

November 27, 1978

Grand Junction Planning Commission
City Hall
Grand Junction, Colorado 81501

Gentlemen:

This letter is written on behalf of Grand Junction Housing Partners, a limited partnership. It recently acquired twenty acres on the South side of Highway 6 & 50, immediately west of the Bank of Orchard Mesa. At the moment, there are two forms of access to this property: From the north side (Highway 6 & 50) and from the south (B½ Road).

It is the plan of Grand Junction Housing Partners to down-grade the zoning on a portion of this property so that the front portion abutting the highway will be developed for commercial purposes and the rear portion developed for high-density residential purposes.

We understand that the fire department intends to build a fire station north of the Orchard Mesa Bank, fronting on 27 Road.

Unless an easement for vehicle and pedestrian traffic is left between the fire station and the bank, access to the residential and commercial properties will be impeded with the likelihood that access to the commercial property will flow through the residential property and vice versa.

We ask that you make provision for a road right-of-way running west from 27 Road north of the fire station and south of the Orchard Mesa Bank into this development.

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We have spoken with both the officials of the bank and representatives of the fire station. They indicate to us that this access will not interfere with their property and, to the contrary, would enhance traffic circulation in the neighborhood.

Very truly yours,

GRAND JUNCTION HOUSING PARTNERS

By 

G. Douglas Holling

REVIEW SHEET SUMMARY

#122-78

H.O. zone Development Fire Station #4

November 30, 1978

COMMENTS:

none received

DEVELOPMENT DEPARTMENT RECOMMENDATION

recommend approval

PLANNING COMMISSION RECOMMENDATION

recommend approval with the stipulation that additional access may be necessary across the north end of the property

GOVERNING BODY DECISION

$$\begin{array}{r}
 7 \\
 3900 \\
 \hline
 35 \\
 19500 \\
 \hline
 1700 \\
 \hline
 \$136,500
 \end{array}$$

$$\begin{array}{r}
 60 \\
 65 \\
 \hline
 300 \\
 \hline
 360
 \end{array}$$

$$\begin{array}{r}
 137,000 \\
 \hline
 109,600
 \end{array}$$

\$10 \$15,000

Subdivision #122-78 DEVELOPMENT IN H.O.

Date November 30, 1978 Item # Fire Station #4

Petitioner City of Grand Junction

Review Agencies Comments

Review Agencies Comments

Multiple horizontal lines for review agency comments, separated by a central vertical column of small square markers.



Action Taken

Action Taken

P.C. recommend approval 11/30/78

P.C.

C.C. approved 12/6/78

C.C.

Comments

Comments

Multiple horizontal lines for action taken and comments, separated by a central vertical column of small square markers.



ITEMS REQUIRED FROM DEVELOPER

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

Final horizontal lines at the bottom of the page.