





# DEVELOPMENT APPLICATION

Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

**A**
 Receipt 310  
 Date 6-2-93  
 Rec'd By [signature]

File No. #71 93

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone				From: BF2 To: PR	
<input checked="" type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> ODP <input type="checkbox"/> Prelim <del><input checked="" type="checkbox"/> Final</del>	2a.	N.W. 27 road & Kimberly Dr.		Residential
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

 PROPERTY OWNER DEVELOPER REPRESENTATIVE

BSGP Development

Company Name  R. L. Sparkman Name  Keith G. Mumby Name

Address 945 North Avenue  Address 945 North Avenue  Address 2808 North Avenue

City/State/Zip Grand Junction, CO  City/State/Zip Grand Junction, CO  City/State/Zip Grand Junction, CO

Business Phone No. 243-0646  Business Phone No. 243-0646  Business Phone No. 243-7322 *when wrong*

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

*Keith G. Mumby*  
 Signature of Person Completing Application Date 6/1/93

BSGP Development - *R. L. Sparkman*  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary *Major L. ...*

Business Phone No. 243-7322  
 Do NOT Remove From Office  
 242-7322 #71 93

## B. IMPACT STATEMENT

The proposal is to construct four single story duplexes and one single unit being one-half of a duplex so the design and size are consistent.

The area is on the west side of 12th Street approximately 600 feet north of G Road bounded by Kimberly Drive on the south and bounded on the west and north by a curved Pacific Drive going north from Kimberly Drive and curving east to connect with 12th Street. The parcel is basically a triangle.

The impacted area is from the intersection of 12th and G Road north along 12th Street.

The project is very compatible with the surrounding area.

Vintage 70 across 12th Street to the east.

Fairway Park Subdivision across 12th Street to the east - zoned RSF-4.

Bella Vista Subdivision to the west and the north zoned RSF-2. The ground to the west and north is considerably higher and the proposal will not cause any obstruction to the view in Bella Vista.

All services are available.

The proposal is an ideal fill-in project. It develops a property that is completely surrounded by developed property that probably could not be developed as presently subdivided due to the heavy street improvement costs and the necessity of two accesses to 12th Street which has been designated as an Arterial Roadway.

The property meets the criteria for rezone.

- a) The character of the area has been changed by Vintage 70 and the rezoning of the Southeast corner of G Road and 12th Street to PUD-8. The character of the area has also been changed by the designation of 12th Street as an Arterial Roadway.
- b) The proposed rezone is totally compatible with the surrounding area.
- c) The community will benefit by the filling-in of a vacant area that probably will not be developed in its present zoning. In addition, it will place new development on the tax rolls.
- d) There are presently adequate facilities to service the area if it is rezoned.
- e) The only policy affecting the proposal is the 12th Street corridor policy and the project meets all the criteria of the policy.

Original  
NOT Remove  
from Office

#71 93

2701-354-27-002  
SAMUEL W KELLY  
JOYCE M  
717 PACIFIC DR  
✓ GRAND JUNCTION, CO 81506-1851

2701-354-27-003  
ROSEANN SCOTT  
721 PACIFIC DR  
✓ GRAND JUNCTION, CO 81506-1851

2701-354-27-004  
RUSSELL EUGENE GILLIS  
JULIE M  
723 PACIFIC DR  
✓ GRAND JUNCTION, CO 81506-1851

2701-354-27-005  
WARREN E WILLIAMS  
JANET E  
725 PACIFIC DR  
✓ GRAND JUNCTION, CO 81506-1851

2701-354-27-001  
PAUL G COE  
MARGARET M  
2690 KIMBERLY DR  
✓ GRAND JUNCTION, CO 81506-1855

2701-363-16-011  
RONALD J HAVLIK  
SHARON L  
2700 G ROAD UNIT A-14  
✓ GRAND JUNCTION, CO 81506-1408

2701-363-16-012  
ELTON A YOUNGBERG  
2700 G RD UNIT 14-B  
✓ GRAND JUNCTION, CO 81506-1408

2701-363-16-013  
JOHN E KIRBY  
2700 G ROAD #C-14  
✓ GRAND JUNCTION, CO 81506-1408

2701-363-16-014  
BYRON WILSON  
ARLENE  
2700 G RD UNIT 14D  
✓ GRAND JUNCTION, CO 81506-1408

2701-354-29-005  
JOSEPH MERRILL  
TRUSTEE  
2691 KIMBERLY DR  
GRAND JUNCTION, CO 81506

2701-363-16-023  
THOMAS K YOUNGE  
JEAN B  
✓ 2700 G RD 12-E  
GRAND JUNCTION, CO 81506-1408

2701-363-16-024  
PATRICIA ANN KUYKENDALL  
M CLAIRE BUTLER  
2700 G RD #F-12  
✓ GRAND JUNCTION, CO 81506-1408

2701-363-16-025  
MARGARET H BAYNE  
2700 G ROAD #12G  
✓ GRAND JUNCTION, CO 81506-1408

2701-363-16-026  
NARCISSA C CAMPBELL  
2700 G RD # 12-H  
✓ GRAND JUNCTION, CO 81506-1408

KEITH G. MUMBY  
P. O. BOX 398  
GRAND JUNCTION, CO 81502

BSGP DEVELOPMENT COMPANY  
c/o Richard Sparkman  
945 North Avenue  
Grand Junction, CO 81501

2701-363-17-001  
CHARLES J WILLNEY  
LORRAINE T  
713 WEDGE DR  
GRAND JUNCTION. CO 81506-1866

2701-363-17-002  
RALPH B SEWELL  
BEVERLY J  
717 WEDGE DR  
GRAND JUNCTION. CO 81506-1866

2701-363-17-003  
ANDREW F RAGGIO  
MARY M  
719 WEDGE DR  
GRAND JUNCTION. CO 81506-1866

2701-363-17-005  
ERNEST SHARP  
HELEN A  
723 WEDGE DR  
GRAND JUNCTION. CO 81506-1866

**#71-93 REZONE AND OUTLINE DEVELOPMENT PLAN  
BELLA VISTA SUBDIVISION, 1st ADDITION  
(AKA BELLA VISTA ESTATES)**

**AFFIDAVIT OPPOSING PROPOSED ZONING CHANGE**

**GRAND JUNCTION PLANNING COMMISSION:**

We, the undersigned, oppose this petitioner's request to rezone a small portion (about 10%) of Bella Vista property from RSF-2 (Residential Single Family, 2 units per acre) to PR-5 (Planned Residential, 5 units per acre) and approval, of an Outline Development Plan for nine (9) residential units which is to be considered at a public hearing at 7:00 p.m. on July 6, 1993 in the City Auditorium, 520 Rood Ave. and we respectfully request that this petitioner's request be denied for the reasons that follow.

1. The city residential subdivisions in the area bounded by 7th Street on the West, Interstate I-70 on the north, 12th Street on the East and G Road on the South are all zoned RSF-2 (Residential Single Family, 2 units per acre) and we vigorously object to having the zoning of a part of our subdivision changed to PR-5 which would permit a development that is completely out of character with the adjacent residential areas.

2. We believe that, once the zoning is established for a residential subdivision and development in that subdivision is substantially completed in conformity with the original zoning requirements, the zoning for a small portion of that subdivision should not be changed. The proposed change to permit a greater residential density on the four (4) lots in question will undercut the property values of the present owners.

3. If this petitioner's request is granted, other residential property owners as well as potential purchasers will certainly lose confidence in the City's residential zoning policies, and this will not enhance residential property values.

4. We wish to point out, that the Grand Junction City Council recently recognized this problem and rejected a petition which requested a zoning change for an undeveloped ten (10) acre tract immediately north of the Galaxy Subdivision from RSF-2 to PR-Multiple Units.

PAGE 2 - SIGNATURES FOR PETITION OPPOSING PROPOSED ZONING CHANGES KNOWN AS #71-93 ARE MADE A PART OF PAGE 1 BY REFERENCE.

NAME	ADDRESS	DATE
Whitette Long	207 Victor Dr - Gr Jct	7/5/93
Gene Kichelt	2681 Carol Pl. Gr Jct.	7/5/93
Ray Shilings	2684 Carol Pl. Gr Jct	7-5-93
Alpha M. McNulty	2681 Carol Place Gr Jct	7-5-93
Pat Math	716 Victor Dr Gr Jct	7-5-93
Mary Jane Shatteroli	716 Victor Dr. City	7/5/93
Jim Pursant	Grandville, 715 Daniel Dr City	7/5/93
Sam L. Faber	711 Daniel Dr - Grand Junction	7/5/93
Mary F. Faber	711 Daniel Dr, Grand Junction	7/5/93
Madler	2688 Kumbury Grand Junction	7/5/93
Albert C. Culham	721 Victor Dr Grand Junction	7-5-93
Gene Swain	2672 Carol Pl. Grand Junction	7-5-93
Ray K. Swain	3650 Carol Pl. Grand Junction	7-5-93
Wesley Kline	415 Victor " "	07-6-93
McHein	" " "	"

OPPOSITION AFFIDAVIT

We, the neighbors, surrounding the so called "Bella Vista Estates" are signing this document in total opposition to the petition requesting "re-zoning from RSF-2 (Residential Single Family, 2 units per acre) to PR5 (Planned Residential, 5 units per acre) and approval of an Outline Development Plan for 9 residential units".

Properties in this area were purchased solely on the premise that there would be constant committment to single family residencies - RSF-2. They should remain that way as proved to be the case just recently when the City Council rejected this same type proposition in the Galaxy area.

Opposition Petitioners:

Charles J. Wilkey 713 Wedge Dr.  
James H. Slankin 714 Wedge Dr.  
Mary Raggio 719 Wedge Dr.  
Ernest Hoop 723 Wedge Dr.  
Liliana Sharp 723 Wedge Dr.  
Bernice Kanerva 724 Wedge Dr.  
Lorraine E. Graves 727 Wedge Dr.  
Linn G. Graves "  
Park Lamborn 728 Wedge Dr.  
Patricia Lamborn 728 Wedge Dr.  
James Tyson 729 " "  
Zarel E. Middle Epton 713 Birdie Drive  
Beverly Jean Sewell 717 Wedge Dr.  
Ray B. Sewell 717 Wedge Dr.  
Ray Kieft 718 Wedge Dr.  
Wandra Kieft 718 Wedge Dr.  
Shirley Dickey 726 Wedge Dr.  
Ray Ness 737 Wedge Dr.  
Margaret B. Anderson 739 Holman Drive



OPPOSITION AFFIDAVIT to file #71-93

We, the neighbors, surrounding the so-called "Bella Vista Estates" are signing this document in total opposition to the petition requesting "re-zoning from RSF-2 (Residential Single Family, 2 units per acre) to PR5 (Planned Residential, 5 units per acre) and approval of an Outline Development Plan for 9 residential units", which is to be considered in a public hearing by the Grand Junction Planning Commission on 6 July 1993 at 520 Rood Avenue.

Properties in this area were purchased solely on the premise that there would be constant committment to single family residencies - RSF-2. They should remain that way as proved to be the case just recently when the City Council rejected this same type proposition in the Galaxy area.

Opposition Petitioners:

Walter Holmes

2700 G Rd. #11 D Grand Junction 81501

Walter M. Holmes

" " " " " "

Barbara M. Maguire

2700 J. Rd. 11C JJA Co

John Maguire

2700 J Rd. 11C JJA Co

Harry P. Hozheimer, Jr.

2700 J Road #1-C

Jean B. Hozheimer

2700 J Road #1-C

Bruce J. Hozheimer

2700 G Road 12-D

Deborah C. Hozheimer

2700 J. Rd 12-H

Margaret S. Williams

2700 D. Rd 4 B

Janie E. Erickson

2700 L. Rd 5B

Mae E. Latta

2700 G Rd. 6A

Eva Smith

2700 F. Rd 6B

Kathleen R. McCall

761 Continental Ct Ag. Co.

OPPOSITION AFFIDAVIT to file #71-93

We, the neighbors, surrounding the so called "Bella Vista Estates" are signing this document in total opposition to the petition requesting "re-zoning from RSF-2 (Residential Single Family, 2 units per acre) to PR5 (Planned Residential, 5 units per acre) and approval of an Outline Development Plan for 9 residential units", which is to be considered in a public hearing by the Grand Junction Planning Commission of 6 July 1993 at 520 Rood Avenue, time 7PM.

Properties in this area were purchased solely on the premise that there would be constant commitment to single family residences - RSF-2. They should remain that way as proved to be the case just recently when the City Council rejected this same type proposition in the Galaxy area.

Opposition Petitioners:

- Russ and Julie Gillis 731 Skypark Dr.
- John & Marion 2685 Kimberly Dr.
- Rosamund Scott 721 Pacific Dr.
- Ray Brookman 718 Daniel Dr.
- William & Mola & Wilson 719 DANIEL DR
- John & Betty 2685 Kimberly Dr.
- John Mitcham 2685 Kimberly Dr.
- Elizabeth Taft Mitcham " "
- Mike + Cheryl Fover 716 Daniel Drive
- Warren E. Williams 725 Pacific Dr.
- M. Marion Ellis 715 Daniel Dr.
- Paul and Margaret Coe 2690 Kimberly Dr.
- Taft Morse 2685 Kimberly
- Joseph H. Merrill 2685 Kimberly Drive
- Joseph H. Merrill 2685 Kimberly Drive
- Russ and Julie Gillis 723 Pacific Drive

# REVIEW COMMENTS

Page 1 of 3

FILE NO. #71-93

TITLE HEADING: Rezone from RSF-2 to PR-5

LOCATION: NW corner of 27 Road & Kimberly Drive

PETITIONER: BSGP Development Company

PETITIONER'S ADDRESS/TELEPHONE: c/o Richard Sparkman  
945 North Avenue  
Grand Junction, CO 81501  
242-7322

PETITIONER'S REPRESENTATIVE: Keith G. Mumby

STAFF REPRESENTATIVE: Karl Metzner

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., JUNE 28, 1993.**

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**PARKS & RECREATION DEPARTMENT**  
**Don Hobbs**

**6/3/93**  
**244-1542**

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Open Space fees of \$2,025.00 are due. These are based upon 4 duplexes and 1 single unit, or 9 total units @ \$225.00 each.

**U.S. WEST**  
**Leon Peach**

**6/4/93**  
**244-4964**

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No comments at this time.

**CITY UTILITIES ENGINEER**  
**Bill Cheney**

**6/9/93**  
**244-1590**

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A site plan showing existing and proposed water and sewer lines on and adjacent to the property will be required prior to approval. An existing sewer main and service run north to south through the center of the property. These lines could possible affect the location of the structures.

**CITY POLICE DEPARTMENT**  
**Mark Angelo**

**6/14/93**  
**244-3587**

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The driveway for the unit on the corner of Kimberly Drive and 27 Road is too close to the intersection for the occupants to back out onto Kimberly Drive. Suggest a driveway similar to the others so they have room to turn around and pull out forward. Recommend Pacific Drive be paved and the speed limit reduced. A stop sign needs to be installed at the intersection of Pacific Drive and Kimberly Drive.

Is the area in between duplexes commons area? If so, is there a Homeowners Association that will take care of the area?

What type of lighting will be used on the duplexes? What type of door locks will be used?

Recommend a street light on Pacific Drive. What type of street improvements will be done on 27 Road?

**UTE WATER**  
**C.E. Stockton**

**6/15/93**  
**242-7491**

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No objection to REZONE.

Existing water lines are adequate for domestic service but will not provided required fire flows.

The water system in the general area will be up-graded to fire protection capacities in the future, with cost participation from all benefiting properties.

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**6/14/93**  
**244-1591**

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See attached comments.

**CITY ATTORNEY**  
**Dan Wilson**

**6/17/93**  
**244-1505**

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None at this time.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Karl Metzner**

**6/21/93**  
**244-1439**

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Proposed density is 4.5 units per acre. This appears to be an acceptable density for the area and a transition from the higher density Vintage 70 development to the east. Application is acceptable for the O.D.P. stage. All review comments should be addressed on plans at the next submittal stage. Proposal is in conformance with the 12th Street Corridor guidelines.

Review Comments  
on  
Bella Vista Estates  
6/14/93

The overall layout and concept appears to be acceptable. Itemized comments which follow pertain to the subsequent final submittal.

1. The surrounding adjacent roads are 27 Road, Kimberly Drive (paved but without curb, gutter, and sidewalk throughout the neighborhood), and Pacific Drive, which is unimproved. Per previous discussion with the Public Works Director, staff will recommend that offsite improvements are not required on Kimberly Drive (which should be labeled), funds must be escrowed for 27 Road improvements at the cost of a 1/2 local street section (approximately \$42 per lineal foot of frontage), and Pacific Drive must be paved full width without curb, gutter, or sidewalk from 27 Road to Kimberly. The City will pay for one half of the Pacific Drive cost.
2. Easements must be shown and identified as to width, whether existing or proposed, and the type indicated.
3. The 40 foot ROW for 27 Road is adequate, but does it currently exist? Please clarify.
4. Lots must be redefined.
5. A drainage easement will be required for retention areas, and maintenance provided for in the C.C. & R's.
6. Subsequent submittals shall conform to City criteria and standards for the level of submittal.

Reviewed by Gerald Williams

RESPONSE TO REVIEW COMMENTS

**DATE:** June 28, 1993  
**TO:** Karl Metzner  
**FROM:** Keith G. Mumby  
**RE:** File No.: 71-93  
Title Heading: Rezone from RSF-2 to PR-5  
Location: NW Corner 27 Road & Kimberly Drive  
Petitioner: BSGP Development Company

=====  
Karl, I will respond in the order listed in the Review Comments:

**1. Parks and Recreation Department.**

The open space fee of \$2,025.00 will be paid upon final approval.

**2. City Utilities Engineer.**

- a) The final plat will show existing and proposed water and sewer lines on and adjacent to property.
- b) All structures avoid the existing North-South sewer line on the property.

**3. City Police Department.**

- a) The single unit that exits onto Kimberly Drive will be reversed in layout to provide a turn area to avoid any backing onto Kimberly Drive.
- b) Pacific Drive will be paved in accordance with the recommendation of the City Engineer.
- c) Stop signs will be installed at the intersections of Kimberly Drive and Pacific Drive and at the intersection of Pacific Drive and 27 Road.
- d) A Home Owners' Association will be formed to maintain the entire area and the exterior of all improvements in accordance with the CC&R's.
- e) Adequate lighting and locks will be provided for each structure.
- f) If required, one or two street lights will be installed on Pacific Drive.

- g) 27 Road improvements will be worked-out with the City Engineer.

**4. Ute Water**

The Developer is in contact with Ute Water and will participate in future upgrading along with other benefiting properties.

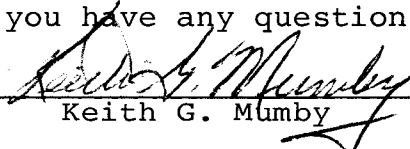
**5. City Development Engineer**

- a) The Developer is working with the City Engineer with respect to the improvements on Pacific Drive and 27 Road.
- b) All easements, existing and proposed, will be shown and identified on the final plat.
- c) The forty-foot easement for 27 Road does presently exist.
- d) The townhouse lots and common area will be defined on the final plat.
- e) A drainage easement with on-site retention will be provided on the final plat, maintenance for all common areas will be provided for in the CC&R's.
- f) The final plat will conform to City criteria and standards.

**6. Community Development Department**

All review comments, present and future, will be addressed on the final plat.

If you have any questions, please contact me at 242-7322.

  
\_\_\_\_\_  
Keith G. Mumby

KGM:f

7-3-93



POSTED SPEED LIMIT SIGN  
EXHIBIT B

7-3-93



STREET WIDTH AT CREST  
OF HILL 20' NO SIGHT DISTANCE  
EXHIBIT A



STAFF REVIEW

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FILE # 71-93

DATE: June 29, 1993

STAFF: Karl Metzner

REQUEST: Rezoning from RSF-2 to PR 4.5 and Outline Development Plan

LOCATION: West side of 27 road and North of Kimberly Drive

APPLICANT: BSGP Development Company

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EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Single family residential

EAST: Single family & multifamily residential

SOUTH: Single family residential

WEST: Single family residential

EXISTING ZONING: RSF-2

PROPOSED ZONING: PR-4.5

SURROUNDING ZONING:

NORTH: RSF-2

EAST: RSF-2 and PR 8

SOUTH: RSF-2

WEST: RSF-2

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RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: The 12th Street Corridor Guidelines support residential development in this area.

STAFF ANALYSIS: The subject property consists of 4 existing single family lots surrounded on all sides by roads. The proposal is to plat these lots into 9 townhome lots consisting of 4 duplexes and one single unit. The open areas would be in common ownership and maintained by the homeowners association. Due to the lack of drainage facilities in the area all stormwater runoff will be retained on site in the common areas. While most of the surrounding zoning is at 2 units per acre the Vintage 70's development southeast of this site is at approximately 8 units per acre. This project, if approved, would have to resubmit for a final plan/plat process which will require all final engineering and must address all conditions of preliminary approval.

STAFF RECOMMENDATION: Recommend approval subject to all review agency comments. The proposal is compatible with existing densities in the area and the petitioner has adequately responded to all review comments.

July 5, 1993

Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Re: File #71-93 / Bella Vista Estates  
27 Road & Kimberly Drive  
Request to rezone from RSF-2 (Residential Single Family, 2 Units per acre) to P^R-5 (Planned Residential, 5 units per acre) and approval of an Outline Development Plan for 9 residential units.

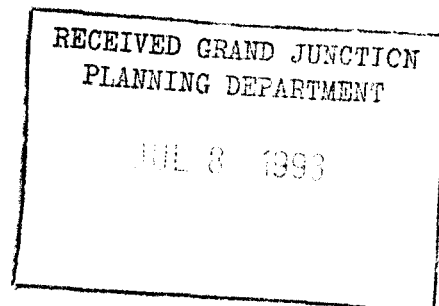
Dear Sirs:

I protest the rezoning of this area. The developmental plan would greatly increase the amount of traffic and number of vehicles on Pacific Drive, turning it into a main thoroughfare. This is not what I envisioned when I built my house. I chose this area to escape high density housing and traffic.

Sincerely



Roseann Scott  
721 Pacific Drive  
Grand Junction, CO 81506

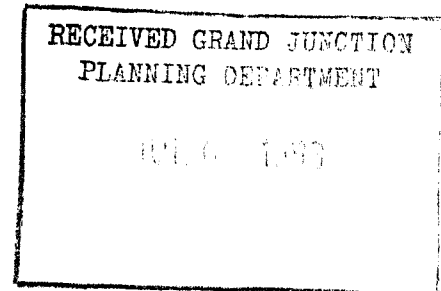


July 6, 1993 HAND DELIVERED

TO: Community Development  
250 North 5th  
Grand Junction, Colo. 81501

RE: Public Comment-Against #71-93

FROM: W. E. Pomrenke  
710 Victor Dr.  
Grand Junction, Colo. 81506

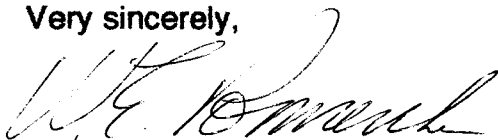


Dear Planning Commission,

As a property owner in Bellavista Subdivision with our personal residence on the thru corner and intersection of Victor and Kimberly I am greatly opposed to the creation of a greater density of the existing lots on Pacific and Kimberly backed by 27 Road on the east. Both Kimberly and Victor Drives are used aggressively from about 5:00 A.M. to around 1:00 A.M. as a quick bypass to the four-way stop light at 27 and G Road because drivers hurrying to and from unknown destinations don't want to take the time to deal with the four way stop when they can literally zip up or down the blind hill (Exhibit A-photo) of Kimberly Drive and spin around the corner at Victor Drive to G Road. We have come to recognize these people as near neighbors north of G Road. Residents of this proposed increased density will naturally do the same while no change of zone density will still impact our neighborhood with substantially more service and residential traffic on a street which is now not even safe to walk and when driven must be driven with care and the hope that you don't meet someone on the blind hill. The speed limit is ignored but not because the sign has been laying in the weeds for months. (Exhibit B-Photo) It's quite simply a great hill for speeding.

Bellavista Subdivision contains lots of 1/2 acre and larger. The uniformity and harmony of The Subdivision needs to be completed as originally platted. Country Club Heights built out with 1/2 acre lots backing up to 27 Road as did the homes on Wedge Drive. The natural location for this requested density in this neighborhood is south of G Road between Horizon Drive and 27 Road which I thought was in the process.

Very sincerely,



W. E. Pomrenke

Enclosures: Exhibits Photos A and B

**GOLDEN, MUMBY, SUMMERS, & LIVINGSTON**  
ATTORNEYS AT LAW  
NORWEST BANK GRAND JUNCTION - 2808 NORTH AVENUE  
P.O. BOX 398  
GRAND JUNCTION, COLORADO 81502

JAMES GOLDEN  
KEITH G. MUMBY  
K.K. SUMMERS  
J. RICHARD LIVINGSTON  
SUSAN M. DACKONISH

AREA CODE 303  
TELEPHONE 242-7322  
FAX 242-0698

July 23, 1993

GRAND JUNCTION  
CITY PLANNING DEPARTMENT  
JUL 26 1993

Carl Metzner  
City Planning Department  
250 North Fifth Street  
Grand Junction, CO 81501

Re: **REZONE - NW CORNER OF 27 ROAD & KIMBERLY DRIVE**

Dear Carl:

Pursuant to our telephone conversation, please withdraw the above application.

Very truly yours,

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

By *Keith G. Mumby*  
Keith G. Mumby

KGM/ff



ACRES 2  
UNITS 29  
DENSITY  
ACTIVITY N.W. of 27 road & Kimberly

REZONE AND ODP

FILE NUMBER 21 93  
ZONE RBF-2  
TAX SCHEDULE # 2701-354-28-  
001-002-004-005

COMMON LOCATION  
DATE SUBMITTED DATE MAILED OUT DATE POSTED  
DAY REVIEW PERIOD RETURN BY  
OPEN SPACE DEDICATION (acreage) OPEN SPACE FEE REQUIRED \$ PAID RECEIPT #  
RECORDING FEE REQUIRED \$ PAID (Date) DATE RECORDED

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

Table with 28 columns (A-Z) and 30 rows of agencies. Includes items like City Engineer (2 sets), Irrigation G.V.I., Public Service (2 sets), etc. with checkboxes.

TOTALS

BOARDS DATE

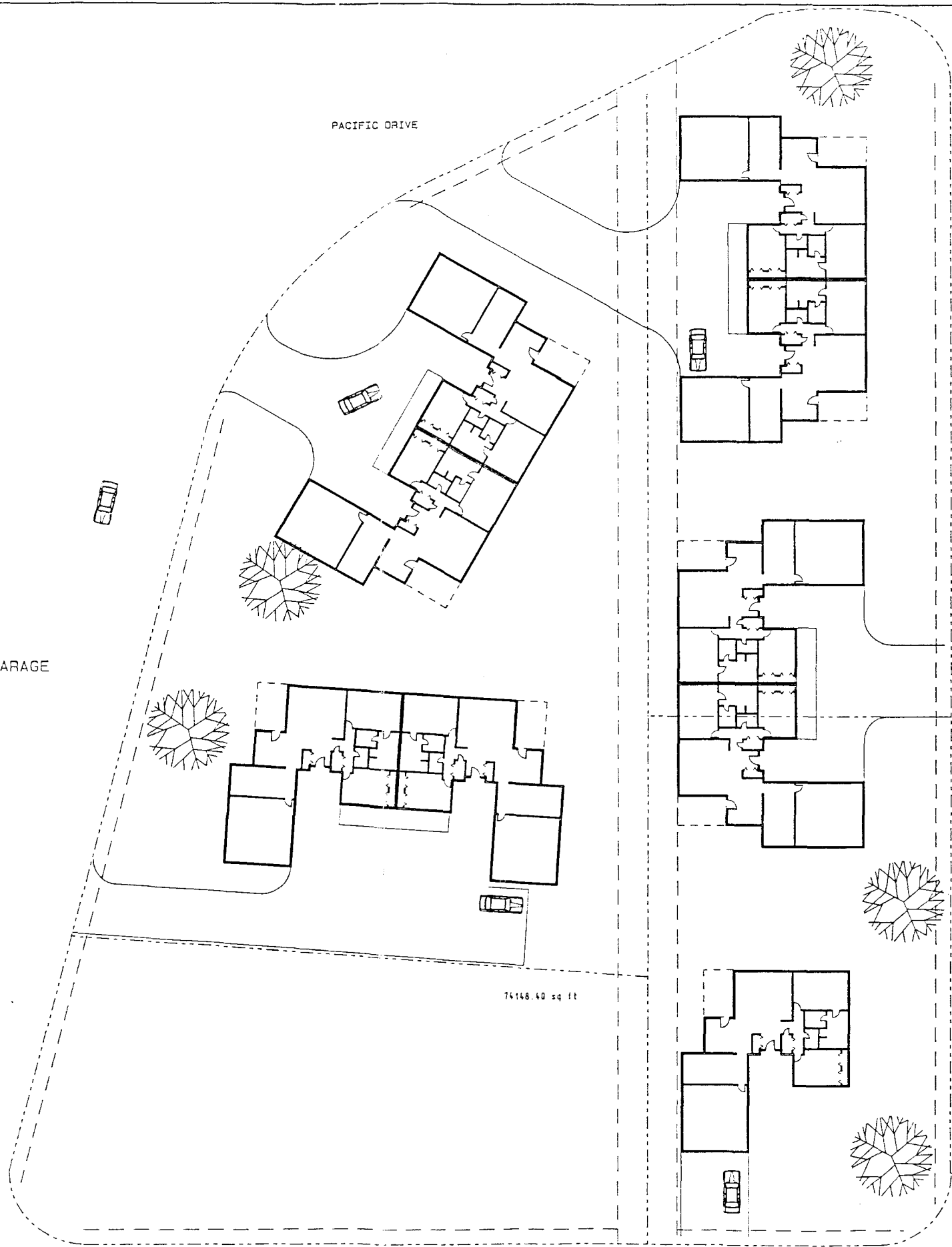
STAFF

Original Do NOT Remove From Office

Karl Metzger 244-1439

APPLICATION FEE REQUIREMENTS

\$400



PACIFIC DRIVE

27 ROAD

74,148.40 sq ft

UNIT SIZE  
 2226 SF W/ GARAGE  
 1696 SF W/O



PRELIMINARY SITE PLAN  
 BLOCK 2 AUGUST 26, 92 SCALE 1"=20'

OCT. 2 1992  
 OCT. 20, '92  
 NOV. 3, '92

FRANK A WAGNER  
 ARCHITECT AIA  
 1992 PRESIDENT  
 COLORADO WEST AIA

115 No. 5th Street #440  
 Grand Junction Colorado  
 81501 (303)243-2122

FAWHAUS INC.



ENGINEERS:

STRUCTURAL  
 L. J. Lindauer, Inc.  
 715 Horizon Drive  
 #360 241-0900

MECHANICAL

ELECTRICAL

SITE PLAN

*Original  
 Do NOT Remove  
 From Office*

Project No. 91200

Date: Drawn: FAW  
 Revisions:

71 93

SHEET NO.  
 A 1