

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	Dwanie L. Russell	550 James Street
" " 01-002		Grand Junction, CO 81503
" " 01-003	Edward F. & Janice A. Farmer	552 James Street
		Grand Junction, CO 81503
" " 02-001	Slect Prop. Associates	3045 Teller Ave.
" " 02-002		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
" " 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
" " 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 Miller
548 Hwy 50
98 81503*

*3-16-81
Re-typed
M. Moore*

REVIEW SHEET SUMMARY

FILE# 34-81

ITEM R2A to H.O.

DATE SENT TO REVIEW DEPT. _____

Final

DATE DUE 3/16/81
(Engineer)

PETITIONER Cecil R. Miller, representative, 548 Hwy 50, G.J. 81503 (Same)

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

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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 & Unawep 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	PICKENS/PRICE	PASSED 3-0 A MOTION TO TABLE ITEM #34-81, REZONE R2A TO HO TO THE NEXT REGULAR MEETING, DUE TO THE PETITIONER NOT APPEARING AT THIS MEETING.
4/28/81	QUIMBY/DUNIVENT	PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #34-81, REZONE R2A TO H.O., SUBJECT TO STAFF COMMENTS.

