



Date Received: \_\_\_\_\_

Item # 62-73

Request: \_\_\_\_\_

Request for B2, P, & R3 to PDB

Location: \_\_\_\_\_  
Location: \_\_\_\_\_

NW corner 12<sup>th</sup> & Patterson

Petitioner: \_\_\_\_\_

CBW Builders

Address: \_\_\_\_\_

Box 2136, City

Phone: \_\_\_\_\_

242-3517

Advertised: \_\_\_\_\_

per 15 days

Date: \_\_\_\_\_

To Planning Comm: \_\_\_\_\_

12-27-73

Action: \_\_\_\_\_

Approved as presented - see #63-73 for PDB plans & recommendations

Advertised: \_\_\_\_\_

per 10 days

Date: \_\_\_\_\_

To City Council: \_\_\_\_\_

1-16-74 (1<sup>st</sup> reading)

Action: \_\_\_\_\_

Approved as presented

Comments: \_\_\_\_\_  
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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:

Beginning at the Southeast corner of Section 2-T1S-R1W of the Ute Meridian, West 324.67 feet, North 330.56 feet, East 324.67 feet, South 330.56 feet to point of beginning excluding the East 40 feet and South 30 feet for roads.

*1.96 Acres of 12th & 7th*

Containing 1.96 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-3, P, B-2 zone to PBD zone.

Respectfully submitted,

*Don E. Carneal*  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF COLORADO)  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 1973 By Don E. Carneal for the purposes therein set forth.

My commission expires: June 15, 1974  
*Sharon E. Band*  
Notary Public

*#270.00*

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

62-73

C.B.W. BUILDERS, INC.

BOX 2136

GRAND JUNCTION, COLO. 81501

242-3517

December 3, 1973

Grand Junction City Planning Commission  
Planning Commission Office  
Grand Junction, Colorado 81501

Atten: Rich Cesar

Gentlemen:

The property as described on the petition and application for rezoning is now owned by a group headed by Ben Carnes of Home Owner's Realty. Therefore, Mr. Carnes has signed the application for rezoning although the rezoning request is on behalf of a group of doctors, dentists and business men represented by Warren E. Gardner.

Presently the land is zoned under three classifications: R-3, P, B-2, which zoning allows for a building with uses as shown on the attached sketch. The problem arises in that the area zoned R-3 has sufficient square footage for a surgi-center building, but the shape makes it impossible to construct such a building. Therefore it is our desire to rezone this to PBD, planned business development, so that the surgi-center can occupy the space or close to this space as shown on the accompanying plat.

The alternative to rezoning would be to exchange the R-3 area for an area in a shape which would fit the surgicenter building. We feel that better control can be exercised by the Grand Junction City Planning Commission if this is rezoned PBD. The main building as shown on the artist's concept and the plat will be for dentist offices, doctor offices, general office space and possibly pharmacy, boutiques, interior decorator space, etc.

The surgi-center or separate building as shown on the plat would be a non-overnight hospital facility for minor type operations. This service could also utilize the Medi-center bed facilities under emergency conditions. The present R-3 zoning allows this type of operation.

The 8-10 doctors, dentists, businessmen, etc. involved in this operation would have sufficient capital and/or financial statements to effect the improvements as shown if leases can be obtained. At the present time it is the feeling of this group that the above facilities are needed. Contact has been made for leases to occupy approximately 15,000 square feet. We are convinced that the remainder of the leases will not be difficult to obtain. The surgicenter will be operated by the three doctors involved in the land purchase and building construction. It is believed that the necessary leases and financing will be obtained within one year so that construction should be able to commence at least in a year to eighteen months.

Yours truly,



Warren E. Gardner

# 62-73  
# 63-72

C.B.W. BUILDERS, INC.  
BOX 2136  
GRAND JUNCTION, COLO. 81501  
242-3517

December 18, 1973

Grand Junction City Planning Commission  
Grand Junction, Colorado

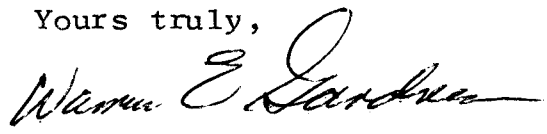
Gentlemen:

An agreement between C.B.W. Builders, Inc. and Bookcliff Baptist Church has been reached regarding additional parking on the Northeast corner of 12th and Patterson. Under terms of the tentative agreement, now being drafted, C.B.W. Builders and/or owners of the proposed business complex will have 50 parking spaces for employees of the business complex for a period of 32 years. These parking spaces will be in addition to those already provided on the proposed business property. Based on the number of years that these spaces will be available, we feel that they should be included in the total number of spaces available for the complex proper.

In addition, our plans now include the possibility of enlargement of the proposed surgi-center in the future to a total of 10,000 square feet on the first floor level. In addition we are contemplating apartments on the second floor of the proposed surgi-center of approximately 800 square feet each. This would give the building the same architectural appearance as the proposed business center and blend both into the overall effect.

Due to these two additional factors that we are offering for your consideration the need for the 50 additional parking spaces we felt was imperative, and therefore we did not enter them on our original proposal or the expansion and second floor of the surgi-center until such parking space was definitely obtained.

Yours truly,



Warren E. Gardner