



PETITION AND APPLICATION FOR REZONING

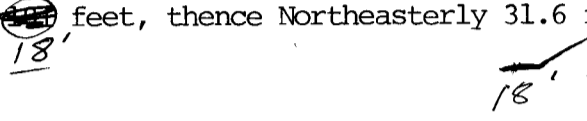
STATE OF COLORADO)
) ss.
COUNTY OF MESA )

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 122 feet, thence North 122 feet, thence East 18 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. ~~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-3 zone to "P" zone.

Respectfully submitted,

W G M Investments

Handwritten signatures of O. Reed Guthrie and Charles D. Wiman over horizontal lines.

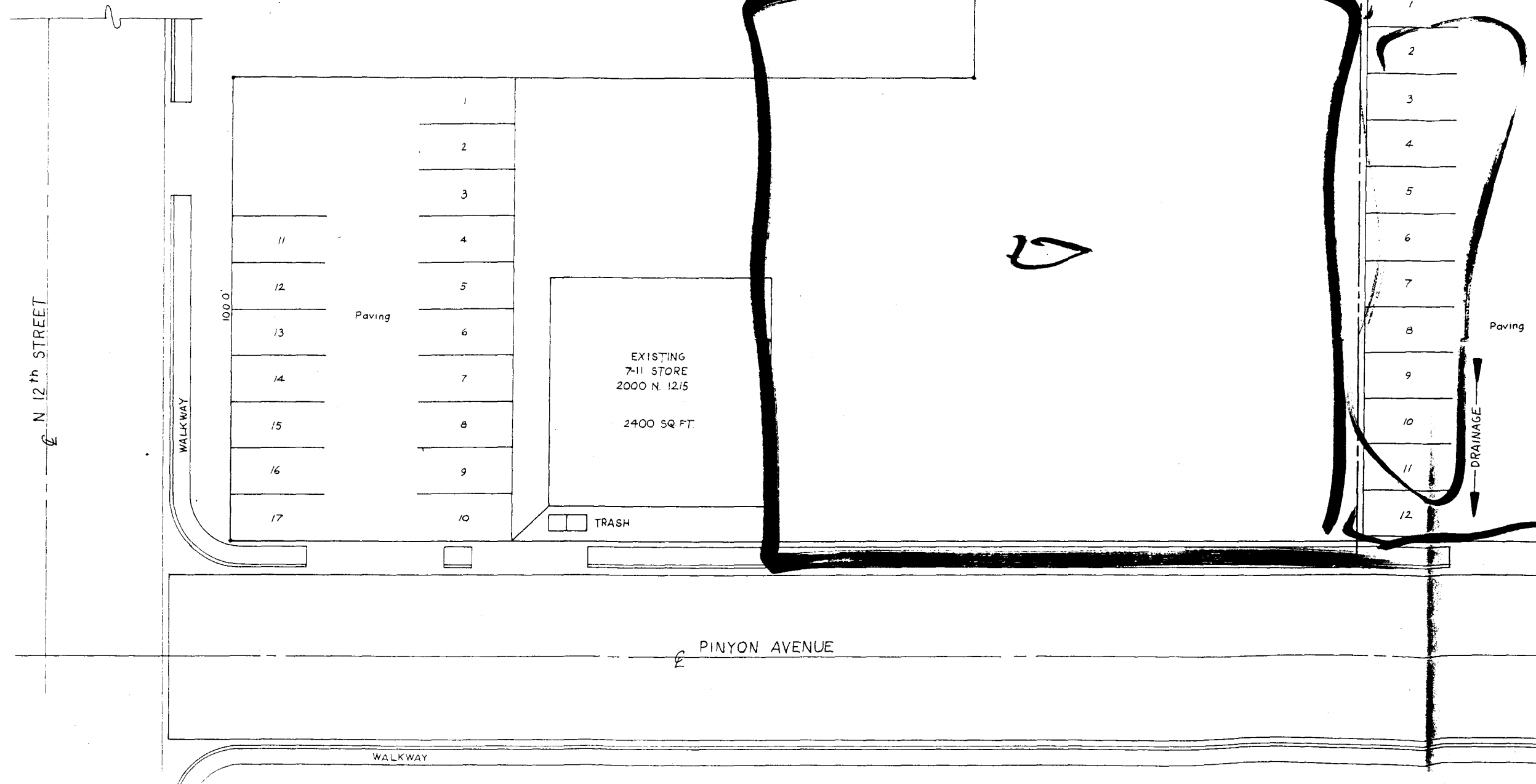
STATE OF COLORADO)
) ss.
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 3rd day of January, 1978 By O. Reed Guthrie & Charles D. Wiman for the purposes therein set forth.

My commission expires: March 4, 1981

Handwritten signature of Notary Public over a horizontal line.

\*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.



1250 Pinyon Avenue  
Grand Junction, Colo. 81501

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.

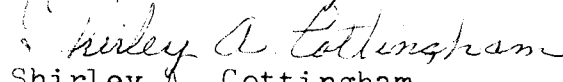
They stated this was the plan they were going to submit to the City Planning Department requesting permission to build the Pinyon Student Apartments. This plan indicated a three (3) story complex "C" apartments which would be approximately five feet from our west property line. At the time they presented 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 (Multi-family 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 C. 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

Subdivision Proposed rezone R-3 To P

Date 3 JAN 78 Item # 10-78

Petitioner WGM Investments  
N.E. of 12<sup>th</sup> & Union

Review Agencies Comments

No Comments

Review Agencies Comments



Action Taken

P.C. 4/26/78 approval

C.C. Approved 15 Feb 78

Comments

Subject to agreements  
made in Mr. Cottingham  
letter.

Action Taken

P.C. \_\_\_\_\_

C.C. \_\_\_\_\_

Comments



ITEMS REQUIRED FROM DEVELOPER

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