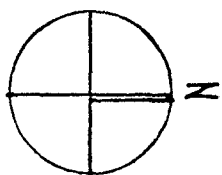


G R O A D



FHS

RIB

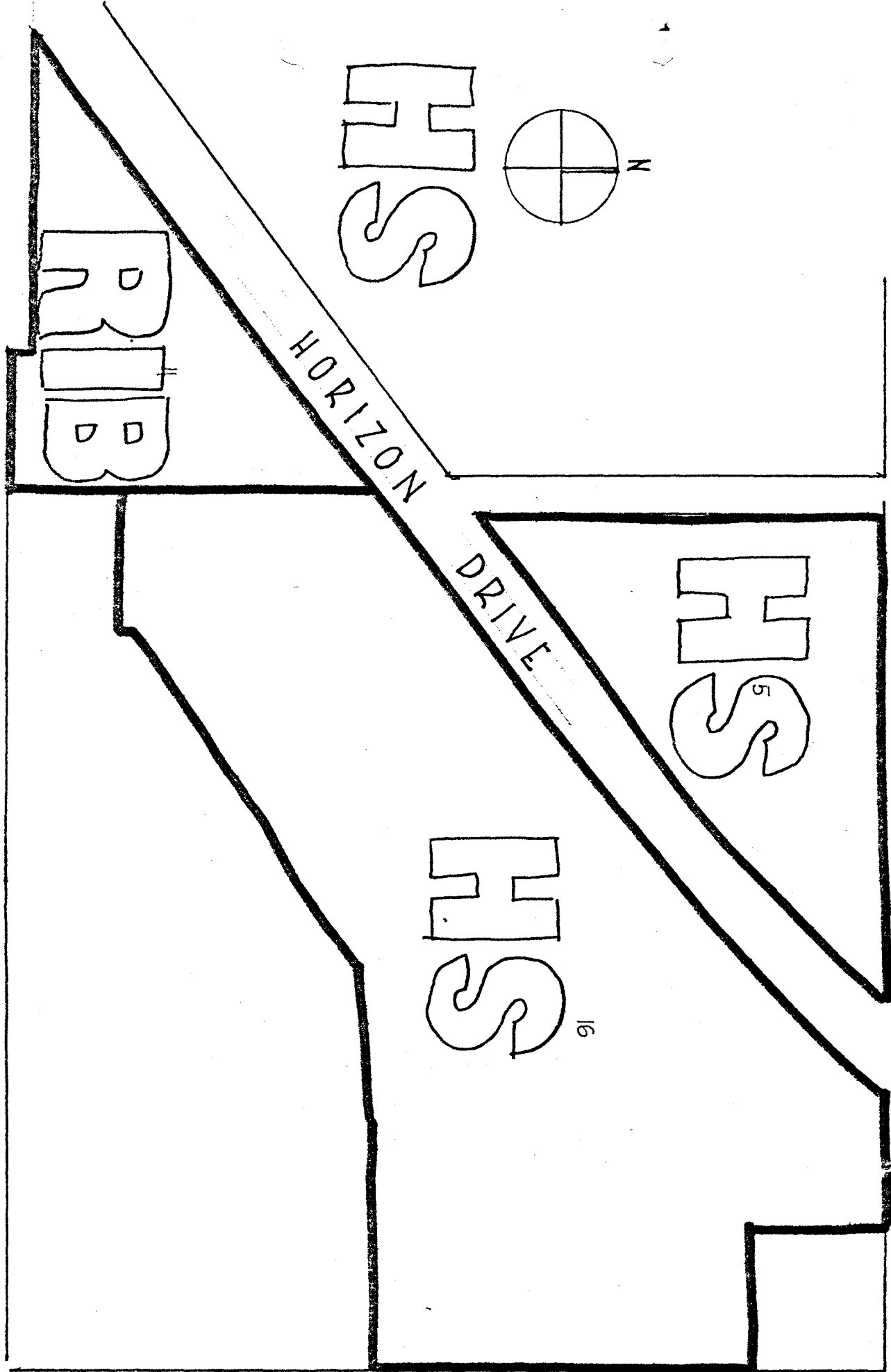
HORIZON

DRIVE

FHS⁵

FHS¹⁶

27 1/2 ROAD



April 3, 1978

Janine Rider, Chairwoman
Grand Junction City Planning Commission
Grand Junction, Colorado 81501

Re: Epstein & Etter Property on Horizon Drive

Dear Mrs. Rider,

This property is now zoned respectively Highway Service and R1B.

We respectfully request that this be zoned Planned Development
Business.



Emanuel Epstein



Kenneth Etter

Subdivision Zoning for Etta / Epstein Annex

Date 5 April 78 Item # 51-78

Petitioner Emanuel Epstein & Kenneth Etter

Loc: ~~S. of Horizon Dr.~~ S. of Horizon Dr. from Cliff Drive to G. Road & N. of Horizon from 2 1/4 rd. to G road.

Review Agencies Comments

Review Agencies Comments

Fire Dept. - 18" main available in G rd. Specific reqmts will be reviewed in prelim. plan.

City Eng. - NO REDUCTION of capacity in Horizon Drive Channel should be allowed -

Concerned about access to multi-family area.

Power of attny for Horizon Dr.

Line up accesses to motel & NE end of access rd.

Action Taken

P.C. Approved 4/25

C.C. Approved 17/April 78

Comments

Action Taken

P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

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