

Subdivision Rezone R-1-C to R-2-A

Date 12-15-75 Item # 36-75

Petitioner DALE MARTIN ET AL.

Preliminary
Review Agencies Comments

Final
Review Agencies Comments

NO OBJECTIONS
FROM REVIEW A.G.

Staff: 2 PARKING SPACES PER
UNIT REQUIRED.



Action Taken
P.C. PASSED Dec. 75

Action Taken
P.C. _____

C.C. _____

C.C. _____

Comments

Comments

Multiple horizontal lines for providing detailed comments under the 'Comments' headers.



ITEMS REQUIRED FROM DEVELOPER

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

Additional horizontal lines for specifying details for the 'Other (Specify)' category or other notes.

The Grand Valley area needs additional housing units and in order to efficiently utilize the area of this lot (it being 300' deep) it should be rezoned from a single family unit to R 2 so a fourplex unit may be constructed.

Since the properties described on the petition adjoins the Elm Circle Apartment complex and Cottonwood Meadows is located across the street its use will fall in the same general classification.

It is close to the Eastgate Shopping Center and other North Ave. businesses. It is located within one block of an Elementary school and 3/4 mile to Jr. high school.

A fire hydrant is located directly across the street for adequate fire protection. Elm Ave. at this point is paved with sidewalks and 50' wide. Adequate sewer, water, gas, and electricity are already on the property.

ADJACENT PROPERTY OWNERS

West side

Wm. A. & Aerial Buttolph 2356 $\frac{1}{2}$ Hunting Ave.

South side

Kenneth Pickford 2862 North Ave.

East side

Mrs Eridio Dalla 2367 $\frac{1}{2}$ Elm Ave.

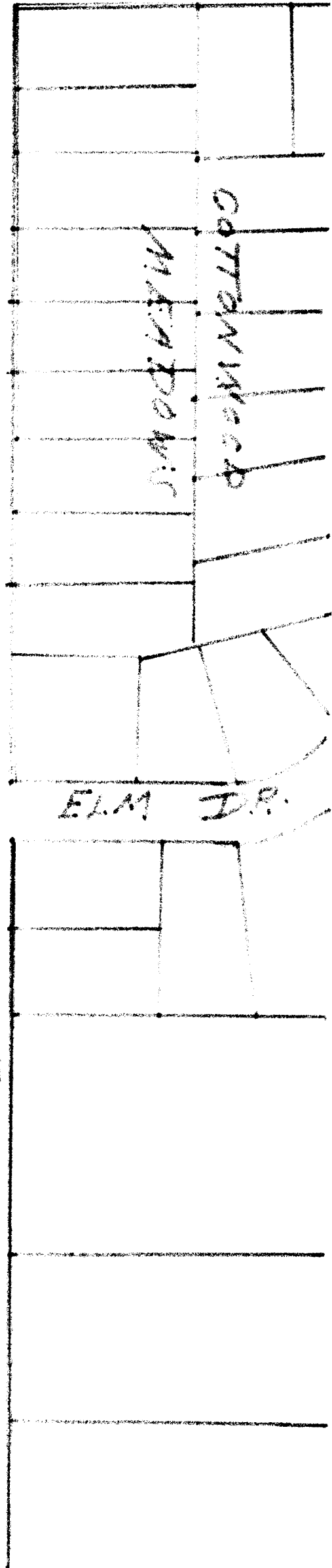
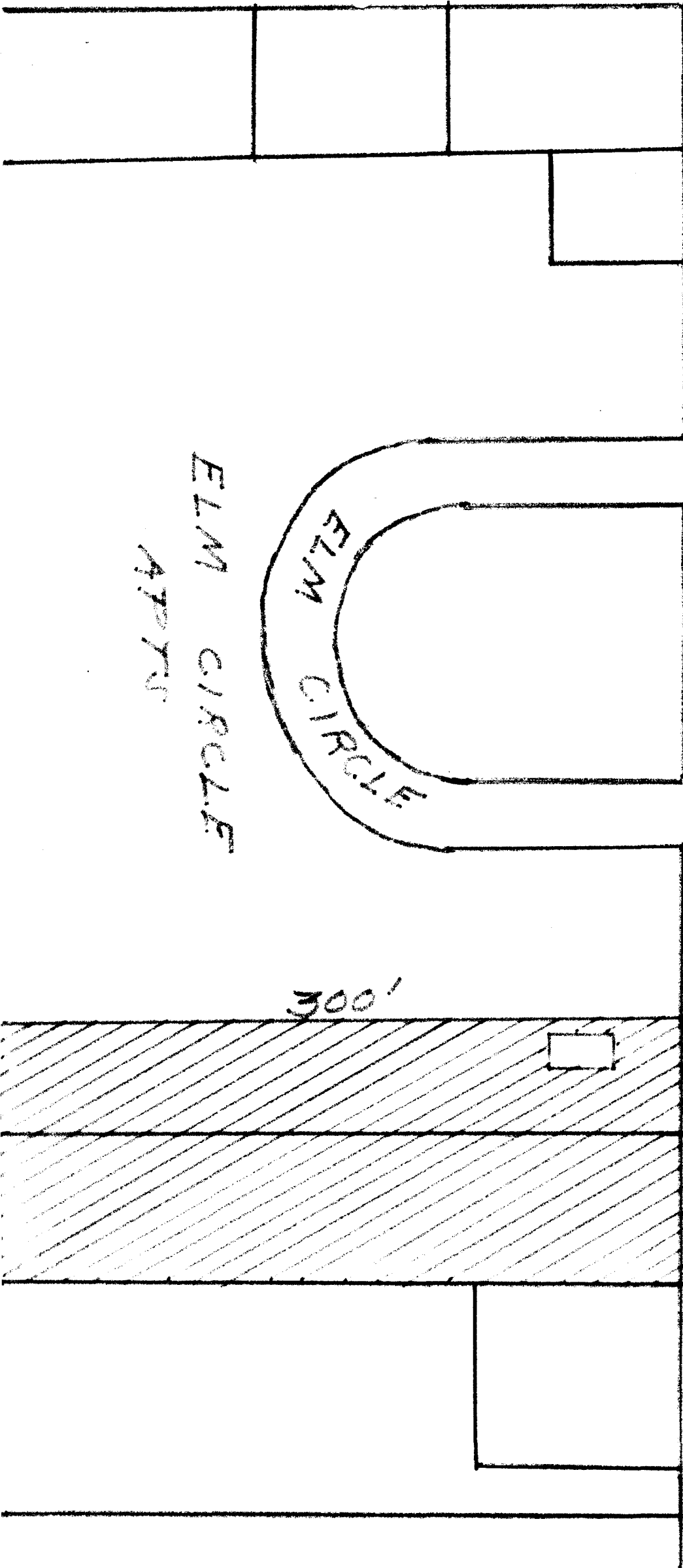
Bill Thompson 1352 Hall Ave.

North side of street

Edwin H. Dussor 2364 Elm Ave.

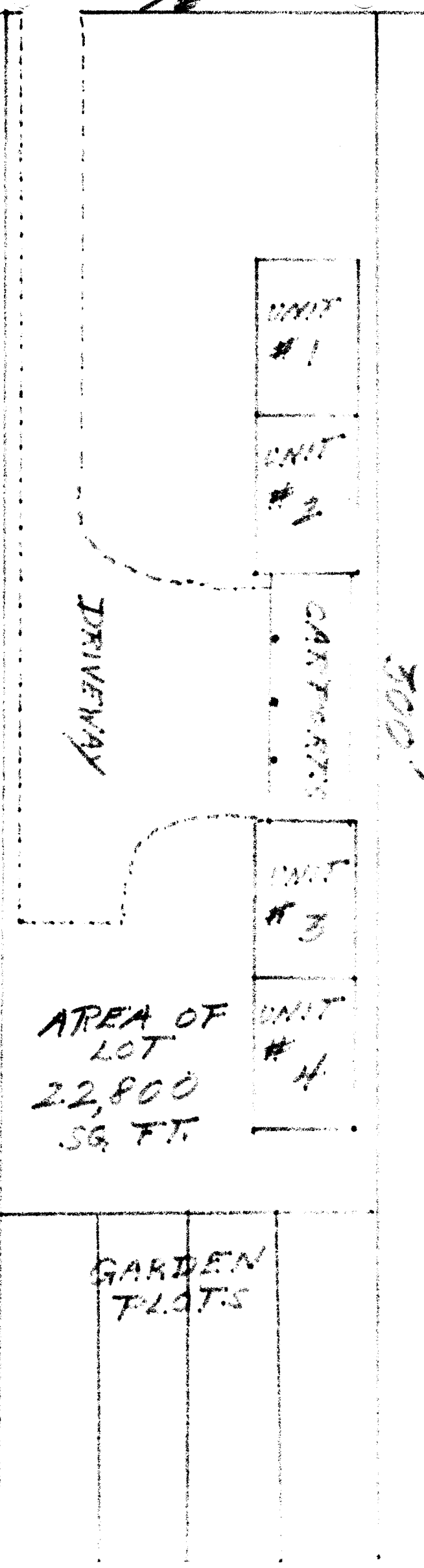
Jay W. & Susan R. Bliss 2362 Elm Ave.

28 1/2 RD.



COTTAGE W/SHOP
 M. J. BROWN

ELM. AVE.
7 1/2'



DRIVEWAY

UNIT
1

UNIT
2

UNIT
3

UNIT
4

700'

AREA OF
LOT
22,800
SQ. FT.

GARDEN
PLOTS