## **Table of Contents**

File 1975-0037					
Da	te	1/14/00 Project Name: Park Place Apartments			
P		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the			
r e	1515 retrieval system. In some instances, not an entries designated to be scanned are present in the life. There				
s	$ \mathbf{n} $ are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been				
e	n	included.			
n l	, and the series of the series				
`	quick guide for the contents of each me.				
	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed				
v	X	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.  *Summary Sheet – Table of Contents			
~		Application form			
	Receipts for fees paid for anything				
v	v	*Submittal checklist			
Α	Λ	*General project report			
		Reduced copy of final plans or drawings			
	Reduction of assessor's map				
		Evidence of title, deeds			
		*Mailing list Public notice cards			
_		Record of certified mail			
		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			
-		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
	$\neg \dashv$	*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*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	X	Follow-Up Form			
X		Review Sheets			
X	X	Site Plan			
X	X	Petition and Application for Rezoning			
$\neg$					
	-				
_ 7					
1					

Date /2-/5-25 Iter	pment - PARK Place Apts.
Petitioner Jess Nuceut	
Preliminary	Final
Review Agencies Comments	Review Agencies Comments
Public WARKS - WANTS TO	
ee seale drawing - resolved	
12 Dec. 75 by verbal	
COMMUNICATION W. GUS	
Byrome Jess Nucent	
`	
P.C. Passed 18 Feb 76	Action Taken P.C.
C.C. Passed 18 Feb 76	c.c.
Comments	Comments
SURYPOT TO YAWWA PANWA	
SUBJECT TO JOINIUG PAVING DIST. É deed for R.O.W.	
or, y deed jor now.	
Check ITEMS REQUI	RED FROM DEVELOPER eement O.K.Title Investigation Covenants Other (Specify)
Drainage Landscaping	Covenants Other (Specify)
	(obectty)

The Grand Valley area needs additional housing units and in order to efficiently utilize the area of this let (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 Genter 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 sever, water, gas, and electricity are already on the preperty.

### PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)

COUNTY OF MESA

STATE OF COLORADO)

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:

W 72' of W 1A of No NE SW SE SEC 7 TIS RIE

E 76' W148' N2 NE SW SE SEC 7 T1S R1E

EXCEPT N 30' THEREOF

Containing ONE 1/5 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 R1C zone to R2A zone.

Respectfully submitted,

Sale Forting

Barla J. Martin

Mabel J. Johnson

Mill Mohrerer

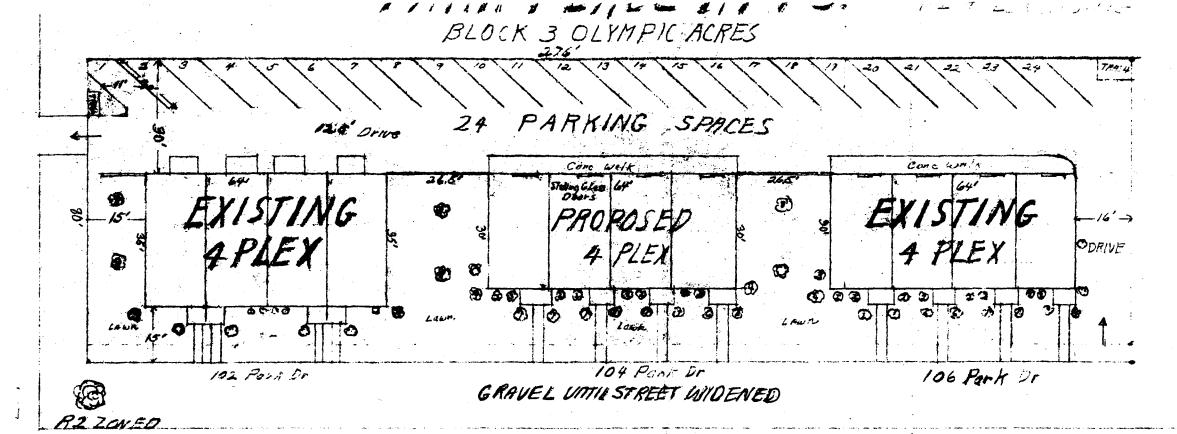
STATE OF COLORADO)

COUNTY OF MESA

)

Notary Public Ludlam

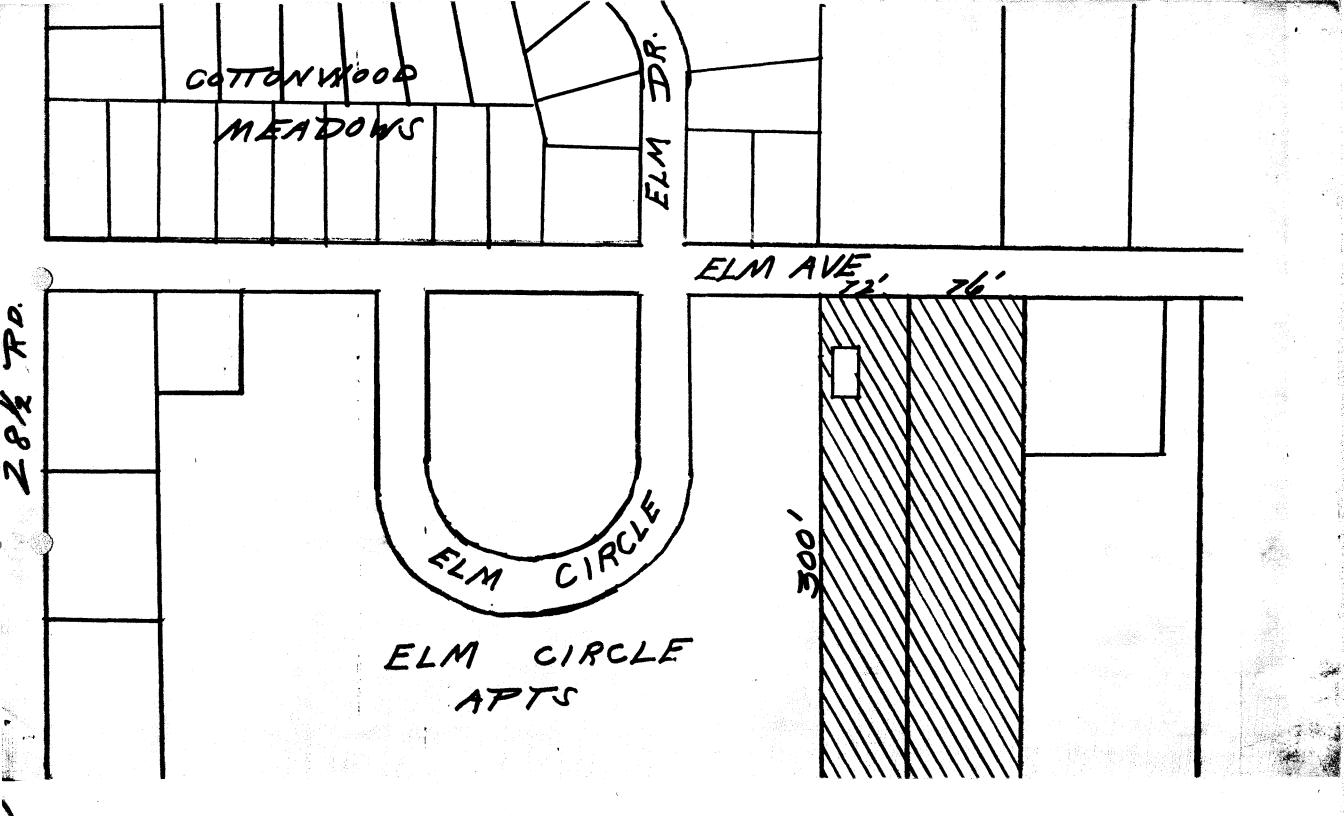
NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.



# PARK DRIVE PAVED

### PLANT LIST

- (1) Mugha Pine Pinus mugho Mughos
- Q) Potentila
- 13) Tamarix Juni per
- (4) Gray GLeam Juniper (5) Mentor Barberry



ELM, AVE

UNIT IIND #3 WIT # AREA OF LOT 22,800 SQ FT.

GARDEN FLOTS

#### ADJACENT PROPERTY OWNERS

### West side

Wm. A. & Averial Buttelph

28562 Bunting Ave.

South side

Kenneth Pickford

2862 North Ave.

East side

Mrs Eddio Dalla

2867 Elm Ave.

Bill Thompson

1352 Hall Ave.

North side of street

Edwin H. Dusser

2864 EL Ave.

Jay W. & Susan R. Bliss

2862 Elm Ave.