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File 1991-00004

Name: Nellie Bechtel - 3032 N. 15th St. - Rev. Final Pkg. Plan

S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</p> <p>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.</p> <p>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.</p>		
X	X	Table of Contents	
		Receipts for fees paid for anything	
		*Submittal checklist	
		*General project report	
		Reduced copy of final plans or drawings	
X		Reduction of assessor's map.	
X		Evidence of title, deeds, easements	
X	X	*Mailing list to adjacent property owners	
		Public notice cards	
		Record of certified mail	
X		Legal description	
		Appraisal of raw land	
		Reduction of any maps - final copy	
		*Final reports for drainage and soils (geotechnical reports)	
		Other bound or non-bound reports	
		Traffic studies	
		*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)	
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X	X	Letter from Karl Metzner to John Alden Life Ins. Co. re: requested comments upon the improvements at the Nellie Bechtel Garden Apartments - 10/2/90
X		X	X
		Review Sheets	
X	X	X	Letter from Kathy Portner to Dan Wilson re: parking spaces will not work as shown - 10/14/91
		Review Sheet Summary - 1/30/91	
X	X	X	Letter from Kathy Portner to John Alden Life Ins. Co. re: approved usage - 10/18/90
		Development Summary - 2/5/91	
X		X	Ordinance No. 2582 - **
		Public Notice of Posting - 2/7/91	
X		X	Note to file - 5/92
		Development Application - 1/31/91	
X		X	Proposal and Contract
		Notice of Public Hearing cards sent out - 2/5/91	
		Plat Map	
X	X	X	Additional Parking Overlay Diagram
		City Council Minutes - ** - 10/18/89, 11/16/88, 2/20/91	
X		X	Parking Plan for Nellie Bechtel Gardens
		Planning Commission Minutes - ** - 2/5/91	
X	X	X	Assessor's Map
		Impact Statement	
X		X	Letter from Kristen Ashbeck to Howard Roberts re: development schedule is considered expired - 8/17/92
		Warranty Deed - Mesa County Board of Commissioners Trustees conveyed to C and C Western Properties, Inc. - Book 1812/Page 450	
X			Legal Ad - 1/29/91
X			Certification of Plat 12/17/91
X			Response to Comments from Howard W. Roberts to Kathy Portner - 1/31/91
X			Letter from Dan Wilson to Jay Cooke re: conditions of approval - 2/27/91
X			Letter from Dan Wilson to Jay Cooke re: not received site plan - 7/23/91

It is requested by the owners of Nellie Bechtel Garden Apartments that the Planning Commission of the City of Grand Junction approve a modified site plan so as to eliminate (1) the requirement that would dictate approximately 170 parking spaces at Nellie Bechtel as well as (2) release the restriction on the subject property limiting its use to elderly housing. It is the applicant's understanding that the restriction on elderly housing has been previously waived (May, 1990) with the proviso that additional parking spaces be added. The owners have resurveyed the project site and have come up with 144 spaces, greater than what existed before but short of what they are told the City requirements are.

Historically, Nellie Bechtel Garden Apartments has been restricted for use by the elderly. Apparently limited parking was allowable because elderly people, arguably, had fewer visitors. Prior to November 6, 1990, Mesa County owned Nellie Bechtel Garden Apartments at which time it was sold to the new owners.

It is the new owner's position that (1) reconfiguration of the existing lot gives adequate parking (approximately 1 1/2 parking spaces per dwelling unit) and (2) to attempt to carve out any further parking would negatively impact the site. Given the configuration of buildings, open space, landscaping, etc. there just isn't any place to logically create the additional parking. Photos will be supplied at the time of presentation.

There are numerous apartment complexes in the area, older than the subject complex, that don't meet the current zoning requirements regarding parking. It is also the owner's position that the parking requirements as imposed would be superfluous; the existing spaces well handle the parking requirements for residents at Nellie Bechtel Garden Apartments. Further, the zoning requirements make no distinction between one bedroom and two bedroom units. 84 of the 96 units at Nellie Bechtel Apartments are one bedroom which means one person or a couple, and normally, just one car. There are no dual households at the project.

1
2 bedrooms

IMPACT STATEMENT/PROJECT NARRATIVEOriginal
Do NOT Remove
From Office1) What is the proposal

Revised site plan for variance to (1) allow 144 parking spaces versus 169 (as petitioner has been informed the current requirement is) and (2) release the elderly restriction as to occupancy.

2) Where is the proposal

Nellie Bechtel Garden Apartments, 3032 15th St., Grand Junction, Colorado.

3) When the proposal is to be developed and any phasing involved

Re-configuration of parking area.

4) The area impacted by the proposal

Subject site.

5) The compatibility of the proposal in relation to the surrounding area and residents

To the best of petitioner's knowledge, no different than present.

6) The services to be provided, both public and private

Not applicable.

7) Any special considerations to be addressed

See attached.

8) How the proposal meets the criteria for: rezones, special uses, conditional uses, etc.

See attached.

JAN 3 1991

2945-013-06-018
Michael R. Rarden
3031 N. 15th Street
Grand Junction, CO 81506

2945-013-06-007
Dalton E. Garlitz
2930 N. 14th Street
Grand Junction, CO 81506

County Attorney's Office
P.O.Box 20000-5004
Grand Junction, CO 81502

2945-013-06-019
Frances Voytilla
3041 N. 15th Street
Grand Junction, CO 81506

2945-013-06-004
James P. Armbruster
3020 N. 14th Street
Grand Junction, CO 81506

2945-013-06-020
Lena Snider
3051 N. 15th Street
Grand Junction, CO 81506

2945-013-06-005
Steve and Angela Voytilla
3010 N. 14th Street
Grand Junction, CO 81506

2945-013-00-006
C. Peterson
647 27 1/4 Road
Grand Junction, CO 81506

1945-013-00-062
Calvary Bible Church
888 Glenwood Ave.
Grand Junction, CO 81506

2945-013-06-008
Carolyn R. Wilson
2920 N. 15th Street
Grand Junction, CO 81506

2945-013-06-001
Gary Lee and Joylien weathers
636 Leah
Grand Junction, CO 81504

2945-013-06-013
Carol Sue Stover
4071 Edenhurst Ave.
Los Angeles, CA 90039

2945-013-06-003
Dennis E. and Shiela M. Bodie
7539 Gallup Court
Littleton, CO 80120-4124

2945-013-06-016
Wm. E. and Geraldine Styers
3011 N. 15th Street
Grand Junction, CO 81506

2945-013-00-009
Lee and David Johnson
1920 Highway 13
Rifle, CO 81650

2945-013-06-015
Jerry and Margaret Brabec
2941 N. 15th Street
Grand Junction, CO 81506

2945-013-00-016
Angelina Mraule and
Agnes Tylenda
Box 656
East Carbon, Utah 84520

2945-013-06-017
Dewaine and Josephine Winch
3021 N. 15th Street
Grand Junction, CO 81506

2945-013-00-044
Robert and Katherine Stokes
626 27 1/4 Road
Grand Junction, CO 81506

2945-013-06-014
Eugene and Jeannine Rome
2931 N. 15th Street
Grand Junction, CO 81506

Mark Eckert
P.O. Box 20000-5001
Grand Junction, CO
81502-5001

REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. #4-91 TITLE HEADING: Revised Parking Plan

ACTIVITY: Revised Parking Plan for Nellie Bechtel Gardens

PETITIONER: Jay L. Cooke

REPRESENTATIVE:

LOCATION: 3032 North 15th Street

PHASE: Final ACRES:

PETITIONER'S ADDRESS: 2555 Crooks Road #200, Troy, MI 48084
(313) 643-7900

ENGINEER:

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

CITY ENGINEER 01/16/91
J. Don Newton 244-1559

No comment.

CITY ATTORNEY 01/04/91
Dan Wilson 244-1505

Will rely on Planning comments.

Original
Do NOT Remove
From Office

COMMUNITY DEVELOPMENT 01/18/91
Kathy Portner 244-1446

RESPONSE NECESSARY
by JAN 30 1991

Parking requirements for multi-family dwelling units, five and greater per structure: 1 1/2 spaces per dwelling units plus one additional space per every five spaces for recreational vehicles and/or visitor parking. Therefore the parking requirement for the existing 96 units would be 173 spaces.

There are 136 spaces existing on-site according to a site plan drawn 04/12/90 in File #45-89. Because of the inadequate parking, the use was restricted to elderly housing. However, on 05/01/90, Planning Commission approved a site plan showing 28 additional parking spaces for a total of 164 on-site spaces. If those spaces are provided, the elderly restriction is lifted.

The current owners are asking that the elderly restriction be removed with the allocation of a total of 144 parking spaces provided on-site by restriping the existing lot. That reduction would result in 1.5 spaces per unit.

A plat of this property was completed by Mesa County before they sold it. The current owner is required to record the plat.

Whatever final site plan, including parking, is approved must be recorded.



17 August 1992

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Mr. Howard Roberts, Manager
Nellie Bechtel Garden Apartments
3032 North 15th Street
Grand Junction, Colorado 81506

Dear Mr. Roberts,

A condition of approval of the revised final site plan for the Nellie Bechtel Garden Apartments (File 4-91) was restriping of the parking lot per the site plan recorded with the Mesa County Clerk and Recorder. This work was to be accomplished by May 1, 1992 and a check in the amount of \$221.76 was deposited with the City Finance Department to guarantee its completion. However, upon site check on July 28, 1992, restriping of the parking lot still has not been completed. There are 136 existing spaces and, according to the plan, there should be 144 spaces marked including: a total of 4 parallel spaces on either side of the recreation center, 4 spaces at the east end near the garages, and the large, central parking bays are to be striped for 20 spaces instead of the existing 18 spaces.

This parking lot improvement on the site was also a condition of, and tied to, the approval of a rezone of the property to Planned Residential 21.4 units per acre (PR - 21.4) in 1989. As of this date, your development schedule is considered expired, and, according to section 7-5-7 of the Zoning and Development Code (see attached), this could require a reversion of the zoning to Planned Residential 12.3 units per acre (PR-12.3) in which the use presently occurring at the Nellie Bechtel Garden Apartments would not be allowed to continue. Please advise the Community Development Department of your current intentions and the status of improvements at this property as soon as possible.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen".

Kristen Ashbeck
Planner

c: Jay L. Cooke

(2/20/91) # 4-91

The Nellie Bechtel Garden Apartment Complex complies with the City of Grand Junction planned development requirements that the City imposed on the property. The parking spaces as drawn on the most recent site plan and recorded with the Mesa County Clerk and Recorder (book ,page) and as constructed and striped on-site meet the requirements for current uses and is accordingly accepted as filed. The approved use is not limited to elderly housing, which restriction has been removed. This approval is conditioned upon receipt of a deed restriction eliminating the storage of large vehicles, signed by John Alden and the owner, C & C Western Properties, Inc.



Paving Crack Filling
Sealcoating Patching
Slurry Seal Striping

581 North Commercial Drive
Grand Junction, CO 81505
303 243-7881

PROPOSAL AND CONTRACT

Date October 8, 1991

Job Name Nellie Bechtel Garden Job # Apartments

Contact Howard Roberts

Address 3032 North 15th Street /office

City/State/Zip Grand Junction, CO

Phone 245-1712

Proposal by:

Mark Himmerite

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
300 LF	1. CRACK REPAIR: Power clean and fill cracks with hot applied rubberized crack filler.	\$.85	\$255.00
50,881 SF	2. ASPHALT CUSTOM SEALCOAT: Apply tackcoat of emulsion. Apply two coats of custom sealcoat.	\$.10	\$5,088.10
	3. STRIPING: Stripe all lines and markings.	\$.12	\$221.76
	Numbers at \$2.00 each number.	\$2.00	\$296.00
TERMS: Payment due on completion of work. Invoice subject to 1 1/2% interest per month beginning 30 days after date of invoice.			TOTAL \$5,860.86

IN THE EVENT IT BECOMES NECESSARY FOR CONTRACTOR TO FILE SUIT TO COLLECT ANY MONEY DUE, HEREUNDER OR FOR THE BREACH THEREOF, OWNER AGREES TO PAY IN ADDITION TO THE AMOUNT DUE, ALL COSTS OF ENFORCEMENT INCLUDING REASONABLE ATTORNEY FEES.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

ACCEPTED:

Signature

Mark Himmerite

Date

Signature

Sign and return two copies.

To: DANW
From: Kathy Portner
Subject: Nellie Bechtel
Date: 10/14/91 Time: 10:38a

I have reviewed the revised parking plan for Nellie Bechtel Gardens. The parking spaces will not work as shown. There is only 5' width for access to spaces 145 and 148. 10' to 12' is preferred. Access to the garages has been completely eliminated with this design.

As an aside, I had noted in the file that an additional 6-8 spaces would be provided. I think I got that from listening to the tape. However, your letter to Jay Cooke, dated 2/27/91, indicated that 4 additional spaces were required. Also, I confirmed with Ciavonne that this revised plan is not their design. They had done a design that would work.

Once we have an approved revised site plan, a full size mylar will need to be recorded with the Clerk and Recorder and we'll need a reduced (11"x17") mylar for our records. There was also a requirement that they record the plat that the County prepared for the property two years ago.

{ Agreement that City won't maintain } - Mantley Heights
+ POA (transfer of title) - Ridges

Jasmine Lane -
Falls - Siegfried

Talk to Shaver

ID on Assessor's Map

\$221.76 KP

Based on the attached estimate, the City has received a check for ~~\$520.00~~ to guarantee the completion of the parking lot restriping at the Nellie Bechtel Garden Apartments. The striping will be as approved on the site plan recorded with the Mesa County Clerk and Recorder. The developer agrees to complete the striping by May 1, 1992, at which time the City will refund the security check.

Howard W. [Signature]
Nellie Bechtel Gardens

Katherine M. [Signature]
Community Development Dept.

see East Edd - total of 144 spaces

File # 4-91
Nellie Bechtel Gardens
3032 N. 15th St.

5/92

Parking lot to be restriped as per recorded plan by May 1, 1992
Security check for \$221.76 was deposited with Finance to be refunded when complete



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

October 18, 1990

John Alden Life Insurance Company
7300 Corporate Center
7th Floor
Miami, Florida 33126

To Whom It May Concern:

RE: Jay L. Cooke / Richard W. Clyne
Purchase of Nellie Bechtel Garden Apartments

The Nellie Bechtel Gardens apartment complex complies with the City of Grand Junction planned development requirements that the City imposed on the property (file #45-89, final approval 10-18-89). The existing parking spaces meet the requirements for the current use as elderly housing. The approved use, however, is not limited to elderly housing provided the additional parking as approved by Planning Commission on 5-1-90 is constructed.

Sincerely,

Kathy Portner
Senior Planner

xc: File #45-89

ITEM # 4-91 (Page of 1)

INITIATED BY Jay L. Cooke

ACTION PROPOSED Revised Final Parking Plan

PRESENTED BY Kathy Portner



COMMENTS

SEE REVIEW AGENCY SUMMARY SHEET

SUGGESTED MOTION

MOVED BY _____

APPROVAL: "Mr. Chairman, on item #4-91, a request for a revised final parking plan at 3032 North 15th Street to allow 144 parking spaces versus 164 which is required by the Zoning and Development Code, I move that we approve this request subject to the Review Agency Summary Sheet comments and with the following conditions:

1. The storage of R.V.'s not be allowed on the site.
2. That the 84 one bedroom units remain as such.
3. If parking does become a problem, additional parking will be provided as shown on the site plan approved May 1, 1990.
4. That the site plan and plat be recorded by March 15, 1991.

DENIAL: "Mr. Chairman, on item #4-91, a request for a revised final parking plan at 3032 North 15th street to allow 144 parking spaces versus 164 which is required by the Zoning and Development Code, I move that we deny this request for the following reasons:" (STATE REASONS).

YES _____ NO _____ TABLE _____

development summary



File # 4-91 Name Revised Final Parking Plan-Nellie Bechtel Date 02/05/91

PROJECT LOCATION: 3032 North 15th Street

PROJECT DESCRIPTION:

A request for a Revised Final Parking Plan in a Planned Residential Zone with a density of 21.4 units per acre (96 units) on approximately 4.54 acres to allow 144 parking spaces versus 164 as required by a previously recorded site plan and a request to release the elderly use restriction.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE			TECHNICAL REQUIREMENTS		
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies		X	Streets/Rights Of Way	X	
Complies with adopted criteria		X	Water/Sewer	X	
Meets guidelines of Comprehensive Plan	N/A		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: <u>PARKING</u>		X

* See explanation below

Nellie Bechtel Garden apartments were built by Mesa County for elderly housing. There are 136 parking spaces existing on-site. Parking requirements for multi-family dwelling units, five and greater per structure, are 1 1/2 spaces per dwelling unit plus one additional space per every five spaces for recreational vehicles and/or visitor parking. Therefore, the parking requirement for the existing 96 units would be 173 spaces. Because of the inadequate parking, the use was restricted to elderly. On May 1, 1990 the Planning Commission approved a site plan showing 28 additional parking spaces for a total of 164 on-site spaces. If those spaces are provided, the elderly restriction is lifted.

STATUS & RECOMMENDATIONS:

The current owners are asking that the elderly restriction be removed with the allocation of a total of 144 parking spaces provided on-site by restriping the existing lot, resulting in 1.5 spaces per unit.

Staff recommends denial.

Planning Commission Action

Planning Commission denied request, VOTE 5-1. The petitioner, Jay L. Cooke, appealed.



ACRES 4.54
 UNITS 96
 DENSITY 21.4 units/acre
 ACTIVITY Revised Final Plan
 PHASE Final

FINAL

FILE NUMBER # 4 91
 ZONE PR 45-89
 TAX SCHEDULE # 2945-013-00-933

COMMON LOCATION 3032 15th St.

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____

_____ DAY REVIEW PERIOD RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____

RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES

5 Review Agencies + 1 Planning Commission

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
<input checked="" type="radio"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> City Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> City Fire Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> City Police Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> School District	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Irrigation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Drainage	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Sewer Dist. (FV, CGV, OM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> U.S. West	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> State Highway Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> State Geological	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> State Health Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> City Property Agent	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> City Utilities Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> City Attorney	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Building Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> DDA	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> GJPC (7 packets) <i>Planning Commission</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> CIC (11 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Other	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

TOTALS

BOARDS
PC DATE 2/5/91
CIC 2/20/91

*Denied - Appealed to City Council
 Approved 144 acres plus 3-4 at west end; elderly restriction lifted*

STAFF

APPLICATION FEE REQUIREMENTS

\$230 payable to City of G.J. at time of submittal

