Table of Contents

File		1978-0114							
Da	te	9/25/00 Project Name: Proposed Rezone R-1-C to C-1							
P r e s e n t	S c a n n e	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 guide for the centents of each file.							
		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							
X	X	*General project report							
		Reduced copy of final plans or drawings							
		Reduction of assessor's map							
_		Evidence of title, deeds							
\dashv		*Mailing list Public notice cards							
\dashv	\dashv	Record of certified mail							
\dashv		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							
		*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							
X		Review Sheets							
X	X	Review Sheet Summary							
X	X	Ordinance No. 1790 - **							
X		Petition and Application for Rezoning							
X	X	List of Adjacent Property Owners							
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\vdash									

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 $28\frac{1}{2}$ Road from R1C 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 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 $28\frac{1}{2}$ Road to said site. The other will be from North Avenue to $28\frac{1}{2}$ 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.

parl Janyon Recorder.

HAROLD L. WALKER,

whose address is Grand Junction,

Mesa County of

, State of

STATE DREMMENTARY HER 007 5

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

SMALL BUSINESS DEVELOPMENT & FINANCING

whose legal address is 120 Texas Avenue

Mesa

County of

, 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 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 28½ 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

October day of

, 19 78

Harold L. Walker

STATE OF COLORADO,

County of Mesa

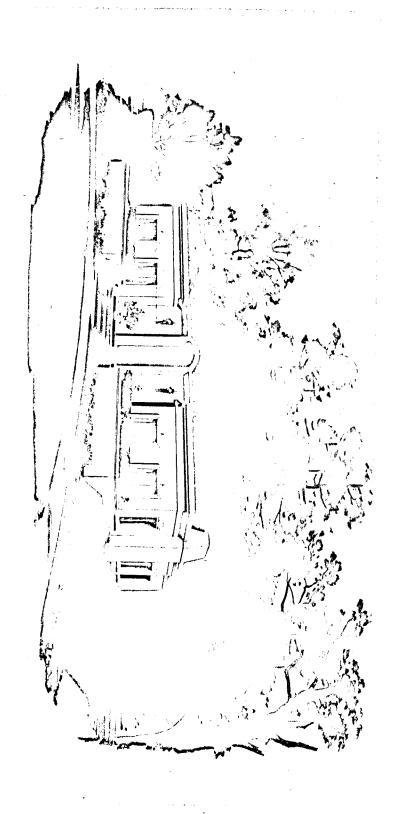
The foregoing instrument was acknowledged before me this 4th HAROLD L. WALKER ,1978,by day of October

My commission expires Worch 31, 1980

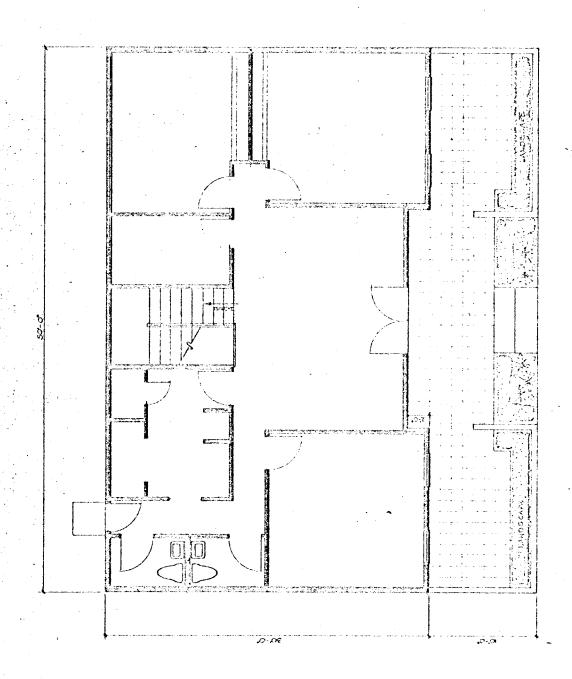
Witness my hand and official seal.

/ Leborah

Short Form - 01978 Bradford Publishing Co., 1846 Stout Street, Denver, Colorado (573-5011)-3-78



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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

ITEM Proposed Rezone RLC to Cl	
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 i is possible.	s all that

CITY ENGINEER/RISH

FILE# 114-78

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

Okay

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

+ East of 28	Rd.				
Review Agencies	Comments		eview Agencies Comments		

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