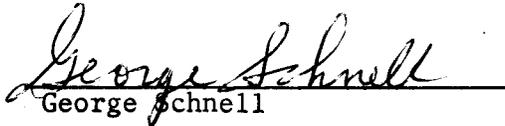


IMPACT STUDY
CHANGING ZONING FROM R-1 TO B-1 (BUSINESS)

1. Critical housing shortage especially in area of people who do not wish to purchase homes. Excellent area for multiple dwelling.
2. Central core area that has a large employment encompassing a radius of 30 blocks. Provides additional housing for Grand Junction.
3. Supporting needs, shopping and other services are provided within a close range effecting energy conservation by having short distances to these services when needed. Negligible -- Believe it is a practical place for the units proposed.
4. Good paved streets, traffic patterns sound and adequate flow to include contemplated development.
5. Utilities are excellent in both streets, Grand and 23rd Street, water, gas, electric, sewer, large enough to handle this expansion.
6. Sewer excellent, water excellent, sanitation conforming, fire protection in good zone, police regular patrol constant, traffic flow good and well established.

Signed,


George Schnell