



FOLLOW-UP FORM FOR:

Right-of-way Vacation  
Text Change  
Rezoning

Preliminary Plat  
Final Plat  
Minor Subdivisions

Bulk Development  
Conditional Use  
PUD

ITEM CEGAR Circle

DATE RECEIVED 10-9-74 ITEM # 44-74

REQUEST REZONE FROM R-1-C TO R-2-A

LOCATION NW 1/4 of SECTION 12, 150 ± FEET W OF WALNUT AVE & E OF CEDAR AVE.

PETITIONER C.H. & HELEN A BUTTOLPH also J. PERRY OLSON  
ELLEN B. LANCASTER

ADDRESS 357 Orchard PHONE NO. 242-7878

Information Submitted

Fee Submitted \$ 2.70<sup>00</sup> 10-9-74  
Application: 10-9-74 Plats: 16

Progress Chart

Reviewing Agencies (see attached form) Sign Posted 10-22-74  
12-9-74

Notice to Adjacent Property Owners \_\_\_\_\_

Planning Commission: 10-30-74

Action Taken: Insufficient acreage - Not approved.  
11-27-74

Approved: 11-27-74 subject to getting the  
ROW from Mr. Olson

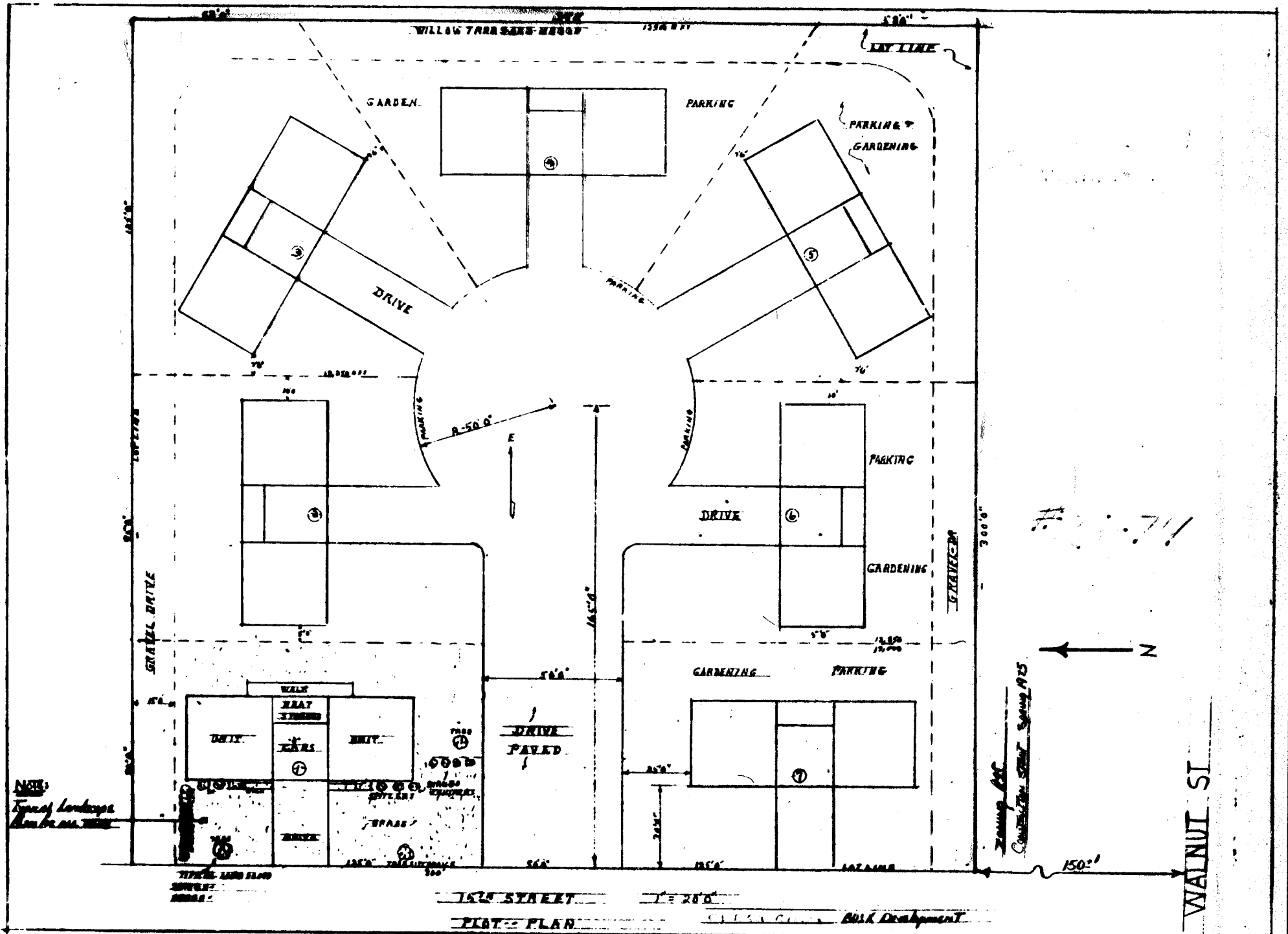
City Council: 12-18-74

Action Taken: Approved subject to ROW acquisition

PUBLICATION DATES: 7 days 1. 10-18-74

7 days 2. 12-9-74

DATE COMPLETED: \_\_\_\_\_



Note:  
 Types of Landscaping  
 to be on plan

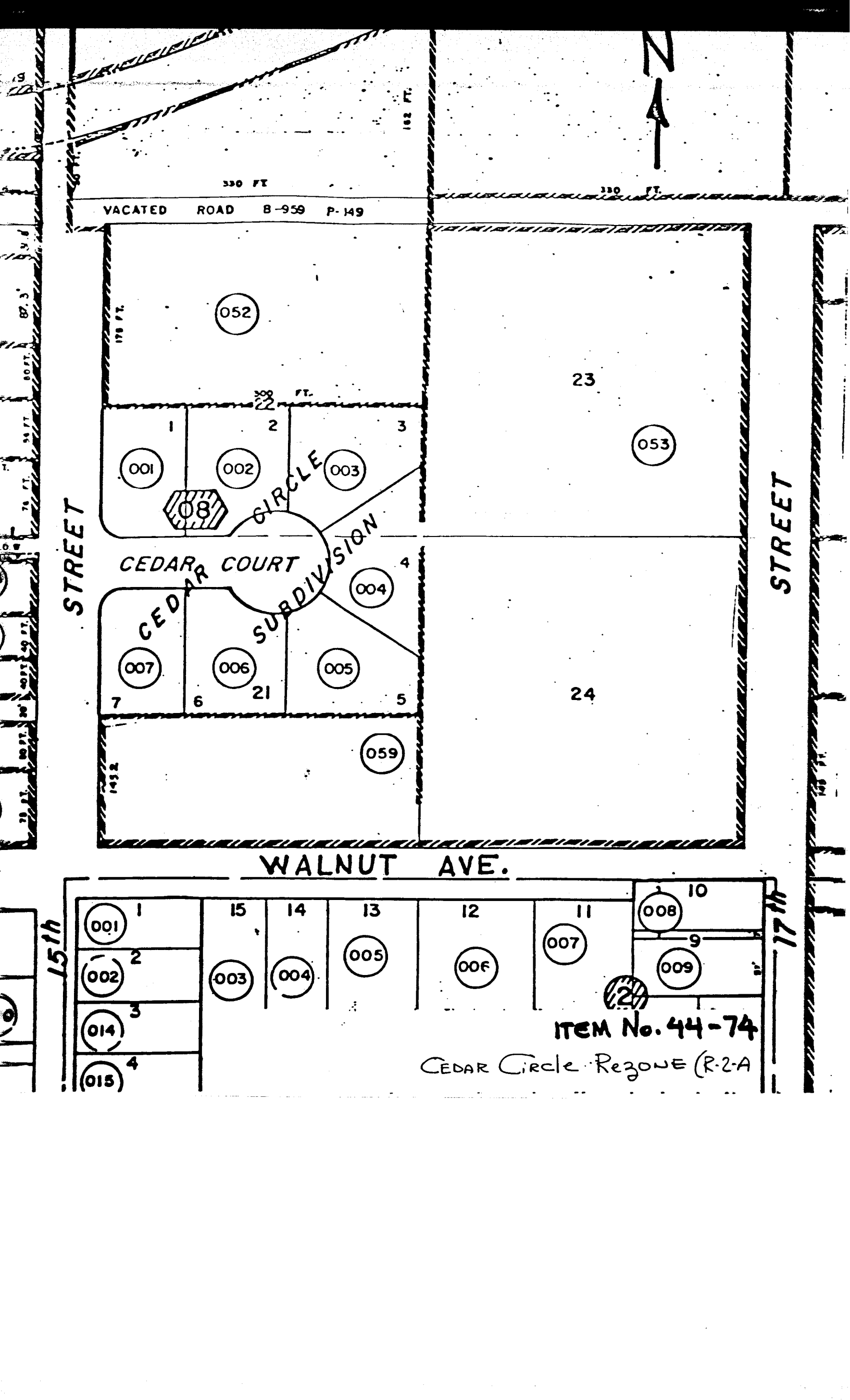
THESE ARE FROM  
 SURVEY  
 RECORDS

15th STREET 1" = 20'

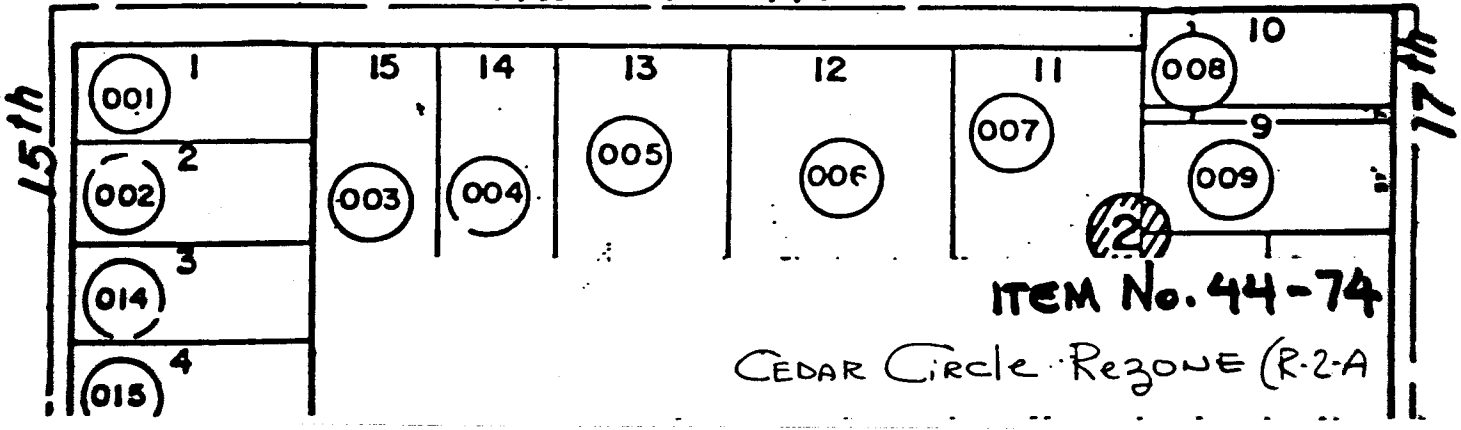
PLAN - PLAN

150' GRAVEL DRIVE  
 145' GRAVEL DRIVE  
 150' GRAVEL DRIVE

WALNUT ST



WALNUT AVE.



ITEM No. 44-74

CEDAR Circle Rezone (R-2-A)

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)  
                          ) ss.  
COUNTY OF MESA     )

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:

*Cedar Circle Sub.*

Containing 2.2 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-2-A zone.

Respectfully submitted,

*C. H. Buttolph*  
*Helen A. Buttolph*  
\_\_\_\_\_

STATE OF COLORADO)  
                          ) ss.  
COUNTY OF MESA     )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October By *C. H. Buttolph and Helen A. Buttolph* for the purposes therein set forth.

My commission expires: *January 20, 1975*  
*[Signature]*  
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.

October 12, 1974

CEDAR CIRCLE SUBDIVISION

IMPACT OF R 2-A ZONING ON THE AREA:

When I contacted all the neighbors on our building of Cedar Circle, everyone of them was in favor of it. The lot was grown up to Russian olive brush and was made even more unsightly by many piles of junk hauled in from other building projects. There has been a great deal of trouble with carloads of young people who pulled in there to party.

This is a low traffic area. The increase in traffic with the greater density should be very small from only 7 fourplexes. I am told 15th Street will be paved next year, and that will help. Cedar Circle can be entered from Cedar Avenue to the west, as well as 15th Street to the south.

A large percentage of the renters will be retired people, as they are at Elm Circle. In two-bedroom apartments there are fewer children than in individual homes, usually averaging less than one to the apartment. Thus, Orchard Avenue School should receive very few additional pupils from this development.

There are few other apartments in this area.

It is advantageous to be able to walk to work, and there are many people employed at the Albertson Shopping Center and nearby. College instructors will find these apartments convenient. Greater density of population near the college is advantageous.

It seems to us that the impact on the area will be very favorable, everything considered.

Impact Study Rezoning for  
CEDAR CIRCLE SUBDIVISION

1. The original plan for Cedar Circle was to put in duplexes similar to the one built at the corner of 6th and Belford twenty months ago. We did not foresee the increased cost of a duplex - \$36,000 instead of \$27,000. This would require a rent of \$250 a month which is too expensive for the majority of renters in Grand Junction. It would be more sensible to build 4-plexes with a construction cost to allow apartments to rent at \$175 monthly. This requires an R2A zoning. If the Planning Commission allows this change, we will build 4-plexes the same as those on Elm Circle.
2. We are sure that this will up-grade the area just as those did built on Elm Circle.
3. Albertson's and shopping center is 3½ blocks away. Mesa College is the same. We will expect to rent to many Mesa College instructors. Orchard elementary school is three blocks. The experience at Elm Circle is that many of the renters purchase a home when their children are older than nine years.
4. Access is either by Cedar Ave. or 15th Street.
5. All utilities are on 15th Street.
6. City sewer, water, and sanitation are available on 15th Street. It is a low traffic area.

There is a great demand for apartments for rent at Elm Circle. There is always a waiting list and no loss of rent due to vacancies. Many good renters have been turned away. The city needs these moderate priced apartments close in.

510 Bookcliff Ave.  
Grand Junction, Colo.  
October 30, 1974

Planning Commission  
Grand Junction, Colorado

Dear Commission Members:

I would like to request that my two and 2/10 acres bordering on the north side of Mr. Buttolph's Cedar and 15th property be included in the R-24 designation he is requesting.

Thank you.

Yours very truly,



J. PERRY OLSON  
510 Bookcliff Avenue  
Grand Junction,  
Colorado 81501

bw



2110 North 15th  
Grand Junction, Colo.  
October 30, 1974

Planning Commission  
Grand Junction, Colorado

Dear Commission Members:

Mr. Buttolph has told me about the need for my acreage to be included in the R-2 Zoning for his place on 15th Street.

I would like to have my nearly 1 acre, which is 145 ft. by 300 ft., included in that 5 acre tract to be designated R-2-A.

Thank you very much.

Very truly yours,

*Ellen B. Lancaster*

MRS. ELLEN LANCASTER  
2110 North 15th St.  
Grand Junction,  
Colorado 81501

bw