

Subdivision Redwood Ct. Hpts
 Date 2/7/77 Item # 8-77
 Petitioner FRED KAUFMAN

Outline Dev. Plan.

Revised Outline Dev. Plan.

~~Preliminary~~
 Review Agencies Comments

~~Final~~
 Review Agencies Comments

City Util. - WILL NEED
 EASEMENT FOR PRIVATE
 STREET

same comments as
 at left.

Eng. - Power of ATTY
 for full cost improvements
 for 2 1/2 rd. frontage.



Action Taken

P.C. Tabled 23 Feb 77

C.C. _____

Comments

→ Density Too high -
 SUGGEST RETURN W. PD-8

Action Taken

P.C. Approved Mar 30, 1977

C.C. Approved 20 Apr. 77

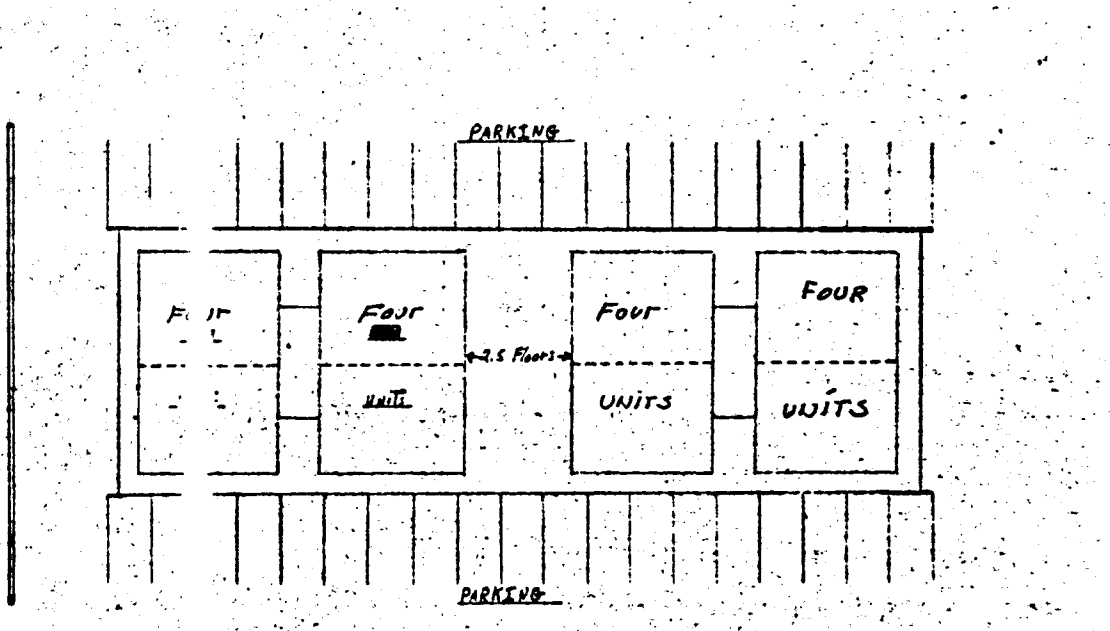
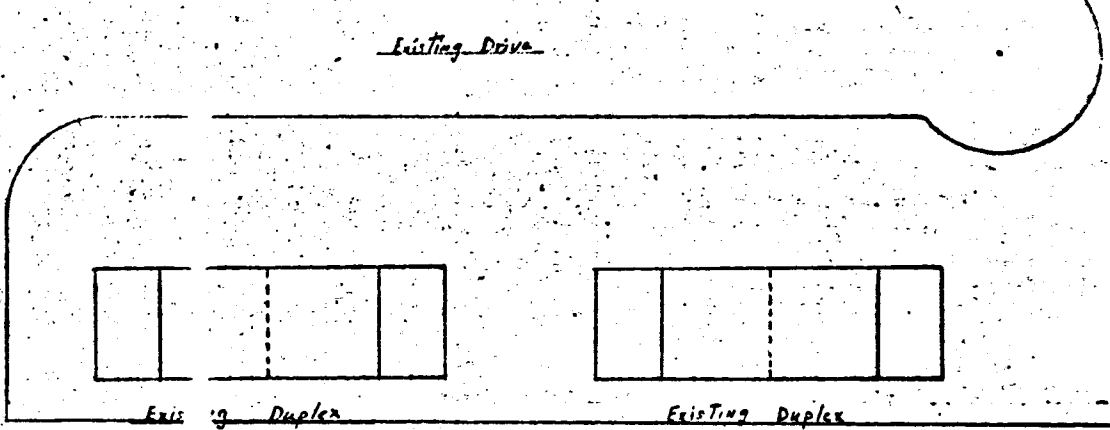
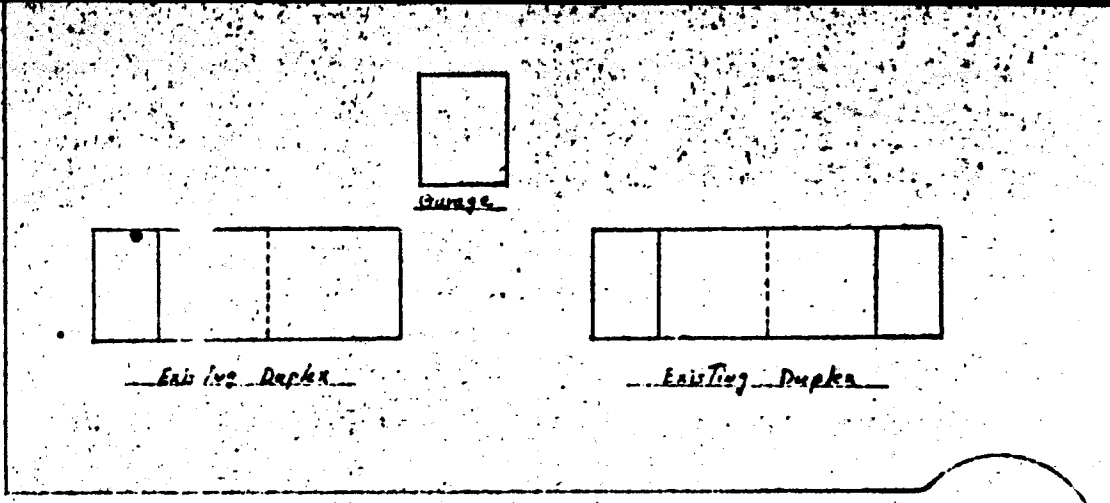
Comments

max. density of 9.02 units/acre.



ITEMS REQUIRED FROM DEVELOPER

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

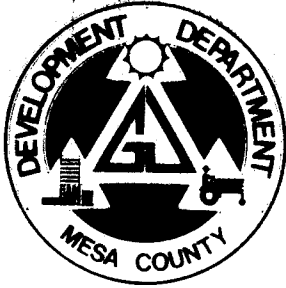


8 UNITS EXISTING
 16 UNITS PROPOSED } Total gross density - 9.02

Lot Size 250' x 115'
 2 Inch = 30 FT

← North 272 - 275 RD.

FRED KAUFMAN



**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

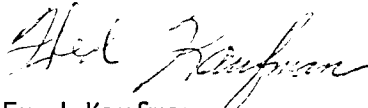
This item is on the agenda by request of Mr. Kaufman, the petitioner. At the February meeting his request for PD-12 and a maximum density of 12 units per acre was tabled and it was suggested he return with a PD-8 density. Mr. Kaufman feels that this density may be somewhat below cost effectiveness for the project and thus is returning with a PD-12 at a density of 9 units per acre which would mean an 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,


Fred Kaufman

FK:e