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Name: Bunting Avenue - Zoning 1800 Block File_1990-0005 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 n 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. **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 *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:** Memo from Karl Metzner to File – 1/17/90 – (ENTIRE CONTENTS OF FILE)



Grand Junction Planning Department 250 North Fifth Street Grand Junction, Colorado 81501–2668 (303) 244–1430

MEMORANDUM

TO: File

FROM: Karl Metzner Well

DATE: January 17, 1990

RE: Zoning of North Side 1800 Block Bunting Avenue

The 1965 zoning regulation map shows this block zoned R-2 which allowed duplex and four-plex residential units. A zoning map identified by dating annexations as being from September or October 1974 also shows the R-2 zoning. Another zoning map identified as being from February 1975 shows the zoning of this block as R-1-C (Single Family Residential). Research of the City Clerk's records showed no adopted ordinances changing the zoning on this block.

Dan Wilson, City Attorney, and I agree that the change in zoning was the result of a clerical error when the 1975 map was prepared. Since the zoning was never legally changed, it is still considered multifamily. In 1981 the R-2 zone name was changed to RMF-32. As of this date, the zoning of the 1800 block of Bunting Avenue north side is considered to be RMF-32.

KGM/bd