

# Table of Contents

File 1973-0004

Date 12/13/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned 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 included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
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		Reduction of assessor's map
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		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X		Plot Plan
X		Front Elevation
X		Floor Plan
X		Status Report
X	X	Letter from Don Warner to Clarence Anderson – 6/5/72
X	X	Letter from Rick Cisar to Clarence Anderson – 6/27/73
X		Letter from Clarence Anderson to Don Warner re: check for \$100.00 – 5/30/72
X	X	Ordinance No. 1459 - **
X	X	Planning Commission Minutes – ** - 2/28/73
X		Daily Sentinel Ad-“Zoning Change Recommended for Apartments”
X		Handwritten Notes
X		Letter from Wm. McBride – 4/2/73

5-24-72

LETTER SENT REQUESTING CHECK TO  
ADVERTISE FOR A HEARING.

236 Project

\$100 Received June 1, 1972

Advertised June 5, 1972 (printed 6-7-72)  
Letter June 5 2

April 7, 1972

Grand Junction Planning and Zoning Commission  
Grand Junction, Colorado

Gentlemen,

I would like to request rezoning of the block between 17th. and 19th. Streets  
from Rood to Main.

Description:

Block 5 East Main Addition.

Requested rezoning is from C-2 (Heavy Commerce) and P (Parking) to R-3  
(Multi-Family) to construct an apartment complex.

Sincerely

*Clarence R. Anderson*

Clarence R. Anderson

7505 Dahlia St  
Henderson Colo  
80642

May 24, 1972

Mr. Clarence J. Anderson  
7505 Dahlia Street  
Henderson, Colorado 80640

Dear Russ:

The Planning Commission reacted in a fairly favorable manner to your suggestion of building apartment units between 17th and 19th Streets from Rood to Main Streets.

If you would like to continue with this proposal, please send a check for \$100.00 made out to the City of Grand Junction, and we will set a hearing date.

Sincerely,

Don Warner  
Development Director

DW/sg  
cc: file

COPY

June 5, 1972

Mr. Clarence R. Anderson  
7505 Cahlia Street  
Henderson, Colorado 80640

Dear Russ:

We have received your \$100 check for the rezoning hearing of Block 5 East Main Addition.

This is a rezoning from C-2 (heavy commerce) and P (parking) and we would suggest R-2 the Bulk Development as proper zone. We will set the hearing for the next planning commission meeting which will be June 28, 1972 at the Grand Junction City Hall Civic Auditorium. You or a representative should appear at this hearing.

As I indicated in our telephone conversation, the Grand Junction Planning Commission was quite impressed with your proposed project and the members appear to be very much in favor of the continuation and development of said project.

Sincerely,

Don Warner  
Development Director

DW/sg

COPY

7-12-72

*Sharon*

# Zoning Change Recommended For Apartments

City planners learned this morning that the proposed 75-unit apartment complex from 17th to 19th between Main and Rood would provide housing for moderate income families although it is an FHA 236 financed project.

After some additional questioning of developer Russell Anderson and his business associates from Denver, the planners recommended approval of the zoning change request from C-2 (heavy commercial) to R-2 (residential) for the site.

The planners also read a letter from police chief Karl Johnson which contained an allegation made at the last commission meeting. According to Johnson's letter, Garden Village, and

FHA 236 project at 2601 Belford, hasn't received any police calls since its completion. The letter stated that a search of the police files revealed that only a rescue call to Grand Village has been recorded.

A business owner near the proposed apartment complex in the east section of the city claimed that the police had received an abnormal number of calls from Garden Village and that he feared the same kind of vandalism near his business if the 75-unit project was built.

According to Joel Stein, vice president of the L.M. Prinac Inc. of Denver, the proposed apartment complex would be aimed at moderate income tenants and he indicated an average

income figure of \$8,500.

We run the image of the old dormitory type of public housing because of the FHA designation," Stein said. "But this really isn't a low-income family project. It is possible there could be rent subsidies, if the need exist, with the subsidized rents running between 20 to 40 per cent of the apartments."

Stein explained that prospective tenants would be screened by the apartment manager but that the FHA would make the final decision on eligibility.

When asked about the possibility of utilizing the FHA plan to redevelop areas near the city core, Anderson

said he and city planner Don Warner examined potential sites in Grand Junction and found the location in the east section best suited for the FHA criteria.

The planners agreed that there is a need for moderate income housing in the city and that the introduction of new apartment complex might create the necessary competition to bring down rents in other apartments and help clean up some of the less attractive rental units.

In other business the planners approved the condominium phase of the planned unit development subdivision on 12th south of the Unity Church.

June 27, 1973

Mr. Clarence R. Anderson  
RUSSELL CONSTRUCTION COMPANY  
7505 Dahlia Street  
Henderson, CO 80640

Dear Mr. Anderson:

Enclosed in Ordinance No. 1450 showing that your request  
for the vacation of:

The East-West alley in Block 5,  
EAST MAIN STREET ADDITION

has been recorded.

Sincerely,

Rick Cisar  
Assistant Planning Director

RC:jb  
enc.

Date Received: 12-18-72

Item # 4-73

Request: Vacation of Alley

Location: Blk 5, East Main Addition

Location: between 17th St + 19th St. and East Main

Petitioner: Russ Anderson

Address: Denner, Co. Phone: 573-9014

Advertised: No Date: \_\_\_\_\_

To Planning Comm: 1-31-73

Action: Approved with condition that Bulk Development is Approved. Bulk Development Approved Feb 28, 1973

Advertised: yes Date: 4-22-73

To City Council: 5-2-73 -

Action: 7/5 Approved ordinance for publication with additional 10' ROW from Developer on 19th St. 5/16 Approved final Ordinance without Street

Comments: ROW Based on memo from Traffic Engineer Dept - which stated "no need for opening of street" (copy of memo in file)