

Table of Contents

File 1973-0051

Date 1/5/00

Project Name: Rezone from RIC TO R3

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>
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X	X	*Summary Sheet – Table of Contents
		Application form
		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
X	X	*Mailing list
		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 nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*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:

X	X	Status Report			
X	X	Petition and Application for Rezoning			
X	X	Memo from Planning to City Council – 1/31/74			
X		Letter from Robert Loebe to City - 9/4/73 re: appointment of agent in handling sale of property signed by Robert Loebe			
X		Planning Commission Agenda – 9/26/73			
X		List of homeowners adjacent to 13 th and Bookcliff Avenue			
X	X	Planning Commission Minutes – 9/26/73			
X		Handwritten Notes			
X		Site Plan			
X		Letter from M.E. McCallister Agent for Robert Loebe to Planning Commission – 9/6/73			
X		<i>REVIEW SHEETS</i>			

Date Received: _____

Item # 51-73

Request: Rezone from R-1-C to R-3

~~Location:~~
Location: Lots 1 thru 5, Block 4, W.W. Smith Addⁿ
that part of Lot 33 in Fairmount Sub.

(E. of 13th St, S of the A.V. Canal + 125 ft. W. of Cedar Ave.)

Petitioner: M.E. McCallister

Address: _____ Phone: _____

Advertised: yes Date: _____

To Planning Comm: 9-26-73

Action: 926 - PD8 zoning approved.

Advertised: yes Date: _____

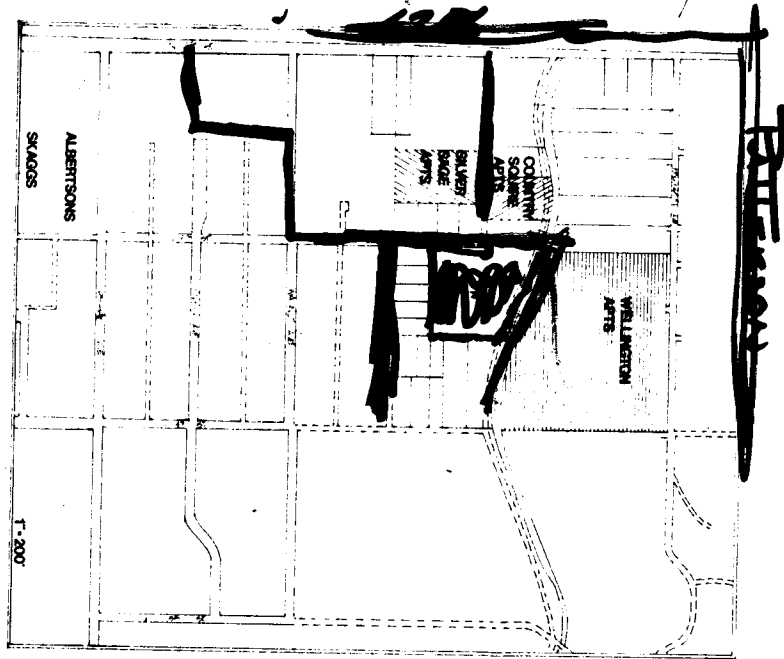
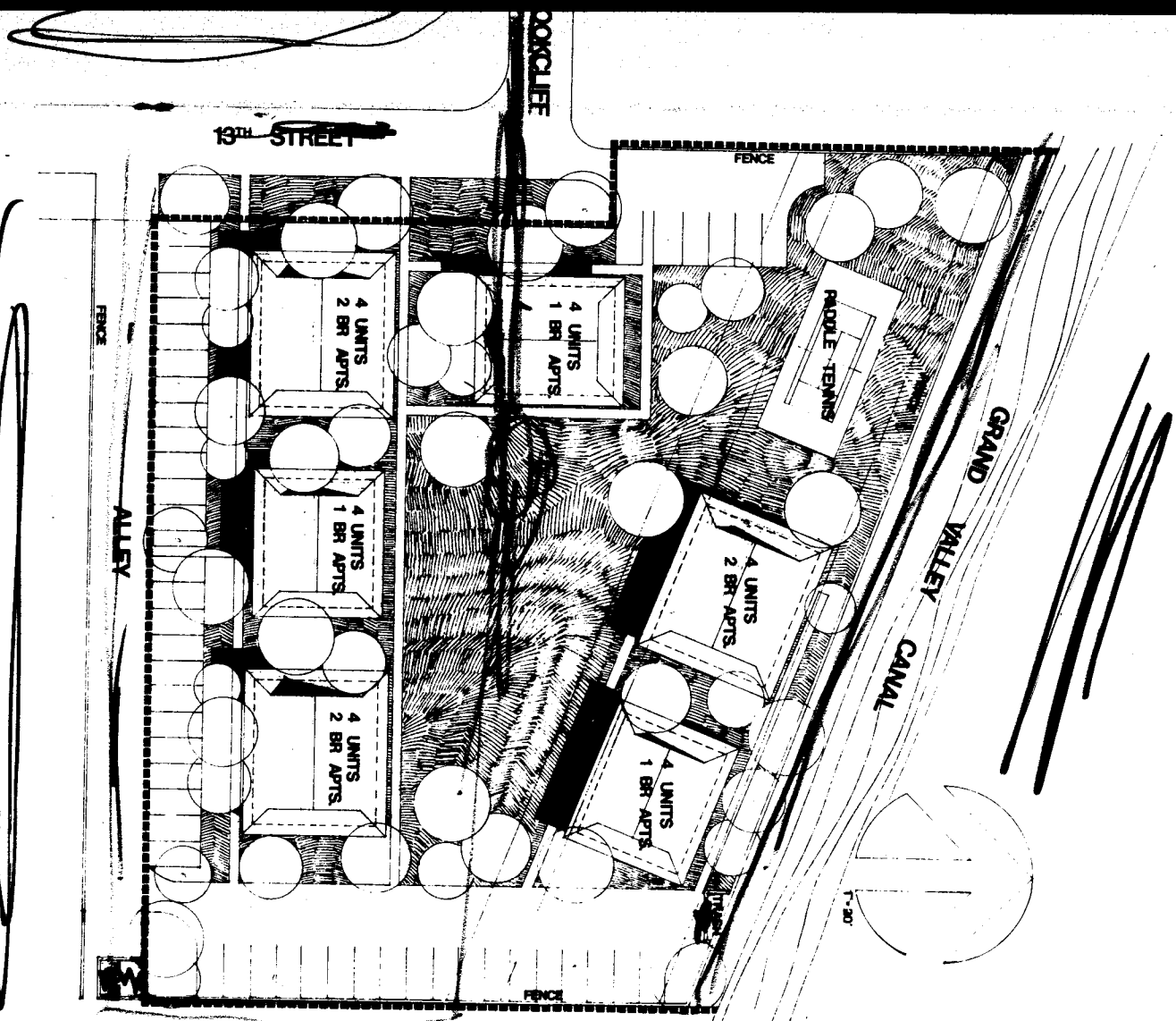
To City Council: on February 6, 1974

Action: Council refused petition back to planning
board for their Feb 27, 1974 meeting
for consideration of PD12 zoning

Comments: Before City Planning 2/27/1974
Rezoning approved subject to
owner approval of PD-8 (18) unit
zoning.

Advertised 4/29/1974

2400 sq ft



GENERAL STATISTICS:

TOTAL AREA	2.6 ACRES	11%
BUILDING AREA	2.2 ACRES	4%
FUNCTIONAL OPEN SPACE	1.0 ACRES	3%

GRAND VALLEY APARTMENTS

THE DESIGN CENTRE LTD
 LAND PLANNING+DESIGN+ENGINEERING+CONSTRUCTION+MARKETING
 ENVIRONMENTAL DESIGN—FOR PEOPLE



P. O. BOX 2008, GRAND JUNCTION, COLO. 81501 / (970) 242-3478

PATTERSON or F ROAD

PATTERSON Rd

12
66c

Road abandoned and vacated by order of County Commissioner

St. South
660
660

6614 WELLINGTON AVE East

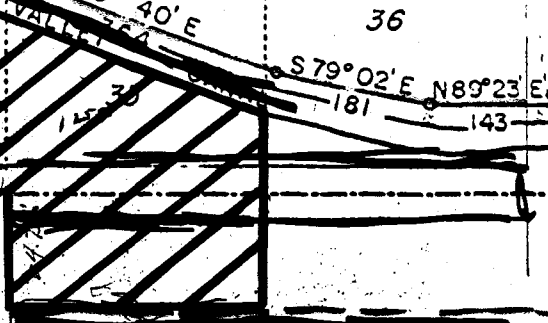
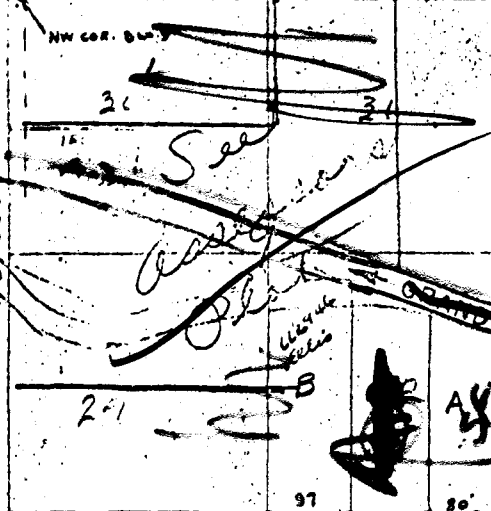
NW COR. 34

See

Wellington
34
6.9 umh/A
10

S 69° 40' E

S 79° 02' E N 89° 23' E



1" = 100' 200'

CEONK

LESA COUNTY COLORADO
PLAT OF SURVEY

Of that part of block 10 Fair Mount Rights Subdivision lying North of the Grand Valley Canal Right of Way, also two strips of land each 30 feet wide one lying West of and one lying East of the above described part of lot 10. Surveyed Dec. 26 1953 by Roy L. George.

Roy L. George
County Surveyor, R. S.



PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
COUNTY OF MESA) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit: Lots 1, 2, 3, 4, & 5 of Block Four in the N. W. Smith Addition in the City of Grand Junction and all that part of Lot 33 in Fairmount Subdivision lying south of the Right of Way of the Canal of the Grand Valley Irrigation Company in Mesa County, Colorado and all that part of Bookcliff Ave. as vacated in and Instrument Recorded May 22, 1972 in Book 977 on page 117 - R/W - 5/16/72 in Book 976 on page 793.

Containing 2.26 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R-1-C zone to ~~R-1~~ R-3 zone.

Respectfully submitted,

Robert W. Loebe and
W. F. Loebe By-M. E. McCallister, Agent
M. E. McCallister

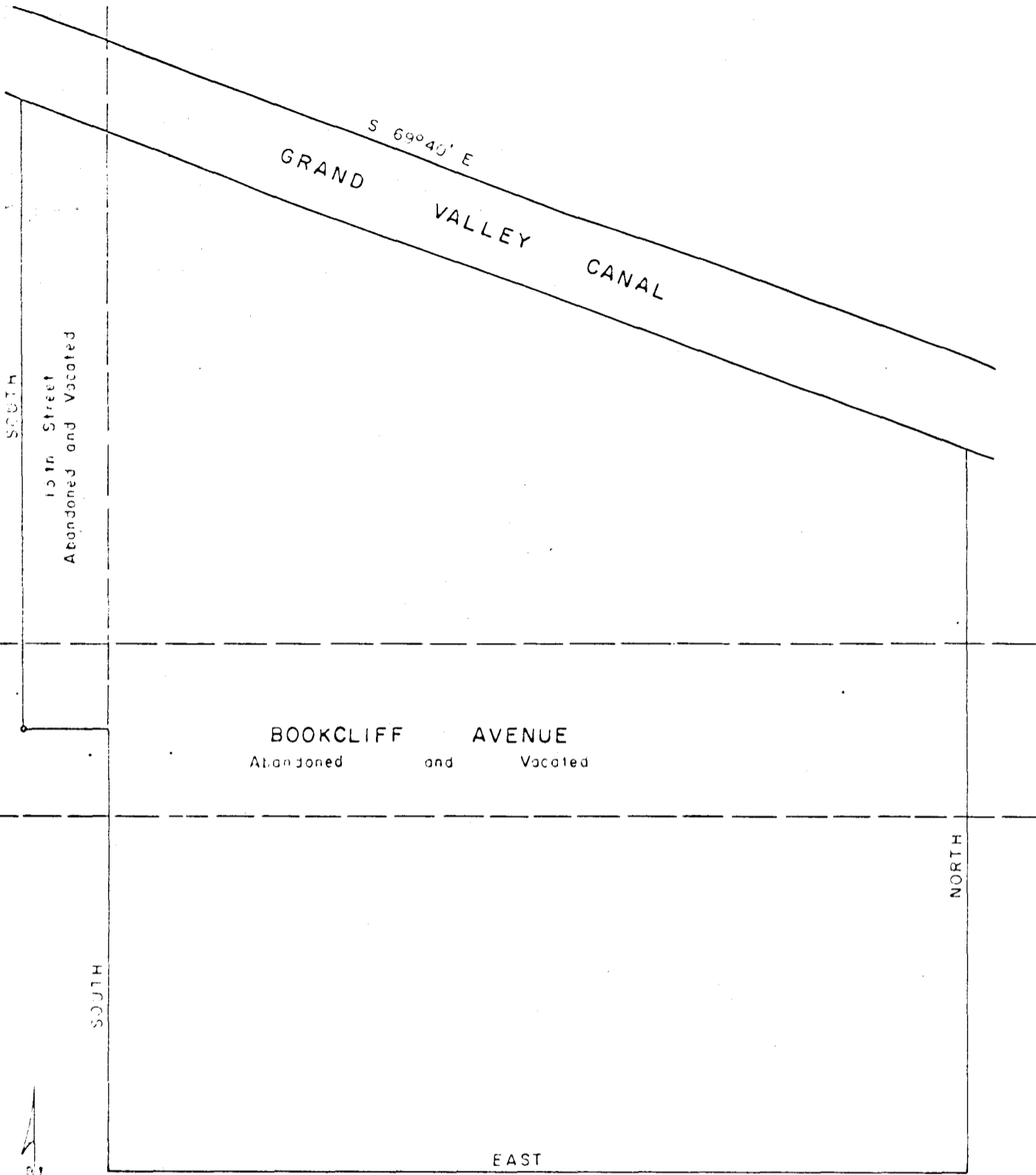
STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 5th day of September, 1973 By M. E. McCallister for the purposes therein set forth.

My commission expires: My Commission expires May 22, 1976

Sandra J. Whaley
Notary Public

*NOTE: Filing of a petition to rezone requires a deposit of \$100.00 with the Planning Office to defray the cost of the amendment.



BOOKCLIFF AVENUE
Abandoned and Vacated

S 69°40' E

GRAND VALLEY CANAL

SOUTH
15th Street
Abandoned and Vacated

NORTH

SOUTH

EAST

TOTAL ACREAGE = 2.26 ±

MAP OF
PORTION OF
BL. 10 FAIRMOUNT HEIGHTS &
N.W. SMITH ADDITION
BL. 4

SCALE 1" = 50'

Sec

T1S R1W Ute M.

PATTERSON or F ROAD

12
Sec

Road abandoned and vacated by order of County Commissioners

664 WELLINGTON AVE E.S. 4

NW cor. B-9

30

31

34

35

*See
Map*

*Allyne
Belle*

97

32 A

33

36

124

GRAND VALLEY CANAL

S 69° 40' E 364

S 79° 02' E N 85° 23' E

181

143

BOOKCLIFF AVE

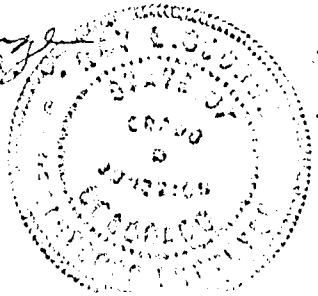
Scale

1" = 100' 200'

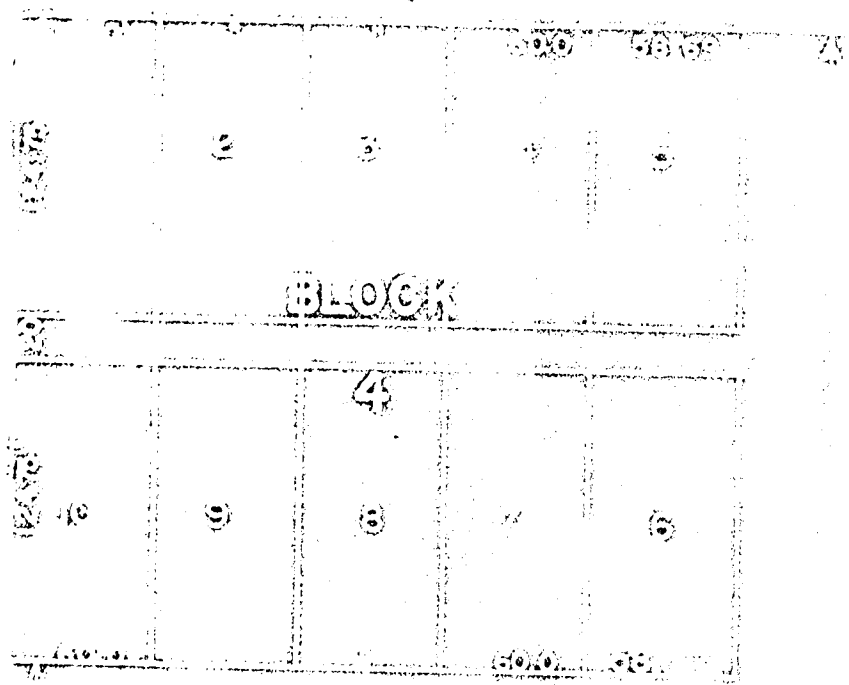
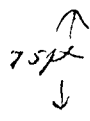
MEZA COUNTY COLORADO
PLAT OF SURVEY

Of that part of block 10 Fair Mount Heights Subdivision lying North of the Grand Valley Canal Right of Way, also two strips of land each 30 feet wide one lying West of and one lying East of the above described part of lot 10. Surveyed Dec, 26 1953 by Roy L. George.

Roy L. George
County Surveyor, Meza Co., Colo.

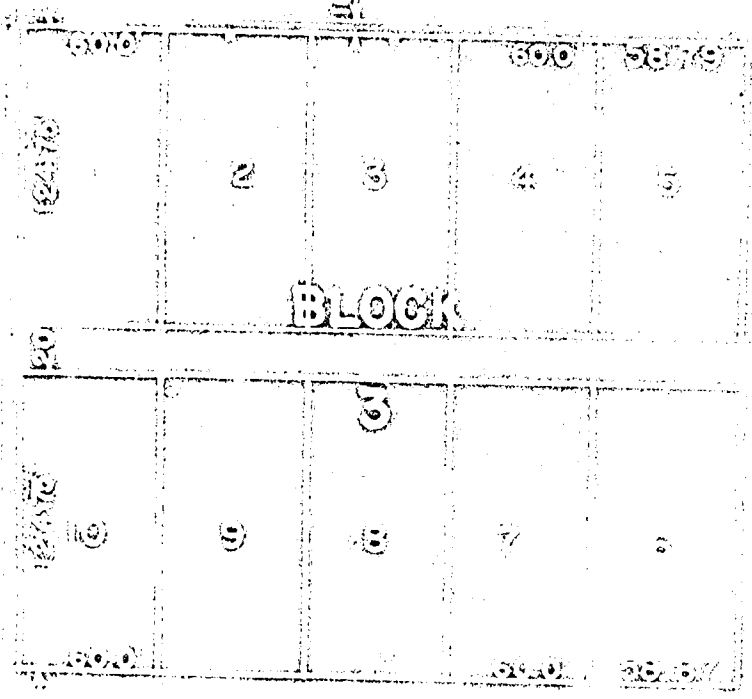


BIOKOLIFF AVENUE

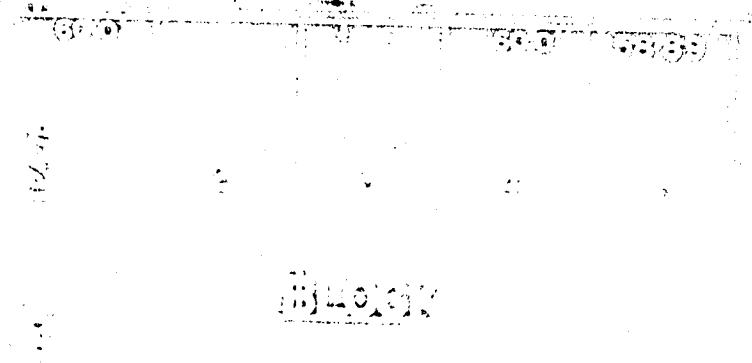


BIOKOLIFF

60 CEDAR AVENUE



60 WALNUT AVENUE



60'

McCALLISTER

Real Estate

122 NORTH SIXTH STREET
GRAND JUNCTION, COLORADO 81501

NEW HOMES • RANCHES • ORCHARDS

BUSINESS PROPERTIES • MOTELS

M. E. "MAC" McCALLISTER, Broker

PHONE: Office 242-2914 Res. 243-0228

September 6, 1973

Planning Commission
City of Grand Junction
Grand Junction, Colorado

Gentlemen:

Data pertaining to zoning change request on land located at 13th and Bookcliff belonging to Robert W. Loebe and W. F. Loebe is as follows:

1. To build housing primarily designed to cater to Mesa College Personnel and blue collar workers.
2. This land is adjacent to R-3 zoning on the west. At present the land is unimproved and being used as dump area by surrounding residents. Development of this parcel of land will not only improve the general appearance of the entire neighborhood, but will upgrade all the property in the area.
3. Distance to:
 - a. Business centers - small shopping center within 4 blocks, and one mile from major shopping center offering all of the facilities needed.
 - b. Employment centers: Centrally located for all types of employment for men and women both.
 - c. Community facilities, etc. Churches 4 blocks and less. College within 4 blocks, grade school within 8 blocks, junior high and high schools within 12 blocks and 3 parks located within one mile of the area.
4. Access to area - Entry to property from two streets, Bookcliff and 13th street, both have just been paved recently.
5. Accessibility of utilities - Utilities are all in the street in front of property.
6. City projection is to provide housing facilities for future residence housing by installing all facilities in streets in that area for future development. Any building that is to be done will follow the building code.


M. E. McCallister Agent for
Robert W. & W. F. Loebe



CITY OF GRAND JUNCTION

MEMORANDUM

To: Grand Junction City Council
From: Grand Junction Planning and Zoning Board
Date: January 31, 1974
Subject: Planning and Zoning Reports

1. #51-73 Consider rezoning petition involving 2.26 + acres from R-1-C (One Family Residential) to R-3 (Multi-family Residential) zoning.

Petitioner: M. E. MacCallister representing R. W. & W. F. Loebe

Location: Lots 1 through 5, Block 4, N.W. Smith Addition and that part of Lot 33 in Fairmount Subdivision.
(E of 13th Street, S of the Grand Valley Canal and 125 feet N of Cedar Avenue)

Recommendation: The Planning Commission considered this item at its September 26, 1973 meeting and recommended the petition be amended from R3 (multi-family residential to PD8, Planned Unit Development.)

Briefly, the petitioner requested R-3 zoning to develop an apartment complex on the property. The Planning Staff recommended the property be rezoned to PD-8, which would allow approximately 18 units on the site. The staffs recommendation was based on the existing developments in the area presently zoned R-1-C (Single family residential) and felt the Planned Unit Development zone is the only practical means or planning tool to use in developing higher density amidst conventional single family homes.

One resident of the area was present at the meeting and asked how this development would effect her property. Also, she stated she doesn't want a high building to block her view. The board then asked if plans were available. The petitioner replied no. However, the staff did explain that under PUD zoning full plans would be available for her viewing.

Planning Commission Vote: Unanimous

In light of the Commissions actions, Mr. McCallister requested the staff to hold the recommendation to the City Council until he had time to confer with

his clients. As a result, he has submitted a general plan to the staff which, because of the number of units proposed, would require PD-12 zoning. I explained to Mr. McCallister that he may appeal the Planning Commission decision to the City Council. Further, I told him what procedures to follow.

The staff would recommend that the petitioners appeal and request to PD-12 zoning be referred back to the Planning Commission for consideration based upon PD-12 zoning and the proposed plans.

A handwritten signature in cursive script, appearing to read "A. L. ...".