

Date Received: _____

Item # 29-74

Request: A Conditional use (office) in the R-3 high density residential zoning district.

Location: _____

Location: NE 1/4 of section 11, the SW corner of 12th Street and Bookcliff

Petitioner: Federal Land Bank Association

Address: _____ Phone: _____

Advertised: _____ Date: _____

To Planning Comm: June 26, 1974

Action: Approved subject to the final approval of the zoning ordinance amendment allowing offices as a conditional use in R-3 zone and compliance with Development Regulations.

Advertised: yes Date: June 9, 1974

To City Council: July 3, 1974

Action: Approved subject to the recommendations of the planning Commission

Comments: _____

GOLDEN, MUMBY & SUMMERS

ATTORNEYS AT LAW

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET

P. O. BOX 398

GRAND JUNCTION, COLORADO 81501

JAMES GOLDEN
KEITH G. MUMBY
K. K. SUMMERS

AREA CODE 303
TELEPHONE 242-7322

May 28, 1974

City of Grand Junction Planning Commission
5th & Rood Avenue
Grand Junction, CO 81501

ATTENTION: MR. BOB ENGELKE

Re: Conditional Use Application

Dear Bob:

This letter is being written on behalf of the Federal Land Bank Association of Grand Junction, owner of the following described property situate in the City of Grand Junction, to-wit:

"Beginning at the NE corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West, Ute Meridian, thence West 200 feet, thence South 100 feet, thence East 200 feet, thence North 100 feet to the place of beginning, EXCEPT easement to the City of Grand Junction over the West 15 feet thereof as described in document recorded in Book 815 on Page 231 of the Mesa County records;"

A conditional use in R-3 zoning for a business allowed in B-1 zoning is hereby requested for the purpose of allowing the Federal Land Bank Association to build a bank office building in accordance with the plot plan, a copy of which is attached.

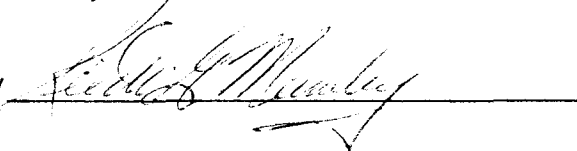
Also enclosed, please find Federal Land Bank Association check No. 23791 in the amount of \$225.00, payable to the City of Grand Junction.

We would greatly appreciate this item coming before the June Planning Commission meeting and if any additional information is required, please contact me.

Very truly yours,

GOLDEN, MUMBY & SUMMERS

By



KGM:ww
Enclosures

FILE # 29-74

2945-111-00-015 Christlieb, G.R.
2303 N. 12th

016 McCummon, B.M.
1160 Bookcliff

017 Out

018 Moore, Viola
1159 Bookcliff

078 Onan, L.S.
2019 Linda Lane
548 28 3/4 Road

079 Moore, Viola
1159 Bookcliff

080 Federal Land Bank
900 North Ave.

081 Out

122-00-064 Crozier J.D.
13 Vista Drive
Brookfield, Conn. 06804

074 Bendon, W.K.
2140 N. 12th.

115 Johnson, Mark M.
2122 N. 12th

Kuhlman, Tom
1050 Bookcliff

