## **Table of Contents**

Fi	le _	1993-0071 Name: Bella Vista Estates - 27 Road / Kimberly Drive - Rezone
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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
X	X	
		*Review Sheet Summary
X		
X		Review Sheets
L	ļ	Receipts for fees paid for anything
		*Submittal checklist
X	X	
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
v	v	Evidence of title, deeds, easements
X	X	
		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 non-bound reports
		Traffic studies
x	X	*Review Comments
x	X	
X	x	*Staff Reports
-		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
	X	Action Sheet - Withdrawn - 7/23/93
X	X	
X		Planning Commission Notice of Public Hearing - sent 6/28/93
X		Special Warranty Deed - Bk 1775/Pg 201 - not conveyed to City
X	X	
X		Planning Commission Meeting Agenda/Minutes - 7/6/93, 8/3/93
X		Preliminary Site Plan
X		Pictures - scanner cannot accept to be scanned



**DEVELOPMENT APPLICATION** Community Develo Sent Department 250 North 5th Stree Grand Junction, CO 81501 (303) 244-1430



Receipt Date Rec'd By 93 File No. #71

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
[]Subdivision Plat/Plan	[] Minor [] Major [] Resub				
X Rezone				From: PT=2To: PR	
Planned Development	₩ ODP [] Prelim -₩ Final-	2a.	N.W. 27 rozd 7 Kimberly Dr.		Residential
[] Conditional Use					
[] Zone of Annex					
[] Text Amendment					
[] Special Use					
[] Vacation					[] Right-of-Way [] Easement
I PROPERTY OWN	IER	[ ] D	EVELOPER	[ ] RE	PRESENTATIVE
BSGP Develo Y Company	pment	<u>v</u> R. L	. Sparkman	<u> </u>	Mumby
945 North A	venue		North Avenue	<u>x 2808 Nor</u> Address	
K Grand Junct	ion, CO				
Lity/State/Zip		City/State/Zip	<u>d Junction, (</u>	CO / Grand Ju City/State/Zip	^
<u>γ 243-0646</u>			0646	24,3-7322	the wrong
Susiness Phone No.	vner is owner of record	<sup>A</sup> Business Phot		243-7322 Crasiness Phone No. Do NOT Remo From Office 242-73	ve # 93

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the mergoing 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 epresented, 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 agen Signature of Person Completing Application BSGP Developement Signature of Property Owner(s) - Attach Additional Sheets if Negessary

## 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.

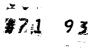
All services are available.

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 l2th 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.

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11-93

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 J 2690 KIMBERLY DR J 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

71-93

- 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

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## #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:

14

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 (Residentail 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 subdivison and development in that subdivision is substantially completed in conformity with the orginal 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.

-1-

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

ADDRESS DATE NAME Vieroz D ウフ 'G C 93 3 4 42 73 93 2 11 07-6-72 11 7 ١ C 15 11 ţ > 1 0

#### OPPOSITION AFFIDAVIT

We, the neighbors, surrounding the so called "Bella Vista Estates" are signing this document in <u>total opposition</u> 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:

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114 Melge La 719 Wedge Me Wedge C 3 123 1 120 (1) 724 Neage I 727 Winge N

713 Meclac Dr.

728 Niedere 728 alexa de

729 713 Rivdie Dune

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717 Windge De. 118 Wedge J Nedge 718 726 Thedda. 737 Wedge K

73 + Dalimore

#### **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:** Nalter MA Show 2 IT Elle, Huith Pral athleen K

11 1, " " " " " 2400 J. R.J. Mc J.J. (6 2700 J. Road # 1-C 2700 J. Road # 1-C 2700 G. Road 12-D 2700 G. Road 12-D 2700 D. Kal 4 B 2700 D. Kal 4 B 2700 D. Ray 55 2700 F. R.J. 68 2700 F. R.J. 68 2700 F. R.J. 68 2700 F. R.J. 68

2700 G Rd. # 11 D Ground Junction " "

#### OPPOSITION AFFIDAVIT to file #71-93

We, the neighbors, surrounding the so called "Bella Vista Estates" are signing this document in <u>total opposition</u> 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 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 soldy 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:** Robert Letter Tel Station The falls is 1 description Journa batt 12/ Parefie der. May Stookman 718 Daniel Dr. Kulliam S& Mola FWilson. 719 DANIEL DR John mitchon 2685 ATM Derly Elizabeth Jaft Mitcham 11 716 Daviel Sting) ")like + ( herie youer Warren E. Williams 725 Pacific Dr. The Marine Elles FIS Namue No Jaul and Margaret Coe 2690 Kimberly Dr. 2685 Kimberly Taft More A Mariell Reacher ing Figure - 10 2 B.A. - In chief Mariel Him welly their e 723 Pacific Drive two and Julie fill

**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

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

PARKS & RECREATION DEPARTMENT	6/3/93
Don Hobbs	244-1542

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	6/4/93
Leon Peach	244-4964

No comments at this time.

CITY UTILITIES ENGINEER	6/9/93
Bill Cheney	244-1590

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	6/14/93
Mark Angelo	244-3587

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.

## FILE #71-93 / REVIEW COMMENTS / page 2 of 3

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	6/15/93
C.E. Stockton	242-7491

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	6/14/93
Gerald Williams	244-1591
See attached comments.	
CITY ATTORNEY	6/17/93
Dan Wilson	244-1505
None at this time.	
COMMUNITY DEVELOPMENT DEPARTMENT	6/21/93
Karl Metzner	244-1439

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.

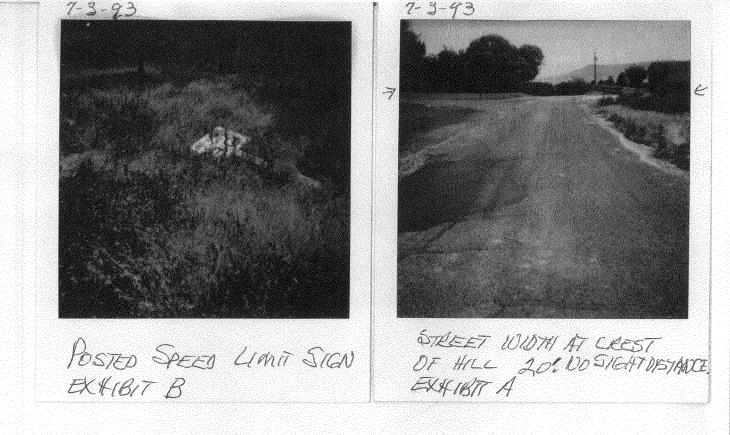
## 6. Community Development Department

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



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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

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

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<sup>R-5</sup> (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

worn leatt

Roseann Scott 721 Pacific Drive Grand Junction, CO 81506

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT UIL 8 1993 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

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

H16 103

GOLDEN, MUMBY, SUMMERS, & LIVING

ATTORNEYS AT LAW NORWEST BANK GRAND JUNCTION - 2808 NORTH AVENUE P.O. BOX 398 GRAND JUNCTION, COLORADO 81502

IAMES GOLDEN EITH G. MUMBY K.K. SUMMERS J. RICHARD LIVINGSTON SUSAN M. DACKONISH

AREA CODE 303 TELEPHONE 242-7322 FAX 242-0698

July 23, 1993

ND JUNCTIC SPARTMENT

· /· · · 6 1993

بيتو بتحاد والمراجع

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 MIL. Keith G. Mumh

KGM/ff

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