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File_1981-0034 Project Name: _540,544, 546, 548, 520 and 606 Hwy 50 - R2A to H.O.													
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1 1	. I	instances, not all entries designated to be scanned by the department are pr											
1 1	ł	$ \mathbf{n} $ specific to certain files, not found on the standard list. For this reason, a check											
1 1		n Remaining items, (not selected for scanning), will be marked present on th	e checklist. This index can serve as a quick										
	:	e guide for the contents of each file.	· •										
t d	ı	Files denoted with (**) are to be located using the ISYS Query System. I	Planning Clearance will need to be typed in										
		full, as well as other entries such as Ordinances, Resolutions, Board of Appea	ls, and etc.										
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$\vdash$	- 1	*General project report											
	+	Reduced copy of final plans or drawings											
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		*Letters and correspondence dated after the date of final approval (pertaining	to change in conditions or expiration date)										
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## Impact Statement

Petitioner: Cecil R. Miller

Location: 540-544-546-548-606 & 520 U.S. Hwy 50

The surrounding area along Hwy 50 is presently zoned H.O. and Hwy 50 has a high density of traffic during rush hours. So, the rezoning of this acreage will have little if any effect on the surrounding area.

Names and address of adjacent land owners Petitioner: Cecil R. Miller

2945-	262·	-01 -004 01 -002	Dwanie L. Russell	550 James Street Grand Junction, CO 81503
**	••	01-003	Edward F. & Janice A. Farmer	r552 James Street Grand Junction, CO 81503
11	"	02-001 02-00 <b>7</b>	Slect Prop. Associates	3045 Teller Ave. Grand Junction, CO 81501
**	**	00-017	Maire I. Walker	640 Hwy 50 Grand Junction, CO 81503
**	"	05-01	William D. Walden	694 - 26 Road Grand Junction, CO 81501
**	**	05-002	Norman D. & Etal Jones	2517 Antero Ct.
**		05-010		Grand Junction, CO 81503
**	**	05-009		
	•	05-003	Maurice G. & Rosemary Boyer	547 Hwy 50 Grand Junction, CO 81503
**	<b>11</b>	05-005	Clarence F. & Ethel Melton	539 Hwy 50 Grand Junction, CO 81503
**	**	05-008	Glenn H. & V. Sweigart	545 Hwy 50 Grand Junction, CO 81503
91	••	03-020	Sherwood K. & Patricia A. Snyder	P.O. Box 1016 Grand Junction, CO 81502
**	"	03-001	Andrew & Aleta A. Peterson	501 Hwy 50 Grand Junction, CO 81503

Cecil Millen 548 Hwy 50 9 9 81503 3-16-81 Re-typed mmoon

## REVIEW SHEET SUMMARY

FILE# 34-81	·	
ITEM R2A to	н.О.	DATE SENT TO REVIEW DEPT.
Final		DATE DUE 3/16/81
PETITIONER <u>Ce</u>	cil R. Miller, re	(Engineer) presentative, 548 Hwy 50, G.J. 81503 (Same)
LOCATION 54	0-544-546-548-606	& 520 U.S. Hwy. 50
DATE REC.	AGENCY	COMMENTS
3/11/81	Irrigation O.M.	No exceptions made, property will still be assested for irrigation charges regardless of zoning made.
3/11/81	Ute Water	No objections.
3/16/81	City Utilities	None.
3/17/81	City Fire	We have no objection to the rezone of this area. However, before there is any further construction on the above area we must okay the fire protection. To okay this fire protection we must have proposed plans of buildings including the following: square footage, type of construction, distance from exposures. Also we must know
	. • • • • •	what size water lines are existing and fire hydrants. From these things we can estimate a fire flow and suggestions can be made on the fire protection you will need for construction.
3/19/81	Transportation Engineer	No comment.
3/19/81	City Engineer	No comments on the rezoning.
3/19/81	Staff Comments:	H.O. zoning would seem to make sense here. Access will be a real concern when development occurs. Wherever possible access should be taken from the rear (James St.). The parcel immediately at the intersection of Hwy 50 & Unaweep will have the most problem providing safe access. All access will have to be coordinated with City Engineer & State Hwy. Dept. Existing vegetation should be preserved as much as possible.
4/6/81		SSED 3-0 A MOTION TO TABLE ITEM #34-81, REZONE NEXT REGULAR MEETING, DUE TO THE PETITIONER THIS MEETING.
4/28/81		PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL CIL OF #34-81, REZONE R2A TO H.O., SUBJECT TO

STAFF COMMENTS.

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