

Subdivision Bulk Development - Park Place Apts.

Date 12-15-75

Item # 37-75

Petitioner Jess Nugent

Preliminary
Review Agencies Comments

Final
Review Agencies Comments

Public Works - WANTS TO
see scale drawing - resolved
22 Dec. '75 by verbal
communication w. Gus
Byrom & Jess Nugent

Action Taken
P.C. PASSED 28 JAN 76
C.C. PASSED 18 Feb 76
Comments

Action Taken
P.C. _____
C.C. _____
Comments

SUBJECT TO JOINING PAIVING
Dist. & deed for R.O.W.

ITEMS REQUIRED FROM DEVELOPER
OK Check N/A Utility Agreement OK Title Investigation
N/A Drainage OK Landscaping N/A Covenants
X Improvements Guarantee N/A Annexation _____ Other (Specify)

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.

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:

W 72' of W 1A of N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SEC 7 T1S R1E

EXCEPT N 30' THEREOF

E 76' W148' N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SEC 7 T1S R1E

EXCEPT N 30' THEREOF

Containing ONE 1/5 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 C zone to R 2 A zone.

Respectfully submitted,
Earle J. Martin
Earle J. Martin
Mabel J. Johnson
Murl N. Johnson

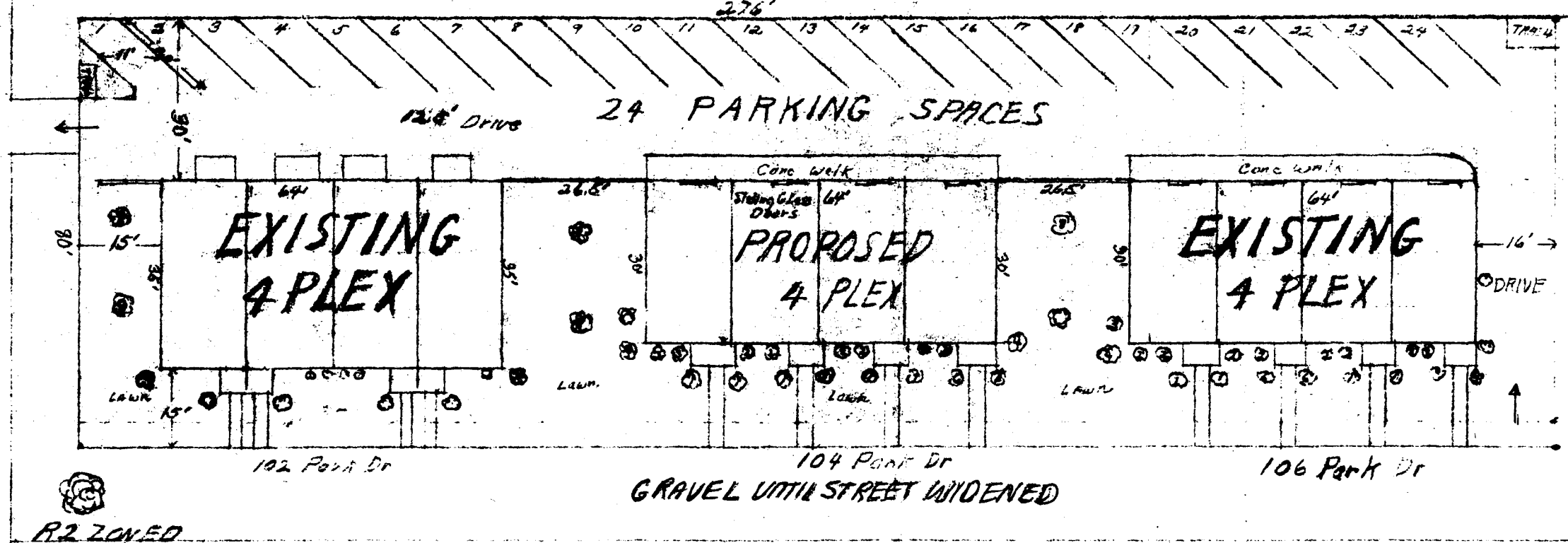
STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 1st day of December By Patricia Ludlam Earle J. Martin Mabel J. Johnson Murl N. Johnson for the purposes therein set forth.
My commission expires: My Commission expires here 20 1970

Patricia Ludlam
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.

BLOCK 3 OLYMPIC ACRES



PARK DRIVE PAVED

SCALE 1" = 20'

PLANT LIST

- (1) Mugha Pine - *Pinus mugha mugha*
- (2) *Potentilla*
- (3) Tamarix Juniper
- (4) Gray Glean Juniper
- (5) Mentor Barberry

COTTONWOOD

MEADOWS

ELM DR.

ELM AVE

72'

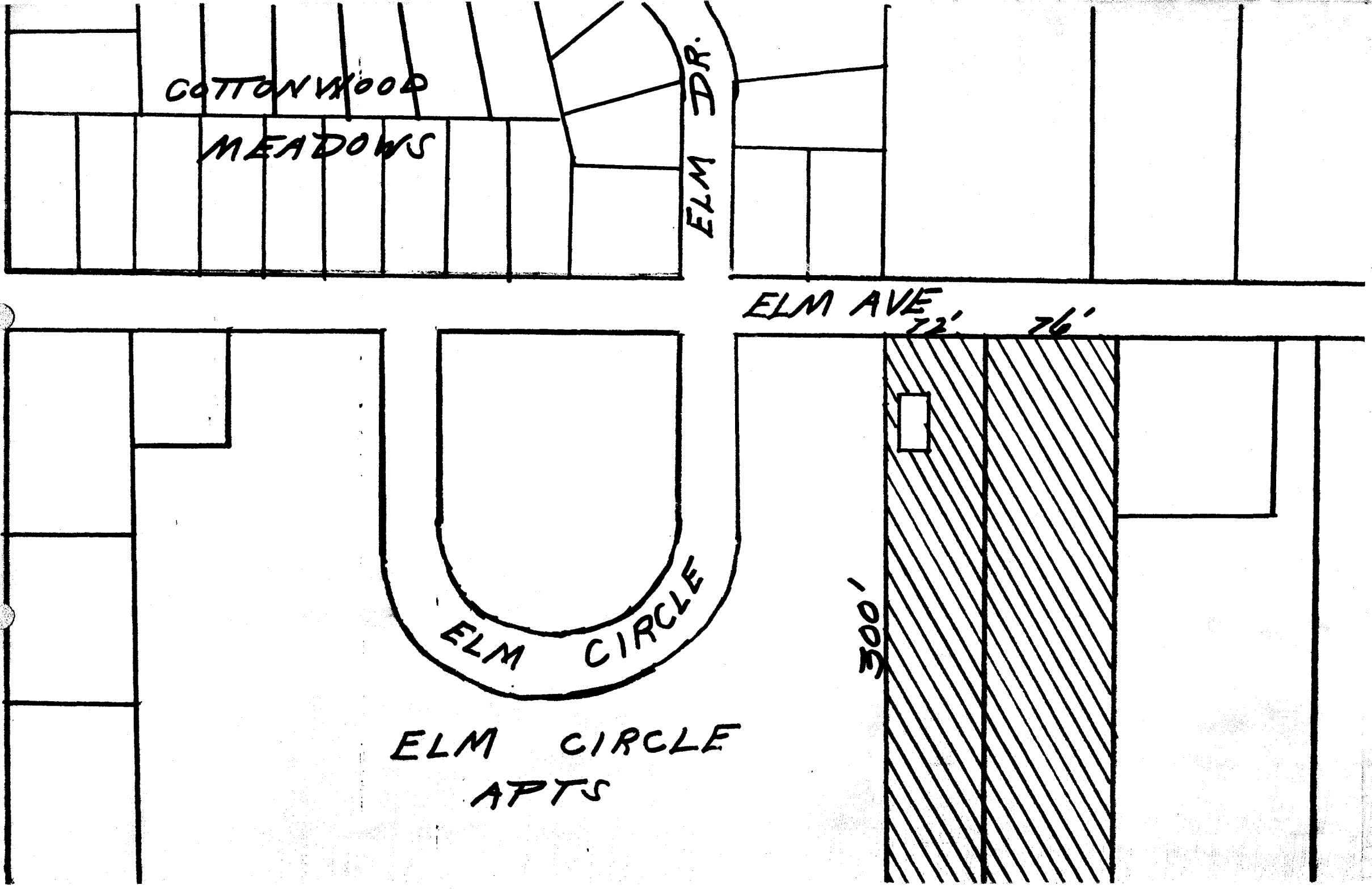
76'

28 1/2 RD.

ELM CIRCLE

300'

ELM CIRCLE
APTS



ELM. AVE
76

UNIT
1

UNIT
2

DRIVEWAY

CORRIDORS

300'

UNIT
3

AREA OF
LOT
22,800
SQ. FT.

UNIT
4

GARDEN
PLOTS

74
1000
1000
1000
1000

ADJACENT PROPERTY OWNERS

West side

Wm. A. & Aerial Buttelp

2856 $\frac{1}{2}$ Bunting Ave.

South side

Kenneth Pickford

2862 North Ave.

East side

Mrs E-dio Dalla

2867 $\frac{1}{2}$ Elm Ave.

Bill Thompson

1352 Hall Ave.

North side of street

Edwin H. Dusser

2864 Elm Ave.

Jay W. & Susan R. Bliss

2862 Elm Ave.