



Rezone  
Subdivision

R-1-B To B-1

Date 8-29-75

Item # 23-75

Petitioner Drs. Moses, Christensen, Summers & Kelly

~~Preliminary~~  
Review Agencies Comments

~~Final~~  
Review Agencies Comments

NO OBJECTIONS FROM  
REVIEW AGENCIES.

see also #34-75 PD-B.  
Rezone R-1-B to PD-B.



Action Taken  
P.C. refused  
C.C. \_\_\_\_\_

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_

Comments  
SUGGEST TO PETITIONER TO  
RETURN WITH REQUEST  
FOR CHG FROM R-1-B TO  
PDB UNDER SAME FEE.

Comments



ITEMS REQUIRED FROM DEVELOPER

- Check                       Utility Agreement                       Title Investigation
- Drainage                       Landscaping                       Covenants
- Improvements Guarantee                       Annexation                       Other (Specify)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DAVID G. SUMMERS, D.D.S.  
626 WALNUT AVENUE  
GRAND JUNCTION, COLORADO 81501

Business, Commercial, Industrial-- Business

- 1; Need for such additional zone change- must be zoned B-1 to place a Dental Clinic on the property.
- 2; Neighborhood to be served- Grand Junction at large
- 3; Impact, present and future, on surrounding area, developed and undeveloped- Low impact- a. Daytime use only;- b; No impact on existing parking, schools,.- c, Low impact on sewer and sanitation-d, design will fit in well with adjacent residential area.
- 4; Access to area; traffic patterns- Access to Clinic will be from Walnut Avenue and Hillcrest Avenue as shown on drawing with site location.
5. Accessibility of utilities- Utilities accessible from Walnut Avenue.
6. Impact on City facilities-
  - a. sewer- 1 tap
  - b. water- 2 taps- (pre-purchased)
  - c. sanitation- City
  - d. City Fire Department
  - e. Police- City
  - f. Traffic- low impact- all off-street parking.

DAVID G. SUMMERS, D.D.S.

626 WALNUT AVENUE  
GRAND JUNCTION, COLORADO 81501

Stament of Intent of Land Usage: All of lots 29 and 44 and a part of lot 28 of Hillcrest Manor Subdivision, City of Grand Junction, Mesa County, Colorado being more particularly described in Petition and Application for Rezoning:

Said property is to be used as a 4 Doctor Dental Clinic and adequate off-street parking for Staff and Patients.

September 22, 1975

To The City Council of Grand Junction:

Some time ago I requested permission to build a new house and a garage with a small apartment on Walnut Ave. at approximately 248 Walnut Ave. just East of 245 Walnut Ave., a vacant lot.

This was denied because of the zoning of R 1. To get the zoning changed, I talked to Mrs. Nellie Jones who owns two lots at first and Walnut, who also wanted the zoning changed in order to build other than single family units.

Subsequently these lots were transferred to Dale Shreeves, who has not asked that his lots be changed to business in order to build doctors offices. I have talked to Mr. Shreeves several times, prepared a petition to be circulated including the following described property, which was to be included in the rezoning, since I was informed a minimum of four acres was required for this action.

As of today I am advised that Mr. Shreeves has completely ignored my request and is proceeding with a request to rezone only his two lots.

Mr. Prudhomme at 336 Walnut also has a parcel of land that remains unused since he has been denied a building permit due to the fact that he lacks a small amount of land for a single family unit.

In the interest of the rest of us, and I might add that I have owned this property for 20 years awaiting the time I was ready to build on it, I respectfully petition the council to either include the tracts below listed for rezoning, or deny any rezoning of this area.

To rezone the below listed property will place a hardship on noone since there are already two family operations in this area, but provide new construction to complete the street and eliminate the vacant lots.

The property as listed by the Assessor is as follows, and runs from the present commercial area on the south side of Walnut Ave. to the East end of the original Hillcrest Manor but does not extend beyond the border of Walnut Ave.

2945112-17-003

2945112-16- 010-011-012-013-014-015-017.

2945112-18- 010-011-005-009-003-002-008.

This roughly comprize lots 36-43 and 44 of the old Hillcrest Manor subdivision, all bordering on Walnut Ave.

I am interested in this especially since I have an older brother for whom I need to provide an apartment close to my home. This has been permitted in the past, but was denied on my application for a building permit this spring. Your consideration is respectfully requested.

  
Floyd M. Anderson

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:

All of lots 29 and 44 and a part of lot 28 of Hillcrest Manor Subdivision, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Southwest Corner (SWCor) of said Lot 44; Thence North 00°00'00" East along the West line of said Lot 44, a distance of 47.44 feet; Thence North 39°20'00" East 106.50 feet; Thence South 65°50'18" East 76.76 feet; Thence North 74°06'54" East 143.96 feet to the Northeast corner (NECor) of said Lot 29; Thence South 00°00'00" East 137.80 feet to the Southeast Corner (SECor) of said lot 29; Thence North 90°00'00" West 276.00 feet to the Point of Beginning, containing 0.696 Acres.

Containing 0.696 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-B zone to B-1 zone.

Respectfully submitted,

Handwritten signatures of Wilford D. Moses, Andrew H. Christensen, David G. Summers, and Samuel W. Kelly.

STATE OF COLORADO)
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 18th day of August By Wilford D. Moses, Andrew H. Christensen, for the purposes therein set forth. David G. Summers and Samuel W. Kelly

My commission expires: 7/26/1978

Notary Public signature and title.

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

