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File\_1982-0059 Date\_7/23/02\_ Project Name: Richard Lindstrom - Rezone B-1 to RMF-64 - N.E. Conrer of Little Bookcliff & Wellington

P A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some с r instances, not all entries designated to be scanned by the department are present in the file. There are also documents е a specific to certain files, not found on the standard list. For this reason, a checklist has been provided. s n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick e n e guide for the contents of each file. n d t 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. x **X** \*Summary Sheet – Table of Contents X X **Review Sheet Summary** Application form **Review Sheets** Receipts for fees paid for anything \*Submittal checklist \*General project report Reduced copy of final plans or drawings Reduction of assessor's map X Evidence of title, deeds X X \*Mailing list to adjacent property owners Public notice cards Record of certified mail 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 **\*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 X X Review Sheet Summary Review Sheets X Ordinance No. 2084 - \*\* X X Planning Commission Minutes - \*\* - 9/28/82 Development Application - 8/25/82 X Impact Statement

#### IMPACT STATEMENT Re-Zone Application B-1 to RMF-64 Lot 1 and 2 Little Bookcliff Subdivision County of Mesa, City of Grand Junction

S.S.M. Investments owns approximately 3.5 acres of vacant land that currently is zoned both B-1 and RMF-64. The City zoning map indicates that Lot 1 has split zoning of both B-1 and RMF-64 and that the same condition exsits for Lot 2. Our request is to rezone both lots 1 and 2 to RMF-64 to insure that consistent zoning will apply to the entire parcel of land.

In the opinion of the petitioners such a request is compatible with the overall character of the area in that significant adjacent properties are presently zoned RMF-64 while other adjacent properties are zoned B-1. This B-1 use is almost exclusiviely medical offices with the exception of the retail space and offices planned for the Village Fair.

The eventual multi-family residential use requested is compatible with both the surrounding residential projects that presently exist, the surrounding vacant land presently zoned RMF-64, and the B-1 uses present.

All required services are adjacent to the site.

In summary it would be our opinion that with approximately one-half of the subject parcel presently zoned RMF-64 and with significant amounts of adjacent and neigborhood property presently zoned RMF-64 the requested re-zoning will in no way alter the present character of the area and would be entirely consistent with current policy.

Respectfully Yours,

Uplall S.S.M. Investments

Richard L. Lindstrom Authorized Representative

Richard L. Lindstrom 1354 E. Sherwood Drive Grand Junction, CO 81501

#### #59-82

Wellington III P.O. Box 2026 Grand Junction, CO 81502

## #59-8Z

Bethesda Care Centers 1955 N. Union Blvd. Colorado Springs, CO 80909

## #59-82

Horizons Ventures Corporations 2709 Midway Grand Junction, CO 81501

#59-82

S.S.M. Investments 735 Bookcliff Grand Junction, CO 81501

# #59-82

Kempers Glenn Ross ET.AL. 819 26½ Road Grand Junction, CO 81501

#### #59-82

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Colorado West Senior c/o Federal National Mortgage 2001 Byran Towers 1200 Dallas, Texas 75201 #59-82

The Village Fair P.O. Box 518 Grand Junction, CO 81502 #59-82 Western Colo. Surgery Center P.O. Box 2919 Grand Junction, CO 81502

# #59-82

Fredrick A. Schumann 2323 N. 7th Grand Junction, CO 81501

#### #59-82

Donald E. Ryan 1101 Patterson Road Grand Junction, CO 81501

#### #59-82

Bishop of Pueblo c/o Charles Buswell 1246 Grand Pueblo, CO 81003 #59-82

# REVIEW SHEET SUMMARY

ACTIVITY -	PETITION	ER - LOCATION	– PHASE –	ACRES	Petitioner:	Richard L. Lind	dstrom.	
Location:	Northeas	t corner of L	ittle Booko	liff Av	enue and Wel	lington Avenue.	A request	to
change fro	om light b	usiness uses	to resident	ial mul	ti-family us	es at 64 units p	per acre on	
approximat	ely 1.5 a	cres. Consid	eration of	rezone.		•		

PETITIONER ADDRESS

ENGINEER

DATE REC.

COMMENTS

9/10/82 Planning Staff Comments This is a down zone request from light business to RMF 64. There is RMF 64 to the west and south. If and when the RMF 64 is developed, any access, improvements, dedications etc. will have to be resolved then. Any development will have to respect the RMF 64 requirements of setbacks, hts. etc. If all issues are resolved, there should be no problem with this rezone.

Mailed 9/17

10/14/82 GJPC MINUTES OF 9/28/82

MOTION: (COMMISSIONER QUIMBY) "I MOVE ON ITEM 59-82, REZONE TO RMF-64, WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

COMMISSIONER LITLE SECONDED THE MOTION.

AGENCY

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED BY A VOTE OF 6-0.

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