

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 describe property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Containing 16,109 Sq.Ft. 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 RIA zone to R3 zone.

Respectfully submitted,

MRS. DOROTHY F. BENNETT
by VOLNEY F. DERUSH
ELDORADO CONST. CO.

Volney F. DeRush

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 24th day of October 1976 By Volney F. DeRush for the purposes therein set forth.

My commission expires: May 23, 1977

Robert L. ...
Notary Public

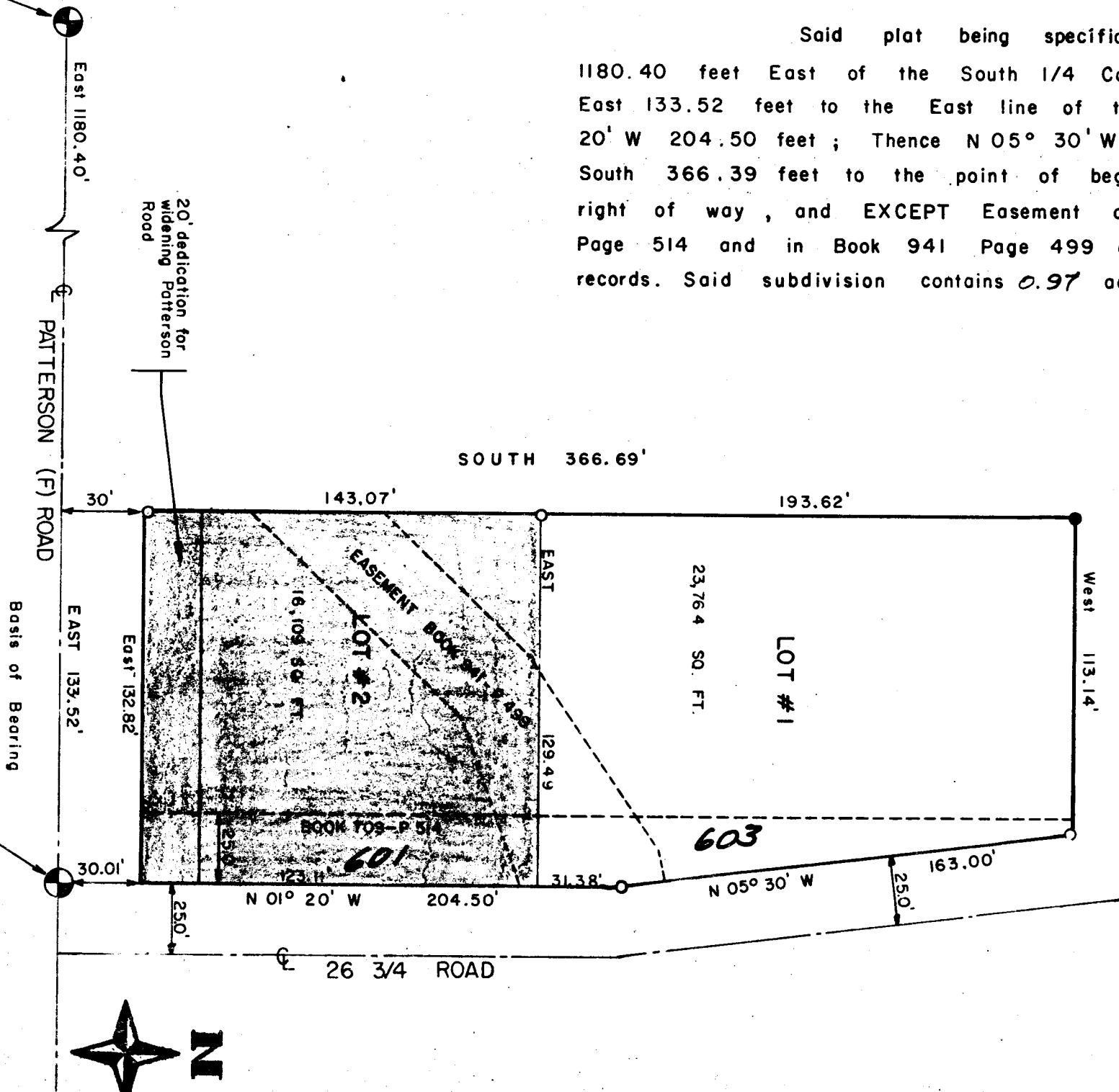
*NOTE: Filing of a petition to rezone requires a deposit of \$7 with the Planning Office to defray the cost of the amf

Said plat being specifically described as follows: Beginning at a point 1180.40 feet East of the South 1/4 Corner of Section 2, T1S, R1W, UTE P.M.; Thence East 133.52 feet to the East line of the SW 1/4 SE 1/4 of said Section 2; Thence N 01° 20' W 204.50 feet; Thence N 05° 30' W 163.00 feet; Thence West 113.14 feet; Thence South 366.39 feet to the point of beginning; EXCEPT the South 30 feet for road right of way, and EXCEPT Easement as described in documents recorded in Book 709 Page 514 and in Book 941 Page 499 of the MESA COUNTY CLERK and RECORDERS records. Said subdivision contains 0.97 acres, more or less.

SW Corner
SW 1/4 SE 1/4
Section 2
T1S, R1W, UTE P.M.

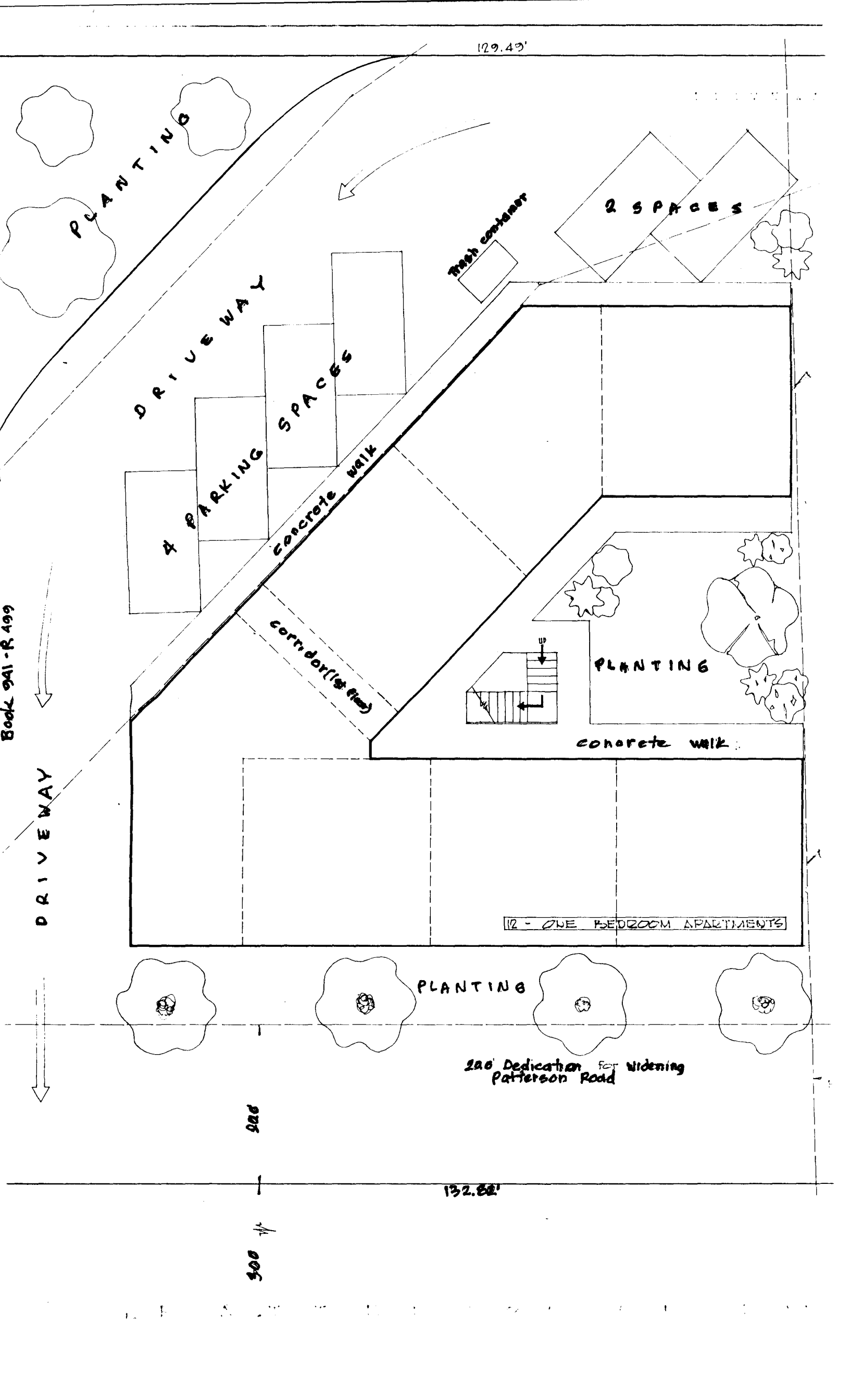
OFFICE COPY

SE Corner
SW 1/4 SE 1/4
Section 2
T1S, R1W, UTE P.M.



129.43'

Book 9A1-R499



2 SPACES

DRIVEWAY

4 PARKING SPACES

concrete walk

Trash enclosure

Corridor (1st floor)

PLANTING

concrete walk

12 - ONE BEDROOM APARTMENTS

DRIVEWAY

PLANTING

200' Dedication for Widening Patterson Road

226'

132.82'

300'

Lot 2 Bennett Subdivision

JUNE 8, 1977

Advertisement for
City Council
for
July 6th

CITY COUNCIL OF GRAND JUNCTION
GRAND JUNCTION, COLO 81501

IN REFERENCE TO THE PROPERTY LOCATED AT 601 26 3/4 ROAD, GRAND JUNCTION, COLORADO. IN NOVEMBER OF 1976 A ZONING CHANGE FROM R-1 TO R-3 WAS REQUESTED AND PRESENTED TO THE PLANNING COMMISSION. AT THAT TIME IT WAS REJECTED WITH THE ONLY PURPOSE IN MIND AS TO GIVE A BUFFER ZONE BETWEEN NOW EXISTING APARTMENTS AND RESIDENCES. THIS WAS STRICTLY THE VIEWS OF THE PLANNING COMMISSION; THERE WERE NO COMPLAINTS FROM THE RESIDENTS IN THE SINGLE FAMILY AREA. THE PROPERTY WAS POSTED AND PUBLISHED IN THE PAPER, SO THEY WERE DULY NOTIFIED.

SAID PROPERTY IS NOW ZONED FOR SINGLE FAMILY ON PATTERSON, WHICH IS ONE OF THE BUSIEST STREETS IN GRAND JUNCTION. IT IS NOT SUITABLE OR ECONOMICALLY FEASIBLE TO BUILD A SINGLE FAMILY DWELLING IN SUCH A LOCATION. THE HIGHEST AND BEST USE FOR THIS PROPERTY IS EITHER MULTIPLE FAMILY OR BUSINESS ZONING. WE DO NOT WISH TO BRING A BUSINESS OPERATION IN SO CLOSE TO THE EXISTING RESIDENCES; THIS IS WHY WE ARE REQUESTING A CHANGE TO MULTI-FAMILY. THIS CHANGE WOULD BE DIRECTLY IN LINE WITH ALL THE NEW CONSTRUCTION IN THE SAME AREA. WE WOULD APPRECIATE YOUR COOPERATION IN THIS MATTER, AS THE PROPERTY IS SERVING NO FUNCTIONAL USE AND IS ONLY A LIABILITY.

SINCERELY,

Dorothy Bennett

DOROTHY BENNETT