

# Table of Contents

File 1993-0121

Name: Orchard Mesa – Rezone of RSF-8 to RSF-5

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p>
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### DOCUMENT DESCRIPTION:

X	X	Correspondence			
X	X	Petition for Rezone with signatures			
X	X	City Council Minutes – 7/21/93, 11/2/93, 11/17/93, 12/1/93-**			
		Legal Ad – 10/26/93			
X		Rezone Criteria			
X		Display Ad – Published 11/1/93			
X	X	Planning Commission Minutes – 11/2/93 - **			
X	X	Appeal to the City Council – 11/3/93			
X	X	Vicinity Map			
X	X	Ordinance No. 2715 - **			



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

Receipt NA  
 Date 7  
 Rec'd By \_\_\_\_\_  
 File No. 121 93

Original  
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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			SEE MAP	From: RSF-8 To: RSF-5	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<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

Name \_\_\_\_\_ Name \_\_\_\_\_ Name Pauline M. Heusercher  
 Address \_\_\_\_\_ Address \_\_\_\_\_ Address 330 Mt. View St  
 City/State/Zip \_\_\_\_\_ City/State/Zip \_\_\_\_\_ City/State/Zip Grand J. & Co 81503  
 Business Phone No. \_\_\_\_\_ Business Phone No. \_\_\_\_\_ Business Phone No. 275-9064, 241 1370 Tues

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.

Pauline M. Heusercher \_\_\_\_\_ Oct 7th, 1993  
 Signature of Person Completing Application                                  Date

SEE Petition

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

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121 93

Stella Sobel  
3031 Center Street  
Miami, FL 33133-4606

Jack Personne  
21945 Highway 550  
Ridgeway, CO 81432

Ronald Cox  
314 Cherry Lane  
Grand Junction, CO 81503

Lorraine Onan  
c/o Crowley Lake Campground  
Route 1, Box 87  
Bishop, CA 93514

Sarah Sonnier  
313 Mountain View Street  
Grand Junction, CO 81503

Kenneth Swearingin  
315 Mountain View Street  
Grand Junction, CO 81503

J.L. Vinson  
750 Kennedy Avenue  
Grand Junction, CO 81501

Paul & Joanna Quam  
4855 NE 45th Street  
Seattle, WA 98105-3803

Rodney & Eileen Phillips  
345 33 Road  
Palisade, CO 81526

Dow & Lillian Hough  
2780 C Road  
Grand Junction, CO 81503

Melvin Seevers  
Box 104  
Grand Junction, CO 81502

John & Sarah Smith  
8258 Glencrest Drive  
Sun Valley, CA 91352

Rose Marie Murphy  
2746 Olson  
Grand Junction, CO 81503

Fred & L.A. Ingelhart  
2748 Olson  
Grand Junction, CO 81503

Larry Mattison  
28156 Lupine Drive  
Evergreen, CO 80439

Julean & Della Gonzales  
318 Parkwood Drive  
Grand Junction, CO 81503

David & Louisa Crawford  
316 1/2 Parkwood Drive  
Grand Junction, CO 81503

Susie McConnell  
316 Parkwood Drive  
Grand Junction, CO 81503

Calvin & Lynda Anthony  
2749 Parkwood Drive  
Grand Junction, CO 81503

William & Charlene Sigtler  
2747 1/2 Parkwood Drive  
Grand Junction, CO 81503

Cynthia Munoz  
2747 Parkwood Drive  
Grand Junction, CO 81503

Francis & Jerilyn Vessels  
2747 Laguna Drive  
Grand Junction, CO 81503

Hoyte & Rita Williams  
2746 Parkwood Drive  
Grand Junction, CO 81503

Donald & Janice Terpinitz  
2747 Cheyenne  
Grand Junction, CO 81503

Douglas & Dawn Crinklaw  
2746 Laguna Drive  
Grand Junction, CO 81503

Joann Click  
2747 1/2 Cheyenne Drive  
Grand Junction, CO 81503

Daniel & Kathleen Boe  
2746 1/2 Laguna Drive  
Grand Junction, CO 81503

Samuel & Lavina Blehm  
2749 Cheyenne Drive  
Grand Junction, CO 81503

Ruth Messinger  
2748 Laguna Drive  
Grand Junction, CO 81503

Morris & Annie Dahl  
2749 1/2 Cheyenne Drive  
Grand Junction, CO 81503

Fredrick C. Nelson  
272 28 Road, Unit C  
Grand Junction, CO 81503

William H. Charlton  
317 Mountain View Street  
Grand Junction, CO 81503

Glen & Irene Pryor  
319 Mountain View Street  
Grand Junction, CO 81503

E.E. & D. Terrien  
323 Mountain View Street  
Grand Junction, CO 81503

Michael Bradford  
318 Mountain View Street  
Grand Junction, CO 81503

Dennis & Lois Foster  
2765 Laguna Drive  
Grand Junction, CO 81503

Ernest & Elsie Lane  
2769 Laguna Drive  
Grand Junction, CO 81503

Tammy Jameson  
2761 Cheyenne Drive  
Grand Junction, CO 81503

Jack & Phyllis Hunter  
363 Rodell Drive  
Grand Junction, CO 81503

Robert & Barbara Yurick  
2771 1/2 Laguna Drive  
Grand Junction, CO 81503

Jerry & Diane Wolfe  
2771 Cheyenne Drive  
Grand Junction, CO 81503

William & Donna Wright  
2960 B 1/2 Road  
Grand Junction, CO 81503

Susan Voorhees  
2770 C 1/4 Road  
Grand Junction, CO 81503

Howard & Constance Schmittel  
2758 Cheyenne Drive  
Grand Junction, CO 81503

Susan Lopata  
2756 Cheyenne Drive  
Grand Junction, CO 81503

Kenneth Richel  
328 Mountain View Street  
Grand Junction, CO 81503

Don Kelley  
960 Main Street, #1  
Grand Junction, CO 81501

Pearl Moore  
2752 1/2 Cheyenne Drive  
Grand Junction, CO 81503

Enno & Pauline Heuscher  
330 Mountain View Court  
Grand Junction, CO 81503

Ruth Heucher  
25 Arapahoe Court  
San Ramon, CA 94583

John & Allene Brinkley  
P.O. Box 130  
Glade Park, CO 81523-0130

Robert McDonough and  
Barbara Willis  
2750 Cheyenne Drive  
Grand Junction, CO 81503

Wyatt & Lucinda Miller  
2752 Cheyenne Drive  
Grand Junction, CO 81503

Gavin W. Skinner, etal  
2773 C 1/2 Road  
Grand Junction, CO 81501

Grand Valley By-Products  
347 27 1/2 Road  
Grand Junction, CO 81501

Henry Nekvapil and  
Linda Spellman  
1320 Oneida Street  
Grand Junction, CO 80220

Dora Romero  
313 Cherry Lane  
Grand Junction, CO 81503

Fred & Lavonia Ingelhart  
2748 Olson Avenue  
Grand Junction, CO 81503

Robert Swasick  
2754 Olson Avenue  
Grand Junction, CO 81503

John & Kellie Yurick  
2756 Olson Avenue  
Grand Junction, CO 81503

Dana Connelly  
2750 Laguna Drive  
Grand Junction, CO 81503

Habitat for Humanity of  
Mesa County  
P.O. Box 4947  
Grand Junction, CO 81502

Paul & Nina Arbogast  
212 South 15th Street  
Grand Junction, CO 81501

Robert & Lynette Denton  
334 Acoma Court  
Grand Junction, CO 81503

Paul Nelson  
333 Acoma Court  
Grand Junction, CO 81503

William & Candus Clark  
331 Acoma Court  
Grand Junction, CO 81503

Cathy Meier  
2776 Cheyenne Drive  
Grand Junction, CO 81503

School District #51  
Orchard Mesa Middle School  
2115 Grand Avenue  
Grand Junction, CO 81501

Grand Valley Rendering  
P.O. Box 104  
Grand Junction, CO 81502

Lloyd & Maxine Blaylock  
2781 Laguna Drive  
Grand Junction, CO 81503

Clifford & Shirley Frisbie  
2779 Laguna Drive  
Grand Junction, CO 81503

Robert & Mary Conway  
315 Acoma Drive  
Grand Junction, CO 81503

Daniel & Robin O'Connor  
317 Acoma Drive  
Grand Junction, CO 81503

Kim & Sally Henry  
319 Acoma Drive  
Grand Junction, CO 81503

Hytech Hydronic Systems  
P.O. Box 4267  
Grand Junction, CO 81502

Charles & Ilene Lahe  
323 Acoma Drive  
Grand Junction, CO 81503

Rudolph & Linda Atencio  
325 Acoma Drive  
Grand Junction, CO 81503

William Erickson  
1165 Grape Street  
Escondido, CA 92026

Jose & Lynelle Ortiz  
2781 Cheyenne Drive  
Grand Junction, CO 81503

Steve J. Fleming, etal  
138 30 3/4 Road  
Grand Junction, CO 81503

Bradley & Donna Haakenson  
685 Gaylord, #61  
Sunnyvale, CA 94086

Rick & Linda Gardiner  
324 Acoma Drive  
Grand Junction, CO 81503

Dennis & Kellie Park  
322 Acoma Drive  
Grand Junction, CO 81503

Vincent & Pasqualina Holzer  
2780 Laguna Drive  
Grand Junction, CO 81503

City of Grand Junction  
Community Development Dept.  
250 N. 5th Street  
Grand Junction, CO 81501

## NARRATIVE

Residents and property owners of Orchard Mesa that own property within the boundaries as described on the enclosed map have requested that their properties be rezoned from Residential Single Family - maximum of 8 units per acre (RSF-8) to Residential Single Family - maximum of 5 unit per acre (RSF-5). They are making this request as a result of their concern that the present zoning of RSF-8 allows too high of density in a neighborhood where the actual developed density is closer to 5 units per acre. All existing land uses within this area are single family residential. There are several larger tracts of land that could be further subdivided in the future creating additional impacts to the neighborhood if allowed to develop at 8 units per acre. The residents feel that 5 units per acre is a more realistic density for the eventual buildout of the area.

Additional impacts to these properties besides the reduction in density will be a more strict requirement of some of the bulk requirements for future development. All bulk requirements identified as different between the RSF-8 and RSF-5 zones are listed in the petition.

121 93

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*From The Desk Of  
Fred Nelson*

29 Sept 1993

Penny:

I just returned home today from vacation and I have your letter on zoning. I do not intend to live on this property so I should not participate in zoning changes.

*Fred Nelson*  
Frederick C Nelson

121 93

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**AMERICAN SPEEDY PRINTING CENTER**  
1059 North Avenue  
Grand Junction, CO 81501-3116  
(303) 245-1470

PETITION FOR REZONE FROM RSF-8 TO RSF-5

We the undersigned property owners request a zoning change from RSF-8 (Residential Single Family, 8 units per acre) to RSF-5 (Residential Single Family, 5 units per acre) in that area of the City of Grand Junction that is bounded by the Colorado River on the north, the west boundary of the Reservation Subdivision on the east, the east boundary of Bookcliff View Subdivision on the west, and the south boundary of Kelly Subdivision and Easter Subdivision on the south, and excluding the Habitat Subdivision (see attached map).

We make this request to provide for lower density development that is more compatible with the existing neighborhood. We also make this request to avoid the extra burden of population on already overcrowded schools and roads.

We understand that such a zone change will reduce the allowed housing density from 8 units per acre to 5 units per acre and will result in a change in the following bulk requirements for the rezoned properties as per the Grand Junction Zoning and Development Code:

	<u>RSF-8</u>	<u>RSF-5</u>
Minimum lot area	4,000 sq.ft.	6,500 sq.ft.
Minimum street frontage	15'	20'
Minimum lot width (at structure site)	40'	60'
Rear yard setback		
principal	15'	25'
accessory	3'	10'
Maximum coverage of lot by structure	45%	35%



# First Petition

July 15 th, 1993

## Request for a Rezone from RSF8 to RSF4

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unawep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatible with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name / OWNER

Address

David & Susan Cypher

316 27<sup>3</sup>/<sub>8</sub> Rd.  
G.J. Colo. 81503

Jim & Kathy Garoutte (243-8325)

318-27 3/8 rd. - Grd. Jct.

Barb Stalte

306 27<sup>3</sup>/<sub>8</sub> rd - Grd Jct Ctr

Hope Painter

2743 Olson  
2746 Olson

Rose Murphy

327 McVee St.

Gay Jones

Joe Woodell

300 Zuni DR

Nita McClellan

303 Zuni Dr.

Robert Carranagh

306 Zuni Dr.

George Johnson

307 Zuni Dr.

Mark [Signature]

310 Zuni DRIVE

Andrew L [Signature]

311 Zuni Drive

Betty Shepherd

314 Zuni Dr.

Dorothy M. Ellis

313 Zuni Dr

Nancy Velazquez

319 Zuni DR

John M. Briggs

316 Zuni DR.

John M. Briggs

301 Zuni DR

John M. Briggs

318 Zuni DR.

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July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unawep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatable with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name / OWNER

Address

Mavis Kubikan	323 Zuni Dr.
Peggy L Cutter	322 Hopi Dr.
Jill Flaberty	312 Hopi Dr.
Cindy Graham	314 Hopi Dr.
Sandy Ambrose	310 Hopi Dr.
W. Wheel	308 Hopi Dr.
Robert Smith	304 Zuni Dr.
Mare Darling	302 Hopi Dr.
Mary Corcoran	309 Zuni Dr.
FB Ingelhart	2745 Olson

2747 /

2748 /

2748 1/2 /

2749 /

2750 /

2751 Olson

Walter + Mary Mallis

\* Ronald L Cox  
C. P. Pickering

314 Cherry Ln.  
310 Cherry Lane

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July 15th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unaweep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatable with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name (owner)  
\*\*\*\*\*

Address  
\*\*\*\*\*

Howard Schmittel	2758 Cheyenne Dr.
Constance Schmittel	2758 Cheyenne Dr.
Pauline Heuscher	330 mt view ct.
Elmy B. Rush	2780 Cheyenne Dr
Jeff Casey (JEFF CASEY)	2783 Cheyenne
Dorothy E. Riddle	312 Zuni Dr.
Nemore Hilltop	312 Zuni Dr
E. J. Heuscher	330 mtn. view ct.
Kenneth Richel	328 mtn. view ct.
Louise Richel	328 mtn view ct.
Pearl Moore	Martins address 2752 1/2 Cheyenne Drive
Pearl Moore	2754 Cheyenne Drive
Robert McDonough	2750 Cheyenne Dr.
Barbara McDonough	2750 Cheyenne Dr
Justell Byron	2745 CHEYENNE DR.
Phyllis Byron	2745 Cheyenne Dr.
James Jamison	2761 Cheyenne DR
E. E. Jensen	323 Mountain View
Dorcas Jensen	323 Mountain View
Dennis Foster 121 93	2765 Laguna Dr
Robert J. Yurik	2771 1/2 Laguna Dr
Ken Swenson	318 Mtn View
	315 Mtn View

July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unawep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatible with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name / <b>OWNER</b>	Address
Helen E. Curnio	316 Hopi Drive
Snow Meris	318 Hopi Dr. 81503
Orla Armour	315 Hopi Dr.
Merlin W. Tucker	309 Hopi Dr.
M. Joyce Ford	307 Hopi Dr.
Bill D. Baker	303 Hopi Dr.
Mildred Waddell	301 Hopi Dr.
Nathaniel Hopi A. Davis as Trustee	307 Cherry Lane 2754 1/2 Unawep Ave
Kellie D. Upwick	2756 Olson Dr.
Patsy M. Mayhugh	319 Taos Dr.
Jonnie L. Mayhugh	319 Taos Dr.

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July 15th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unawep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

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Name (owner)  
\*\*\*\*\*

Address  
\*\*\*\*\*

Mary Mason  
Martin Mason

5965 Chrysanthee Dr

Aime Wolfe

(mailing address)  
363 Navajo Dr

Susan Voorhees

2771 Cheyenne Dr  
Grand Jct 81503

Candys Clark

2770 Cheyenne Dr  
Grand Jct 81503  
331 Acacia Ct, Grand Jct

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121 93

Please  
Sign

July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unaweep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatible with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name / owner

Address

Daniel R. Beelan

2749 Cheyenne Dr.

Daniel K. Brown

2743 1/2 Cheyenne Dr.

John McLaughlin  
J. E. Doerr (Doerr)

2741 1/2 CHEYENNE DRIVE

2743 Cheyenne Dr.

John Crawford  
(Crawford)

2741 Cheyenne Dr.

Cheri McLaughlin

2741 1/2 Cheyenne Dr.

David Vines

2782 Laguna Dr.

Lori Vines

2782 Laguna Dr.

Lloyd Blylock

2781 Laguna Dr.

Marilyn Blylock

2771 Laguna Dr.

Eleanor LaBree (LaBree)

2783 Laguna Dr.

Donald A. GoDove

2783 Laguna Drive  
121 '93

Marshall Scheetz

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Raymond A. Scheetz  
Scheetz

317 2nd Dr.

Judy L. Wolfe

2771 Cheyenne Dr.

Calvin

2944 Laguna Dr.

July 15th, 1993

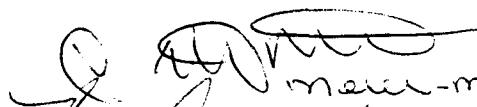
**Request for a Rezone from RSF8 to RSF4**

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Name (owner)  
\*\*\*\*\*

Address  
\*\*\*\*\*

  
Arne Arbogast  
Arbogast

2776 Cheyenne Dr. 6

2778 Cheyenne

Mary Hall (MARY HALL)

2787 Cheyenne Dr.

Bill La Suf J (SROUFE)

2792 Cheyenne Dr.

Amy Paddy (PODDOY)

2793 Cheyenne Dr.

Richard Sroufe

2794 Cheyenne Dr.

Gisvieve Beck

2789 Cheyenne Dr. 121 93

Sally Kewsoat

326 Apache Dr. Original Do NOT Remove From Office

Jerry Kewsoat

326 APACHE DR.

James La Parfet

321 Apache Dr.

Kerry A. Kestler

322 Apache Dr.

Anson W. Hall

324 Apache Dr.

Morris Dahl J.

2749 1/2 Cheyenne DR.

Laura Blum

2749 Cheyenne Dr.

July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unawep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatable with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name

Address

Ruth Messinger	2748 Laguna Dr
Pat Wheeler	2742 1/2 Laguna Dr.
Jay Wheeler	2742 1/2 Laguna Dr.
Jean Trochii	2742 Laguna Dr.
Ace Mitchell	2740 LAGUNA DR
Rita Hayden	2741 Laguna Dr
Mark R. <sup>(Maek)</sup> <sub>(Brewer)</sub>	2741 1/2 LAGUNA DR
Berleen R. Brewer	2741 1/2 Laguna Dr
Dorothy Viapando	2745 Laguna Dr.
Larry Cross (Cross)	2731 Parkwood Dr.
MURKIE T. Young	2744 Parkwood Dr.
Justin Skussel (Vessels)	2747 Laguna Dr.
William Sichter	2747 1/2 Parkwood Dr.
Retitor Carried By Carl Zimmerman	2744 Laguna Dr. 7/17/93

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July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unawep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatable with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name

Address

Daniel R Boe	2746 1/2 LAGUNA DR.
Kathleen R Boe	2746 1/2 Laguna Dr.
Lisa Williams	2749 Laguna Dr.
David B Crawford (Crawford)	316 1/2 Parkwood Dr.
Louise Crawford	316 1/2 Parkwood - DR -
Lusie H. McInnell	316 Parkwood Dr
Horst H. Williams	2746 Parkwood Dr.
Rita A. Williams	2746 Parkwood Dr.
Jerry E. Vaill, Jr.	2744 Parkwood Dr.
Joyce R Greenway (Greenway)	2743 Laguna Dr.
Alpha B. Oxley	2739 Laguna Dr.
Lynnda Zimmerman	2744 Laguna Dr.

Petition Carried by *Cal Johnson* 7/18/93

121 93

Original  
Do NOT Remove  
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PARCEL #/ADDRESS

OWNER OF RECORD/ADDRESS

SIGNATURE/DATE

2945-244-00-218  
no address

Frederick C. Nelson  
272 28 Road, Unit C  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

2945-244-09-011  
317 Mt. View St.  
Grand Jct, 81503

William H. Charlton  
317 Mt. View St.  
Grand Junction, CO 81503

William H. Charlton 9-12-93  
\_\_\_\_\_

2945-244-09-013  
319 Mt. View St.  
Grand Jct, 81503

Glen M. & T. Irene Pryor  
319 Mt. View St.  
Grand Junction, CO 81503

see attached sheet  
" " "

2945-244-09-012  
no address

Glen M. & T. Irene Pryor  
319 Mt. View St.  
Grand Junction, CO 81503

see attached sheet  
" " "

2945-244-09-004  
323 Mt. View St.  
Grand Jct, 81503

E. E. & D. Terrien  
323 Mt. View St.  
Grand Junction, CO 81503

E.E. Terrien 9-12-93  
Doris Terrien 9-12-93

2945-244-09-001  
no address

Frederick C. Nelson  
272 28 Road, Unit C  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

2945-244-00-168  
318 Mt. View St.  
Grand Jct, 81503

Michael L. Bradford  
318 Mt. View St.  
Grand Junction, CO 81503

M.L. Bradford  
9-19-93

2945-244-00-167  
2765 Laguna Dr.  
Grand Jct, 81503

Dennis & Lois Foster  
2765 Laguna Dr.  
Grand Junction, CO 81503

Lois Foster 9/12/93  
signature pending

2945-244-00-166  
2769 Laguna Dr.  
Grand Jct, 81503

Ernest & Elsie Lane  
2769 Laguna Dr.  
Grand Junction, CO 81503

E.G. Lane 9-12-93  
Elsie A. Lane 9-29-93

2945-244-00-186  
2765 Cheyenne Dr.  
Grand Jct, 81503

Martin & Mary Mason  
363 Rodell Dr.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

See next page (bottom)

Original  
Do NOT Remove  
From Office

121 93

PARCEL #/ADDRESS

OWNER OF RECORD/ADDRESS

SIGNATURE/DATE

2945-244-00-187  
2761 Cheyenne Dr.  
Grand Jct, 81503

Tammy D. Jameson  
2761 Cheyenne Dr.  
Grand Junction, CO 81503

Tammy Jameson  
Or Rhyne 9/12/93

2945-244-00-170  
2771 C 1/4 Rd.  
Grand Jct, 81503

JACK + PHYLLIS HUNTER  
~~Martin & Mary Mason~~  
363 Rodell Dr.  
Grand Junction, CO 81503

Phyllis M Hunter 9/18/93  
Jack M Hunter 9/18/93

2945-244-23-001  
2771 1/2 Laguna Dr.  
Grand Jct, 81503

Robert & Barbara Yurick  
2771 1/2 Laguna Dr.  
Grand Junction, CO 81503

Robert Yurick 9-12-93  
Barbara Yurick 9-12-93

2945-244-23-002  
2771 Cheyenne Dr.  
Grand Jct, 81503

Jerry & Diane Wolfe  
2771 Cheyenne Dr.  
Grand Junction, CO 81503

Diane Wolfe 9/18/93  
Jerry L. Wolfe 9/12/93

2945-244-24-001  
no address

William & Donna Wright  
2960 B 1/2 Road  
Grand Junction, CO 81503

William A. Wright 9/28/93  
Donna Wright 9-28-93

2945-244-24-002  
no address

William & Donna Wright  
Same as above

William A. Wright 9/28/93  
Donna Wright 9-28-93

2945-244-24-003  
2772 1/2 Cheyenne Dr.  
Grand Jct, 81503

William & Donna Wright  
Same as above

William A. Wright 9-28-93  
Donna Wright 9-28-93

2945-244-24-004  
no address

William & Donna Wright  
Same as above

William A. Wright 9/28/93  
Donna Wright 9-28-93

2945-244-24-005  
2774 Cheyenne Dr.  
Grand Jct, 81503

William & Donna Wright  
Same as above

William A. Wright 9/28/93  
Donna Wright 9-28-93

2945-244-24-006  
2774 1/2 Cheyenne Dr.  
Grand Jct, 81503

William & Donna Wright  
Same as above

William A. Wright 9/28/93  
Donna Wright 9-28-93

2765 Cheyenne Dr.  
GRAND JUNCTION 81503

JACK + PHYLLIS HUNTER

Phyllis M Hunter 9-12-93  
Jack M Hunter 9/12/93

Original  
Do NOT Remove  
From Office  
121 93

PARCEL #/ADDRESS

OWNER OF RECORD/ADDRESS

SIGNATURE/DATE

2945-244-00-173  
2770 C 1/4 Rd.  
Grand Jct, 81503

Susan L. Voorhees  
2770 C 1/4 Rd.  
Grand Junction, CO 81503

Susan L. Voorhees 9-15-93

2945-244-08-001  
2758 Cheyenne Dr.  
Grand Jct, 81503

Howard & Constance Schmittel  
2758 Cheyenne Dr.  
Grand Junction, CO 81503

Constance Schmittel  
Howard Schmittel 9-17-93

2945-244-08-002  
2756 Cheyenne Dr.  
Grand Jct, 81503

<sup>New Owner</sup>  
~~Charles & Kevin Roberts~~  
2756 Cheyenne Dr.  
Grand Junction, CO 81503

Susan Lopata 9/19/93  
See attached sheet

2945-244-08-003  
328 Mt. View St.  
Grand Jct, 81503

Kenneth H. Richel  
328 Mt. View St.  
Grand Junction, CO 81503

Kenneth H. Richel 9/18/93  
Susan L. Richel 9-18-93

2945-244-08-004  
327 Mt. View Ct.  
Grand Jct, 81503

Don O. Kelley  
960 Main St., #1  
Grand Junction, CO 81501

Don O. Kelley  
9/20/93

2945-244-08-005  
2754 Cheyenne Dr.  
Grand Jct, 81503

Pearl A. Moore  
2752 1/2 Cheyenne Dr.  
Grand Junction, CO 81503

Pearla Moore  
9-17-93

2945-244-08-006  
330 Mt. View St.  
Grand Jct, 81503

Enno & Pauline Heuscher  
330 Mt. View Ct.  
Grand Junction, CO 81503

Pauline Heuscher 9-17-93  
E. J. Heuscher 9/17/93

2945-244-08-008  
no address

Ruth B. Heucher  
25 Arapahoe Ct.  
San Ramon, CA 94583

see attached sheet  
for signature

2945-244-00-236  
no address

Enno & Pauline Heuscher  
330 Mt. View Ct.  
Grand Junction, CO 81503

Pauline Heuscher 9-17-93  
E. J. Heuscher 9/17/93

2945-244-00-237  
no address

Enno & Pauline Heuscher  
Same as above

Pauline Heuscher 9-17-93  
E. J. Heuscher 9/17/93

Original  
Do NOT Remove  
From Office

PARCEL #/ADDRESS

OWNER OF RECORD/ADDRESS

SIGNATURE/DATE

2945-244-00-242  
no address

John & Allene Brinkley  
P.O. Box 130  
Glade Park, CO 81523-0130

*see attached sheet*

2945-244-00-243  
no address

Robert McDonough and  
Barbara J. Willis  
2750 Cheyenne Dr.  
Grand Junction, CO 81503

*Robert McDonough 9-15-93*  
*Barbara Willis McDonough 9-15-93*

2945-244-00-196  
2750 Cheyenne Dr.  
Grand Jct, 81503

Robert McDonough and  
Barbara J. Willis  
Same as above

*Robert McDonough 9-15-93*  
*Barbara Willis McDonough 9-16-93*

2945-244-00-205  
2752 Cheyenne Dr.  
Grand Jct, 81503

Wyatt & Lucinda Miller  
2752 Cheyenne Dr.  
Grand Junction, CO 81503

*Wyatt Miller Sept. 19 1993*  
*Lucinda Miller 9-19-93*

2945-244-00-206  
2752 1/2 Cheyenne  
Grand Jct, 81503

Pearl A. Moore  
2752 1/2 Cheyenne Dr.  
Grand Junction, CO 81503

*Pearl A. Moore*  
*9-17-93*

Original  
Do NOT Remove  
From Office

PARCEL #/ADDRESS

OWNER OF RECORD/ADDRESS

SIGNATURE/DATE

X

2945-244-00-242  
no address

John & Allene Brinkley  
P.O. Box 130  
Glade Park, CO 81523-0130

*John Brinkley 9/11/93*  
*Allene Brinkley 9/11/93*

2945-244-00-243  
no address

Robert McDonough and  
Barbara J. Willis  
2750 Cheyenne Dr.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

*all signed*

2945-244-00-196  
2750 Cheyenne Dr.  
Grand Jct, 81503

Robert McDonough and  
Barbara J. Willis  
Same as above

\_\_\_\_\_  
\_\_\_\_\_

2945-244-00-205  
2752 Cheyenne Dr.  
Grand Jct, 81503

Wyatt & Lucinda Miller  
2752 Cheyenne Dr.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

2945-244-00-206  
2752 1/2 Cheyenne  
Grand Jct, 81503

Pearl A. Moore  
2752 1/2 Cheyenne Dr.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

Original  
Do NOT Remove  
From Office

121 93

PARCEL #/ADDRESS

OWNER OF RECORD/ADDRESS

SIGNATURE/DATE

2945-244-00-173  
2770 C 1/4 Rd.  
Grand Jct, 81503

Susan L. Voorhees  
2770 C 1/4 Rd.  
Grand Junction, CO 81503

*all signed*

2945-244-08-001  
2758 Cheyenne Dr.  
Grand Jct, 81503

Howard & Constance Schmittel  
2758 Cheyenne Dr.  
Grand Junction, CO 81503

*old owner - out of town*  
2945-244-08-002  
2756 Cheyenne Dr.  
Grand Jct, 81503

~~Charles & Kevin Roberts~~  
2756 Cheyenne Dr.  
Grand Junction, CO 81503

*Handwritten* Kevin D. Roberts  
16 Sep 93

2945-244-08-003  
328 Mt. View St.  
Grand Jct, 81503

Kenneth H. Richel  
328 Mt. View St.  
Grand Junction, CO 81503

2945-244-08-004  
327 Mt. View Ct.  
Grand Jct, 81503

Don O. Kelley  
960 Main St., #1  
Grand Junction, CO 81501

*all signed*

2945-244-08-005  
2754 Cheyenne Dr.  
Grand Jct, 81503

Pearl A. Moore  
2752 1/2 Cheyenne Dr.  
Grand Junction, CO 81503

2945-244-08-006  
330 Mt. View St.  
Grand Jct, 81503

Enno & Pauline Heuscher  
330 Mt. View Ct.  
Grand Junction, CO 81503

2945-244-08-008  
no address

Ruth B. Heucher  
25 Arapahoe Ct.  
San Ramon, CA 94583

2945-244-00-236  
no address

Enno & Pauline Heuscher  
330 Mt. View Ct.  
Grand Junction, CO 81503

2945-244-00-237  
no address

Enno & Pauline Heuscher  
Same as above

Original  
Do NOT Remove  
from Office

PARCEL #/ADDRESS

OWNER OF RECORD/ADDRESS

SIGNATURE/DATE

2945-244-00-173  
2770 C 1/4 Rd.  
Grand Jct, 81503

Susan L. Voorhees  
2770 C 1/4 Rd.  
Grand Junction, CO 81503

2945-244-08-001  
2758 Cheyenne Dr.  
Grand Jct, 81503

Howard & Constance Schmittel  
2758 Cheyenne Dr.  
Grand Junction, CO 81503

2945-244-08-002  
2756 Cheyenne Dr.  
Grand Jct, 81503

Charles & Kevin Roberts  
2756 Cheyenne Dr.  
Grand Junction, CO 81503

2945-244-08-003  
328 Mt. View St.  
Grand Jct, 81503

Kenneth H. Richel  
328 Mt. View St.  
Grand Junction, CO 81503

2945-244-08-004  
327 Mt. View Ct.  
Grand Jct, 81503

Don O. Kelley  
960 Main St., #1  
Grand Junction, CO 81501

2945-244-08-005  
2754 Cheyenne Dr.  
Grand Jct, 81503

Pearl A. Moore  
2752 1/2 Cheyenne Dr.  
Grand Junction, CO 81503

2945-244-08-006  
330 Mt. View St.  
Grand Jct, 81503

Enno & Pauline Heuscher  
330 Mt. View Ct.  
Grand Junction, CO 81503

2945-244-08-008  
no address

Ruth B. Heucher  
25 Arapahoe Ct.  
San Ramon, CA 94583

*Ruth B. Heuscher*  
*9/10/93*

2945-244-00-236  
no address

Enno & Pauline Heuscher  
330 Mt. View Ct.  
Grand Junction, CO 81503

2945-244-00-237  
no address

Enno & Pauline Heuscher  
Same as above

*all signed*

*all signed*



PARCEL #/ADDRESS

OWNER OF RECORD/ADDRESS

SIGNATURE/DATE

2945-244-00-218  
no address

*certified letter sent*  
Frederick C. Nelson  
272 28 Road, Unit C  
Grand Junction, CO 81503

2945-244-09-011  
317 Mt. View St.  
Grand Jct, 81503

William H. Charlton  
317 Mt. View St.  
Grand Junction, CO 81503

*signed*

2945-244-09-013  
319 Mt. View St.  
Grand Jct, 81503

Glen M. & T. Irene Pryor  
319 Mt. View St.  
Grand Junction, CO 81503

*Glen M. Pryor x 9-25-93*  
*Irene Pryor 9-25-93*

2945-244-09-012  
no address

Glen M. & T. Irene Pryor  
319 Mt. View St.  
Grand Junction, CO 81503

*Glen M. Pryor x 9-25-93*  
*T Irene Pryor 9-25-93*

2945-244-09-004  
323 Mt. View St.  
Grand Jct, 81503

E. E. & D. Terrien  
323 Mt. View St.  
Grand Junction, CO 81503

*signed*

2945-244-09-001  
no address

*certified letter sent*  
Frederick C. Nelson  
272 28 Road, Unit C  
Grand Junction, CO 81503

2945-244-00-168  
318 Mt. View St.  
Grand Jct, 81503

Michael L. Bradford  
318 Mt. View St.  
Grand Junction, CO 81503

2945-244-00-167  
2765 Laguna Dr.  
Grand Jct, 81503

Dennis & Lois Foster  
2765 Laguna Dr.  
Grand Junction, CO 81503

*all signed*

2945-244-00-166  
2769 Laguna Dr.  
Grand Jct, 81503

Ernest & Elsie Lane  
2769 Laguna Dr.  
Grand Junction, CO 81503

2945-244-00-186  
2765 Cheyenne Dr.  
Grand Jct, 81503

*new owner signed*  
Martin & Mary Mason  
363 Rodell Dr.  
Grand Junction, CO 81503

PARCEL #/ADDRESS

OWNER OF RECORD/ADDRESS

SIGNATURE/DATE

2945-244-00-218  
no address

Frederick C. Nelson  
272 28 Road, Unit C  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

2945-244-09-011  
317 Mt. View St.  
Grand Jct, 81503

William H. Charlton  
317 Mt. View St.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

2945-244-09-013  
319 Mt. View St.  
Grand Jct, 81503

Glen M. & T. Irene Pryor  
319 Mt. View St.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

2945-244-09-012  
no address

Glen M. & T. Irene Pryor  
319 Mt. View St.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

2945-244-09-004  
323 Mt. View St.  
Grand Jct, 81503

E. E. & D. Terrien  
323 Mt. View St.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

2945-244-09-001  
no address

Frederick C. Nelson  
272 28 Road, Unit C  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

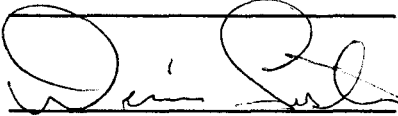
2945-244-00-168  
318 Mt. View St.  
Grand Jct, 81503

Michael L. Bradford  
318 Mt. View St.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

2945-244-00-167  
2765 Laguna Dr.  
Grand Jct, 81503

Dennis & Lois Foster  
2765 Laguna Dr.  
Grand Junction, CO 81503

  
\_\_\_\_\_

Sept 30

2945-244-00-166  
2769 Laguna Dr.  
Grand Jct, 81503

Ernest & Elsie Lane  
2769 Laguna Dr.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

2945-244-00-186  
2765 Cheyenne Dr.  
Grand Jct, 81503

Martin & Mary Mason  
363 Rodell Dr.  
Grand Junction, CO 81503

\_\_\_\_\_  
\_\_\_\_\_

Original  
Do NOT Remove 121 93  
From Office

- SENDER:**
- Complete items 1 and/or 2 for additional services.
  - Complete items 3, and 4a & b.
  - Print your name and address on the reverse of this form so that we can return this card to you.
  - Attach this form to the front of the mailpiece, or on the back if space does not permit.
  - Write "Return Receipt Requested" on the mailpiece below the article number.
  - The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1.  Addressee's Address  
2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:  
*Glen & Irene Pryor  
319 Mt. View St  
Grand Jet, CO  
81503*

4a. Article Number  
*P367 899487*

- 4b. Service Type
- Registered       Insured  
 Certified       COD  
 Express Mail       Return Receipt for Merchandise

7. Date of Delivery  
*9/25/93*

5. Signature (Addressee)  
*K Mrs Glen Pryor*

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

- SENDER:**
- Complete items 1 and/or 2 for additional services.
  - Complete items 3, and 4a & b.
  - Print your name and address on the reverse of this form so that we can return this card to you.
  - Attach this form to the front of the mailpiece, or on the back if space does not permit.
  - Write "Return Receipt Requested" on the mailpiece below the article number.
  - The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1.  Addressee's Address  
2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:  
*John & Allene Brinkley  
P.O. Box 130  
Glade Park Co  
81523-0130*

4a. Article Number  
*P367 674 291*

- 4b. Service Type
- Registered       Insured  
 Certified       COD  
 Express Mail       Return Receipt for Merchandise

7. Date of Delivery  
*9/10/93*

5. Signature (Addressee)  
*Allene Brinkley*

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

Fold at line over top of envelope to the

- SENDER:**
- Complete items 1 and/or 2 for additional services.
  - Complete items 3, and 4a & b.
  - Print your name and address on the reverse of this form so that we can return this card to you.
  - Attach this form to the front of the mailpiece, or on the back if space does not permit.
  - Write "Return Receipt Requested" on the mailpiece below the article number.
  - The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1.  Addressee's Address  
2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:  
*Ruth Heuscher  
25 Arapahoe Ct  
San Ramon Ca  
94583*

4a. Article Number  
*P367 674 290*

- 4b. Service Type
- Registered       Insured  
 Certified       COD  
 Express Mail       Return Receipt for Merchandise

7. Date of Delivery  
*9-11-93*

5. Signature (Addressee)  
*Ruth Heuscher*

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

Original  
Do NOT Remove  
From Office

121 93

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following service (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

*Kevin Roberts  
220 North 1900 West  
West Point Utah  
84015*

4a. Article Number  
*P-367897705*

4b. Service Type

<input type="checkbox"/> Registered	<input type="checkbox"/> Insured
<input checked="" type="checkbox"/> Certified	<input type="checkbox"/> COD
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Return Receipt for Merchandise

7. Date of Delivery  
*SEP 14 1993*

5. Signature (Addressee)  
*Sherrane Roberts*

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

P 367 899 488



**Receipt for Certified Mail**

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Sender	<i>Lawrence Nelson</i>
Street	<i>772 38th Rd unit C</i>
City	<i>Granville OH 43031</i>
Postage	<i>\$ 52</i>
Certified Fee	<i>1.00</i>
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	<i>1.00</i>
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	<i>\$ 252</i>
Postmark or Date	<i>SEP 22 1993 GRANVILLE OH</i>

PS Form 3800, June 1991

Original 121 93  
Do NOT Remove  
From Office

Oct 4/93

Penny H

Phase (LT)

- incl ~~her~~ her selected letters on rezoning
- Send her copy of Staff report & rezoning

- Potential # DU with rezoning \_\_\_\_\_
- " " " " w/o rezoning \_\_\_\_\_

- I.D. What non-conf. situation arose w/ re-zone

- nature
- extent

Original  
Do NOT Remove  
From Office

12:1 93

Reviews

- Attorney
- County Planning
- Current & Long Range
- School District

Need

- mailing matrix + 2001
- Cover sheet - for review agencies
- application form for Penny's sign.
- Staff memo of explanation

Penny Pauline Heuscher  
330 Mt. View Ct.  
Grand Junction, CO., 81503

Oct. 1, 1993

Dear Mr. Timms,

Enclosed is first the petition that we had circulated requesting a zone change from RSF8 to RSF4. I did not submit this one because your department thought the bulk requirements would not all comply. However, we did have a very large number of actual home owners signing the first petition in favor of RSF4 as you can see from the size of the petition. It covered nearly all of the homes in this area petitioned. I wish I had been given more information at the time by the Planning Department so that I could have prepared the petition the way you preferred in the first place.

In this second petition we compromised and agreed on RSF5. We have 94% of the total number of parcels in favor and 95.6% of the total number of owners signing it. Co-owners counting as one *Submitted Sept 29, '93* vote. The one person, Mr. Nelson, who didn't sign stated to me that he is not opposed to it or for it because "I don't live in the neighborhood and it doesn't affect me." I tried to explain why we wanted his support but he said he was neutral. Enclosed is a copy of the Post Office receipt showing I sent the petition to him. He has been out of town for two weeks and just arrived back in town Wednesday.

I have attached signatures from owners who were either out of town or live out of town at the back of the petition. In the signature line I wrote "see attached sheet".

If you have any questions concerning the petition and why we wish to downzone, I would be glad to bring in a written statement. Basically, we feel the streets and roads and the schools can not handle additional pressure and we appreciate how the neighborhood has developed in terms of the present uncrowded lots except ofcourse for the high density development that came in against our wishes, knowledge and without the support they were to have gotten from the neighborhood. The parent organization, in Americus Georgia, states "Habitat for Humanity does not build with out the support of the leadership, businesses, and neighborhood." They went against their own parent organization by not actually getting our support.

Sincerely,

Penny Pauline Heuscher and over 125 homeowners *and lot owners*  
*Penny Pauline Heuscher*  
245-9064 (except Tues. 241-1370)

b:\Timms.let

Original  
Do NOT Remove  
From Office

121 93

# REVIEW COMMENTS

Page 1 of 2

FILE #121-93

TITLE HEADING: Rezone from RSF-8 to RSF-5

LOCATION: Parts of Orchard Mesa

PETITIONER: Property Owners

REPRESENTATIVE: Pauline Heuscher

REPRESENTATIVES'S ADDRESS/TELEPHONE: 330 Mountain View Court  
Grand Junction, CO 81503  
245-9064

STAFF REPRESENTATIVE: Dave Thornton

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NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., OCTOBER 25, 1993.

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CITY DEVELOPMENT ENGINEER  
Gerald Williams

10/9/93  
244-1591

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No comment.

CITY ATTORNEY  
Dan Wilson

10/12/93  
244-1505

---

No comment.

MESA COUNTY PLANNING (LONG RANGE)  
Keith Fife

10/20/93  
244-1650

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The County and City are currently working on a Land Use Plan for Orchard Mesa, including this site. Although no plan is currently adopted addressing this site, we have discussed the possibility of rezoning properties to reflect existing or expected build-out densities. This request seems to be premature and no action should be taken to rezone Orchard Meas without the support of a Land Use Plan.

If approved, care should be taken not to create non-conforming situations. Exclusion of four (4) Habitat Subdivision lots will leave an "island" of RSF-8 zoning. An attempt should be considered to transition the proposed RSF-5 Zone in this area, e.g. areas north of Cheyenne Drive could be RSF-5 and south of Cheyenne Drive RSF-6 or RSF-8.

**MESA COUNTY PLANNING (CURRENT)**  
**Mike Joyce**

**10/20/93**  
**244-1642**

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Need to be sure if this zoning change will have any bearing on the Orchard Mesa Plan, otherwise this petition makes sense.



STAFF REVIEW FOR PLANNING COMMISSION

FILE: #121-93

DATE: October 29, 1993

STAFF: David Thornton

**ACTION REQUESTED:** Rezone a portion of Orchard Mesa from Residential Single Family - maximum 8 units per acre (RSF-8) to Residential Single Family - maximum 5 units per acre (RSF-5).

**APPLICANTS:** Residents and Property Owners of Subject Area  
Representative: Penny Heuscher

**EXECUTIVE SUMMARY:**

This request is being made by a group of property owners on Orchard Mesa that desire to rezone their properties to a lesser density. (see attached map for Subject Area). The reason for the neighborhood's request for the rezone is to reduce the number of new dwelling units that could be built in the area.

**EXISTING LAND USE:** Single Family Residential

**PROPOSED LAND USE:** No Change

**SURROUNDING LAND USE:**

NORTH -- Colorado River

EAST -- Residential Single Family

SOUTH -- Residential Single Family

WEST -- Residential Single Family and Orchard Mesa Middle School

**EXISTING ZONING:** RSF-8

**PROPOSED ZONING:** RSF-5

**SURROUNDING ZONING:**

NORTH -- Industrial (North of the Colorado River)

EAST -- RSF-8

SOUTH -- RSF-8

WEST -- RSF-8 and Public Zone (PZ)

*I spoke with Mr. Nelson twice on the telephone. Both times he stated that he did not want to object to the Rezone nor sign the petition to have his property rezoned. He said he was neutral.*

*BT*

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No Plan currently exists for this area, however the Orchard Mesa Neighborhood Plan is in the process of being developed.

**STAFF ANALYSIS:**

The Rezone Criteria is being met in the following ways:

A. Was the existing zone an error at the time of adoption?

The existing zone was an error at the time of adoption because the subject area has not developed to the 8 units per acre density.

B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?

The change in character in the area has been minimal, but there is concern by the neighborhood that the current zoning would allow additional changes in the area if the existing zoning were allowed to remain. The existing character of the area is closer to that of a RSF-5 zone than a RSF-8 zone.

C. Is there an area of community need for the proposed rezone?

The neighborhood believes there is a need for the proposed rezone and in fact the majority (all but one owner) have signed the petition requesting the rezone.

D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?

The rezone is compatible with the surrounding area. No adverse impacts are anticipated.

E. Will there be benefits derived by the community, or area, by granting the proposed rezone?

The benefit derived by this rezone will be a decrease in the allowed density which the neighborhood is requesting.

F. Is the proposal in conformance with the policies, intents and requirements of this code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?

This rezone proposal is in conformance with the intent and requirements of the Zoning and Development Code. There is currently no adopted master plan for this area although one is currently being developed.

G. Are adequate facilities available to serve development for the type and scope suggested by the proposed rezone? If utilities are not available, could they be reasonably extended?

There are adequate facilities available.

In analyzing this request, staff has identified the following (see table below) regarding the number of dwelling units a person could expect at build-out with the rezoning and without the rezoning:

It is staff's opinion that this area will not develop at 8 units per acre even if the current zoning stays intact. The recent Habitat subdivision is developing at approximately 6.5 units per acre. Their lots are 5500 sq ft in size as compared to the minimum of 4000 sq ft for the RSF-8 zoning. Using 6.5 units per acre, a person could anticipate approximately 110 additional dwelling units for the entire subject area.

20 units more than if the area is rezoned to RSF-5

	Existing # SF Residential Dwelling Units		Potential # additional SF Residential Dwelling Units *		Total
<u>Entire Area</u> (33 Acres)					
RSF-8	24	+	110	=	134
RSF-5	24	+	90	=	114
<u>Entire Area less</u> <u>7.5 acre Nelson</u> <u>site (25.5 acres)</u>					
RSF-8	24	+	61	=	85
RSF-5	24	+	53	=	77

\* Assumes 6.5 du/acre will develop if zoned RSF-8 and 5.0 du/acre will develop if zoned RSF-5.

It appears that there is not a great deal of difference in the anticipated impacts between the current zoning (RSF-8) or the requested zoning (RSF-5). A site visit revealed no obvious concerns with existing structures that would be made nonconforming due to the rezone. The requirements for RSF-8 and RSF-5 setbacks and other bulk requirements for structures were spelled out on the petition that was circulated. If the rezone does create nonconforming structures, the Zoning and Development Code allows them to remain. All new additions to existing structures will have to meet the new setbacks. This application is being driven by a petition that was signed by all of the property owners within the rezone area except one.

Since the neighborhood wants this rezone, staff will support the request. There is some concern with including the property owned by Mr. Fred Nelson. Mr. Nelson is the only property owner who didn't sign the petition. He owns approximately 7.5 acres located in the southwest corner of the rezone area. After talking with Mr. Nelson on the telephone, he stated that he was not objecting to the rezone but was unwilling to sign the petition because he currently has the property up for sale and he does not know what the future property owner would want for zoning.

Staff analysis further concludes that the zoning of the 7.5 acre Nelson property has a small impact on the numbers shown above. If the parcel remains zoned RSF-8 it could be developed into a maximum of 60 single family dwelling units, but more likely would be developed into 49 single family dwelling units. If the parcel is rezoned to RSF-5 it could be developed into a maximum of 37 single family dwelling units with actual development probably at or near that density.

### STAFF RECOMMENDATION:

Staff recommends approval, but requests that planning commission consider Mr. Nelson's testimony, if he attends the hearing, and make boundary adjustments to the rezone area as appropriate.

The reason for the neighborhood's request for the rezone is to reduce the number of new dwelling units that could be built in the area. However, in reality the reduction in the potential number of new dwelling units as a result of the rezoning is relative small. This is especially the case if the 7.5 acre Nelson property is removed from the rezoning. However staff supports the rezoning if the neighborhood feels strongly in favor of it.

### PLANNING COMMISSION MOTION:

#### Suggested Motions:

Mr. Chairman, on item #121-93, I move that we forward this on to City Council with the recommendation of approval. **This rezone request includes all properties listed in the rezone petition.** This rezone request meets the Rezone criteria as established by the Grand Junction Zoning and Development Code in the following ways:

A. The existing zone was an error at the time of adoption because the subject area has not developed to the 8 units per acre density.

B. The change in character in the area has been minimal, but there is concern by the neighborhood that the current zoning would allow additional changes in the area if the existing zoning were allowed to remain. The existing character of the area is closer to that of a RSF-5 zone than a RSF-8 zone.

C. The neighborhood believes there is a need for the proposed rezone and in fact the majority (all but one owner) have signed the petition requesting the rezone.

D. The rezone is compatible with the surrounding area. No adverse impacts are anticipated.

E. The benefit derived by this rezone will be a decrease in the allowed density which the neighborhood is requesting.

F. This rezone proposal is in conformance with the intent and requirements of the Zoning and Development Code. There is currently no adopted master plan for this area although one is currently being developed.

g. There are adequate facilities available.

### OR

Mr. Chairman, on item #121-93, I move that we forward this on to City Council with the recommendation of approval. **This rezone request includes all properties listed in the rezone petition except those properties owned by Mr Frederick Nelson.** This rezone request meets the Rezone criteria as established by the Grand Junction Zoning and Development Code in the following ways:

A. The existing zone was an error at the time of adoption because the subject area has not developed to the 8 units per acre density.

B. The change in character in the area has been minimal, but there is concern by the

neighborhood that the current zoning would allow additional changes in the area if the existing zoning were allowed to remain. The existing character of the area is closer to that of a RSF-5 zone than a RSF-8 zone.

C. The neighborhood believes there is a need for the proposed rezone and in fact the majority (all but one owner) have signed the petition requesting the rezone.

D. The rezone is compatible with the surrounding area. No adverse impacts are anticipated.

E. The benefit derived by this rezone will be a decrease in the allowed density which the neighborhood is requesting.

F. This rezone proposal is in conformance with the intent and requirements of the Zoning and Development Code. There is currently no adopted master plan for this area although one is currently being developed.

g. There are adequate facilities available.

**STAFF ANALYSIS:**

The Rezone Criteria is being met in the following ways:

- A. The existing zone was an error at the time of adoption because generally the area has not developed to the 8 units per acre density.
- B. The change in character in the area has been minimal, but there is concern by the neighborhood that the current zoning would allow additional changes in the area if the existing zoning were allowed to remain.
- C. The neighborhood believes there is a need for the proposed rezone and in fact the majority (all but one owner) have signed the petition requesting the rezone.
- D. The rezone is compatible with the surrounding area. There will be no adverse impacts.
- E. The benefit derived by this rezone will be a decrease in density which the neighborhood is requesting.
- F. This rezone proposal is in conformance with the intent and requirements of the Zoning and Development Code. There is no adopted master plan for this area.
- g. There are adequate facilities available.

**STAFF RECOMMENDATION:**

**PLANNING COMMISSION RECOMMENDATION:**

$$\begin{array}{l} \text{Approx 33 Acres} \quad \times \quad 8 \quad = \quad 264 \text{ units} \\ \quad \quad \quad \quad \quad \quad \times \quad 5 \quad = \quad 165 \text{ units} \end{array}$$

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If left as RSF-8

November 3rd, 1993

**APPEAL TO THE CITY COUNCIL OF GRAND JUNCTION**

I Penny Pauline Heuscher as a representative of my community appeal to the City Council of Grand Junction the decision by the Planning Commission on November 2nd, 1993 on item # 121-93, a request for a rezone from RSF8 to RSF5. The Planning Commission denied a request via petition signed by 96% of the property owners and signed by 94% of the total parcel owners, with one neutral owner not signing. That party has stated his neutral position in writing and also verbally to the City Planners and to myself. I can provide a copy of that statement.

The Planning Department staff recommended approval of the rezone if the neighborhood felt strongly in favor of it (see the document "Staff Review" pg 4 , first and second paragraph). The neighborhood has a very high percent of property owners signing. 100% of the residents living there or 96% of the total strongly desire a downzone from RSF8 to at the most RSF5.

Staff made two motions. I quote from "Staff Review" pg 4, "I move that we forward this onto the City Council with recommendation for approval." - that first motion for rezone request by the city included **all properties listed in the rezone petition.** That was denied. This is what we appeal and we definitely want all lands listed in the petition included.

The second motion made by the Planning Department Staff was " I move that we forward this on to City Council with recommendation of approval." **"This rezone request includes all properties listed in the rezone except those properties owned by Mr. Frederick Nelson."** This second motion passed. This is not acceptable to us because development of a density higher than RSF5 on his property **which is centrally located in our neighborhood** is not contiguous to or congruent with our surrounding development and subdivisions. High density there is not compatible to the character of the surrounding neighborhood and will change the character and destroy the positive attributes of the neighborhood. Those attributes are lack of congestion, the quiet, peaceful and safe nature of the area.

Our foremost concern is the present unsafe and difficult access into our neighborhood. There is restricted access from three directions and none from the north. There are more concerns which we will bring forth later.

A master plan is being formulated for Orchard Mesa. The truth is that there has been discussion for reduced density brought forth by many members of the Citizens Review Committee that is formulating the plan. This is public information.

We ask that you approve our request as written in our petition and as recommended by the Planning Department staff in the first motion. **Thank you.**

**Sincerely, Pauline Heuscher and Petitioners**

*Penny Pauline Heuscher*



November 5, 1993

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

Mr. Frederick Nelson  
272 28 Road Unit C  
Grand Junction, CO 81503

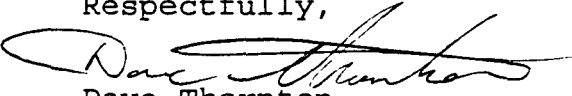
Dear Mr. Nelson:

A petition has been submitted requesting a rezone for approximately 33 acres of Orchard Mesa which includes two properties owned by you. The tax parcel numbers for the two parcels are 2945-244-00-218 and 2945-244-09-001. As I discussed on the phone with you a few weeks ago you are the only property owner within the subject area (see enclosed map) who did not sign the rezoning petition requesting a rezone from Residential Single Family - 8 units per acre (RSF-8) to Residential Single Family - 5 units per acre (RSF-5). This request went to Planning Commission on November 2, 1993 and received a recommendation to City Council for approval of the rezone with the condition that the rezone area exclude your properties since you did not sign the rezoning petition.

Since Planning Commission's decision we have received a letter from the Neighborhood's representative appealing Planning Commission's recommendation and asking City Council to consider all of the rezone area including your properties. **We would appreciate hearing from you as to your position on the rezoning action.** If City Council approves the rezone to include your properties it will affect the number of homes that can be built as well as the setbacks and other "bulk" requirements relative to the zoning.

**This rezoning request will be heard by City Council at their November 17th and December 1st meetings.** Both meetings will be held at the City/County Auditorium at City Hall, 250 North 5th Street at 7:30 p.m. **If you do not plan on attending these meetings please call me at 244-1447 to discuss this matter.** I thank you for your interest in this rezoning proposal.

Respectfully,

  
Dave Thornton  
Senior Planner

cc: file #121-93



STAFF REVIEW *FOR City Council*

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FILE: #121-93

DATE: November 17, 1993

STAFF: David Thornton

**ACTION REQUESTED:** Rezone a portion of Orchard Mesa from Residential Single Family - maximum 8 units per acre (RSF-8) to Residential Single Family - maximum 5 units per acre (RSF-5). The applicants are appealing Planning Commission's recommendation to only include those properties within the rezone that signed the rezone petition.

**APPLICANTS:** Residents and Property Owners of Subject Area  
Representative: Penny Heuscher

**EXECUTIVE SUMMARY:**

This request is being made by a group of property owners on Orchard Mesa that desire to rezone their properties to a lesser density. (see attached map for Subject Area). The reason for the neighborhood's request for the rezone is to reduce the number of new dwelling units that could be built in the area.

---

**EXISTING LAND USE:** Single Family Residential

**PROPOSED LAND USE:** No Change

**SURROUNDING LAND USE:**

- NORTH -- Colorado River
- EAST -- Residential Single Family
- SOUTH -- Residential Single Family
- WEST -- Residential Single Family and Orchard Mesa Middle School

**EXISTING ZONING:** RSF-8

**PROPOSED ZONING:** RSF-5

**SURROUNDING ZONING:**

- NORTH -- Industrial (North of the Colorado River)
  - EAST -- RSF-8
  - SOUTH -- RSF-8
  - WEST -- RSF-8 and Public Zone (PZ)
-

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No Plan currently exists for this area, however the Orchard Mesa Neighborhood Plan is in the process of being developed.

**STAFF ANALYSIS:**

The Rezone Criteria of the Zoning and Development Code is being met in the following ways:

A. Was the existing zone an error at the time of adoption?

This question is probably not applicable to this rezone request since both the existing zone and the proposed zone are single family residential.

B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?

The change in character in the area has been minimal, but there is concern by the neighborhood that the current zoning would allow additional changes in the area if the existing zoning were allowed to remain. The existing character of the area is closer to that of a RSF-5 zone than a RSF-8 zone.

C. Is there an area of community need for the proposed rezone?

The neighborhood believes there is a need for the proposed rezone and in fact the majority (all but one owner) have signed the petition requesting the rezone.

D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?

The rezone is compatible with the surrounding area. No adverse impacts are anticipated.

E. Will there be benefits derived by the community, or area, by granting the proposed rezone?

The benefit derived by this rezone will be a decrease in the allowed density which the neighborhood is requesting.

F. Is the proposal in conformance with the policies, intents and requirements of this code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?

This rezone proposal is in conformance with the intent and requirements of the Zoning and Development Code. There is currently no adopted master plan for this area although one is currently being developed.

G. Are adequate facilities available to serve development for the type and scope suggested by the proposed rezone? If utilities are not available, could they be reasonably extended?

There are adequate facilities available.

In analyzing this request, staff has identified the following (see table below) regarding the number of dwelling units a person could expect at build-out with the rezoning and without the rezoning:

It is staff's opinion that this area will not develop at 8 units per acre even if the current zoning stays intact. The recent Habitat subdivision is developing at approximately 6.5 units per acre. Their lots are 5500 sq ft in size as compared to the minimum of 4000 sq ft for the RSF-8 zoning. Using 6.5 units per acre, a person could anticipate approximately 110 additional dwelling units for the entire subject area or 20 units more than if the area is rezoned to RSF-5.

---

	Existing # SF Residential Dwelling Units		Potential # additional SF Residential Dwelling Units *		Total
<u>Entire Area</u> (33 Acres)					
RSF-8	24	+	110	=	134
RSF-5	24	+	90	=	114
<u>Entire Area less</u> <u>7.5 acre Nelson</u> <u>site (25.5 acres)</u>					
RSF-8	24	+	61	=	85
RSF-5	24	+	53	=	77

\* Assumes 6.5 du/acre will develop if zoned RSF-8 and 5.0 du/acre will develop if zoned RSF-5.

---

It appears that there is not a great deal of difference in the anticipated impacts between the current zoning (RSF-8) or the requested zoning (RSF-5). A site visit revealed no obvious concerns with existing structures that would be made nonconforming due to the rezone. The requirements for RSF-8 and RSF-5 setbacks and other bulk requirements for structures were spelled out on the petition that was circulated. If the rezone does create nonconforming structures, the Zoning and Development Code allows them to remain. All new additions to existing structures will have to meet the new setbacks. This application is being driven by a petition that was signed by all of the property owners within the rezone area except one.

There is some concern with including the property owned by Mr. Fred Nelson. Mr. Nelson is the only property owner who didn't sign the petition. He owns approximately 7.5 acres located in the southwest corner of the rezone area. After talking with Mr. Nelson on the telephone, he stated that he was not objecting to the rezone but was unwilling to sign the petition because he currently has the property up for sale and he does not know what the future property owner would want for zoning.

Staff analysis further concludes that the zoning of the 7.5 acre Nelson property has a small impact on the numbers shown above. If the parcel remains zoned RSF-8 it could be developed into a maximum of 60 single family dwelling units, but more likely would be developed into 49 single family dwelling units (6.5 units per acre). If the parcel is rezoned to RSF-5 it could be developed into a maximum of 37 single family dwelling units with actual development probably at or near that density (5.0 units per acre).

Staff received a letter from Penny Heuscher, representative of the neighborhood, appealing Planning Commission's recommendation to include only those properties within the rezone where the property owner signed the petition. Planning Commission's recommendation did not include Mr. Nelson's properties within the rezone.

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezone, including the Nelson property.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended approval of the rezone request to include all properties listed in the rezone petition except those properties owned by Mr. Frederick Nelson and any other property owner that has not signed the petition which includes new ownership of properties since the petition was signed. This rezone request meets the Rezone criteria as established by the Grand Junction Zoning and Development Code in the following ways:

1. The change in character in the area has been minimal, but there is concern by the neighborhood that the current zoning would allow additional changes in the area if the existing zoning were allowed to remain. The existing character of the area is closer to that of a RSF-5 zone than a RSF-8 zone.
2. The neighborhood believes there is a need for the proposed rezone and in fact all property owners have signed the petition requesting the rezone.
3. The rezone is compatible with the surrounding area. No adverse impacts are anticipated.
4. The benefit derived by this rezone will be a decrease in the allowed density which the neighborhood is requesting.
5. This rezone proposal is in conformance with the intent and requirements of the Zoning and Development Code. There is currently no adopted master plan for this area although one is currently being developed.
6. There are adequate facilities available.

(5-0) - City Council Approval 12-1-93  
Motion to Approve REZONE AREA including Nelson  
property

November 29, 1993

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 2	
To	DAVE THORNTON	From	VICKI FELMLEE
Co.	CITY OF GJ	Co.	OMCRC
Dept.	PLANNING	Phone #	248-6732
Fax #	244-1599	Fax #	

Grand Junction City Council  
250 North 5th Street  
Grand Junction, CO 81501

Dear City Council Members:

The Orchard Mesa Citizen Review Committee is aware of a petition by our neighbors in the Mt. View-Cheyenne area of Orchard Mesa to downzone an area that is currently zoned RSF-8, but is nearly fully developed to a much lower density. We are also aware that none of the residents of this area oppose this request and that one neighbor has declined to express an opinion (an act that we consider a tacit approval of the plan).

Although our group has gone on record asking that major land use decisions be postponed until after completion of our Master Plan, we feel that the downzone request currently before you has merit and is consistent with a recommendation likely to come out of our planning process -- that the City of Grand Junction identify and correct archaic high-density zoning in areas already developed at lower density or where such high density zoning would adversely impact current residents.

Consequently, we support our neighbors in their efforts and ask that you approve their request.

Sincerely,



Vicki Felmlee, Chairman  
Orchard Mesa Citizen Review Committee

cc: Keith Fife, Mesa County Long Range Planning  
Dave Thornton, Grand Junction Community Development

The committee agreed to issuing this letter by an unanimous vote.

November 29, 1993

Mesa County Board of Commissioners  
750 Main Street  
Grand Junction, CO 81501

and

Grand Junction City Council  
250 North 5th Street  
Grand Junction, CO 81501

Subject: Intermountain Veterans' Memorial Park

We read with great interest a recent the Daily Sentinel story detailing your breakfast discussions of possible cooperation in the care and possible improvement of the "green" area at the west end of Intermountain Veterans' Memorial Park (IVMP).

The Citizen's Task Force that studied the area three years ago listed as one of their primary recommendations that the City of Grand Junction and Mesa County cooperated with each other in operating and improving the Park. The Task Force felt that a "clean and green" facility would be an asset to its surrounding area, would encourage patronage and visitorship, and would ultimately enhance awareness of and participation in events. As residents of Orchard Mesa, we concur with this recommendation, as we consider the Park to be one of our main recreational assets and we wish to see it remain green and open to the public in perpetuity.

We are quite excited about the prospect that such cooperation might now take place. We have always been pleased with the way the City has maintained the Duck Pond and other parks on Orchard Mesa, and feel that City involvement and care at the west end of IVMP will enhance the facility immeasurably.

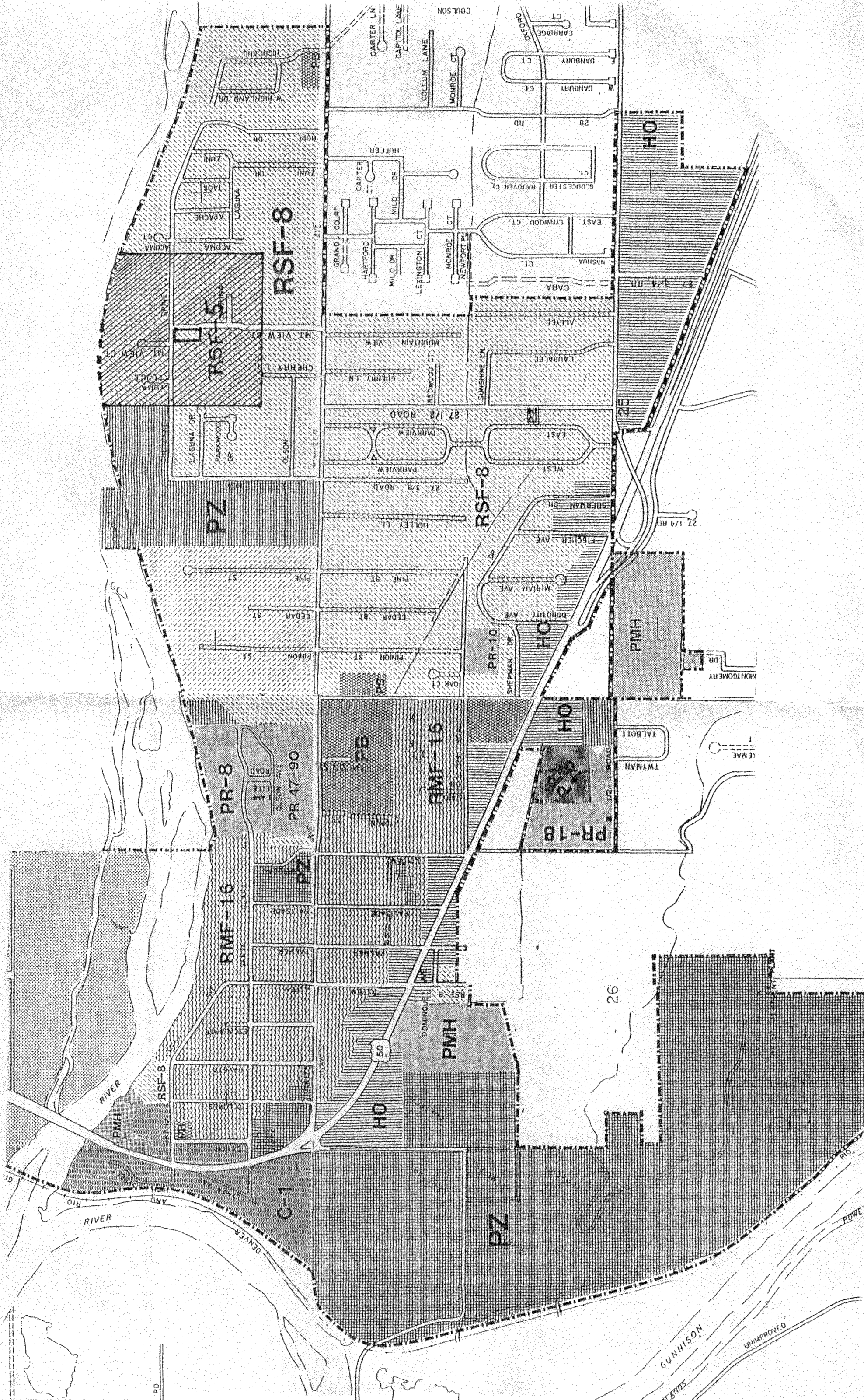
Please keep up the dialogue. If our group can do anything to contribute to or foster these efforts, please let us know.

Sincerely,



Vicki Felmlee, Chairman  
Orchard Mesa Citizen Review Committee

cc: Keith Fife, Mesa County Long Range Planning  
Dave Thornton, Grand Junction Community Development



1/4  
MILE  
SCALE

26

**RSF-8**

**RSF-5**

**RSF-8**

**PZ**

**PR-8**

**PR 47-90**

**RMF-16**

**HO**

**PMH**

**PR-18**

**HO**

**PMH**

**PR-10**

**BMF-16**

**RB**

**HO**

**CS-1**

**PZ**

**PMH**

UNIMPROVED  
SCOTT  
GUNNISON

W. Highl. And. Dr.  
Hopk. Dr.  
Zuni Dr.  
Zuni Dr.  
Zuni Dr.  
Apache  
Laguna  
ACOMA  
ACOMA  
CARTER CT  
HARTFORD  
MILD DR.  
MILD DR.  
LORINGTON CT  
MONROE CT  
MONROE CT  
NEWPORT PL.  
CARTER CT  
HUFFER  
COURT  
GRAND COURT  
COLLUM LANE  
MONROE

LAUREL  
SUNSHINE LN  
SHERMAN DR.  
FLISHER AVE.  
MIRIAM AVE.  
DOROTHY AVE.  
MIRIAM AVE.  
DONOROTHY AVE.  
SHERMAN DR.  
PINE ST.  
CEDAR ST.  
CEDAR ST.  
CEDAR ST.  
PINE ST.  
FLISHER AVE.  
MIRIAM AVE.  
DOROTHY AVE.  
MIRIAM AVE.  
DONOROTHY AVE.  
SHERMAN DR.

DOMINGUE  
CARTER LN  
CAPITOL LANE  
COLLUM LANE  
MONROE  
DANBURY  
DANBURY  
DANBURY  
DANBURY  
HAYOVER CT  
LYNWOOD CT  
EAST LYNWOOD CT  
NASHUA  
CANA  
ALICE  
LAUREL  
SUNSHINE LN  
SHERMAN DR.  
FLISHER AVE.  
MIRIAM AVE.  
DOROTHY AVE.  
MIRIAM AVE.  
DONOROTHY AVE.  
SHERMAN DR.  
PINE ST.  
CEDAR ST.  
CEDAR ST.  
CEDAR ST.  
PINE ST.  
FLISHER AVE.  
MIRIAM AVE.  
DOROTHY AVE.  
MIRIAM AVE.  
DONOROTHY AVE.  
SHERMAN DR.  
TALBOTT  
TYMAM  
E 1/2 ROAD  
E 1/2 ROAD

UNIMPROVED  
SCOTT  
GUNNISON

# COLORADO

# RIVER

MOORE SUB.  
1st. ADD.

1983  
FLOOD

RIVER

COLO.

ROAD R.O.W.  
B-1092 P-49

LIMITS

G.L.O. LOT 6

BOOKCLIFF VIEW

WILLIAMS SUB.

**ORCHARD MESA MIDDLE School**  
MESA COUNTY SCHOOL DISTRICT NO. 51

D.S. AND S. SUB.

121 93

Original Do NOT Remove E-om Office

LOT 8

