



PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)  
                          ) ss.  
COUNTY OF MESA )

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

The NW1/4, NE1/4, Sec. 1, T1S, R1W, U.M., also known as  
Lots 11, 12, 17 and 18, Jaynes Subdivision

Containing 40 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R2 zone to PD8 zone.

Respectfully submitted,

Allen R Jones  
Mrs Charlotte Schindel F.R.J.

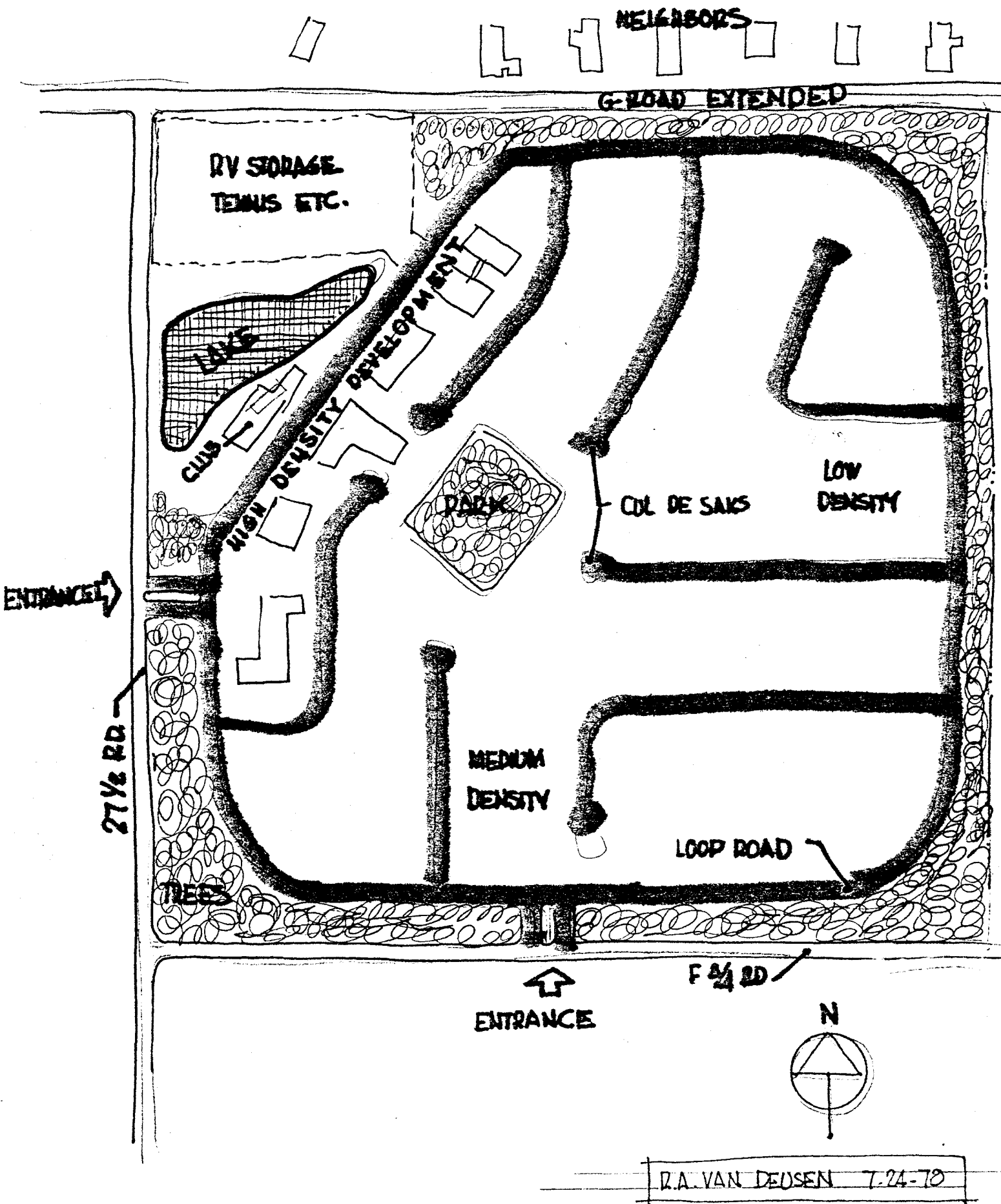
STATE OF COLORADO)  
                          ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 1st day of August BY Allen R. Jones for the purposes therein set forth.

My commission expires: 2/17/80

Charlotte E. Ferguson  
Notary Public

\*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.



G

G. J. CITY LIMITS

ROAD

14

13

12

11

071

072

008

230'

230'

782.5

DRIVE

073

074

007

15

16

17

18

S 82° - 49' W  
220'

408'

368'

S 55° - 57' W  
547'

596'

053

261'

052

167'

167'

778.5'

1075.5'

011

203.5'

190'

49'

1310'

25

SUBDIVISION

F 3/4

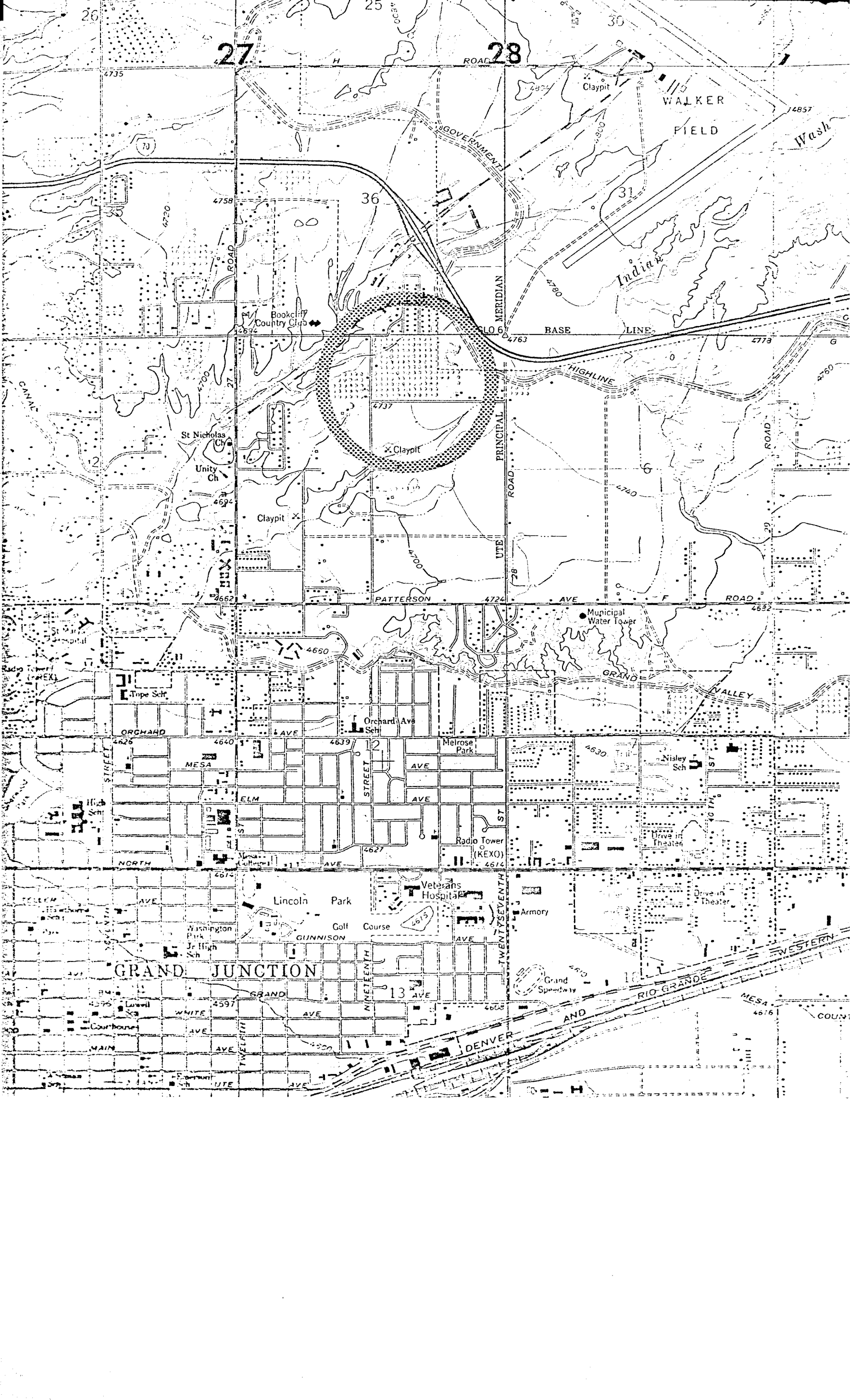
G. J. CITY LIMITS

G. J. CITY LIMITS

KS 4878 PART  
BLOCK 3

RES

077



27

28

30

36

31

4735

4758

4737

4834

4857

4720

St Nicholas Ch

Unity Ch

Claypit

X Claypit

BASE LINE

PRINCIPAL ROAD

PATTERSON AVE

HIGHLINE

ROAD

Municipal Water Tower

VALLEY

ORCHARD AVE

Orchard Ave Sch

Melrose Park

Nisley Sch

NORTH AVE

MESA AVE

ELM AVE

STREET

AVE

ST

ST

Radio Tower (KEXO)

Drive in Theater

WASHINGTON AVE

Lincoln Park

Golf Course

Veterans Hospital

ARMORY

Drive in Theater

GRAND JUNCTION

LOWELL AVE

WHITE AVE

COURT HOUSE AVE

WASHINGTON AVE

GRAND AVE

AND

RIO GRANDE

MAIN AVE

WIFE AVE

WIFE AVE

WIFE AVE

WIFE AVE

WIFE AVE

WIFE AVE

DENVER

MESA

COUNTY

REVIEW COMMENTS FOR: #83-78 Zoning Jones/Shindel Annexation PD-8

AS OF AUGUST 22, 1978

City Public Works Engineer:

1. No comments on the rezoning.
2. I will have comments on the sketch plan about the "loop road" concept at the appropriate time. It is redundant system and leaves 27½ Rd., G Rd, F 3/4 Rd. improvements unresolved.

Entrance into the subdivision looks good! All internal streets to be private? Interesting concept!

Police Department: Loop road needs entrance to G Rd. Internal flow poor for police protection, no through streets.

Fire Department: OK Water and adequate fire hydrants. So I.S.O. Standards required.

City Utilities Engineer: Adequate water. To many dead ends which will make through pick up difficult and the larger water line necessary.

Planning Staff: No entrance should be allowed on G Road. Intersection of 27½ and G should receive special attention to provide good sight distance.

Grand Junction Planning Commission Public Hearing  
September 5, 1978

#83-78 Jones/Shindel PD8

Comments by Nancy Dickey - 718 Kiblic Drive

Thanks to Mr. Jones and Bob Van Deusen for the neighborhood meeting.  
Not necessarily in opposition - we recognize that Mr. Jones has the right  
to develop his property.

Request some changes to make it more compatible with Partee Heights which  
is an established single family residential area. (I have lived there for  
19 years). Compatibility with existing area should be considered as part  
of the review of PD.

Request that the high density be moved to the Southeast side which would be  
more compatible with what is already happening on that side of the orchard.  
There is a duplex at the corner of 28 and F 3/4 Rd and multi-family going in  
at Apple Ridge (?) on F 3/4 - East of the orchard. When land South of  
the orchard (Matchett's onion field) is developed, Mr. Jones plan should be  
a matter of record and people buying there will know what is there.

Traffic from the higher density of PD should be considered as using 27 1/2 Rd.  
or 28 Rd. south to Patterson until a better traffic pattern and intersection  
upgrading is done at the deadend of 27 1/2 on G ---- and G Rd and Horizon Dr.  
Classic example of what is happening at G and Horizon - recently was witness to  
the problem - one car wanted to turn left on G Rd. another wanted to turn left  
into the Pizza Hut - four cars lined up behind each and traffic was effectively  
blocked all four ways.

Camper trailer/ Boat Storage

See that has been changed to tennis courts - that area is the most visible  
part of the area to all of us. Suggest you re-locate it and my suggestion would  
be to screen it with some of the apple trees.

Fruit stand (Business) - How are people going to know where it is? --  
Am sure Ken Etter will not want your sign down on his property on Horizon  
Drive. Question that this is needed.

Question the lake - we know irrigation water is needed, but are not too sure  
about the upkeep on the lake over the years. We know gambusia fish can be  
used for mosquito control, but could be a problem. Is lake going to be  
lined - Mancos shale is only about 3 ft. down in our neighborhood and  
seepage through and spreading along the shale can become a real problem.



Subdivision Requested Zoning Jones / Shindel Annex PD-8  
 Date 1 Aug. 78 Item # 83-78  
 Petitioner Jones / Shindel

S.E. of 27 1/2 Rd & G Road

Review Agencies Comments

Review Agencies Comments



Action Taken 5 SEPT 78

Action Taken

P.C. approve zone & outline

P.C. \_\_\_\_\_

C.C. approve outline only  
 20 Sept. 78  
 Comments

C.C. \_\_\_\_\_

Comments

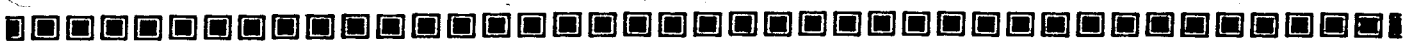
Zone O.K.

Prelim. should have draft home owners assoc. agreement.

concern about maintenance & spraying of the apple trees. Get review comments from pest control.

Subject to P.C. approval except up to Pest Control Dist. as to what happens to apple trees.

1500



ITEMS REQUIRED FROM DEVELOPER

- Check       Utility Agreement       Title Investigation
- Drainage       Landscaping       Covenants
- Improvements Guarantee       Annexation       Other (Specify)