present, commercial zoning has been extended 660 feet north of North Avenue up to 28½ Road. In addition, Grand Junction Nurseries at 2862 North Avenue and the Chief Drive In at 2868 North Avenue extend 950 feet north from North Avenue. Centennial Lumber & Home Center at 2870 North Avenue extends 340 feet north of North Avenue with the Chief Drive In behind it. Fun Junction Amusement Park extends north from North Avenue 375 feet.

A list of the adjacent property owners is attached.

HAROLD L. WALKER,

whose address is Grand Junction,

County of Mesa, State of

Colorado, for the consideration of

SEVENTEEN THOUSAND AND NO/100----- dollars, in hand paid, hereby sell(s) and convey(s) to

STATE DOCUMENTARY FEE
DATE OCT 5 '78
120

SMALL BUSINESS DEVELOPMENT & FINANCING

whose legal address is 120 Texas Avenue

County of

Mesa, and State of Colorado the following real property in the

said County of Mesa, and State of Colorado, to wit:

The West 200 feet of the South Half of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section Seven (7), Township One (1) South, Range One (1) East of the Ute Meridian, EXCEPT the West 15 feet as described in document recorded in Book 520 on Page 105, in the City of Grand Junction, Mesa County, Colorado.

Together with any and all water, water rights, ditches and ditch rights of way thereunto appertaining and used in connection therewith;

also known as street and number 506 28 1/2 Road

with all its appurtenances, and warrant(s) the title to the same, subject to building and zoning regulations, easements, reservations, and restrictive covenants of record; 1978 taxes due and payable in 1979 and all future taxes and assessments.

Signed this 4th day of October, 19 78

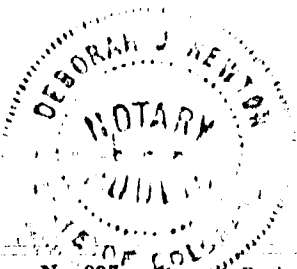
Harold L. Walker
Harold L. Walker

STATE OF COLORADO,
County of Mesa

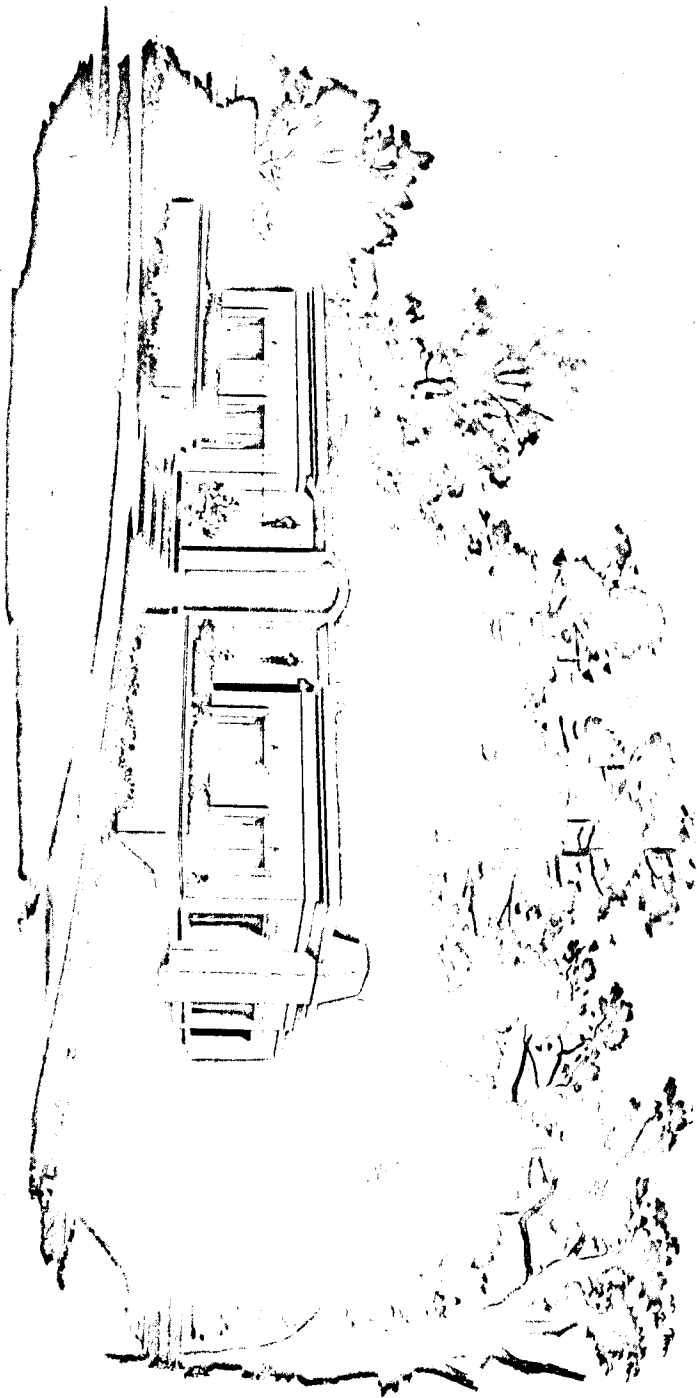
} ss.

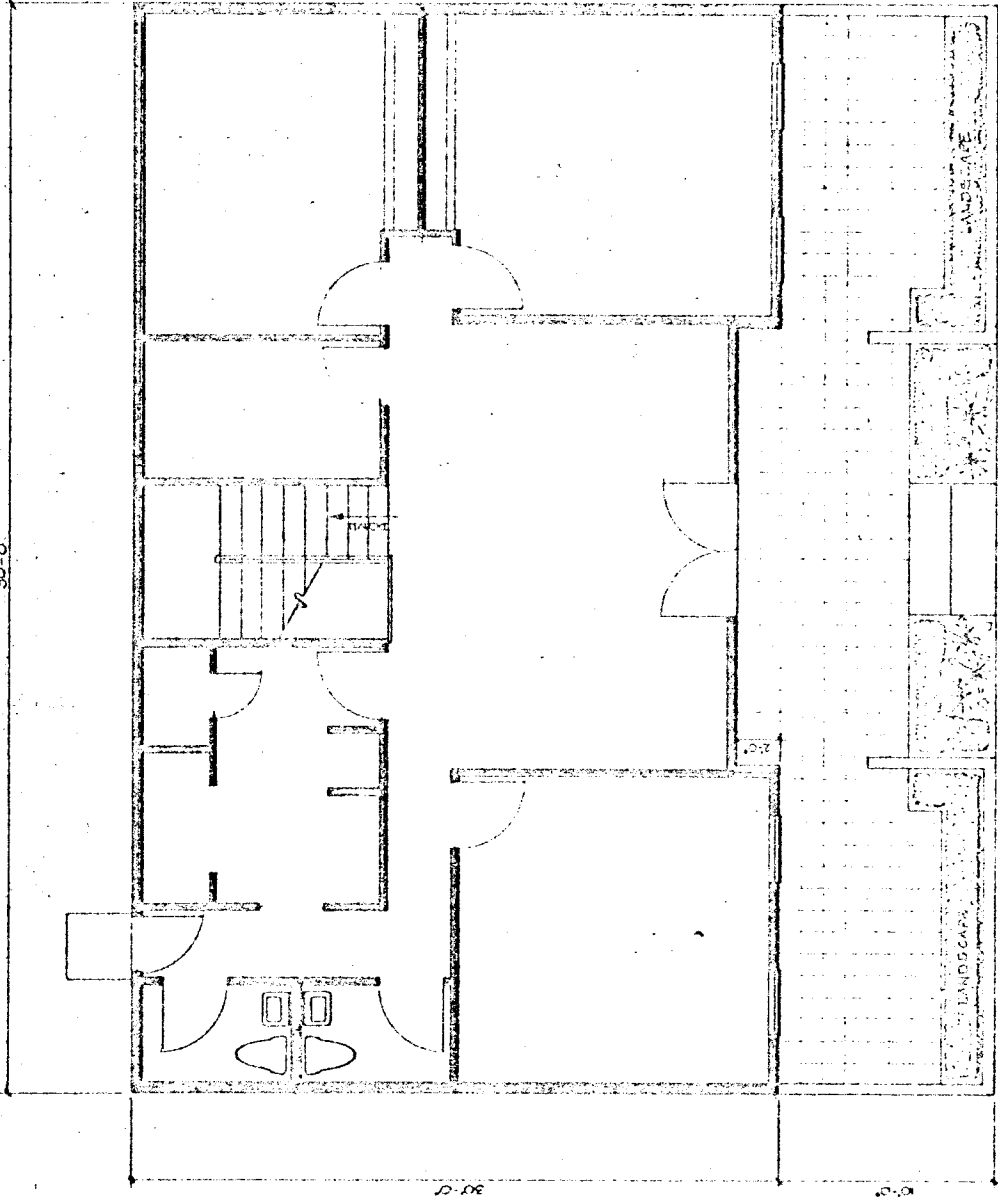
The foregoing instrument was acknowledged before me this 4th day of October, 19 78, by HAROLD L. WALKER

My commission expires March 31, 1980
Witness my hand and official seal.



Deborah J. Newt
Notary Public





MAIN LEVEL

NAME AND ADDRESS OF ADJACENT PROPERTY OWNERS

1. North: E. J. Broom and Stella Anderson
P. O. Box 26
Placerville, Colorado
Vacant land - Zoned R-1-C
Schedule No. - 2943-074-00-052
2. North: Atrisco Investment Company
2700 H Road
Grand Junction, Colorado
Small dwelling - 2½ acres Zoned - R-1C
Schedule No. - 2943-074-00-037
3. West: Clarence Files
Shurcare Furniture
1.30 acres Zoned - C-1
Grand Junction, Colorado
Schedule No. - 2943-073-00-155
4. West: Levi and Bernice Lucero
725 Orchard
Grand Junction, Colorado
El Escondido Restaurant Zoned - C-1
Schedule No. - 2943-073-00-154
5. East: Richard L. and Elaine Meredith
506½ 28½ Road
Grand Junction, Colorado
Vacant land - Zoned - R-1-C
Schedule No. - 2943-074-00-054
6. East: Richard L. and Elaine Meredith
506½ 28½ Road
Grand Junction, Colorado
Dwelling - Zoned - R-1-C
Schedule No. - 2943-074-00-055
7. South: Merle R. Nair
504 28½ Road
Grand Junction, Colorado
Nair Cabinet Shop Zoned - C-1
Schedule No. - 2943-074-00-074

REVIEW SHEET SUMMARY

FILE# 114-78

ITEM Proposed Rezone RLC to C1

MEETING DATE _____

COMMENTS

CITY ENGINEER/JENSEN

No place to pick up trash shown. Cna't reach back of building.
Cannot pick up or service a container in rear. Front of building trash pickup is all that is possible.

CITY ENGINEER/RISH

Should obtain appropriate additional ROW & POW for full street improvements on 28½ Rd. frontage.

FIRE DEPT

Okay

PLANNING STAFF RECOMMENDATIONS

Recommend referral to 12/19 to investigate inclusion of additional parcels in the zoning request.

