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| Fil | e | 1978-0010 |
|---------------------------------|---------------------------------|--|
| Da | te | 7/26/00 Project Name: WGM Investments – Rezone |
| P r e s e n t | S c a n n e d | 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 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 |
| Ì | | 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 |
| | | *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 |
| - 1 | | *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or |
| | | expiration date) |
| | t | DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: |
| X | X | Follow-Up Form |
| X | X | Review Sheets |
| X | X | Letter from Karl Metzner to WGM Investments – 1/30/78 |
| X | X | Petition and Application for Rezoning |
| X | X | Letter from Roy Cottingham to City Planning – 1/2/78 |
| X | X | Planning Commission Minutes - ** - 1/25/78 |
| X | X | Development Plan |
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PETITION AND APPLICATION FOR REZONING

| STATE OF COLORADO)) ss. |
|---|
| COUNTY OF MESA) |
| 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: |
| Beginning 156 feet North of the Southeast corner of Lot 2 in Block 1 of Fairmount Subdivision, thence South 131 feet, thence West feet, thence North 122 feet, thence East feet, thence Northeasterly 31.6 feet to the point of beginning. |
| This zoning change request applies only to that portion which is zoned R-3. |
| Containing 6100 Sq. Ft. Weeks, 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 zone to "P" zone. Respectfully submitted, |
| W G M Investments |
| Mul Dellas |
| Charle D wmm |
| STATE OF COLORADO) . |
| COUNTY OF MESA) |
| The foregoing instrument was acknowledged before me this day of January, 1978 By O. Reed Guthrie & Charles D. Wiman for the purposes therein set forth. |
| My commission expires: March 4, 1981 |
| 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. |

January 2, 1978

City Planning Department City of Grand Junction 250 North 5th Street Grand Junction, Colorado 81501

Gentlemen:

Several days ago the WGM INVESTMENTS GROUP located at 1005 North 12th Street in Grand Junction, Colorado, presented us with a Final Development Plan "Pinyon Student Apartments" Zone R3-B3 for review.

They stated this was the plan they were going to submit to the City Planning Department requesting permission to build the Pinyon Student Apartments. This plan indicated a three (3) story complex "C" apartments which would be approximately five feet from our west property line. At the time they presented this plan to us for review, they indicated they were also considering a two-story office complex, but in order to comply with zoning laws and the existing 50' zoning of R-3 (Multifamily residence) which lies to the west of our single family dwelling, they would need our approval to obtain a change in zoning.

In July of 1976 we opposed the rezoning of the property next to our property from R-3 to B-3 and we also opposed the proposed alley vacation as the alley would run along our property line leaving us surrounded with two dead-end alleys of no serviceable value. A final agreement was reached and 50' was to remain as R-3. This, we believed, would give us ample protection if a duplex or fourplex unit were to be built next to our property. However, the proposed "Pinyon Student Apartment" complex is entirely another picture. A noise factor with students coming and going at all hours and parking of vehicles overflow would make it most undesirable not only for ourselves but for the other single family home owners in this neighborhood.

We are faced with two possible changes - none which would be to our liking, but the one which we would prefer under the circumstances would be to allow or consent to the rezoning of the existing R-3 property to our west to "P" parking. This would be with the understanding that the developer provide at his expense a 6' high solid redwood fence, a minimum of 2 feet in on their property line with appropriate landscaping on the east side of their fence. This fence would run from the South property line to the North property line of their property.

Very truly yours,

Roy O. Cottingham

Roy O. Cottingham

Shirley A. Cottingham

January 30, 1978

WGM Investments
O. Reed Guthrie
1005 N. 12th Street
Grand Junction, CO 81501

RE: File #10-78 - Rezone R-3 to P, Northeast of 12th and Pinion

Dear Reed:

The Grand Junction Planning Commission, on January 26, 1978, approved your request rezoning from R-3 to P. Approval was subject to your agreement with Mr. Cottingham as per his letter of January 2, 1978.

This item will be heard before the Grand Junction City Council on February 15, 1978 at 7:30 p.m. in the City Council Chambers.

Sincerely,

Karl G. Metzner
Planner I

KGM:dlw

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| .c. 1/26/78 approval | Action Taken P.C. |
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| Anhert to conserved | Comments |
| Subject to agreements made in Me Cottingham Letter. | |
| Letter. | |
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| Check Utility Drainage Landscap Improvements Guarantee | QUIRED FROM DEVELOPER Agreement Title Investigation ing Covenants |
| Improvements Guarantee | Annexation Other (Specify) |