

Denial 1/31/73

Grand Junction, Colo.
January 25, 1973.

Gentlemen:

Will you please consider this application for re-zoning from R-1-C (Single Family Residence) to R-3 (Multi-Family Residence) for lots ten (10) thru seventeen (17) for Block one (1) of Overhill Annex.

Yours Truly,

Tekla Bush

Tekla Bush

1604 Pinyon
Grand Junction, Colo.

Enclosure: check #523 for \$100.00

Sum
1/31/73

Approved 1/31/73
Denied

PROPOSED ZONING CHANGE

R1 to R3

West Side of 13th St.

between Orchard & Mesa

The general purpose of the City Zoning Ordinance as stated "is to encourage the most appropriate use of land throughout the city and to insure a logical growth of the various physical elements of the city"

The Proposal is to change to zoning on the west side of 13th between Orchard and Mesa From R-1-C to R-3

This will correspond to the apparent trend in the area

ADVANTAGES AND DISADVANTAGES OF CHANGE

DISADVANTAGES

- o Higher population Density
- o Higher traffic Density
- o Raise Noise Level
- o Block View

ADVANTAGES

- o Better use of land
- o Create a buffer zone between retail business and single family housing
- o Improve value of property
- o Raise tax base
- o Improve environment
 - landscaping
 - low level lighting
 - improve aesthetics

Vacant

Proposed

Church R-3

Service station

R-3

Orchard

Steps

B-3

Albertson's
&
Skaggs

17
16
15
14
13
12
11
10

R-1-C

R-1-C

MESA College R-3

12

13

1

2

R-1-C

3

4

5

6

7

8

9

Mesa

R-1-C

R-1-C

College R-3

PETITION

The undersigned, residents of the City of Grand Junction, Colorado, residing adjacent to or in the near vicinity of the property proposed for rezoning along 13th Street between Orchard Avenue and Mesa Avenue, by this Petition protest and oppose the zoning change.

In brief, the reasons for opposition to the zone change are:

1. Substantial increase in vehicle traffic which would result from occupants of the proposed apartment units on streets not designed or suitable to carry increased traffic; and
2. Further reduction in water pressure, already inadequate to serve the existing residences in the area.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
(Myra A. Ashcraft) Myra Ashcraft	1332 Hall Ave	Myra A. Ashcraft
Bill B. Ruff	1332 HALL AVE	Bill B. Ruff
Elizabeth Deatt	1347 Orchard Ave	Elizabeth Deatt
AL TROESTER	1557 ORCHARD AVE	Al Troester
FLORENCE TRUETER	1557 ORCHARD AVE	Florence Trueter
RUTH DIER	1405 ORCHARD AVE	Ruth Dier
	1415 Orchard	
JOHN B. STEWART	1425 ORCHARD	John B. Stewart
APRIL J. STEWART	1425 ORCHARD	April J. Stewart
OPHILIA CHURCH	1435 Orchard	Ophelia Church
R F Knoche	1430 Orchard	R F Knoche
Mrs R. F. Knoche	1430 Orchard	Mrs R. F. Knoche
Wm. Knoche	1420 Orchard	Wm. Knoche
Beccia A Stephen	1414 Orchard	Beccia A Stephen
Paul Karpark	1340 Orchard	Paul Karpark
Lewis E. Bergquist	1320 Orchard	Lewis E. Bergquist

Name

Address

Signature

Martha E. Rosengrant

1320 Orchard Ave.

Martha E. Rosengrant

Barbara A. Kinnard

1310 Orchard Ave.

Barbara H. Kinnard

Margaret De Camp

1240 Orchard Ave.

Margaret De Camp

Betty Johnson

1220 Orchard

Betty Johnson

Jane Sampson

1324 Orchard

Jane Sampson

PETITION

The undersigned, residents of the City of Grand Junction, Colorado, residing adjacent to or in the near vicinity of the property proposed for rezoning along 13th Street between Orchard Avenue and Mesa Avenue, by this Petition protest and oppose the zoning change.

In brief, the reasons for opposition to the zone change are:

1. Substantial increase in vehicle traffic which would result from occupants of the proposed apartment units on streets not designed or suitable to carry increased traffic; and
2. Further reduction in water pressure, already inadequate to serve the existing residences in the area.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
<u>William M. Claycomb</u>	<u>1343 Hall Ave.</u>	<u>William M. Claycomb</u>
<u>Sharon A. Claycomb</u>	<u>1343 Hall Ave.</u>	<u>Sharon A. Claycomb</u>
<u>Joe G. Barnes</u>	<u>1353 Hall Ave</u>	<u>Joe G. Barnes</u>
<u>William Eberhart</u>	<u>1343 Hall Ave</u>	<u>William Eberhart</u>
<u>Penelope C. Eberhart</u>	<u>1363 Hall Ave</u>	<u>Penelope C. Eberhart</u>
<u>Mrs Harry S. Brown</u>	<u>1343 Hall Ave</u>	<u>Mrs Harry S. Brown</u>
<u>Mrs Ruth Eglee</u>	<u>1415 Hall Ave</u>	<u>Mrs Ruth Eglee</u>
<u>MARY ANN RYAN</u>	<u>1415 Hall Ave</u>	<u>Mary Ann Ryan</u>
<u>Marie A. Newberger</u>	<u>1435 Hall Ave</u>	<u>Marie A. Newberger</u>
<u>Ed R. Williams</u>	<u>1749 N. 15th ST.</u>	<u>Ed R. Williams</u>
<u>MARY B. WILLIAMS</u>	<u>1749 N 15th St.</u>	<u>Mary B. Williams</u>
<u>ALICE M. LAVER</u>	<u>1364 MESA AVE.</u>	<u>Alice M. Laver</u>
<u>RAYMOND D. LAVER</u>	<u>1364 MESA AVE.</u>	<u>Raymond D. Laver</u>
<u>Joan A. Raser</u>	<u>1630 Orchard Ave</u>	<u>Joan A. Raser</u>
<u>G. W. GREGORY</u>	<u>1354 Mesa Ave.</u>	<u>G. W. Gregory</u>
<u>Marcella M Sullivan</u>	<u>1344 Mesa Ave.</u>	<u>Marcella M. Sullivan</u>

PETITION

The undersigned, residents of the City of Grand Junction, Colorado, residing adjacent to or in the near vicinity of the property proposed for rezoning along 13th Street between Orchard Avenue and Mesa Avenue, by this Petition protest and oppose the zoning change.

In brief, the reasons for opposition to the zone change are:

1. Substantial increase in vehicle traffic which would result from occupants of the proposed apartment units on streets not designed or suitable to carry increased traffic; and
2. Further reduction in water pressure, already inadequate to serve the existing residences in the area.

Name	Address	Signature
GEORGE A. THEISEN	1333 HALL	George A. Theisen
BARBARA S. THEISEN	1333 HALL	Barbara S. Theisen
EVA R. KAUFMAN	1334 MESA	Eva Kaufman
FRED (M) KAUFMAN	1334 MESA	Fred Kaufman
JACK L. WOOD	1345 MESA	Jack L. Wood
DOROTHY M. WOOD	1345 MESA	Dorothy M. Wood
BARTON C. BEASLEY	1335 - MESA	Barton C. Beasley
DOROTHY J. BEASLEY	1335 - MESA	Dorothy J. Beasley
BARBARA CHAMBLISS	1315 MESA	Barbara Chambliss
Chris L. Edwards	1210 Orchard	Chris L. Edwards
Thomas H. Wilson	1325 Mesa	T. Wilson
LAVAN A. WILSON	1325 Mesa	Lavan A. Wilson

Date Received: _____

Item # 1-73

Request: Rezoneg - R-1-C to R-3

Location: _____
Location: Lot 10 through 17, Block 1, Overhill Camp

Petitioner: West Side of 13th St. from Max. D. Orchard
Sibla Tash - Bill Huber

Address: 1604 Dixon Phone: _____

Advertised: 1/15 Date: 1-15-73

To Planning Comm: 1-31-73

Action: Denied

Advertised: _____ Date: _____

To City Council: _____

Action: _____

Comments: _____