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P r e s e n t	S c a n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in s instances, not all entries designated to be scanned by the department are present in the file. There are also docum specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a q guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be type full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.	ents uick	
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		*Summary sheet of final conditions		
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration d	ate)	
	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:			
X	Τ-	Planning Commission Minutes - ** - 3/3/87	_	
X				
X		Letter from Dave Thornton to Holiday Retirement Corporation re: subject		
⊢	+	building is now in compliance – 9/3/93		
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#10-87 Rezone from PZ to PR-28
Petitioner: Grand Junction Planning Commsission. Location: 26½ Road
and Horizon Place. A request to change from Public Zone (PZ) to
Planned Residential (PR-28).
Consideration of Rezone.

The north 100 feet of the East 395 feet of the NE4SE4SW4 of Section 2, T1S, R1W, Ute Meridian.

3-3-87 Re. of Appr. 3-18.87 Approval 3-3-87 GJPC CiC ORDINANCE # 2334

2945-023-24-02 (01 Aloryon Pla The series fleccising Shelly-Co-Shelly-Co-Shelly-Co-Shelly-Co-Meeley iel Att. cft iel Mesa View first Mesa View first Mesa View first



Grand Junction Community Development Department Planning • Zoning • Code Enforcement 250 North Fifth Street Grand Junction, Colorado 81501-2668 (303) 244-1430 FAX (303) 244-1599

September 3, 1993

Holiday Retirement Corp. c/o John B. Houtchens, Esq. Houtchens, Daniel & Greenfield 1007 9th Avenue Greeley, CO 80631

Dear Shelley,

The following property address, 601 Horizon Dr., in Grand Junction, CO, Tax Schedule #2945-023-24-002 is currently zoned PR-28, Planned Residential-28 units per acre. The subject building was constructed and is now in compliance with all zoning laws of the City of Grand Junction, per Community Development file #10-87. If you have any further questions, please feel free to call.

Sincerely,

Dave Thornton Senior Planner

cc: File #10-87

LAW OFFICES HOUTCHENS DANIEL & GREENFIELD 1007 NINTH AVENUE GREELEY, COLORADO 80631-4094

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S. HOBERT HOUTCHENS 1917-1985 RODGER I. MOUTCHENS 1921-1988

 TELEPHONE
 (AREA CODE 303)

 GREELEY
 353-9195

 METRO DENVER
 371-0082

 FAX:
 353-0151

September 3, 1993

City of Grand Junction Community Development Department

Attn: Ronnie

Dear Ronnie:

This is to follow up our telephone conversations of yesterday and today. I inquired about property located at <u>601 Horizon Place</u>, which is a senior housing facility known as Mesa View. I asked for written confirmation of zoning compliance, and you agreed to provide that. The written verification should include the following statement: "The subject building was constructed and is now in compliance with all zoning laws of the City of Grand Junction Zoning Department."

Please send that to:

Holiday Retirement Corp. c/o John B. Houtchens, Esq. Houtchens, Daniel & Greenfield 1007 9th Avenue Greeley, CO 80631

Because of an approaching deadline, we need to submit verification by next Wednesday, September 9. If this cannot be done or if you have questions, please call me. Thank you very much for your assistance.

Very truly yours,

HOUTCHENS, DANIEL & GREENFIELD

Shellen, Metusty

Shelley McKinstry, PLS Legal Secretary