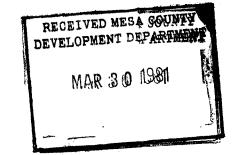
Table of Contents

		Project Name: 845 Colorado Avenue - Rezone B1 to B3									
Dα	·-	12/20/01									
e s e	c a n	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick spide for the centerts of each file.									
1	e d	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									
\dashv	+	Application form									
	+	Receipts for fees paid for anything									
	+	*Submittal checklist									
X	X	*General project report									
	+	Reduced copy of final plans or drawings									
\dashv	-	Reduction of assessor's map									
\top	7	Evidence of title, deeds									
	l										
		*Mailing list to adjacent property owners									
		Public notice cards									
		Record of certified mail									
X		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									
Щ	_	Individual review comments from agencies									
	_	*Consolidated review comments list									
	_	*Petitioner's response to comments									
	_	*Staff Reports									
		*Planning Commission staff report and exhibits									
$\vdash \downarrow$	-	*City Council staff report and exhibits									
$\vdash \downarrow$	-	*Summary sheet of final conditions									
\vdash		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:									
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:									
		Action Sheet - DENIED									
	X	Review Sheet Summary									
X		Review Sheets Rezone Application									
X	X	Letter from Jo Guffey to County Dev. re: request for rezone – 3/26/81									
X	X	City Council Minutes - ** - 4/6/81									
X		Development Application									
X	-	Public Application									
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March 26, 1981



City County Development Dept. 559 White Ave. - Room 60 Grand Junction, Colo.

Dear Sirs:

I am to meet to change my zoning from B-1 to B-3 as I would like to open a small antique shop in my home. However, as it is zoned now, I could open an Real Estate office of which I am a broker but due to my health, I would like to get into something more hectic, and still make a living for myself.

I am wondering, however, why and in my same block at 811 Colorado ave., Mrs. Marion Brayton has a retail store aznd sells products from her home without being re-zoned. In fact, all she has to do every year is to go to the City Hall and get a Sales Tax Lisence which costs her absolutely nothing. Now, in all honesty, do you think this is fair?

I, only want thie re-zoned or used for selling antiques which meets the approval of all my neighbors and I would never open any other retail store because I would know nothing about them. If it is possible for me Just to get a Sales Tax lisence from the city attorney as Marion Brayton does, I would be more than happy to do so.

Would you kindly look into this? Thank you.

Sincerely,

Jo A. Guffey

845 Colorado Ave., Grand Junction, Colo.

Legal Description: 845 Colorado Avenue

Lots 11 and 12, Blk 129, City of Grand Junction

Name and addresses of property owners adjacent to 845 Colorado Avenue:

Colorado West Surveying Francis H. Payne

835 Colorado Avenue 855 Colorado Avenue

My plans for rezoning 845 Colorado are for an antique shop. This is something I have always wanted to have. I have been in the antique business all my life in the Midwest. I feel it would not be detrimental to the neighborhood, and would be very compatable with the business next to me which has customers coming and going all day long. My shop would not have the enormity of traffic. My neighbors are very congenial with me going into the antique business. It will be a nice quiet shop and would not disrupt the neighborhood whatsoever. I would also like to mention that this address previously has been used as a ceramic shop. In conclusion I would just like to state that in talking with my neighbors in the 800 block of Colorado Avenue feel that the opening of an antique shop would be fine with them. I would appreciate your careful consideration.

Room Size: 33' x 23' 759 sq. ft.

Car Spaces 6 spaces in rear for parking

REVIEW SHEET SUMMARY

FILE#_37-81	 	
ITEM Rezone	Bl to B3	DATE SENT TO REVIEW DEPT.
Final		DATE DUE 3/18/81
PETITIONERJ	o A. Guffey, 845	Colorado Ave., G.J. (No engineer)
LOCATION 84	5 Colorado Ave.	
DATE REC.	AGENCY	COMMENTS
3/12/81	Public Serv. Gas & Elect.	Public Service Co. may have objections to this application. Due to the volume of application being received for review from both Mesa Count and City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/12/81	Mt. Bell	No objection or comments.
3/16/81	City Utilities (Jim Patterson)	None.
3-17-81	City Fire	We do not have any objections. Any romodeling done will have to be within the fire code.
3-17-81	Public Service	Electric: No Objections Gas: No Objections,
3-19-81	Trans. Eng.	No Comment
3-19-81	City Eng.	No Comment
Staff Comments		B-l zoning surrounds this property on 3 sides with C-2 zoning to the south. This request seems to be a spot zone. The use as proposed would not be detrimenta to the area but uses cannot be restricted in a standard zone. All uses permitted in the B-3 zone must be considered.
4/6/81	AVENUE, AS B3 WO	SSED 3-0 A MOTION TO RECOMMEND TO THE CITY F #37-81, REZONE B1 TO B3 AT 845 COLORADO ULD BE INAPPROPRIATE FOR THIS PARCEL; IT IS THE PETITIONER REAPPLY FOR A PB ZONE FOR THIS RTY.

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