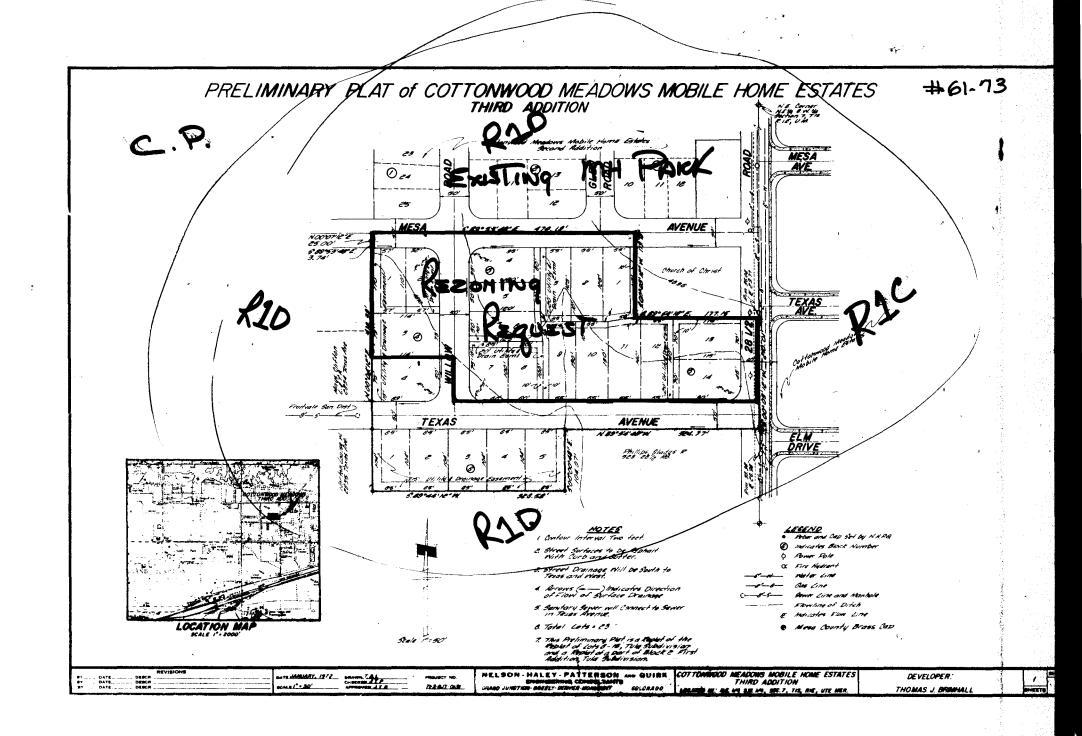
Table of Contents

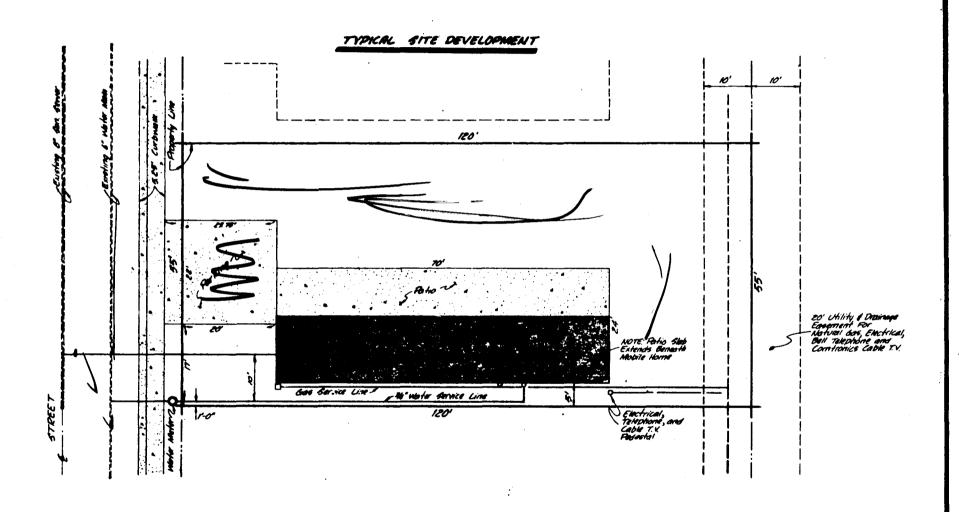
File 1973-0061							
Date		1/6/00 Project Name: Rezone from R1D to PDM					
Date		Topot I mile. Topot I mile.					
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the					
r	С	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There					
e s	a n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been					
e	n	included.					
*	e.	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a					
t	d	quick 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.					
X	X	*Summary Sheet - Table of Contents					
		Application form					
	\neg	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					
\vdash	-+	Public notice cards					
		Record of certified mail					
-1	\dashv	Legal description					
	_	Appraisal of raw land					
		Reduction of any maps – final copy					
	\dashv	*Final reports for drainage and soils (geotechnical reports)					
	\dashv	Other bound or nonbound reports					
		Traffic studies					
-1	$-\dagger$	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	Letter from Cottonwood Meadows T.J. Brimhall – No date					
X	X	Map .					
X	X	Letter from Thomas Brimhall to Planning Commission – 1/29/74					
X	X	Petition and Application for Rezoning					
X	X	Typical Site Development					
A	^						
X		REVIEW SHEETS					
\vdash							
$\vdash \vdash$							
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Date Receiv	ed: Jan. 1,1974		Item # 61-73
Request:	Final planner	l develop.	molile home.
Location:	Lots 1-14, Bek So. of Misa	5 Cotton	wood Meddows
Petitioner:	Jom Brimh	all	
Address:			Phone:
Advertised:	Jan / Comm: Wed. Jan	Date: Jan.	16,1974
To Planning	Comm: Wed. Jan	30,1974	
Action:			
Adventiced	2/8/74	Dotas	
	ncil: Feb. 20, 197		
Action:	Approved Deely recommendate		Rence J. G. C. C.
Comments:	MANING NEW PROPERTY AND		

Request: Action: Albert	Date Receiv	red: 12-1-13	Item # 6/-7
Petitioner: John Brimisph Address: 530 28 % Korp Phone: 242-03 Advertised: 402 15 days Date: To Planning Comm: 12-27-73 Action: 402 Date: To City Council: 1-16-74 (1st ceaching) Action: 402 Date: To City Council: 1-16-74 (1st ceaching)	Request:	Rezone DID To P	DN F
Advertised: 15 days Date: To Planning Comm: 12-27-73 Action: 10 Jays Date: To City Council: 1-16-74 (1st ceasing) Action: 12 Date: 15 Ceasing)			
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		www.common.com/ > 1 www.com/com/ commonwealth and commonw	



COTTONINGOO MEADONS SUBONISION PLANNED DEVELOPMENT MADILE HOME



DATE DEC, 1974	DRAWN TAL
SCALE 1": 10"	APPROVED

PROWED J.T.P PROJECT NO.

PPROVED J.T.P PROJECT NO.

PPROVED J.T.P PROJECT NO.

NELSON - HALEY - PATTERSON AND QUIRK ENGINEERING CONSULTANTS
GREELEY & GRAND JUNCTION COLORADO

OWNER AND DEVELOPER
THOMAS J. BRIMHALL
542 28 % RO. GRAND JCT., COLO.

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:
All of Lots 1, 2, and 3 Block 4 and all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 Block 5 Cottonwood Meadows Subdivision, a Subdivision of the City of Grand Junction as recorded in the office of the County Clerk, Mesa County, State of Colorado
A Mon Buch of North In Make
Containing 3.3 acres, more of 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.D. zone to zone.
Respectfully submitted,
. Alaman Show hall
STATE OF COLORADO) SS. COUNTY OF MESA SS.
The foregoing instrument was acknowledged before me this 57H day of December, 1973 By Thomas J. Brim HALL for the purposes therein set forth.
My commission expires: My Commission applies Captomber 27, 1976
Notary Public

*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

Cottonwood Meadows

Mobile Homes Estates
GRAND JUNCTION, COLORADO 81501

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Dear Sirs:

The Cottonwood Meadows Subdivision was built during the early part of 1972, after gaining approval of the Planning Commission and City Council, for the purpose of providing subdivision facilities for Modular Homes. Since that time one lot has been sold. The remainder of seventeen lots has remained empty for almost two years. Considerable sales expense and advertising has been made in an effort to sell these lots to no avail. I believe the primary reason is the increase cost of Modular Homes which has taken place during the years 1972 and 1973. Considerable expense has been incurred by the owner for the installation of sewer system, water system, natural gas, sidewalk, curb and gutter and black top road. All in accordance with the ordinance covering this construction of the City of Grand Junction and under the supervision and inspection of the Developement Director, City Engineer, Fruitvale Sewer and Sanitation District and the N.H.P.Q. Engineering firm. No utility failure has occured since installation.

The undersigned owner does not believe there presently exists a need for facilities for Modular Homes at this time or in the foreseeable future.

All of the available lots in Cottonwood Meadows has been committed. I have recieved numerous requests almost daily from people needing space for the larger type Mobile Home.

According to a survey condusted during the month of November 1973 by the Mobile Home Dealers Association there presently exists only seven lots in the Grand Junction area suitable for these larger type Mobile Homes. Considering the normal population growth coupled with the inflex of new business and industry in the Western Slope there seems to exist an urgent need for desirable facilities in the Grand Junction area.

The subject property is joining Cottonwood Meadows Mobile Home Estates to the North and East and the City Park on the West. A single family residence on the North side of Texas and one single family residence on the South side of Texas Avenue and $28\frac{1}{2}$ Road. The remaining property on the South side of Texas, half of which is owned by the undersigned (5 lots of the Tula Subdivision), the remaining property is the back yard of residences facing on Elm Avenue. Part of this vacant property has now been acquired and a request is forthcoming for the construction of Multiple Family Dwelling. The owner of which has contacted the undersigned with the intent to use the utilities of sewer, water, gas, installed by the undersigned. It is my opinion that there would be a very desirable impact on the appearance of the neighborhood if this request is approved.

The business centers of K. Mart., Eastgate Shopping Center and North Avenue shops lie within one half mile of the subject property.

Cottonwood Meadows

Mobile Homes Estates
GRAND JUNCTION, COLORADO 81501

Employment centers of North Avenue, Eastgate Shopping Center, Teller Arms are less than a mile, other Industrial Centers located within three miles.

The Nisley Elementary School located one forth mile from the subject property. Bookcliff Junion High School one mile. Grand Junction Central High School three and one half miles. Mesa College one mile.

A new City Park bounds the property to the West of the subject property. Lincoln Park located one mile from the subject property. Melrose Park less than one mile. Most all the various churches would be located within three miles of the subject property, some within one half mile, one adjoining the subject property.

The subject property may be reached from $28\frac{1}{4}$ Road, $28\frac{1}{2}$ Road from North Avenue. Elm Avenue and Orchard Avenue as well as the dedicated roads within the development Hall Avenue, Mesa Avenue, Texas, Willow and Glen Road.

All the utilities have been installed on the various lots with no remaining tap fees or yard lines to be installed for sewer, water and matural gas.

There should be no impact on any of the facilities of sewer, water, sanitation. Fire or Police Department, road traffic, since all roads are completed and presently in use. With the number of parks in the immediate area there should be little or no impact. For the various levels of schools the new tennants should not have more than two students per school based on our present occupancy of Cottonwood Meadows.

With your approval of this request for change in zoming the ensight work can be started with favorable weather in late Winter or early Spring 1974. These onsight improvements would include the installation of the electric lines, telephone, cable T.V., cement driveway, pads and patios and the general landscaping of all the lots.

Since this subdivision was built it has represented a considerable burden of the financing and maintance of the property including the interest payments and property tax with no return. It seems fitting that such improved property should be used rather than left wacant especially since a great need exists.

Respectfully submitted,

T. J. Brimhall, owner

Cottonwood Meadows

Mobile Homes Estates
GRAND JUNCTION, COLORADO 81501

January 29, 1974

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Dear Sirs:

When Cottonwood Meadows Mobile Home Estates Addition #1 and Addition #2 was approved by the Planning Commission and the City Council of Grand Junction, a condition was imposed on the undersigned developer to construct a six foot chain link fence along the Northern boundry of the above mentioned developement, with sufficent shrubery and trees to substantially cut off or limit the view of the developement from Orchard Avenue.

The chain link fence was installed under contract with the J & S Fence Company. An Umberella Willow tree was planted each 10 feet, a climbing red rose bush was planted between each tree along the fence. This should have acomplished the desired results however during the Summer of 1972 and 1973 some of the tennants failed to water and otherwise care for these trees and shrubs, as a result some of these trees and shrubs died. There also was some of these trees and shrubs died as a result of Winter kill during 1972 and 1973.

All of the damaged or dead trees and shrubs will be replaced by the undersigned as soon as weather permits, hopefully with the desired results.

Yours very truly,

Thomas J. Britthall