Table of Contents

File 1986-0002

Project Name 1986 Zones of Annexations

P	S	A few items are denoted with an asterisk (*), which means they	
r e	c a	instances, not all entries designated to be scanned by the depart	
s	n	specific to certain files, not found on the standard list. For this re	
e	n		present on the checklist. This index can serve as a quick
n	e	guide for the contents of each file.	
t	d	Files denoted with ("") are to be located using the 1515 Que	
		full, as well as other entries such as Ordinances, Resolutions, Boa	rd of Appeals, and etc.
		Table of Contents	
	4	Review Sheet Summary	
- Al		Application form	
		Review Sheets	
		Receipts for fees paid for anything	
		*Submittal checklist	
		*General project report	
		Reduced copy of final plans or drawings	
		Reduction of assessor's map	
		Evidence of title, deeds, easements	
		*Mailing list to adjacent property owners	
		Public notice cards	
1		Record of certified mail	
X		Legal description	
		Appraisal of raw land	
		Reduction of any maps – final copy	· ·
		*Final reports for drainage and soils (geotechnical reports)	
		Other bound or nonbound reports	
		Traffic studies	
		Individual review comments from agencies	
		*Petitioner's response to comments	
		*Staff Reports	
		*Planning Commission staff report and exhibits	
		*City Council staff report and exhibits	
		*Summary sheet of final conditions	
		*Letters and correspondence dated after the date of final approva	
		DOCUMENTS SPECIFIC TO THIS D	DEVELOPMENT FILE:
		Development Summary – 11/14/86 List of hearings	
X	X		
X	X		
X	Ļ	Letters of complaint	
X		Notice of Public Hearing – 11/13/86 – approximately 1 ⁵¹ & North to Mesa Mall along Hwy 6 & 50	
X	X		
X		Various large maps of annexation – see "Historical maps"	
X	X	K Resolution No. 4-86 - **	
	–		
	+		
	†		
	E-		
1	1		

#2-86 Zone of Annexation - Sunset Terrace Replat

Petitioner: City of Grand Junction. Location: Northwest corner of 26½ Road and G Road. A request to zone Sunset Terrace Replat Annexation to RSF-4 (Residential Single Family, approximately four units per acre) containing approximately 40 acres.

Consideration of Zone of Annexation.

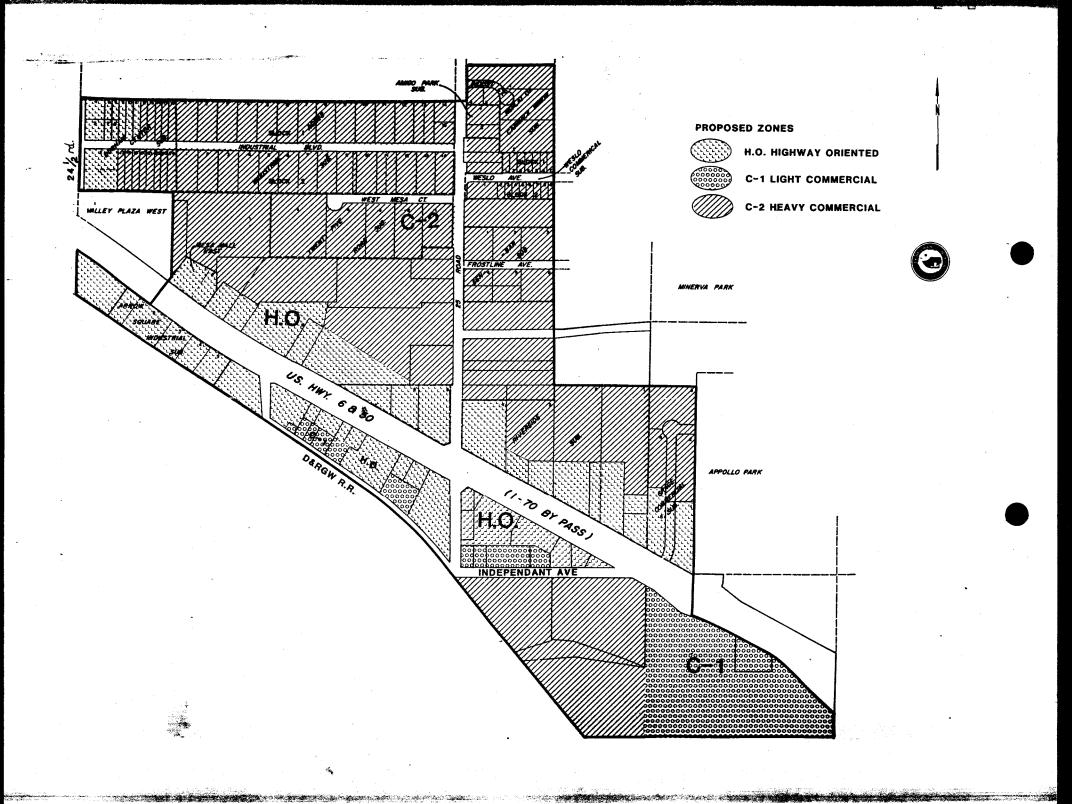
155

#2-86 Bella Vista #1 Zone of Annexation

Petitioner: City of Grand Junction. Location: Northwest corner of 12th Street and G Road. A request to zone Bella Vista #1 Annexation to RSF-4 (Residential Single Family Zone of approximately four units per acre) containing approximately 16 acres.

Consideration of Rezone.

Beginning at the southwest corner of Lot 22, Bella Vista Subdivision, Section 2, TIS, RlW, Ute P.M., Mesa County, Colorado, thence east along the north right of way line of G Road to the intersection of the west right of way line of 12th Street, thence north along said west right of way line to the south right of way line of Kimberly Drive, thence west along said south right of way line to the east right of way line of Victor Drive, thence south along said east right of line to the point of beginning.



#2-86 Zone of Annexations in 1986

HEARINGS:

of RSF <u>4 - Sunsit Tervace</u> Replat noval IPC 1-28-86 (-9 7-19-86 proval -25-86 3 RSF-4 2 MMARS #1 Bell ıst a 0 180 CIC 1) str Ric Pulle 16 approval GJPC 7-86 Zones 10 (Encl GJPC 11-13-86 <u>C-2</u> • 11 Roc Approval 25 CIC 11-19-86 Consent agenda Approved 23

development summa	TY BUNCTION	CT AND COLOR			
File <u># _2-86</u> Name <u>En</u>	clave Zoning Date _11-	-14-86			
PROJECT LOCATION: West along Hwy 6 & 50 from North Avenue to Mesa Mall and along 25 Road from Independent Avenue to Patterson Road. PROJECT DESCRIPTION: Designation and application of H.O., C-1, C-2 zoning to the enclave area which was annexed into the City in August.					
REVIEW SUMMARY	(Major Concerns)				
POLICIES COMPLIANCE YES NO*	TECHNICAL REQUIREMENTS	NOT * SATISFIED SATISFIED			
Complies with adopted policies	Streets/Rights Of Way	N/A			
Complies with adopted criteria X	Water/Sewer	N/A			
Meets guidelines of Comprehensive Plan X	Irrigation/Drainage				
	Landscaping/Screening	N/A			
	Other:				
* See explanation below					

Proposed zoning consists of H.O., C-1 and C-2. All recommendations of Planning Commission and City Council Growth Committee were incorporated into this proposal. H.O. zoning was proposed for properties fronting U.S. Hwy 6 & 50 to further the goal of improving the appearance to major entrances to the City. C-1 and C-2 areas were proposed to fit as closely as possible with existing uses.

STATUS & RECOMMENDATIONS:

Letters of objection to the H.O. zoning were received from six property owners. Approximately 40 persons attended the Planning Commission Hearing that were opposed to the H.O. zoning. Opposition was based on H.O. zoning not being comparable with previous County Commercial zoning and requiring conditional or special use permit for most uses.

Planning Commission Action

Planning Commission recommends entire enclave annexation to be zoned C-2, Heavy Commercial.