



FOLLOW-UP FORM FOR:

Right-of-way Vacation  
Text Change  
Rezoning

Preliminary Plat  
Final Plat  
Minor Subdivisions

Bulk Development  
Conditional Use  
PUD

ITEM Office Building

DATE RECEIVED November 5, 1974 ITEM # 52-74

REQUEST Conditional Use in an R-3 zone

LOCATION S.W. corner of 12th & Patterson

PETITIONER Mary L. Mason

ADDRESS 2621 N 12th PHONE NO. 242-9488

Information Submitted

Fee Submitted \$ 225<sup>00</sup> ✓  
Application: 11/5/74 Plats: 18

Progress Chart

Reviewing Agencies (see attached form) Sign Posted 11-15-74

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

Planning Commission: November 27 1974

Action Taken: Approved subject to presentation of elevation plan of the building

City Council: (Jan 2 1975 meeting ITEM was canceled)

Action Taken: January 15, 1975 : APPROVED

PUBLICATION DATES: 7 days 1. Nov. 17 1974  
7 days 2. Dec. 25 1974  
Jan. 8 1975

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

Conditional Use

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:

BEG. NE. COR. SEC. 11 IS 1W S 12 MIN. E  
203.5 FT. N. 89 DEG. 50 MIN. W 210.1 FT.  
N 27 MIN E 202.1 FT N 89 DEG 48 MIN  
E 206.3 FT. To BEG.

Office Building

Containing 1 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~~ zone to zone.

Grant Conditional Use for office building  
Respectfully submitted,

Mary L. Mason

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 11 day of October, 1974 By Mary L. Mason for the purposes therein set forth.

My commission expires: My Commission Expires 4-17-76

William G. Mohrman  
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.

December 3, 1974

Mrs. Mary L. Mason  
2621 North 12th  
Grand Junction, Colorado 81501

Re: Conditional Use (Office Building).

Dear Mrs. Mason:

On November 27, 1974, the City Planning Commission held a public hearing and recommended to the City Council that your request for a conditional use be approved subject to presentation of an elevation drawing of the proposed building. The next step is the review by the City Council at which time the elevation drawing will be required.

Please bring the drawing to the Planning Office before December 13, 1974.

If you need any assistance, please call the planning office.

Sincerely,

Mrs. Irina Bovee  
Planning Technician

IV:sg

cc: File # 52-74.

B-2

CHURCH

R-1-C

F ROAD

335'

B-1

206'



206.5'

187.5'

R-3

210'



R-1-C

008

LOT 1

Of Grand Junction  
IRRIGATION

27 ROAD



CANAL

COMMUN-  
HOUSE

ITEM #52-74  
CONDITIONAL USE

SUB.

013