Table of Contents

Fil	e	1975-0004	
Da	te	1/21/00 Project Name: Project Name:	
Da	·-	13 TH & BOOKCLIFF	
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the	
r	c	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There	
e s	a n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has bee	
e	n	included.	
n t	e d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as	
'	"	quick guide for the contents of each file.	
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be type	
v	v	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.	
X	X	*Summary Sheet – Table of Contents	
_		Application form Receipts for fees paid for anything	
		*Submittal checklist	
		*General project report	
		Reduced copy of final plans or drawings	
		Reduction of assessor's map	
-,,	-,	Evidence of title, deeds	
X	X	*Mailing list	
		Public notice cards	
		Record of certified mail	
_	\dashv	Legal description	
		Appraisal of raw land Reduction of any maps – final copy	
		*Final reports for drainage and soils (geotechnical reports)	
-	\dashv	Other bound or nonbound reports	
\dashv		Traffic studies	
-	\dashv	Individual review comments from agencies	
\dashv	\dashv	*Consolidated review comments list	
		*Petitioner's response to comments	
		*Staff Reports	
\neg	\neg	*Planning Commission staff report and exhibits	
		*City Council staff report and exhibits	
_	1	*Summary sheet of final conditions	
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or	
		expiration date)	
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:			
X		Follow-Up Form	
X		Notice for Removal or Encroachment on City Right-of-Way – 8/18/75 –	
_	X	not signed City Council Minutes - ** - 2/26/75, 3/19/75, 4/30/75 and 5/7/75	
X	$\stackrel{\Delta}{\rightarrow}$		
X		Planning Commission Agenda – 2/26/75	
X	X	Letter from Denny Granum to Planning Commission – 2/18/75	
X	X	Petition and Application for Rezoning	
]		

FOLLOW-UP FORM FOR:

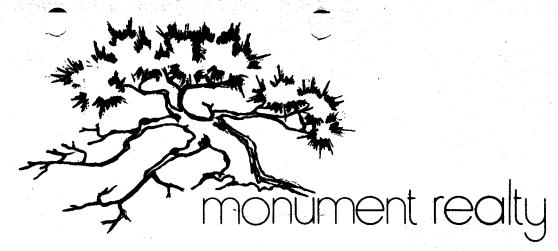
Right-of-way Vacation Text Change Rezoning

DATE COMPLETED:

Preliminary Plat
Final Plat
Minor Subdivisions
Out/inc

Bulk Development Conditional Use

ITEM DEN'N'S GRANUH
DATE RECEIVED ITEM # 4-75
REQUEST REZONE FROM PD 8 TO PD20
LOCATION 13th & BOXCliff (N.E. CORNER)
'/
PETITIONER DINN'S GRANUM (Grey Willen, (Creb.)
ADDRESS Monument. Realty PHONE NO. 243-1956
Information Submitted
Fee Submitted 270 gg
Application: april 3, 1975 Plats: 18
Progress Chart
Reviewing Agencies (see attached form) Sign Posted YUS
Notice to Adjacent Property Owners
Planning Commission:
Action Taken: Feb 26, 1975 Recommends to
City Conneil to approve P.D20 WITH
RESTRICTION TO 36 UNITS. (OUTLINE PUD)
Apr. 30, 1975 Recommends Approval
TIPL SO TITO ACCOMING NBS TIPPITOTAL
City Council: 3-19-1975
Action Taken: APPROVED AS KECOMMENDED 134
CITY PLANNING CENTIL SSION
PUBLICATION DATES: 7 days 1. Feb. 17, 1975
7 days - 2. March 17, 1975



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 thislocation 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.

sincepacy

Dennis L. Granum

DG/bb

post office box 1536 · 258 grand · grand junction, colorado 81501

ac. 303-243-4890

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)

COUNTY OF MESA)			
TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION			
Gentlemen:			
We, the undersigned, being the owners of the following descr property, situated in the City of Grand Junction, County of Mesa, Sta 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 of 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 10-8 zone to 10-20 zone.			
Respectfully submitted,			
Dunis L' Dranums			
STATE OF COLORADO)) ss. COUNTY OF MESA)			
The foregoing instrument was acknowledged before me this 14th day of By By Lanis L. Granum for the purposes therein set forth.			
My commission expires: April 3, 1975			
Notary Public IX. Wanger			

*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.