



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 exists 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 exclusively 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 neighborhood 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,



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

#59-82

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

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

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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

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# REVIEW SHEET SUMMARY

FILE NO. #59-82 TITLE HEADING REzone B1 to RMF64 DUE DATE 9/13/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Richard L. Lindstrom.

Location: Northeast corner of Little Bookcliff Avenue and Wellington Avenue. A request to  
change from light business uses to residential multi-family uses at 64 units per acre on  
approximately 1.5 acres. Consideration of rezone.

PETITIONER ADDRESS \_\_\_\_\_

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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 LITTLE SECONDED THE MOTION.

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

