



September 30, 1977

Mr. Wayne H. Lizer  
Green Tree, Inc.  
2820 1/2 North Avenue  
Grand Junction, CO 81501

Re: GREENWOOD ESTATES - PD-12, ITEM #58-77  
VACATION OF BOOKCLIFF AVENUE, ITEM #67-77

Dear Mr. Lizer:     Enc

The Grand Junction Planning Commission, at the regular scheduled meeting on September 28, 1977, denied the submittal of Greenwood Estates. Concerns voiced at the meeting were over density and the effect that density would have on increased transportation problems, inadequacies of the streets and possible sewer problems. It was mentioned by the Commission that a PD-8 would be the highest density that the Commission would consider for this area, providing the above concerns were met.

The Planning Commission denied the Vacation of Bookcliff Avenue since they denied Greenwood Estates PD-12. The Commission saw no necessity for the vacation with the denial of the PD.

You have an option of requesting a hearing before the City Council. If you wish to do so, you should contact our office at the earliest opportunity in order that we may advertize and schedule this item.

If you have any questions or comments on this project, please contact our office at your convenience.

Sincerely,

Kathy F. Lofink  
Planner I

KFL:dlw

CC: #58-77  
#67-77