

FOLLOW-UP FORM FOR:

Right-of-way Vacation
Text Change
Rezoning

~~Preliminary Plat~~
Final Plat
Minor Subdivisions

Bulk Development
Conditional Use
PUD

OUTLINE

ITEM DENNIS GRANUM

DATE RECEIVED / ITEM # 4-75

REQUEST REZONE FROM PD 8 TO PD 20

LOCATION 13th & Bookcliff (N.E. CORNER)

PETITIONER DENNIS GRANUM (Greg Wilken, Arch.)

ADDRESS Monument Realty PHONE NO. 243-1956
243-4890

Information Submitted

Fee Submitted 270⁰⁰
Application: April 3, 1975 Plats: 18

Progress Chart

Reviewing Agencies (see attached form) Sign Posted yes

Notice to Adjacent Property Owners _____

Planning Commission: _____

Action Taken: Feb 26, 1975 Recommends to City Council to approve P.D.-20 WITH RESTRICTION TO 36 UNITS. (OUTLINE PUD)

Apr. 30, 1975 Recommends Approval

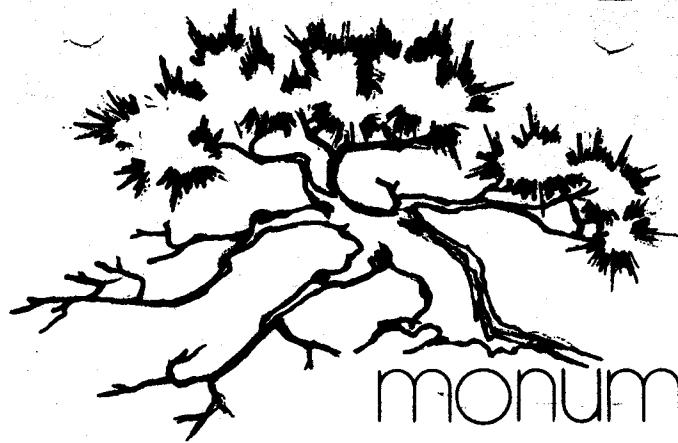
City Council: 3-19-1975

Action Taken: APPROVED AS RECOMMENDED BY CITY PLANNING COMMISSION

PUBLICATION DATES: 7 days ✓ 1. Feb. 17, 1975

7 days ✓ 2. March 17, 1975

DATE COMPLETED: _____



monument realty

February 18, 1975

City Planning Commission
Mesa County Court House
Grand Junction, Colorado

Attention: Mr. Don Warner

Dear Mr. Warner,

In accordance with your request, attached are fifteen copies of the location map for the property located at 13th & Bookcliff. As per our rezoning petition filed, it is our desire to have the zoning of the property increased from PD-8 to PD-20.


The property is situated in an ideal area for apartment living. It is located just five blocks from major shopping, and Mesa College is within easy walking distance. There are several apartment complexes in the vicinity, with Wellington Gardens to the North and additional smaller complexes to the West. The property backs up to the canal and has excellent access to 12th Street.

There are approximately 2.59 acres in the site and while we are requesting B-20 zoning, we expect to build only forty units on the property. This would give a density of approximately 15.44 units per acre. It is our intention to have a two story complex leaving as much open space as possible. You will note from the location map that the property is surrounded by R1-C and R-3 zoning at this time.

It is our feeling that there is a strong need for apartments in the Grand Junction area and that apartments in this location would be ideal. We plan to build both one and two bedroom units which will rent in the \$200 per month range. Subject to final approval it is our intention to begin construction in late May or early June.

We appreciate your consideration.

Sincerely,


Dennis L. Granum

DG/bb

post office box 1536 • 258 grand • grand junction, colorado 81501 a.c. 303-243-4890

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:

Lots 1, 2, 3, 4, and 5 in Block 4 of N. W. Smith Addition, in the City of Grand Junction, and all that part of Lot 33 in Block 10 of Fairmount Subdivision, lying South of the right-of-way of the canal of the Grand Valley Irrigation Company; together with that street vacated by ordinance number 1427, City Council of Grand Junction recorded May 22, 1972 in Book 971 on Page 117; in Mesa County, Colorado.
(Northeast corner, 13th and Bookcliff)

Containing 2.59 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 PD-8 zone to PD-20 zone.

Respectfully submitted,

Deanis L. Granum

STATE OF COLORADO)

COUNTY OF MESA)

) ss.

The foregoing instrument was acknowledged before me this 14th day of February By Deanis L. Granum for the purposes therein set forth.

My commission expires: April 3, 1975

Donald H. Wampler
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.