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File 1981-0036

Project Name: Lexington Place - R-2 to PR-14 E. Spomer

Date 12/11/01

P r e s e n t	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	*Summary Sheet – Table of Contents			
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
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 nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
X	X	*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)			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Action Sheet – Pulled from Agenda by Petitioner - 6/29/81			Floor Plans
X	X	Review Sheet Summary	X		Attendance list from neighborhood meeting- 4/18/81
X		Review Sheets	X	X	Planning Commission Minutes - ** - 4/6/81, 5/26/81
X		Rezone Application	X		Subdivision Summary Form
X		Preliminary Plan Application	X		Public Notice Posting
X		Material for neighborhood meeting from Mark Cottrell – 4/15/81	X	X	Geologic Hazard Investigation Spomer Subdivision
X	X	Memo from Paul D. Bowers, Walker Field to City Planning Dept. re: Comments – 4/21/81	X		Vicinity Map
X	X	Petition from Residents of Onan Subdivision - 4/30/81	X	X	Site Plan
X	X	Additional information to the preliminary release of general project info. – 5/13/81	X		Existing Conditions Map
X		Elevation Plans	X		Landscape Plan
X	X	Letter from Mark Cottrell to Rev. Conard Pyle re: written confirmation of verbal agreement regarding willingness to have neighborhood meeting-4/22/81	X		Grading and Drainage Utilities Composite
X	X	Hand delivered letter copy from Mark Cottrell to Property Owners near proposed area – 4/10/81	X	X	Memo from Residents of Onan Sub. to Planning Commission-4/30/81

Acres _____

File No. 36-81

Units _____

Zone _____

Density _____

Tax Parcel Number _____

rezone & preliminary plan

Activity Rezone R2 to PR-14 - Lexington Place

Phase Preliminary Plan

Common Location No. of 15th St & F.5 Rd.

Date Submitted _____ Date Mailed Out _____ Date Posted _____

Day Review Period Return by _____ MDC Information Sent _____

Date Adjacent Property Owners Notified of MDC/GJPC _____ Date Adjacent Property Owners Notified of MDC/CIC _____

review agencies

	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
Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Road	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Surveyor	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Utilities	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Sheriff	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Fire CITY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Irrigation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Drainage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Water (Use Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Sewer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
G.V. Rural Power	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Soil Conservation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Transamerica	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Water & Power Resources	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Meck, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OTHER: Airport Authority	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

totals

BOARDS

DATE	<u>4/16/81</u>	<u>tabled</u>
GJPC		<u>removed - due to neighborhood objection & out of character of the site to proposed land use.</u>
GJPC	<u>5/24/81</u>	<u>held - on basis of neighborhood objection & intended use of the parcel.</u>
	<u>6/29/81</u>	<u>Pulled from CIC agenda by petitioners</u>

STAFF

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

_____ Date Resolution Mailed _____

City County Development Department



INTRODUCING

LEXINGTON PLACE

GRAND JUNCTION, COLORADO

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SENIOR ADULT LIVING, INC.

*Developers of Condominium-Apartments with Special Services
And Amenities For Quality Adult Living*

SYSTEM 55 ACCOMMODATIVE LIVING, INC.

*Providing Professional Non-Profit Management
For The Developments of Senior Adult Living, Inc.*

P.O. Box 1405

Grand Junction, CO 81502

Phone (303) 242-1253

INTRODUCING

LEXINGTON PLACE

GRAND JUNCTION, CO

An ultra modern condominium-apartment complex (each individually owned with title thereto) in a strictly senior adult community, together with special services and amenities affording a life-style not elsewhere obtainable.

BRIEF FACTS

STRUCTURE - Three impressive nine floor buildings of concrete and steel that merge into a large foyer hub which affords the elevators along with reception, information, security and mail services - plus comfortable lounging.

Planned are 168 spacious apartments - all with 8 x 16 balconies and many with fireplaces. The ninth floor will consist of 16 special penthouse styles (1,550 sq. ft.) with private promontory advantages. These will have every appropriate safety feature, together with outdoor carpeting, intercom system, telephone and electrical weather-proof outlets. Elevators will serve the ninth floor residents only by means of their coded card or electronic circuitry from their apartment.

Atop the hub and the merging ninth floors will be a spacious and elegant penthouse dining room for residents and guests. It can also be used for special occasions.

Lexington Place will be stately situated on approximately 14 uncrowded acres, offering a spectacular view of the Grand Valley and the surrounding mountains.

CONCEPT, LIFE-STYLES AND PURPOSES - Our concept gives recognition to the fact that our American life-styles are now (and rather suddenly) undergoing dramatic changes. This will most likely continue for decades because of inflation, energy and many other factors.

Besides these recent, somewhat "forced" changes and adjustments, we will, of course, continue to witness those ever-abiding challenges and needs that evolve from our growing older. Sometimes these changing needs thrust (and even force) people into what we might call "second choice" situational life-styles. All because there is not a desirable alternative. WE OFFER THAT ALTERNATIVE - and one that is both enjoyable and affordable, and for a very wide adult age group. One that is DIFFERENT!

Our concept and life-style is NOT that of a "Care Center" approach. Instead, think of it as a select adult community of those with compatible ideals and appreciations, in a setting of secure comfort for "the good life". The bonus is -- as they grow older, that life-style will be ever reinforced and perpetuated by services that will leave little to be desired. Please note the following services.

SERVICES AND AMENITIES - The following are basics to which all residents will contractually subscribe and pay an accommodation charge:

- (1) Maintenance, including grounds and parking areas
- (2) Insurance
- (3) Indoor swimming pool
- (4) Security (guards and electronic)
- (5) Emergency and security intercom system
- (6) Lounges - Conference rooms

SERVICES PROVIDED WITHOUT CHARGE:

- (1) T.V. antenna and cable to apartment
- (2) Notary services
- (3) Drug discounts
- (4) Free travel agency
- (5) Executive conference rooms
- (6) Courier banking services
- (7) Car porters
- (8) Car Servicing (pickup and delivery)
- (9) Airport car service
- (10) ID card plus logo decal for car and parking
- (11) Bus services (shopping centers, race track, et al.)
- (12) Interior decorator
- (13) Car butler service
- (14) Guaranteed Travel Fund Emergency Cards.
- (15) Lounge with electronic stock market reports

OPTIONAL SERVICES:

- (1) Elegant penthouse dining
- (2) Meals in apartments
- (3) Special diets
- (4) Room and party services
- (5) Secretarial services
- (6) Income tax service
- (7) Limousines
- (8) Shopping services
- (9) Colorado and adjoining state tours
- (10) Rental apartment for your guests
- (11) Prescribed in-home nursing care
- (12) Weekly flat laundry
- (13) Coin laundry machines
- (14) Maid service
- (15) Chartered plane services

Obviously, our plan is to make available almost every service residents could ever want or need, but with freedom to choose and alter as desired. As a banker well stated it, "It's simply living at home with a bounty of services and one's own staff. It's great!" He then added, "As the residents grow older, they can most likely maintain an uninterrupted or unbroken home life in spite of certain handicaps and incapacitations that might arise. Having dependable help will be the answer for a husband or wife who alone could not possibly care for the other." We, of course, heartily agree with our banker friend, and at the same time we wish to emphasize some obvious advantages offered to many other adults.

YOUNGER ADULTS - Multitudes of adults (with families reared) are now discovering the "house too large" - plus maintenance, lawn care and a lot of other chores - as not exactly fun. Moreover, water, heat (gas or oil) and electric bills have all soared - and so have taxes. These all seem to prod for some better answers. We have them! Not only will our residents forever end all of the "home ownership nagging concerns" - they will actually live better for less.

SECURITY

Another important and desirable advantage is the security factor. This includes personal safety (which is no concern in this city) and emphasizes the protection of property as well. For example, those who travel, vacation or whatever, can entrust their cars, recreational vehicles, boats, etc. - to our care and travel with complete peace of mind. They will find everything exactly as it should be upon their return.

QUIETNESS AND PRIVACY

The term "peace and quiet" has long been associated with being comfortable. This especially holds true for Senior Adults. Consequently, we desire to so design and plan the usage of our acreage that their privacy and quieter surroundings can be assured. We sincerely believe that they deserve it.

We want them to be able to stroll practically all over the place and to enjoy putting greens, paved jogging trails, tennis and other activities without the concern and bother of thru traffic. We will sincerely solicit the help and expertise of the city in making this possible.

IN-HOUSE CONVENIENCE STORE AND PHARMACY

As additional services we plan to provide an in-house convenience store (groceries and other basics) and pharmacy for the exclusive use of residents. These are to be located wholly within the interior so as not to alter the residential setting and appearance. This operation will also be on a non-profit basis and will effect some very impressive savings for residents. Our registered pharmacist will be salaried and on emergency call after regular hours. As an added convenience, residents can order via phone and have their grocery orders delivered to their apartments. Both services will offer regular 30 day charge accounts.

A FEW ADULT RENTAL APARTMENTS

The lifestyles afforded at the Lexington will be the answer for those particular residents, but there are many good and deserving people who are financially unable to purchase an "apartment-condo" with us. They have good monthly incomes from pensions, social security, and other investments and most likely a nice "nest egg savings" -- earning interest. However they cannot afford to dissipate the savings because this would diminish their needed income. The obvious answer for many of these is nice SENIOR ADULT RENTAL APARTMENTS.

In this type complex (we plan perhaps 20 to 40 units) these residents can likewise be afforded some of the very basic and necessary services enjoyed at The Lexington. Our In-Home nursing and professional care, together with maid services, in-home special help, meals in apartment and other services could be available.

The rentals and services will help them maintain their uninterrupted homelife and avoid the often "forced" Care Center lifestyle. We further emphasize that people prefer to remain at home and many of them can do just that, if they can secure some dependable and competent help. Eventually, we intend to provide these apartments via purchasing suitable existing units or, by construction at a different location.

MANAGEMENT

Our objectives, ideals and the services offered, obviate the necessity of competent specialized management. Consequently, when the apartments are purchased, contractual provision is also made for their management by our non-profit corporation -- System 55 Accommodative Living, Inc. (The twin to our development corporation -- Senior Adult Living, Inc.) Provision is also made that upon six months notice the Residents Association may cancel the contract and provide all management itself.

When most people buy a home - they also buy a lot of responsibilities. Things like lawn care, snow removal and maintenance to mention a few. Living at the Lexington, within itself, evidences the desire for total freedom from all possible responsibilities. Consequently, our professional management is intended to afford such freedom to both residents and their Association, yet providing for their retained autonomy. There are however, certain legal obligations and responsibilities which cannot be transferred nor delegated to others. The "Apt.-Condo" declaration and articles of incorporation will delineate these.

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SOME QUICK FACTS REGARDING LEXINGTON PLACE

OWNERSHIP

As elsewhere stated, residents will own their apt-condos with full title thereto. This means that they can sell at will, however the buyers must be approved by both the resident's committee and System 55. We must ever maintain our ideals and purposes.

UTILITIES, TAXES

Residents will pay their own utilities and taxes. Presently, these amount to less than \$25.00 monthly for electric (our own 2 bedroom apartment) and about \$60.00 monthly for taxes. Hot water heat will be furnished, together with evaporative water cooling for each individual apartment. (Our humidity is very low). Moreover, the average electrical monthly cost for this type unit is only about \$6.00 in comparison to \$60.00 per month for the refrigerated type. Of course, this does not preclude having a refrigerated type as well - but we can assure that such will be unnecessary.

We also plan to incorporate solar heat, and if at all possible obtain a tax credit for each apartment owner. The amount would be on a prorated square/footage basis.

APPLIANCES, CARPETING

We furnish electric stove, refrigerator, dishwasher and carpeting. We'll decorate to your choosing and give assistance as requested.

SAFETY FEATURES

All apts and hallways will be equipped with battery operated heat and smoke detectors. Every safety precaution will be utilized.

The total acreage will be surrounded by an electronically sensitized fence, with the entrances and exits (twin gates) staffed by uniformed guards. In fact, your guests will have to be identified and cleared by you via intercom before they can enter the premises. After parking and entering the main foyer, you will again be contacted. You may desire to come and personally escort them. A tag bearing your apartment number will be placed upon their windshield which is to be surrendered to the guard upon leaving. The reasons therefor are obvious.

DINING

We plan a very elegant penthouse dining room for the exclusive use of residents and their invited guests. It will afford a very scenic view of the Grand Valley and surrounding mountains. This too will be operated on a non-profit basis, thus offering the very best for less. Children are welcome when accompanied by adults.

PARKING

There will be adequate assigned spaces plus underground parking to be purchased with various apartments. An elevator will serve this area.

IN-HOME NURSING

When physician prescribed various professional services are provided via the certified Home Health Agency of the Mesa County Health Department. This certified agency can then bill Medicare and other insurances for their appropriate payments. We are especially appreciative of the many services the Health Agency provides, and will later give you copies of their memo listing the services.

But to mention a few, we note: (1) Providing physical assessment; (2) Monitoring medications; (3) Administering medications (including injections), monitoring of vital signs (blood pressure, etc.) and, believe it or not - baths, shampoos, and nail care, are just a part of their service spectrum.

Because the salaries of these employees are borne by the county, and inasmuch as Lexington Residents (168 apartments) could maybe "strain" both their budget and personnel limitations, we will have our own staff nurses to assist them in these services. We simply desire that no resident of Lexington be "unnecessarily forced" into a premature carecenter situation. And we believe that in many illnesses, our "cooperative plan" will help people to be cared for at home.

CLIMATE

Being on the western slope of Colorado permits Grand Junction to enjoy a superb climate. It is a large fruit-growing area with an abundance of peaches, pears, apricots and apples. The average winter daytime temperatures are 40 degrees to 50 degrees, with the summer ones being from 80 degrees to 90 degrees. The humidity is very low, so consequently, the occasional hot and cold spells "are not felt". The area is smog free.

RECREATION

Our big game hunting, along with fishing and nearby skiing are all unsurpassed.

APT FINANCING

We will assist approved applicants in obtaining financing. Many prospective residents will pay cash and others will have property to sell. The new capital gains exemption of \$100,000.00 is most favorable for them.

ELIGIBILITY

As elsewhere stated ours is not just another apartment complex "for any and everybody". Our concepts, purposes and plans are all geared toward an adult community that is "a cut above". We definitely do not discriminate with reference to race, color or religion, but are simply desirous of providing unsurpassed living in an atmosphere of total comfort and security. Consequently, we simply seek good decent, compatible people. Keep in mind that we will be very, very sensitive to the desires and needs of older folk who can best appreciate our "special help" services.

As you well know, there are many couples (both young and older) who alone cannot care for each other. But with our services, these same couples can very easily maintain their home and enjoy it. In speaking of the Lexington Place a very distinguished gentleman remarked, "When the trail behind is longer than the one ahead - it is very gratifying to know that a nice, an unusual complex like the Lexington will exist. I think your concepts and plans are the best I've heard of - let's get it built".

Eligibility will present no problem whatsoever to those who can appreciate our purposes.

PRICES

They range from \$49,000.00 to \$96,000.00 - with a few larger penthouse styles at \$128,000.00

PURCHASING

A 10% deposit is made at the time of selection, with the balance due when the apartment is ready for occupancy.

REFUNDS

Deposits will be refunded any time prior to the beginning of construction. Keep in mind that an apartment (like a house) will have been especially planned to your specific tastes, not just everyone's.

INTEREST ON DEPOSITS

The deposits will all be combined into larger amounts of \$100,000.00 thus permitting a higher negotiated return than what smaller amounts could earn. How's that for service?

CONSTRUCTION TIME

We anticipate about 18 months for construction, permitting full occupancy in the fall of 1982.

RESALE OF APTS

We retain the right of first refusal on all sales, and the resale listing as well. And for the following good reasons.

First we will have a waiting list of those already approved for residency. Our sales commission will never exceed prevailing rates, and we will place one third of all commissions in a special residents reserve account. These funds will be for the exclusive use of residents. (One lady has already suggested a Lawrence Welk appearance.)

Again, all incoming residents must be approved by the residents committee and our management. The ideals and life-style of the Lexington Place must ever be maintained. These conditions are contractually provided when an apartment is purchased.

We welcome any further questions and enquiries.

Senior Adult Living, Inc.

By _____

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LEXINGTON PLACE

SOME OTHER BENEFITS TO OUR COMMUNITY

The development of the Lexington Place gives meaning to the American belief that people who have worked hard, reared their families; supported our schools; paid both their taxes and debts, are entitled to comfortable and secure enjoyment of their latter adult years. With us, this belief, together with "grandparents, the flag and apple pie" are still worthwhile. We believe in all of them!

Elsewhere, you will have noted dozens of services and amenities which Lexington Place residents will be offered. In addition thereto, a rather wide spectrum of secondary benefits will accrue to the entire community. We shall enumerate a few.

1. **ENHANCEMENT OF PROPERTY VALUES** - The Lexington Place will definitely enhance nearby property values. It will be a development of quality and grandeur and one of which our community can be proud. We desire it to evidence a lifestyle and refinement that will once and for all bespeak our appreciation of Western Slope people and ideals.
2. **OUT OF TOWN PURCHASERS** - Many of the Lexington residents will come from other areas. These people bring only themselves and their money. They do not require additional schools, nor the usual growth services.
3. **DEPOSITS AND SAVINGS INCREASED** - Some years ago the writer served on the Board of Directors of four retirement facilities. While these were hardly the quality of the Lexington Place, and of an entirely different concept; they nevertheless enjoyed full capacity. Our experience with each of the four soon showed us that these fine people literally brought millions into the local financial institutions. Obviously, such funds are more than welcome and appreciated. We need them - here!
4. **LOWER TRAFFIC FLOW** - A Senior Adult Complex does not present the usual apartment traffic flow. Our residents will not be in the early morning, noon and evening rush hours. Nor do they add a noise factor.
5. **VAN-TYPE BUSES** - We will provide at least two of these for making two daily trips to the downtown area and one in the afternoon to Mesa Mall. We plan to ask the City to provide an exclusive main street parking area for us. This will permit much easier shopping which can benefit both shoppers and downtown businesses. We are vitally interested in our downtown continued prosperity.

6. TAXES - Lexington residents will also pay their share of real estate taxes. We are not desirous of exemption.

7. MANY OLDER HOMES AVAILABLE - We are well acquainted with local people who heretofore have evidenced strong desires for a retirement facility. In fact, about 70 of them set aside, or escrowed deposits therefor. We personally know that over twenty of these had homes which they had planned to sell.

Our statistical guess is, that there will be no less than 40 older homes for sale by new residents of the Lexington Place. Another most favorable factor is that almost everyone of them can sell and "carry the mortgage" themselves. Consider what this can mean - especially to young families who also desire to enjoy the American dream of home ownership.

8. EMPLOYMENT - We will furnish full and part time employment for about twenty five females and ten males. Perhaps some of our nearby neighbors can best appreciate these opportunities.

SENIOR ADULT LIVING, INC.

Developers of Condominium-Apartments with Special Services
And Amenities For Quality Adult Living

SYSTEM 55
ACCOMMODATIVE LIVING, INC.

Providing Professional Non-Profit Management
For The Developments of Senior Adult Living, Inc.

P.O. Box 1405

Grand Junction, CO 81502

Phone (303) 242 253

May 13, 1981

ADDITIONAL INFORMATION
to
CITY PLANNING COMMISSION - CITY COUNCIL

Regarding Proposed

Lexington Place

Grand Junction, Co

Ladies and Gentlemen:

The purpose of this writing together with attached materials is to bring you up to date. We have heretofore presented you with detailed information regarding our concepts and purposes, and the many benefits to the community. We refer you to that brochure presented prior to April 6, 1981. We summarize as follows:

- (A) At the first Planning Commission hearing on April 6, there was considerable objection to the development. It was tabled and one of the objectors (Mr. Jeys) and someone of the City staff suggested a meeting of both sides.
- (B) Such meeting was held at the Holiday Inn on April 18 and there was very good attendance. Some unnecessary accusations and rudeness was displayed by two men and one woman, but the meeting served its purposes (even for those three). At this meeting we attempted to honestly show the neighborhood people alternatives to our development (See photos). In spite of this honest and accurate on-site projection, some folks apparently cannot grasp, nor appreciate the simple fact that whatever is developed on the land - their present Mesa view is lost. Moreover, Mr. Warner tells me that the 31 ft. height code becomes effective July 1, 1981. Let me add, that the tallest structure in the photo does not exceed 31 feet. We displayed the large painted to scale drawings at the Holiday Inn meeting - as per the attached photos.
- (C) The one and only thing these area residents appear to want is single family residents - nothing else! We think they are simply not dealing with reality. Land and financing costs preclude such use except for the "very well financially to do buyer." Or, perhaps, there could be a high density low price tract housing project which require a P.D. zoning beyond our reasonable requests. To put it bluntly, it seems that many have simply put up their sign, reading -- "DO NOT DISTURB!" They don't want F 1/4 developed over to

12th, nor anything done to, or with, Cliff Drive. In fact, one man said, "We just want to be left alone!" Frankly, we are puzzled as to how to courteously deal with this attitude and the familiar old "herd petition" approach. (The same type of reasoning that privileges some individuals to brazenly ask an acquaintance to co-sign a note, or to be used as a reference in certain dealings.) Too often, petitions present a sort of "forced or pressured choice" whereby neighbors either sign or chance becoming the "leper" of the neighborhood. You know this to be typical.

- (D) We respectfully urge you to read the letters, etc., which we have presented to adjacent land owners and other neighbors. We have tried to be courteous, fair and very reasonable. We request nothing but your careful analysis and consideration of both the immediate and long term benefits to ALL. (The community, Senior Adults, and the immediate neighborhood.) If both your commission and the City Council appreciate and favors such myopic and "do not disturb" thinking as evidenced in this case, how on earth can the City and all of us who truly support both downtown Grand Junction and the entire community hope to efficiently deal with some rather new and upcoming realities of the 1980's?
- (E) Finally, we will give very serious consideration to altering our plan. We could likely favor lowering from a nine floor structure (with dining room atop) to four floors - plus the dining room atop. This would then necessitate our erecting some 3-story buildings along the east side of the property. (These would not exceed the 31 ft. height.) This would permit a very large green park-like area between us and neighbors on the west. However, more of the Mesa view would be lost than with our 9 floor plan. But again, that will occur regardless of what is developed. If we altered our entire structural plans, we would then prefer colonial styles with the large white columns gracing each building. We feel this setting could project a serene, homey and elegant appearance.

When we again appear before you, our request will be for P.D. 12. In the meantime we ask that you bear in mind that our P.D. 12 usage for Senior Adults will present less population, less cars, less traffic, less noise and zero child factors than would a P.D. 8 for normal family use. Can't we all "give a little" and accomplish something worthwhile for all?

Respectfully,



Mark F. Cottrell, President
System 55 Accommodative Living, Inc.

SENIOR ADULT LIVING, INC.

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Phone (303) 242-1253

TO PROPERTY OWNERS NEAR PROPOSED "LEXINGTON PLACE"

First, we apologize for failing to furnish you specific and full information regarding our proposed LEXINGTON PLACE retirement complex. We regret the misconceptions and concerns this may have caused.

At the City Hall meeting of April 6, it was recommended that a meeting be held in which we thoroughly discuss the issues and questions involved. Accordingly, we have made arrangements for such to be held on Saturday April 18, at Holiday Inn (Juniper Room) 10:00 a.m.

At this meeting you will be able to view photographs of the area, together with superimposed photos of our proposed building on actual site. You will also see superimposed photos of other possibilities of the land use. Our desire is to help all of us visualize the appearances as they could later occur.

We have enclosed our latest brochure, almost identical to those heretofore furnished the Planning Commission and City Council. We trust it will answer a lot of your questions. And as you read it, please bear in mind that our heretofore ineptness was not meant to ignore nor circumvent you. Instead, we believe so strongly in the merits of our venture that we want you to also feel a role in the achievement.

Finally, we both invite and request your presence at the forthcoming meeting on April 18. We will welcome your questions, ideas and suggestions. As I said at the City Hall Meeting, "We desire that our achievements regarding LEXINGTON PLACE be acceptable to all concerned."

Sincerely,

Mark F. Cottrell, President

April 15, 1981

Re: LEXINGTON PLACE
Spomer Subdivision

TO: Adjacent Land Owners and Area Neighbors

On Friday, April 10, 1981, Mrs. Cottrell and I hand delivered a descriptive brochure regarding LEXINGTON PLACE together with an invitation to the suggested forthcoming meeting. Those present at the City Council chambers on Monday, April 6, will recall that a private individual, and someone from the Planning Commission suggested such a meeting.

This is to remind you of said meeting and to give more detailed information.

Date.....Saturday, April 18, 1981
Time.....10:00 a.m.
Place.....Holiday Inn
Room.....Juniper Room
(This was the only room available. It is upstairs.
Use the stairway near the liquor store and "you're there".
A sign will be on the door.)

We look forward to seeing you. Coffee will be served.

Sincerely,



Mark F. Cottrell, President
System 55 Accommodative Living, Inc.
242-1253

April 22, 1981

RE: LEXINGTON PLACE

TO: Adjacent Land Owners and Neighbors

We thank you for your attendance and participation in our meeting held last Saturday, April 18, at the Holiday Inn. We feel that a better understanding was accomplished. Several of you remained after the meeting for further close-up map, photo and site studies. And with reference to these items, we will be glad to lend the large scale drawings to you if you so desire. These in turn bring us to a few other items for comment. The first being the large on-site drawings that were made to scale.

Our purpose for these was but to permit you to see some possible alternatives to our proposed Lexington Place. However, our comment that perhaps later, someone (if not us) could likely secure P.R. 8 or P.R. 4 Zoning was immediately misinterpreted and abusively hurled back at us as "our intended threat". Sheer emotional nonsense, because we fully know that the City decides Zoning - not us. Nevertheless, such zoning is not improbable, and that was our only point.

The painted large scale drawings were those of houses up to 25 ft. in height (and one at less than 35 ft.) and were only intended to help you see how things could later appear, including the wood fence running all across the west side of the property.north - south.

Our obvious point was, and the simple fact is that regardless of what type of buildings are constructed along the west side - the Mesa view will be lost. Even single family housing (back door to your back door) with the wooden fence will block the view of every adjacent homeowner. "And you can likely bet on the fence!"

The actual drawing to scale projected our building as blocking the view of but 2 adjacent land owners. These would of course lose their view regardless of "who builds what".

We also pointed out our lower noise impact, lower traffic flow, the total absence of motorcycles and hot-rods, (their number and noise increases daily) and the avoidance of 15th Street going all the way through from Patterson to Horizon Drive. We see no need at all for Cliff Drive extending on up

to our area. We hope it will remain as is. We want to discourage traffic on East Cliff Drive as well. We think our "buffer" helps do that. In time, and as the city grows, "newer race tracks" other than North Avenue will be sought. Can you imagine a more inviting one than "a straight shot" from Patterson directly through to Horizon Drive?

- TYPES OF ZONING -

P.R. 12 - 168 units - 1.6 people = 269 people. Cars - .08 cars per unit would give 134 cars. (Ours being strictly adults gives 0 children.) We plan two small vans seating 16 each for daily trips downtown and to the Mall. Our residents would never be a part of the early morning and late afternoon traffic flow.

Residents - The average ages are in the late sixties and early seventies. Most of them are couples, then lone widows and a few widowers. Some condos will be sold to younger adults who are without children at home.

Land Use

Public Row.....	1.4 acre
Private Dirve.....	1. acre
Building Use.....	.65 acre
Parking.....	1.4 acre
OPEN GREEN AREA...	9.1 acre

P.R. 8 - Zoning for families of all ages. P.R. 8 - permits 112 units. Average - 3 people per unit is 336 people. 2.1 cars per family = 235 cars. Children - (1 per family = 112) (2 per family = 224) Compare these figures with Lexington Place and all other factors.

Another bit of information was with reference to the high costs of single family dwellings. The land costs, plus construction loan rates for the builder are extremely high and the same must be passed on to the family buyers. Their house payments are extremely high per the following figures, which we obtained as of Friday, April 17, from a local Savings & Loan.

Example #1. A house costing \$85,000.00, with 5% down presents monthly payments of \$1,075.81 at 16% interest. The interest rate is renegotiable after 5 years. There is also a charge of 3 points (or percentage) PLUS insurance and taxes. At a fixed rate 16 1/2 (not renegotiable) the payment would be \$1,108.12 plus taxes and insurance. These are both 30 year loans.

Example #2. The same house with 10% down and 16% (renegotiable) presents payments of \$1,028.74 with taxes and insurance added. On a fixed rate the payment is \$1,044.18 per month with interest at 16 1/2% - plus insurance and taxes.

Things have changed - haven't they?

During the discussions, you will recall that we were accused of deception. This had to do with Mr. Spomer's name appearing on at least two specific documents. Even though, Mr. John Quest kindly answered the accusation, we are nevertheless glad to enclose a photocopy for all to see.

The PRELIMINARY APPLICATION IS FURNISHED BY THE CITY and we properly completed it. It is that simple. As to the agenda of the Planning Commission on Monday, April 6, (which listed Mr. Spomer) that too, was prepared by the City - not us. We are here reminded of the poet Southey who said, "How little do they see what really is, who frame their hasty judgement upon that which seems."

Then there were the accusations against both Mr. Spomer and Mr. Jeys. Mr. Jeys was condemned for suggesting such a meeting as was held, (as did a City official) and Mr. Spomer was practically held up as being a traitor, because he can't afford to build more single family dwellings on such valuable land. Moreover, and (as I attempted to point out) the Spomers are seeing more than just land and dollar marks. They are cooperating with us to permit our developing other than just more housing. They too, are interested in older people having the comforts, quietness and security of their senior years.

THE GOOD QUESTION!

Many questions were asked but we think the most important and penetrating one came from Mrs. Peterson. She asked, "What do we (neighbors) get out of all of this?" We thank her, and offer the following answers.

First, and briefly, let me again reiterate some things you will not get from Lexington Place.

You will not get the usual new generation close-up noise, the bottles and beer cans, the chain saws, the self-styled and home made auto mechanic clutter, the motorcycles and hot-rodders (buzzing and circling up and around E. Cliff Drive), the parties (and sometime brawls) at your back doors - but to name a few. If these all sound a little surprising, it should be borne in mind that only one motorcycle or hot-rod enthusiast is needed to lure a dozen more on any given Saturday morning. We think some far-ahead thinking and planning can prevent these likely modern-day possibilities.

In contrast thereto, Lexington Place offers a refined Country Club atmosphere in continued support of your present peace and quietness.

Obviously, neighbors would receive no cash benefits, and your question was not asked with that in mind. We interpret your question as enquiring "How does, or how can, the development benefit us?"

I kindly submit to you that you can and will be well paid in benefits that money and material values can never satisfy. For example, if you neighbors visit us, and have dinner with us occasionally (and we invite you to do so) you will see beautiful and delightful Senior Adults living as they're entitled to live. Or maybe you'll see a husband in a wheel chair, together with his wife and his being helped to the dining room. They're able to remain together at home because of our "in-home help" that makes it possible. If they had to remain at home elsewhere - they simply could not manage. Then what happens?

We tell all of you candidly, that these are some of the rewards that we're seeking. And after having served on the Board of Directors of four retirement homes (and gladly without pay), I can assure you that they make anyone feel a worthwhile part of history. (His-story if you know what I mean - and we're inviting you to be a part of it.)

At the same time we fully expect you to look out for the neighborhood and your personal interests. Therefore, we're not asking you people to "hurriedly hop on a benevolent bandwagon" just because it's a noble and worthwhile cause. We're only asking that you consider the entire spectrum in a little far ahead thinking.

If some of you happen to disagree with us, we'll respect you no less for your judgement. If you can join with us and give us your moral support - we will thank you. Can't we all "give a little" in order to help our Senior Adults and our community?

As an example, we agreed to forego the proposed townhouses on the south portion of the acreage and make it a beautiful green area. This will give most of you a continued good view eastwardly. Some of you spoke your appreciation of this gesture.

We will now invite one from among you to join the Board of Directors of our management organization. We would want you to nominate six individuals of the neighborhood, from whom we would choose one to serve on said board. Compatibility and sound business judgement together with Bible principles would determine our selection.

The management fulfills a very necessary and important role in cooperation with, and in behalf of, the residents. It is our management firm, (via contract) and the residents committee, that will ever maintain the high standards and quality lifestyle

of Lexington Place. A neighborhood board member would always permit neighborhood input, and hopefully permit all of you to feel that you're a part in something good for all concerned.

Thank you for reading this lengthy letter, and the report of the meeting. We hope to see you at the meeting mentioned by Rev. Pyle and later at the Planning Commission and City Council hearings.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mark F. Cottrell". The signature is written in dark ink and is positioned above a horizontal line.

Mark F. Cottrell, President
System 55 Accommodative Living, Inc.

SENIOR ADULT LIVING, INC.

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P.O. Box 1405

Grand Junction, CO 81502

Phone (303) 242-1253

April 22, 1981

Rev. Conard Pyle
674 E. Cliff Drive
Grand Junction, CO 81501

Dear Rev. Pyle:

This will give written confirmation of our verbal agreement made at the Holiday Inn, regarding our willingness to meet with you and the neighbors. We thank you for the "invitation" (or enquiring if we would be willing) to do so. Frankly, we feel - the sooner the better, for the simple reason that we intend to seek the earliest possible appearance on the agenda of the Planning Commission.

We feel that the meeting at the Holiday Inn was informative and helpful notwithstanding the obvious rudeness directed toward Mr. Jeys and Mr. Spomer.

I think Mr. Quest, our architect, gave a very careful and detailed delineation of things. He and I will be happy to attend any meetings you may desire.

Again, thank you, and we will await your phone call.

Sincerely,



Mark F. Cottrell, President
System 55 Accommodative Living, Inc.

P.S. A photostat of this letter is being included in a letter to the neighbors.

MINISTER

Conard G. Pyle
Residence phone 242-0707

First Congregational Church

United Church of Christ



Fifth and Kennedy

Phone 242-0298

Grand Junction, Colorado 81501

4-29-8one

Mark F. Cottrell, President
System 55 Accomodative Living, Inc.
Box 1405, Grand Junction, Co 81502

Dear Sir,

As you are probably aware an overwhelming percentage of the neighbors have signed and sent in a petition opposing the request for R-14 rezoning the the area in question. With this completed, I am not aware of any sentiment in the neighborhood for a meeting.

My impression is that the issue is over re-zoning and not over your proposal as such. It is obviously a very desirable proposal from many standpoints. However, we are aware of past and continued efforts to build high rises to the west of us, bordered by 12th and Horizon. If these proposals and yours were to succeed it would be as though we were living in New York City.

My best regards,

Con Pyle



LEXINGTON PLACE

SOME OTHER BENEFITS TO OUR COMMUNITY

The development of the Lexington Place gives meaning to the American belief that people who have worked hard, reared their families, supported our schools, paid both their taxes and debts, are entitled to comfortable and secure enjoyment of their latter adult years. With us, this belief, together with "grandparents, the flag and apple pie" are still worthwhile. We believe in all of them!

Elsewhere, you will have noted dozens of services and amenities which Lexington Place residents will be offered. In addition thereto, a rather wide spectrum of secondary benefits will accrue to the entire community. We shall enumerate a few.

1. ENHANCEMENT OF PROPERTY VALUES - The Lexington Place will definitely enhance nearby property values. It will be a development of quality and grandeur and one of which our community can be proud. We desire it to evidence a lifestyle and refinement that will once and for all bespeak our appreciation of Western Slope people and ideals.

2. OUT OF TOWN PURCHASERS - Many of the Lexington residents will come from other areas. These people bring only themselves and their money. They do not require additional schools, nor the usual growth services.

3. DEPOSITS AND SAVINGS INCREASED - Some years ago the writer served on the Board of Directors of four retirement facilities. While these were hardly the quality of the Lexington Place, and of an entirely different concept; they nevertheless enjoyed full capacity. Our experience with each of the four soon showed us that these fine people literally brought millions into the local financial institutions. Obviously, such funds are more than welcome and appreciated. We need them - here!

4. LOWER TRAFFIC FLOW - A Senior Adult Complex does not present the usual apartment traffic flow. Our residents will not be in the early morning, noon and evening rush hours. Nor do they add a noise factor.

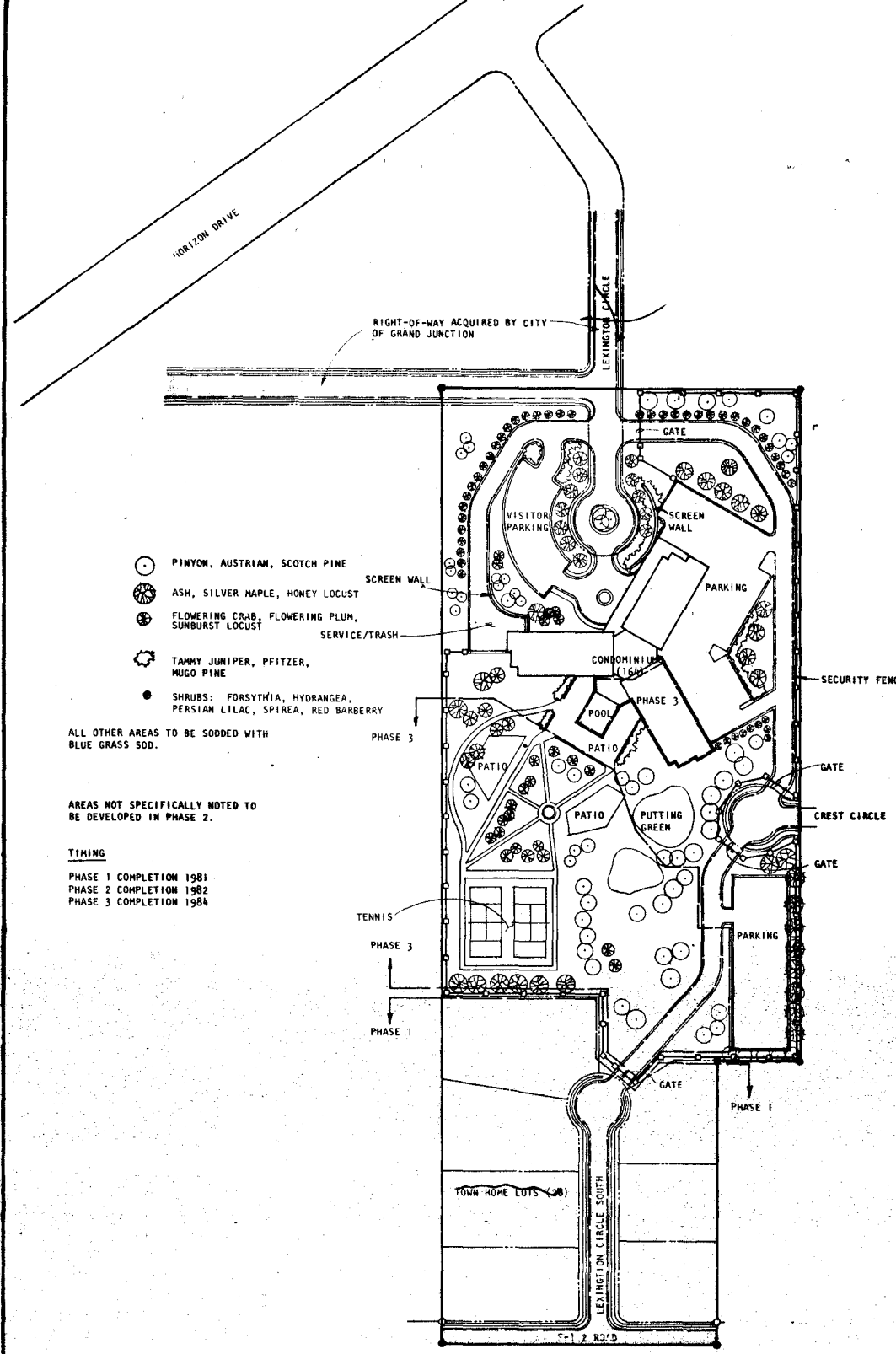
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7. MANY OLDER HOMES AVAILABLE - We are well acquainted with local people who heretofore have evidenced strong desires for a retirement facility. In fact, about 70 of them set aside, or escrowed deposits therefor. We personally know that over twenty of these had homes which they had planned to sell.

Our statistical guess is, that there will be no less than 40 older homes for sale by new residents of the Lexington Place. Another most favorable factor is that almost everyone of them can sell and "carry the mortgage" themselves. Consider what this can mean - especially to young families who also desire to enjoy the American dream of home ownership.

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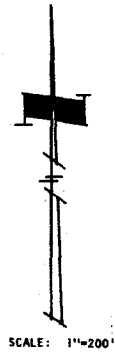
- PINYON, AUSTRIAN, SCOTCH PINE
- ⊗ ASH, SILVER MAPLE, HONEY LOCUST
- ⊗ FLOWERING CRAB, FLOWERING PLUM, SUNBURST LOCUST
- ⊗ TAMMY JUNIPER, PFITZER, MUGO PINE
- SHRUBS: FORSYTHIA, HYDRANGEA, PERSIAN LILAC, SPIREA, RED BARBERRY

ALL OTHER AREAS TO BE SODDED WITH BLUE GRASS SOD.

AREAS NOT SPECIFICALLY NOTED TO BE DEVELOPED IN PHASE 2.

TIMING

- PHASE 1 COMPLETION 1981
- PHASE 2 COMPLETION 1982
- PHASE 3 COMPLETION 1984



DEVELOPMENT PLAN

LEXINGTON PLACE

Earl H. Davis ✓
581 27½ Road
Grand Junction, Colorado
81501 #36-81

Emanuel Epstein
1900 Quenton Road
Brooklin, N. Y.
11229 #36-81

Conrad G. Pyle ✓
674 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

William H. McGinn ✓
672 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

Micheal Peterson ✓
670 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

Rodney Wright ✓
668 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

Harvey V. Owens ✓
666 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

Edgar W. Foy ✓
664 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

J. D. Walters ✓
662 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

~~Winston Whitney
660 East Cliff Drive
Grand Junction, Colorado
81501 #36-81~~

Winston Whitney ✓
660 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

Elmer Moore ✓
658 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

Joseph Scalzo ✓
656 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

Forrest Atland ✓
654 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

Philip Mohler ✓
652 East Cliff Drive
Grand Junction, Colorado
81501 #36-81

H. C. Peterson ✓
647 27½ Road
Grand Junction, Colorado
81501 #36-81

Thomas R. Jeys Jr. ✓
P.O. Box 102
Loma, Colorado 81524
or 646 27½ Road #36-81

Andrew H. Christensen ✓
132 Walnut
Grand Junction, Colorado
81501 #36-81

Edward Spomer
2623 G Road
Grand Junction, Colorado
81501 #36-81

K. L. Etter ✓
P.O. Box 924
Grand Junction, Colorado
81501 #36-81

Margaret D. Eachus ✓
652 27½ Road, Rt. 5
Grand Junction, Colorado
81501 #36-81

Edward Spomen
2623 G Road
Grand Junction, Co. 81501
#36-81

ARIX, A Professional Corp.
P.O. Box 1405
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C. Neal Carpenter,
President
N. Kent Baker
Eugene R. Brauer
Gordon W. Bruchner
Patrick C. Dwyer
Robert J. Shreve
Dale J. Steichen
Robert D. Thomas
Gary R. Windolph

ARIX

A Professional Corporation

Engineers Architects Planners

760 Horizon Drive
Grand Junction, Colorado 81501
303 243 7569

GEOLOGIC HAZARD INVESTIGATION
SPOMER SUBDIVISION
LEXINGTON PLACE

SCOPE

This report will present the results of our geologic hazard investigation of the Spomer Subdivision which is located in part of the South one-half of Northwest one-quarter (S 1/2 NW 1/4) of Section One, Township One South, Range One West of the Ute Meridian. The purpose of this investigation was to find which, if any, of the geologic hazards identified in H.B. 1041, or in guidelines of Colorado Geological Survey, are present at this site, and to determine their effects on the proposed development. Consideration is also given to conditions which can be expected to change with the change in land use.

LOCATION

The approximate 15 acre site is located North of the intersection of F-1/2 and 27-1/4 Roads and two miles North of the center of Grand Junction.

FIELD INVESTIGATION

The site was visited in February 1981.

TOPOGRAPHY

Except for the extreme Northwest corner, the site is gently rolling. The elevation is approximately 4,720 feet. The slopes vary from less than one percent to four to six percent over the bulk of the site. In the extreme Northwest corner the slopes reach twenty percent.

Excluding the Northwest corner, the relief is approximately sixteen feet. The land generally slopes to the Southwest.

GEOLOGY

The surface geology of the area consists entirely of a mantle of a light brown clay which contains a minor amount of sandstone rocks. These rocks range in size from 1/4 inch to 3 inches in size, with most being less than 2 inches. These soils have been identified by the Soil Conservation Service to be the Fruita clay loam and Fruita fine sandy loams. The Unified Soil Classification would be ML or CL for these soils.

(Geology - continued)

The bedrock in this area is the Mancos Shale which has thin bedded sandstone lenses in this location. The depth to the hard shale is believed to be greater than 6 feet.

GEOLOGIC HAZARDS

Geologic hazards are defined by H.B. 1041 as "a geologic phenomenon which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property." Several of the specific hazards usually considered, such as rock fall, slippage or creepage, are not applicable to this site because of the gentle topography.

- A. Seismic Activity - All of Colorado is in seismic Risk Zone 1 (minor damage). There is no history or evidence of seismic activity in this vicinity.
- B. Ground Subsidence - Ground surface collapse can occur in soil as a result of excessive wetting of dry soils with high void ratio. These soils are not expected to exhibit this characteristic. There are no subsurface excavations such as mine workings known in this area.
- C. The exact depth to the water table was not determined by test holes or borings. Near the South edge of the property along the drainage ditch, the water table is expected to be only 2 to 4 feet below the surface. Over the remainder of the site it is believed that the depth to the water table is greater than 8 feet. Since the land has been irrigated in the past, it is not likely that the water table depth will significantly change. The soils have good permeabilities according to the Soil Conservation reports.
- D. Expansive Soils. These soils do not have high swelling potential; however, before buildings are constructed a detailed soils investigation should be done and the foundation designs performed by a competent Soils Engineer. It is understood that a multi-story building is planned for a portion of this property. A site specific detailed soils investigation should be done for this building and foundation designs performed by a Structural Engineer in conjunction with this Soils Engineer

Page three - Spomer Subdivision
February 26, 1981

CONCLUSIONS

The geology of the area is a sand clay topsoil developed over the Mancos Shale. No particular hazards were identified which will preclude the use of this site for the purposes identified.

Respectfully submitted,

ARIX, A PROFESSIONAL CORPORATION

A handwritten signature in cursive script that reads "Gordon W. Bruchner".

Gordon W. Bruchner, P.E., L.S.

GWB:jb

Fruita and Ravola gravelly loams, 5 to 10 percent slopes (FA).—The principal areas of these undifferentiated soils occur on benches or mesas north of Grand Junction. The areas begin at the first ridge north of the city and continue as far as the Government High Line Canal. Small areas occur north of Fruita.

In the virgin state, the soils of this undifferentiated unit are spotted and variable. Ordinarily, the soil at the upper levels—Fruita gravelly loam, 5 to 10 percent slopes—has a very pale-brown loam surface layer and a moderate accumulation of lime in the subsoil. In contrast, the soil at the lower levels—chiefly Ravola gravelly loam, 5 to 10 percent slopes—has a very pale-brown to pale-brown surface layer and only a weak accumulation of lime in the subsoil. In both positions, the lime can be seen in the subsoils. Shale ordinarily occurs at depths of $2\frac{1}{2}$ to $4\frac{1}{2}$ feet, but the alluvial mantle may be 10 to 12 feet thick in some places.

The soils of this unit are friable and permeable enough to permit easy penetration of plant roots down to the underlying shale. Ordinarily, they are very spotty and contain considerable amounts of sandstone gravel and semirounded stones. Gravel for road building has been taken out a mile north of Grand Junction and 2 miles north of Fruita. Most of the stones have been removed from the cultivated fields.

Use and management.—Nearly half of this unit is cultivated. Its suitability for crops is relatively wide. General field crops, truck crops, tree fruits, and irrigated pasture are grown. Because this unit has slopes not particularly favorable for tillage, much of it probably could be used to advantage for berries, grapes, tree fruits, and irrigated pasture. Growing of corn or other row crops on this land encourages erosion. If erosion is not prevented during irrigation, the soil mantle will become thinner, yields will gradually diminish, and eventually the raw shale will appear at the surface. The soils have a low content of organic matter, so farmers need to apply barnyard manure or grow legume crops to maintain or increase the supply.

REVIEW SHEET SUMMARY

FILE# 36-81

ITEM Rezone R2 to PR-14 & Lexington Place DATE SENT TO REVIEW DEPT. _____
Preliminary Plan DATE DUE 3/16/81

PETITIONER Ed Spomer, 2623 G Road, G.J. (Arix) _____

LOCATION North 15th St. & F.5 Road

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/11/81	Ute Water	No objection to "Rezone" or to the development. However, in that the entire development is to be of a private nature (private streets etc.) and more especially because it is to be fenced, the water system will require special attention. Fire lines will have detector checks and detector check valves installed where they enter private property. Domestic service meters are also placed on this property line. Policies and fees in effect at the time of service requests will apply.
3/11/81	Mt. Bell	Designer shows our #650X-C PED in Curb and Cutter. Designer to verify 10'x10' easement purchased in 79. We will request a 10' Utility easement as shown in red on plat.
3/12/81	Public Serv. Gas & Elect.	Public Service Co. may have <u>objections</u> to this application. Due to the volume of applications being received for review from both Mesa County and the City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/13/81	City Parks/Rec.	No comments.
3/16/81	Grand Valley Water Users	Flowing along the northern perimeter of the development tract, thru its northwest corner and along its west perimeter is an irrigation lateral under the control of the G.V. Water User's Assoc. which provides water for many property-owners in the area. Such lateral has been in operation for some 60 years and must continue to function, therefore the Association will expect to approve any changes or modifications that could effect its future operation and maintenance. Appropriate recognition of right-of-way needs for the lateral will also be required.
3/16/81	City Utilities'	None.
3/17/81	City Fire	We have no objections, but will need plans showing existing water lines, hydrants, proposed hydrants, locations, and proposed buildings. You will have to come in and bring a set of plans showing the above so we can do a Fire Flow. Thank you.
3/19/81	Public Service Gas & Electric	Gas: Plat #837-848 Request that all roadways within the project that are not designated as public ROW be designated as utility easements. KF 3/18/81 Electric: Continue proposed 20 foot utility easement on East side of prop. to N. prop. line then West to Lexington Ave. THI 3/18/81
3/19/81	Trans. Eng.	It is very likely that when Horizon Dr. is widened, Cliff Dr. will be realigned so as to intersect Horizon Dr. at a right angle, and be opposite a proposed entrance to "The Park at Horizon Dr". The proposed new street into Lexington Pl. from Horizon Dr. should be located

with the second access to "The Park" in mind so that problems with median cuts will not arise.

3/19/81

City Engineer

The petitioner will have to construct the sanitary sewer down 15th Street to the existing sewer at Crestview Drive.

Their proposed interfacing of the public streets and the private drives looks reasonable to me and consistent with how the rest of the neighborhood is developing (See location & vicinity map on sheet 2).

Has the City agreed to purchase the right-of-way for "Lexington Circle" and "Cliff Drive" as they show on their plans?

I recommend the petitioner construct all streets as they have shown except F $\frac{1}{2}$ Road. F $\frac{1}{2}$ Road needs to be improved from 15th Street to Ridge Drive in one coordinated effort and not piecemeal. Perhaps a Power of Attorney should be obtained for the F $\frac{1}{2}$ Rd. frontage. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.

3/23/81

Staff Comments:

- There is a need for this type of housing.
- This is a good location for high density as long as the design can properly mitigate the effects of high density on adjoining very low density housing thru buffering, screening, etc.
- A good point of the design is that the high density traffic will not flow through the 4 plex townhome area.
- The design also has a nice amenity package for the condo's.

28 Townhomes (Phase I) Comments:

-What are the specifics of the townhome section.

- 1) Parking for residents? Visitors?, RV's?
- 2) Building envelopes?
- 3) Screening & amenities?

The plan for the 28 townhomes appears to be more of an O.D.P. than a preliminary plan. The plan for this area doesn't embody the principals of PR zoning (amenities, clustering, etc.).

-164 Condo Comments

- 1) What are typical private road street sections like?

- 2) How will private roads be maintained?
- 3) Visual and sound buffering & screening appears to be needed on the west side of project adjoining the private roadway, also needed between the private roadway and RV parking on the east.

Staff is concerned about the compatibility of high density residential at 14 units/acre directly abutting very low density residential at approx. 3-4 units per acre (14/ac. is 3-4 times the density of adjoining residential uses). The adverse effects of high density residential use, like noise, lighting and visual features has the possibility of degrading the character and quality of living environment of the adjoining large lot, low density property adjoining this project.

- 4) Can 3 nine story bldgs. visually fit into a low density residential area?
- 5) This density request is a significant departure from the surrounding R-1-B (5/ac) and PD8 zoning.

- 6) Since access to 15th St. will be cut off to the North F $\frac{1}{2}$ Road should be improved to provide access to 12th St.
- 7) Petitioner needs to provide elevation profile for the condos & townhomes to show relationship to the adjacent low profile residential density.
- 8) All parking should be dimension & striped.
- 9) Its recommended that if the project is not initiated within one year of final approval, a rehearing be scheduled before the planning commission.

4/6/81

PRICE/PICKENS PASSED 3-0 A MOTION TO TABLE #36-81, REZONE R2 TO PR-14, UNTIL SUCH TIME AS THE NEIGHBORHOOD MEETING IS HELD WITH THE PETITIONER AND DEVELOPER TO RESOLVE THE PROBLEMS ENTAILED WITHIN THE SUBMITTAL.

5/26/81

KAMICAR/LITTLE PASSED 6-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #36-81, LEXINGTON HEIGHTS, REZONE R2 TO PR-14, FOR THE REASON IT IS IN THE WRONG PLACE; THAT THERE IS NO COMPROMISE BETWEEN THE DEVELOPER AND THE HOMEOWNERS IN THE AREA.

C. Neal Carpenter,
President
N. Kent Baker
Eugene R. Brauer
Gordon W. Bruchner
Patrick C. Dwyer
Robert J. Shreve
Dale J. Steichen
Robert D. Thomas
Gary R. Windolph



A Professional Corporation

Engineers Architects Planners

760 Horizon Drive
Grand Junction, Colorado 81501
303 243 7569

April 1, 1981

City County Development Department
Mesa County Courthouse
559 White Avenue
Grand Junction, Colorado 81501

Attention: Mr. Bob Bright, Senior City Planner

SUBJECT: Rezone R2 to PR14 at Lexington Place Preliminary Plan

Ladies and Gentlemen:

The following are our written comments as per your request, to the review sheet comments provided us on March 26, 1981, concerning the referenced project.

<u>Date</u>	<u>Agency</u>	<u>Comments</u>
3/11/81	Ute Water	We understand the policy of check valves to insure that water is not misappropriated through fire hydrants on private property. However, we have taken special care to show fire line and fire hydrants only in public rights-of-way. Therefore, we feel that the check valves will not be a factor in our consideration. However, if fire lines are to be incorporated within the building, the normal procedure for accommodating this system will be adhered to. Service meters will be placed in public rights-of-way as well. We anticipate a very strong management and condominium association and, therefore, hope that one meter for the high rise structure will be satisfactory. Domestic service to the Town Homes may be addressed in this manner, however, we feel this can be worked in any way acceptable to Ute Water.
3/11/81	Mountain Bell	We have spoken with Mountain Bell concerning this conflict. As a result we have asked that Mountain Bell provide us with a copy of the easement and to date have not received such. The easement is not known at this time to the developers, but should have been a part of the contract between the current owner and the developer. In any case, we will make provisions for the easement required and accommodate this concern in the development of the road improvements.

<u>Date</u>	<u>Agency</u>	<u>Comments</u>
3/12/81	Public Service Gas & Electric	See the comments indicated later in this response.
3/16/81	Grand Valley Water Users	We recognize the seriousness of addressing the irrigation line extending across this property. We have indicated certain modifications to this irrigation line and have provided for an easement. We expect to meet with the association concerning these modifications during the course of this project.
3/17/81	City Fire	Our material submitted to the Planning Commission indicated existing water lines and proposed fire hydrants and locations, as well as proposed buildings. We can only assume at this time that the City Fire staff had this available during their review. However, we would anticipate providing for adequate fire protection on this project and working with the Fire Department as well as the City building inspectors to provide for adequate fire protection and safety in this structure.
3/19/81	Public Service Gas & Electric	It seems that the request is asking for substantial easement dedications in this property, some of which we feel may not be necessary. We suggest that easements be granted here to accommodate a specific design as set out by Public Service and as agreed upon by the developer. It is imperative that during the course of this project Public Service and the developer meet to determine the specific criteria in this regard.
3/19/81	Transportation Engineer	We appreciate the need for Cliff Drive and Horizon Drive as well as Lexington Place and Horizon Drive to intersect at right angles. Likewise we would assume that these intersections would align with driveways across Horizon Drive to facilitate the location of median cuts. It would be beneficial in our planning effort to have available a plan of "The Park" so that we could make appropriate adjustments in those street locations.

<u>Date</u>	<u>Agency</u>	<u>Comments</u>
3/19/81	City Engineer	<p>In an earlier discussion with the City Planning Department the question of the right-of-way for Cliff Drive and Lexington Circle was addressed. It was suggested by City Planning that the City should make the right-of-way available for the developer to facilitate better traffic planning in this area. Therefore, we have indicated such on our documents. The developer would be happy to implement a power-of-attorney for the improvements on F-1/2 Road. A financial agreement can be implemented for all public improvements during our final submittal stages.</p>
3/23/81	Staff Comments	<p>Several comments related to the Town Home area of this development were made. We would propose at this time that the Town Homes be designated as a separate entity of this project and be considered by the Planning Commission at such time as the specific development is more firm. We anticipate at this time that the Town Home area would consist of structures ranging between one and two stories in height. In addition, the site layout would make provisions for all the parking requirements within this particular development. Screening would be provided for these units by way of landscaping and the amenities provided in the high rise structure would be made available to these units. The concept of incorporating this type of housing in this plan is to provide a variety of housing and utilize a fairly difficult piece of property.</p> <ol style="list-style-type: none">1. The typical private road section will be 22 feet of asphalt mat and curb and gutter on each side.2. The private roads will be maintained by the condominium association.3. Additional screening will be provided in the area west of the private roadway at the west side of the project and between the private drive and the RV parking. We propose that this screening be accomplished by plants. <p>3a. Enclosed with this response is a scenario concerning the type of market this project will be addressing. This</p>

Date Agency Comments

market type suggests that the fears of adverse affects, noise and lighting, will be mitigated by the resident profile we are targeting. This project is addressing the character of the living environment for adjacent properties. The substantial open space and amenities are such that is rarely found in single-family residential areas. In addition, the consolidation of the majority of the living units into a single structure maintains the views for the majority of the residences to the west and concentrates the development at the north end of the property which is a logical and acceptable blend with the type of development anticipated along Horizon Drive. The Town Homes will be at the south end of the project providing minimal impact to the adjacent properties, while allowing for a blend of the lower density housing into higher density housing in this project.

4. As indicated above, the buildings that house the majority of the housing units have been oriented towards the north end of the property. The anticipated development along Horizon Drive is such that it would be unacceptable to any single-family housing project. However, the type of project proposed can best address the kind of uses and development expected on Horizon Drive. Therefore, it will fit visually into the expected development, more so than low density housing.
5. This item somewhat ignores the fact that certain residential developments are being planned along Horizon Drive which also are higher density than the single-family housing existing to the west of this project. We believe that we have achieved an acceptable method of integrating all the possible developments that would occur in this area and indeed are reflecting the type of development being seen throughout the country with the combination of low density and high density housing. In addition, developments to the south of this project, such as in

City County Development Department
April 1, 1981
page 5

<u>Date</u>	<u>Agency</u>	<u>Comments</u>
		Crestview, although indicated as PD8 contain areas with developments projected to 12 units per acre. This suggests that this project is merely an extension of the developments occurring around it.
		6. Addressed earlier in a comment from the City Engineer. We agreed that F-1/2 Road must be extended to 12th Street and we would work towards that end.
		7. In earlier comments we suggested an alternative to the Town House area for this project. We believe that the proposal will readily address the surrounding areas and be acceptable to property owners as well as the Planning Commission. We would again request that the Town Home area be considered as a separate project and specific material submitted to the Planning Commission at the time the development is anticipated.
		8. Parking for this project will be provided in accordance with the City of Grand Junction building ordinances. Dimensioning of the parking areas will be accomplished.

Respectfully,

ARIX, A Professional Corporation



John Quest, P.A.
Senior Project Manager

JQ:psw

SENIOR ADULT LIVING, INC.

Developers of Condominium-Apartments with Special Services
And Amenities For Quality Adult Living

SYSTEM 55
ACCOMMODATIVE LIVING, INC.

Providing Professional Non-Profit Management
For The Developments of Senior Adult Living, Inc.

P.O. Box 1405

Grand Junction, CO 81502

Phone (303) 242-1253

Hand delivered on Friday April 10 - 1981

TO PROPERTY OWNERS NEAR PROPOSED "LEXINGTON PLACE"

First, we apologize for failing to furnish you specific and full information regarding our proposed LEXINGTON PLACE retirement complex. We regret the misconceptions and concerns this may have caused.

At the City Hall meeting of April 6, it was recommended that a meeting be held in which we thoroughly discuss the issues and questions involved. Accordingly, we have made arrangements for such to be held on Saturday April 18, at Holiday Inn (Juniper Room) 10:00 a.m.

At this meeting you will be able to view photographs of the area, together with superimposed photos of our proposed building on actual site. You will also see superimposed photos of other possibilities of the land use. Our desire is to help all of us visualize the appearances as they could later occur.

We have enclosed our latest brochure, almost identical to those heretofore furnished the Planning Commission and City Council. We trust it will answer a lot of your questions. And as you read it, please bear in mind that our heretofore ineptness was not meant to ignore nor circumvent you. Instead, we believe so strongly in the merits of our venture that we want you to also feel a role in the achievement.

Finally, we both invite and request your presence at the forthcoming meeting on April 18. We will welcome your questions, ideas and suggestions. As I said at the City Hall Meeting, "We desire that our achievements regarding LEXINGTON PLACE be acceptable to all concerned."

Sincerely,

Mark F. Cottrell

Mark F. Cottrell, President

WALKER FIELD, COLORADO
PUBLIC AIRPORT AUTHORITY

THIRD FLOOR
TOWER BUILDING, WALKER FIELD
Grand Junction, Colorado 81501

Telephone (303)-243-3695



RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

APR 23 1981

BOARD OF COMMISSIONERS
MAXINE ALBERS, Chairman
LOUIS R. BRACH
RICK ENSTROM
DALE J. HOLLINGSWORTH
MIKE KELLY
BILL O'DWYER
AIRPORT MANAGER
PAUL D. BOWERS

April 21, 1981

City/County Planning Dept.
County Courthouse Annex
Grand Junction, Co. 81501

Re: Airport Comments on Proposed Lexington Place
Development at North 15th & F $\frac{1}{2}$ Roads

Gentlemen:

Please consider the following as review agency comments
from Walker Field regarding the above named development.

1. This proposed nine story highrise is located directly in line with Runway 4/22. (Please see proposal location and vicinity maps, Page 2 of 4). The planned extension of Runway 22 600' to the south will extend the runway critical zone onto this property. It appears this critical zone comes very close to the proposed building construction site (if not actually intersecting it). The building would be at the very edge of the critical zone, if not within it.

Although height of the proposed building does not penetrate navigable airspace (i.e. above the approach surface for this runway), it is a dramatic change from existing aviation obstruction chart data and must be recognized and documented by the FAA. FAA form 7460-1, Notice of Proposed Construction must be submitted by the developer to the Denver regional FAA.

2. Lighting of the project is somewhat critical, because of its direct in line location with arrival/ departure aircraft on Runway 4/22. Lighting detail should specifically address this as a consideration.
3. Fugitive dust and smoke does not appear to be a problem, but electronic interference and antennae height should be carefully addressed.
4. Fumes, vibrations and overflight may be a nuisance problem; noise will be. These, and Items 2 & 3 above, should be addressed in an avigation easement to run with the title for each dwelling unit.

April 21, 1981

In summary, considering building height, existing and anticipated aviation activity, and relative location to runway configuration, this is not a desirable location for a nine story highrise building. However, it is not legally proscribed. An aviation easement must be required to protect against nuisance lawsuits, as noted in #4 above.

Sincerely,



Paul D. Bowers

PDB/mm
Encl.

April 30, 1981

TO: GRAND JUNCTION PLANNING COMMISSION

FROM: RESIDENTS OF ONAN SUBDIVISION

RE: THE APPLICATION FOR RE-ZONING OF 14 ACRES OWNED BY ED SPOMER
KNOWN AS LEXINGTON PLACE

The initial hearing was held on Tuesday, April 6, 1981. As suggested at that meeting, the residents of Onan Subdivision met with the developers of Lexington Place. The meeting was held at the Holiday Inn on April 18, 1981. The conclusion of the meeting found the residents of Onan Subdivision 97% opposed to the re-zoning of Lexington Place. (See attached copy of petition) A poll of all adjoining property owners in the vicinity of said property showed over 75% of the total are opposed to this re-zoning. We, the residents, do hereby request that you deny the rezoning of this property.

These are apposed to this Re zoning

Rodney H Wright	668	EASTCLIFF DRIVE
Larry Owens	666	East Cliff Drive
Dorothy J. Owens	666	East Cliff Drive
Michael Petersen	670	EAST CLIFF DRIVE
Martie S. Kuzhauer	673	EAST CLIFF DRIVE
Thomas S. Kuzhauer	673	E CLIFF DR
Arthur Parker	648	27 1/4 Rd Pt 5
A.C. Peterson	647	27 1/4 Rd
Clingbeth Mohler (da)	650	East cliff Drive
Few Petersen (age 9)	670	East cliff Drive
Beverly Whitney	660	E. Cliff Drive
Reseman Cilean	654	E. Cliff Dr.
James S. Cilean	654	E. Cliff Dr.
Jaye Dandy representing Mrs & Mrs Joseph Scalzo	656	East cliff Dr
Marquerite McLean	672	East cliff Drive
Ernestine Calthaus	661	EAST CLIFF DR
Lemir A Calthaus	661	EAST CLIFF DR
Andy Mohler	652	East CLIFF DR.
Peter Mohler	652	East CLIFF DR.
Nancy Mohler	652	E. Cliff Dr.
Winston Whitney	660	East Cliff Drive
J. D. Walters	662	East Cliff Drive
Wm Harvey McLean	672	East Cliff Dr

Item

April 30, 1981

TO: GRAND JUNCTION PLANNING COMMISSION

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A PETITION

TO WHOM IT MAY CONCERN:

BEING A RESIDENT AND PROPERTY OWNER IN THE ONAH SUBDIVISION AND ADJOINING THE PROPERTY THAT IS TO BEKNOWN AS THE " LEXINGTON PLACE," WE, THE UNDERSIGNED, WISH TO REGISTER OUR OBJECTION TO THE REZONING OF THE AREA TO ALLOW FOR THE DEVELOPMENT OF " LEXINGTON PLACE " UNDER THE PLANS NOW BEING CONSIDERED.

VALID INDIVIDUAL OBJECTIONS ARE MANY. ONE OBJECTION WE FEEL VERY STRONG ABOUT AND WE ARE IN UNANIMOUS AGREEMENT; THE QUESTION OF REZONING, WE ARE AGAINST REZONING. MANY BOUGHT IN THIS AREA BECAUSE OF THE PRESENT ZONING AND SURROUNDING CONDITIONS AND RIGHTFULLY EXPECTED STABILITY. THIS IS AN EXTREME CHANGE FOR THIS NEIGHBORHOOD AND WE DO NOT FEEL THAT WE SHOULD BE COMPELLED TO MAKE SACRIFICES TO SATISFY THE DESIRES AND WHIMS OF A NEWCOMER AND DEVELOPER.

WE BEG THAT YOU GIVE SERIOUS CONSIDERATION TO THIS PETITION AND OUR DESIRES AND WE THANK YOU.

(J)	Louise C Scalzo	656 Eastcliff dr	242-4093
(J)	Joseph Scalzo	656 East Cliff dr	242-4093
(J)	Elmer Stou	658 E. Cl. H Dr.	242-7982 4-21-81
(J)	Louise M. Moore	658 E. Cliff DR,	242-7982 4-21-81
(J)	Edgar W. Foy	664 Eastcliff Dr	4-18-81
(J)	J. D. Walters	662 Eastcliff Dr.	4-21-81
(J)	Glenda P. Walters	662 Eastcliff Dr.	4-21-81
	Carol Armstrong	669 E. Cliff Dr	243-4661 4-22-81
	Joe Johann	669 E Cliff Dr	" 4-22-81

(J) INDICATES PROPERTY JOINS "LEXINGTON PLACE"
 OTHERS RESIDE IN ONAN SUBDIVISION

(J)	NAME	ADDRESS	DATE
(J)	Winston J. Whitney	660 E. Cliff Drive	4-27-81
(J)	Nancy B. Moller	652 E. Cliff	4-18-81
(J)	Paul H. Wright	668 E. Cliff	4-18-81
(J)	Paul Mrs. Edgar W. Foy	664 Eastcliff	4-18-81
(J)	Henry V. Owens	666 E. Cliff Dr.	4-18-81
(J)	Dorothy J. Owens	666 E. Cliff Dr.	4-18-81
(J)	Thelma J. Warren	652 E. Cliff Dr.	4-18-81
(J)	Barbara J. Klay	654 E. Cliff Dr.	4-18-81
(J)	Jacqueline Lyle	674 East Cliff	4-18-81
(J)	Richard C. Pyle	674 East Cliff	4-18-81
(J)	Jim Cuhlar	654 East Cliff	4-18-81
(J)	Michael D. Peters	670 Eastcliff Dr.	4-18-81
(J)	Janeene J. Peterson	670 Eastcliff Dr.	4-18-81
(J)	Louise C. Scalzo	656 Eastcliff dr.	242-4093
(J)	Joseph Scalzo	656 Eastcliff dr.	242-4093
(J)	Elmer J. Foon	658 E. Cliff Dr.	242-7982 4-21-81
(J)	Louise M. Moore	658 E. Cliff Dr.	242-7982 4-21-81
(J)	Edgar W. Foy	664 Eastcliff Dr.	4-18-81
(J)	J. D. Walters	662 Eastcliff Dr.	4-21-81
(J)	Glenda R. Walters	662 Eastcliff Dr.	4-21-81
	Carol Armstrong	669 E. Cliff Dr.	243-4661 4-22-81
	Joe Johnson	669 E. Cliff Dr.	" 4-22-81

Mrs. [unclear] Parker	648 27 1/4 Rd., S.J., Co 4239	
Wife Hutchinson	2714 F 1/2 Rd.	4-23-81 (ONAN SUB)
Maria Hutchinson	2714 F 1/2 Rd.	"
E. D. Andrews	2711 Midway Dr	4-25-81 (ONAN SUB)
Anna Andrews	2711 Midway	4-25-81
Dennis H. Cotthaus	661 East Cliff Dr	
Ernestine Cotthaus	661 East Cliff Dr.	
David F. Odellberg	2708 F 1/2 Rd	4-25-81
Martha May Odellberg	2708 F 1/2 Rd	4-25-81
Mary Sundick	2716 Midway Dr	4/27/81
Pastor J. Trenn	2715 Midway Dr	4/27/81
Virginia Trenn	2715 Midway Dr.	4/27/81
David H. Schoening	653 E. Cliff Dr.	4/28/81
Mathew S. Kuepfer	673 E. Cliff Dr.	4/29/81
Thomas S. Kuepfer	673 E. Cliff Dr	4-29-81
Hilda R. Page	663 East Cliff Dr	4-29-81