## **Table of Contents**

File 1987-0009 Project Name: First Street & West Orchard Avenue Rezone RSF-5 & RSF-8 to PZ Incorrect zoning discovered during update of zoning maps A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some r instances, not all entries designated to be scanned by the department are present in the file. There are also documents e 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 e n guide for the contents of each file. n 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. **Table of Contents Review Sheet Summary** Application form **Review Sheets** Receipts for fees paid for anything \*Submittal checklist \*General project report Reduced copy of final plans or drawings Reduction of assessor's map Evidence of title, deeds, easements \*Mailing list to adjacent property owners Public notice cards Record of certified mail Legal description Appraisal of raw land Reduction of any maps - final copy \*Final reports for drainage and soils (geotechnical reports) Other bound or non-bound reports Traffic studies Individual review comments from agencies \*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:** Planning Commission Minutes - \*\* - 3/3/87 X Development Summary – 3/4/87

## development summary



File # 9-87 Name Rezone RSF-5 & 8 to Date 3/4/87

PROJECT LOCATION:

First Street & West Orchard Avenue

PROJECT DESCRIPTION: Zoning City property to PZ.

REVIEW SUM	MAI	RY	(Major Concerns)			
POLICIES COMPLIANCE	YES	№ *		SATISFIED	NO SATISE	
Complies with adopted policies	х		Streets/Rights Of Way	N/	Ά	
Complies with adopted criteria	x		Water/Sewer	/ 19/	Ά	
Meets guidelines of Comprehensive Plan	X		lrrigation/Drainage	1/	΄Α	
			Landscaping/Screening	1	Ά	
			Other:			

<sup>\*</sup> See explanation below

Incorrect zoning was discovered during update of zoning maps. Property should have been zoned PZ in 1981.

## STATUS & RECOMMENDATIONS:

No objections received.

Planning Commission Action

Recommend approval.

Rezone from RSF-5 & RSF-8 to PZ
Petitioner: Grand Junction Planning Commission. Location: West Orchard
Avenue west of North 1st Street. A request to change from Residential
Single Family (RSF-5 & RSF-8) to Public Zone (PZ).
Consideration of Rezone.

BEG N 89DEG16' W 446.17FT FR E4 COR SEC 10 15 1W N 89 DEG16' W 206.93FT N 0DEG31' E 200FT N 29DEG E 149.5FT S 77DEG44' E 116.7FT S 83DEG20' E 21.5FT S 0DEG31' W 306.13FT TO BEG EXC S 50FT FOR RD ROW AS PER B-791 p-97 & B-1026 P-997 MESA CO RECDS

BEG N ØDEG31' E 50FT & N 89DEG16' W 660FT FR E4 COR SEC 10 18 1W N ØDEG31' E 150FT N 29DEG E 149.5FT N 77 (DEG44' W 85.92FT S 73DEG45' W 220.2FT S 68DEG46'36SEC W 235.05FT S 77DEG01' W 139.9FT S 37DEG17' W 137FT S Ø (DEG29' W 53.41FT S 89DEG16' E 131.77FT N 69DEG E 139.5 FT S 89DEG16' E 398FT TO BEG

THAT PT OF SW1/4NE1/4 SEC 10 15 1W 5 & E OF PIONEER EXT CANAL

Afric 3/3/87 Recommend approval

CiC 3/18/87 Approval

ORDINANCE # 2334