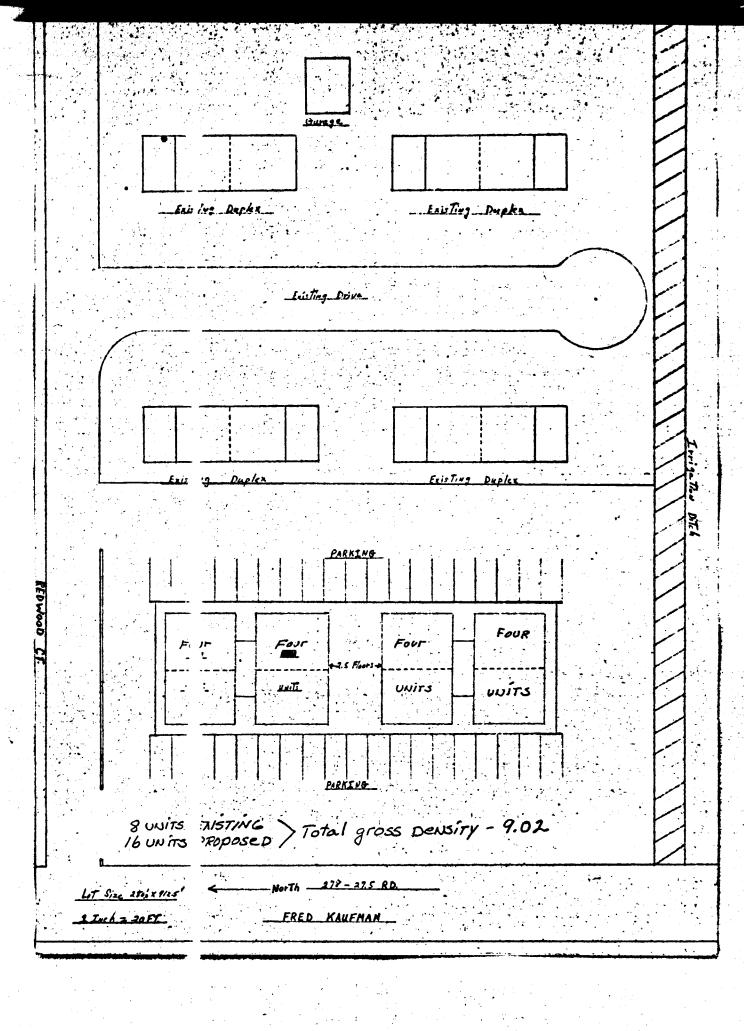
| Table of Contents | | | | | |
|--|----------------------------|--|--|--|--|
| File 1977-0008 | | | | | |
| Date | | te5/16/00Project Name: Redwo | ood Court Apartments | | |
| P r e s e n | S c a n n e | A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a | | | |
| t | d | quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. | | | |
| X | X | *Summary Sheet – Table of Contents | | | |
| | | Application form | | | |
| | _ | Receipts for fees paid for anything | | | |
| | | *Submittal checklist | | | |
| | _ | *General project report Reduced copy of final plans or drawings | 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) | | |
| | | Other bound or nonbound reports | | | |
| | | Traffic studies | | | |
| | | Individual review comments from agencies | Individual review comments from agencies | | |
| | | *Consolidated review comments list | | | |
| | | *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 | X Follow-Up Form | | | |
| X | | Review Sheets | | | |
| X | X | X Letter from Fred Kaufman to City of Grand Junction – 1/18/77 | | | |
| X | X | X Memo from City Planning Staff to City Planning Commission-3/8/77 | | | |
| X | X | X Site Plan | | | |
| X | | Planning Commission Agenda – 3/30/77 | | | |
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15 Subdivision Redwood Ct. Apts 8-77 2/7/77 Item # Date KAUFMAN Petitioner Fred Reviseo Outline Dev. Lev. Plan. 'lan **Review Agencies Comments** Comment City Util. NL NCED CASCMENT rommentes IVATE. NA MO STACET for <u>ful</u> MPROVEMNIS rd. frontage for 23/2 Action Taken Action Taken P.C. Tobles 237el1 P.C. 10,1 c.c. Comments Comments 9.02 units/acre. _of sity Too high -PNS Max SUGGEST ZETURN W. PD-8 . ITEMS REQUIRED FROM DEVELOPER Check Utility Agreement Title Investigation ^mDrainage Landscaping Covenants Improvements Guarantee Annexation _Other (Specify)



CITY-COUNTY DEVELOPMENT DEPT.

> P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501 DIAL 303) 243-9200 ext. 343



Grand Junction Planning - Mesa County Planning - Building Department

March 8, 1977

TO: City Planning Commission

FROM: City Planning Staff

RE: #8-77: OUTLINE DEVELOPMENT PLAN - REDWOOD COURT

This item is on the agenda by request of Mr. Kaufman, the petitioner. At the February meeting his request for PD-12 and a maximum density of 12 units per acre was tabled and it was suggested he return with a PD-8 density. Mr. Kaufman feels that this density may be somewhat below cost effectiveness for the project and thus is returning with a PD-12 at a density of 9 units per acre which would mean a increase of 16 units instead of the previously requested 24. Use the previously submitted site plan with 4 units per each new building as shown.

January 18, 1977

City of Grand Junction Development Department P. O. Box 897 Grand Junction, CO 81501

I Fred Kaufman along with my wife Eva Kaufman request a change in zoning of our property, which consists of 2.66 acres, located at 278 27.5 Road, on Orchard Mesa from R1C to PD12. We would like to construct 23 apartment units to add to the eight existing units which are on the property now. We are planning to use the existing property as collateral to secure a loan to construct the new units. Completion should be twelve to eighteen months from time of approval.

Respectfully submitted,

Hel Käufman

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