

Second N Junction Investment
c/o Wakefield Mangement
P.O. Box 2206
Grand Junction, CO 81502

J.L. Bray
2707 Patterson Road
Grand Junction, CO 81501

Archie & L.B. Vanzant
529 Pitkin Ave.
Grand Junction, CO 81501

Church of Christ of Grand
Junction
2893 Patterson Road
Grand Junction, CO 81504

The C.D. Smith Co.
P.O. Box 728
Grand Junction, CO 81502

Barbara Gililland
P.O. Box 1844
Grand Junction, CO 81502

William & Barbara Graff
581 29 Road
Grand Junction, CO 81504

Gary & Marjorie Brown
424 Sandstone
Grand Junction, CO 81503

Donald & Dorothy Jensen
533 Pitkin Ave.
Grand Junction, CO 81501

1, 2, & 3
2945-143 and 144

Richard L. Hoey Etal
c/o Maxine Hoey
1801 Ouray
Grand Junction, CO 81501

Harold D. Potter
2636 Hickory Dr.
Grand Junction, CO 81506

AMISUB (PSL) Inc.
1601 E. 19th Ave.
Denver, CO 80218

Joseph N. Spano
P.O. Box 2389
Grand Junction, CO 81502

John & Glenda Heideman
3012 Poppy St.
Grand Junction, CO 81506

Mesa County Administration
750 Main St.
Grand Junction, CO 81501

Burkey Lumber Company
515 South 7th Street
Grand Junction, CO 81501

Vernon & Netha Lehr
3612 E½ Rd.
Palisade, CO 81526

Delmer & Frances Jones
610 Canyon Cr. Rd.
Grand Junction, CO 81503

Harding Glass Industries Inc.
5301 E. 9th St.
Kansas City, MO 64124

Barry Smith
4160 S. Irving
Denver, CO 80360

Placo Inc.
P.O. Box 327
DeBeque, CO 81630

David B. Nelson & Jack Newton
3795 N. Broadway
Boulder, CO 80302

Lighthouse Gospel
550 South Ave.
Grand Junction, CO 81501

Thomas N. Lewis
1337 White Ave.
Grand Junction, CO 81501

William E. Foster Estate
c/o Robert L. Beville
P.O. Box 1887
Grand Junction, CO 81502

Claire's Auto Service Company
524 Pitkin Ave
Grand Junction, CO 81501

George & Barbara Theisen
Box 935
Grand Junction, CO 81501

Raymond A. Meacham
306 Main St.
Grand Junction, CO 81501

Myrtle G. Ellis
544 Pitkin Ave.
Grand Junction, CO 81501

Sterling Company
P.O. Box 756
Grand Junction, CO 81502

Burke Family Investment Co.
3301 Brighton Blvd.
Denver, CO 80217

Tommy & Paula Muncy
632 Lois St.
Clifton, CO 81520

#4 2701-36
Crossroads Blvd.

John R. Hardesty
461 North 22nd Street
Grand Junction, CO 81501

George W. & Amy L. Jackson
616½ E. Indian Creek Dr.
Grand Junction, CO 81504

Robert F. Starodon
Donnelley Erdman
915 W. North
Aspen, CO 81611

Pera
1300 Logan
Denver, CO 80203

Leonard & Lynne Harvey
616 E. Indian Creek Dr.
Grand Junction, CO 81504

Crossroads Energy Center Part-
nership, Ltd.
2754 Compass Dr.
Grand Junction, CO 81506

#5 2943-064
Indian Wash

Jerry A. & Mary E. Henderson
614 E. Indian Creek Dr.
Grand Junction, CO 81504

Crossroads Park Apartments
c/o Aerscape Limited
314 S. Mill St.
Aspen, CO 81611

Fennern Construction, Inc.
P.O. Box 1707
Gunnison, CO 81230

Carl & Alene Boss
612½ E. Indian Creek Dr.
Grand Junction, CO 81504

Durfee Day
P.O. Box 950
Telluride, CO 81435

Thomas & Clara I. Posin
1837 Peaceful Hills Rd.
Walnut, CA 91789

Patrick & Linda Garvey
612½ E. Indian Creek Dr.
Grand Junction, CO 81504

L.K. Smith & C. Biggs
c/o Western States Motel
1926 E. Meadowmore
Springfield, MO 65804

Columbia Savings
P.O. Box 17127
Denver, CO 80217

Billy J. & Sherry L. Linville
610 E. Indian Creek Dr.
Grand Junction, CO 81504

Acorn Petroleum, Inc.
c/o Ocho Brothers
Box 603
Colorado Springs, CO 80901

Jeffrey D. & Mara L. Merlins
620 ½ E. Indian Creek Dr.
Grand Junction, CO 81504

Robert A. & Sharon L. Greenwalt
608½ E. Indian Creek Dr.
Grand Junction, CO 81504

Western States Motel Operations,
Inc.
P.O. Box 1725
Grand Junction, CO 81502

Wallace B. & Alicia F. McBride
620 E. Indian Creek Dr.
Grand Junction, CO 81504

Sego Services
1340 North 4th Street
Grand Junction, CO 81501

B.C. Currier
c/o Western States Motel
1926 E. Meadowmore
Springfield, MO 65804

Richard E. & Victoria Ruth
618 E. Indian Creek Dr.
Grand Junction, CO 81504

Peter & Susan Lindsay
294½ Mountain View
Grand Junction, CO 81503

Western States Operations, Inc.
c/o H.C. Seckler Jr.
1926 E. Meadowmore
Springfield, MO 65804

George W. & Amy L. Jackson
616½ E. Indian Creek Dr.
Grand

David N. & Judith A. Coombe
621 Arapohoe Way
Grand Junction, CO 81506

Ralph C. & Erma L. Hines
621 E. Indian Creek Dr.
Grand Junction, CO 81504

Kevin & Karyn Imbriaco
615 E. Indian Creek Dr.
Grand Junction, CO 81504

Mae Strouse
2910½ F Road
Grand Junction, CO 81504

Charles A. & Paulette M. Schmalz
2891 F¼ Road
Grand Junction, CO 81504

John & Glenda Trotter
613 E. Indian Creek Dr.
Grand Junction, CO 81504

Lester & Bernadette Kelleway
2910 Patterson Road
Grand Junction, CO 81504

William & Lynn Simpson
2889 F¼ Road
Grand Junction, CO 81504

Emily Chrisco
611 E. Indian Creek Dr.
Grand Junction, CO 81504

Jehovaho Witnesses of Grand
Junction
3091 Walnut Pl.
Grand Junction, CO 81504

Ernest L. & Ellen R. Poen
2887 F¼ Road
Grand Junction, CO 81504

Howard & Lucy Last
609 E. Indian Creek Dr.
Grand Junction, CO 81504

Sidney R. & Thelm L. Stogsdill
612 29 Road
Grand Junction, CO 81504

Robert J. & Laurita K. Dum
2885 F¼ Road
Grand Junction, CO 81504

Michael A. & Pamela L. Ingram
607 E. Indian Creek Dr.
Grand Junction, CO 81504

John & Ruth Harold
2904 Bonita Ave.
Grand Junction, CO 81504

Gary W. & Kathleen A. Wallace
2883 F¼ Road
Grand Junction, CO 81504

William F. & Janice M. Bishop
2892 Kiowa Way
Grand Junction, CO 81504

Charles V. Wright
2902 Bonita Ave.
Grand Junction, CO 81504

Donald & Lorretta Vanourney
2881 F¼ Road
Grand Junction, CO 81504

Lipson III Properties
P.O. Box 126
Grand Junction, CO 81502

Issac J. & Doreen Nicholson
2901 Bonita Ave.
Grand Junction, CO 81504

Federic N. & Martha J. Ruhs
2879 F¼ Road
Grand Junction, CO 81504

Joseph & Betty Lehr
631½ Oxbow
Grand Junction, CO 81504

Robert & Barbara Jenkins
2903 Bonita Ave.
Grand Junction, CO 81504

Thomas J. & Joni R. Jackson
619 E. Indian Creek Dr.
Grand Junction, CO 81504

Donnie A. Yancey
Roberta Yancey & Steve Furst
2124 N 4th
Flagstaff, AZ 86001

Ernest & Shirley Ehmann
2905 Bonita Ave.
Grand Junction, CO 81504

Edwin P. Gebhart
617 E. Indian Creek Dr.
Grand Junction, CO 81504

Mountainside Square Inc.
P.O. Box 934
Clifton, CO 81520

Second N Junction Investment
c/o Wakefield Management
P.O.

#6

750 Main

2945-144-20-112
Chevron Oil Company
c/o Property Tax Dept.
P.O. Box 7611
San Francisco, CA 94120

2945-144-21-009
Jerry Gould
P.O. Box 143
Kila, MT 59920

2945-144-17-004
Grand Junction Labor Temple Assn
136 N. 7th St.
Grand Junction, CO 81501

2945-144-20-001
M.J. Mattas
2465 HWY 6 & 50
Grand Junction, CO 81505

2945-144-21-998
Bible Presbyterian Church
8th & Colorado
Grand Junction, CO 81501

2945-144-17-003
Amora Bley
379-B Explorer Ct.
Grand Junction, CO 81503

2945-144-20-010
Carroll Multz
634 Main St., Ste. 100
Grand Junction, CO 81501

2945-144-21-011
Elmore Harrington
550 Greenwood
Grand Junction, CO 81503

2945-144-17-001
Downtown Standard
702 Main St.
Grand Junction, CO 81501

2945-144-20-009
Ida Quintana
740 Colorado Ave.
Grand Junction, CO 81501

2945-144-16-003
Edward Armstrong
659 Larkspur Lane
Grand Junction, CO 81506

2945-144-17-012
Leonard Ong
2870 Elm Ave.
Grand Junction, CO 81501

2945-144-20-008
John Brophy
2654 Paradise Way
Grand Junction, CO 81506

2945-144-16-005
Edward Armstrong
P.O. Box 1681
Grand Junction, CO 81502

2945-144-17-011
James Gale
1001 N. 5th St.
Grand Junction, CO 81501

2945-144-20-007
Carroll Multz
2613 Kelly Dr.
Grand Junction, CO 81506

2945-144-09-018
Patricia Simeone
c/o L.D. Plummer Trust Acct II
248 Orson Lane
Grand Junction, CO 81504

2945-144-17-005
Thomas Lacroix
DBA 725 Rood Partnership
725 Rood
Grand Junction, CO 81501

2945-144-20-003
Anthony Williams
P.O. Box 338
Grand Junction, CO 81502

2945-144-09-011
James Cooper
126 Red Mesa Heights
Grand Junction, CO 81503

2945-144-17-006
Fannie Susman
2015 N. 5th St.
Grand Junction, CO 81501

2945-144-20-005
Knight Appliance Co.
159 Colorado Ave.
Grand Junction, CO 81501

2945-144-08-008
Cecil Hobbs
1267 Texas Ave.
Grand Junction, CO 81501

2945-144-20-006
Von Wilson
779 Taylor St.
Moffat, CO 81143

2945-144-08-009
Arthur Sulley
2178 Avenal Lane
Grand Junction, CO 81503

2945-144-21-941
Housing Authority of G.J.
2236 N. 17th St.
Grand Junction, CO 81501

2945-144-08-010
7th & Rood Condo Developers
P.O. Box 3112
Grand Junction, CO 81502

NARRATIVE

As per the Grand Junction Zoning & Development Code, Section 4-2-17 PZ (Public Zone) This zone is intended to provide for uses and facilities in the ownership or control of Federal, State and Local governments or special taxing districts. The managing agency shall initiate a rezone at the time the use of newly acquired land is determined. The purpose of a public zone is to provide identification of public ownership, uses and facilities to protect public investment and interest. Adjacent land uses and development approvals shall be compatible with that public investment and interest.

This is a housekeeping exercise to rezone County owned property appropriately.

#35 87

OFF ACTION SHEET

Acres _____

Units _____

Density _____

REZONE

File No. #35-87

Zone To PZ

Tax Parcel Number 2945-143-40-938

2705-361-29-935

Activity Rezone Union County properties to PZ

Phase _____

Common Location see attached

Date Submitted _____ Date Mailed Out _____ Date Posted _____

_____ day Review Period Return by _____

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG					
Development Dept.	•	•																															•	•	•			•
City Public Works	•	•																																			•	
City Engineer	•	•																																		•		
Transportation Engineer	•	•																																		•		
City Parks/Recreation	•	•																																		•		
City Fire Dept.	•	•																																		•		
City Police Dept.																																						
County Planning																																						
County Engineer																																						
County Health																																						
County Parks/Recreation	•	•																																			•	
Comprehensive Planning	•	•																																			•	
Floodplain Administration	•	•																																			•	
G.J. Dept. of Energy	•	•																																			•	
Walker Field	•	•																																		•		
School District																																						
Irrigation																																						
Drainage																																						
Water (Ute, Clifton)																																						
Sewer Dist. (FV, CGV, DM)																																						
Mountain Bell	•	•																																			•	
Public Service (2 sets)	•	•																																			•	
State Highway Dept.	•	•																																			•	
State Geological	•	•																																			•	
State Health Dept.	•	•																																			•	
GJPC (7 packets)																																						
CIC (9 packets)																																						
OTHER <u>DPA</u>																																						

totals

BOARDS

<u>PC</u>	<u>DATE</u>	<u>12/1/87</u>	<u>- 557, 549 Pitkin 638 South Ave, 401 So 7th, 2765</u>
			<u>Crossroads Blvd, Indian Wash Drainage, 750 Main St.</u>
			<u>recommened approval</u>
			<u>- 537 Chuyeta & 546 Murray - tabled until stake your develop</u>
			<u>a neighborhood plan</u>
<u>CIC</u>	<u>1/6/88</u>		<u>Approved on Consent, agenda the following:</u>
			<u>1) 750 Main St. ✓</u>
			<u>2945-143-40-938 2) 537 Pitkin ✓</u>
			<u>2945-143-40-939 3) 549 Pitkin ✓</u>
			<u>2945-144-41-931 4) 638 South Ave 401 South 7th ✓</u>
			<u>2701-361-29-935 5) 2765 Crossroads Pld ✓</u>
			<u>2943-064-09-935 6) Indian Wash ✓</u>

APPLICATION FEE REQUIREMENTS #35 87



development summary



File # 35-87 Name Rezone to PZ Date 12/2/87

PROJECT LOCATION: 557, 549 Pitkin; 638 South Ave.; 401 S.7th; 2765 Crossroads Blvd.; Indian Wash; 750 Main; 546 Ouray & 537 Chipeta.

PROJECT DESCRIPTION: Rezone various Mesa County properties to Public Zone (PZ).

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO *		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED *	
Complies with adopted policies	X				Streets/Rights Of Way	X			
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	N/A				Irrigation/Drainage	X			
					Landscaping/Screening	X			
					Other: _____				

* See explanation below

The Grand Junction Zoning & Development Code states that any land or facilities in the ownership or control of Federal, State and Local government or special taxing districts will be zoned PZ, Public Zone. The purpose of PZ is to provide identification of public ownership, uses & facilities to protect public investment & interest and to insure adjacent land uses & development are compatible. This is a housekeeping measure to rezone County owned properties appropriately.

STATUS & RECOMMENDATIONS:

546 Ouray and 537 Chipeta are involved in a land exchange between the County and the Teacher's Credit Union. In March, 1987, the Council denied a request by the Credit Union to expand and asked the Planning Department & DDA to develop a plan for the neighborhood. Planning Commission felt it best to table the rezone of those 2 properties until such a plan is developed.

Planning Commission Action

Recommended approval of the rezones to PZ on the following properties: 557, 549 Pitkin; 638 South Ave.; 401 S 7th St.; 2765 Crossroads Blvd.; Indian Wash Drainage; and 750 Main St. Tabled the rezones of 537 Chipeta and 546 Ouray.



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

MEMORANDUM

TO: Mark Achen
City Council

FROM: Planning *KA*

DATE: January 4, 1988

RE: Rezone of County owned properties

The following are the County owned properties to be rezoned to PZ (Public Zone). The current or proposed uses are:

549 and 557 Pitkin--Work release/low risk facility

638 South Ave. and 401 S. 7th St.--Storage and proposed parking

2765 Crossroads Blvd.--Designated park site

Indian Wash Drainage--Designated open space

750 Main St.--County Administration offices

/kp

xc: Jim Shanks

#35-87 Rezone Various Mesa County Properties
Petitioner: Grand Junction Planning Department.

work release

1. Rezone I-1 to PZ ^W
Location: 557 Pitkin Avenue. A request to rezone from Light Industrial (I-1) to Public Zone (PZ).
Lots 15 & 16, Block 148, City of Grand Junction, Section 14, T1S, R1W.
2. Rezone I-1 to PZ
Location: 549 Pitkin Avenue. A request to rezone from Light Industrial (I-1) to Public Zone (PZ).
Lots 13 & 14, Block 148, City of Grand Junction, Section 14, T1S, R1W.

3. Rezone I-1 to PZ - *bdg maint - vacant*
Location: 638 South Avenue and 401 South 7th Street. A request to rezone from Light Industrial (I-1) to Public Zone (PZ).
Lots 11 through 26 inclusive and that portion of Lot 27 lying east of the railroad spur, Block 149, City of Grand Junction, Section 14, T1S, R1W.

4. Rezone H0 to PZ *park - open space*
Location: 2765 Crossroads Blvd. A request to rezone from Highway Oriented (H0) to Public Zone (PZ).
Park Site, Replat of Crossroads Colorado West, Section 39, T1N, R1W.

5. Rezone PR 8.4 to PZ *open space*
Location: Indian Wash Drainage, Northwest corner of 29 Road and Patterson Road. A request to rezone from Planned Residential (PR 8.4) to Public Zone (PZ).
Park Open Space in Indian Village Subdivision Filing #2, Section 6, T1S, R1E, except beginning at the southeast corner of said Section 6 N89°51'17"W 126.15 feet, N8°05'45"W 101.04 feet, S89°51'17"E 140.54 feet, S0°05'40"W 100 feet to beginning for road as in Book 1310, Page 261 Mesa County Records.

6. Rezone B-3 to PZ *Admin.*
Location: 750 Main Street. A request to rezone from Retail Business (B-3) to Public Zone (PZ).
Lots 20 - 25 inclusive and the east 3 feet of Lot 26, Block 106, City of Grand Junction, Section 14, T1S, R1W.

*Trucker's Credit union
land trade*

7. Rezone PZ to ~~RMF-32~~ *RMF-64* *Revert to original zone*
Location: 546 Ouray Avenue. A request to rezone from Public Zone (PZ) to Residential Multi-Family (RMF-32) zone.
Lots 21 & 22, Block 60, City of Grand Junction, Section 14, T1S, R1W.
8. Rezone RMF-32 to PZ
Location: 537 Chipeta Avenue. A request to rezone from Residential Multi-Family (RMF-32) to Public Zone (PZ).

The east 20 feet of Lot 9 and all of Lot 10 and the west 4 feet of Lot 11, Block 60, City of Grand Junction, Section 14, T1S, R1W.
Consideration of Rezones.

12-01-87 Grand Junction Planning Commission

MOTION: (COMMISSIONER MADSEN) "MR. CHAIRMAN, REGARDING ITEM #35-87, PROPERTIES LOCATED AT 537 CHIPETA AND 546 OURARY, I MOVE THAT WE TABLE THIS (AS AMENDED)."

Commission Sewell seconded the motion.

A vote was called and the motion passed unanimously by a vote of 4-0.

MOTION: COMMISSIONER CAMPBELL) "MR. CHAIRMAN, I WOULD LIKE TO MAKE A MOTION THAT IN CONCERNING ITEM #35-87 THE REZONE OF VARIOUS COUNTY PROPERTIES, ON ITEMS #1, 557 PITKIN; ITEM # 2, 549 PITKIN; #3, 638 SOUTH AVENUE; #4, 401 SOUTH 7th STREET; #5, 2765 CROSSROADS BLVD. (AS AMENDED); #6, INDIAN WASH, PART OF 29 ROAD and PATTERSON; AND #7, 750 MAIN STREET BE CONSIDERED FOR A REZONE TO PZ."

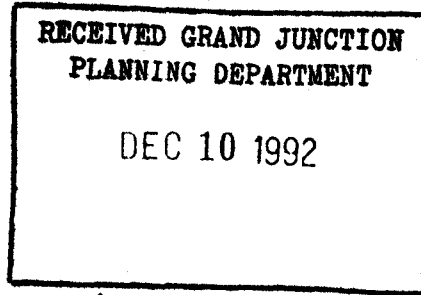
Commissioner Sewell seconded the motion.

A vote was called and the motion passed unanimously by a vote of 4-0.



ROCKY MOUNTAIN HMO

December 9, 1992



12-10-92

cc:

DAN W.

~~MARK T.~~

TIM W.

BOARD

[Handwritten signature]

Kathy
FYI of file?

CT

file in #35-87

Mr. Ted Novack and
The Grand Junction Parks and Recreation Board
1340 Gunnison Avenue
Grand Junction, CO 81501

RE: Park Site Number 945
Crossroads Boulevard
Grand Junction, Colorado

Dear Mr. Novack and Board Members:

Listed below are several proposals for the above referenced property located just west of our present site at 2775 Crossroads Boulevard. This lot is listed as future park site number 945 on Land Plats.

The options we are proposing are as follows:

- Option 1. We develop the property per Attachment 1, and incur costs for:
- a) closing in drainage ditch approximately 70' wide by 400' long.
 - b) installing a soccer field.
 - c) installing a concrete basketball court
 - d) installing lawn sprinkler system, picnic tables, trees, etc.
 - e) Black top parking area for 50-60 vehicles.

Under this option we would incur the above mentioned costs with the condition that we be able to lease the parking area on a long term basis, for a nominal fee. Rocky Mountain HMO would maintain the parking area and the City of Grand Junction would maintain the lawn/park area.

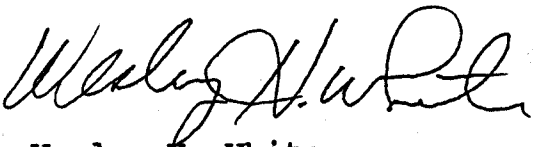
- Option 2 Leasing the property to Rocky Mountain HMO on a long term basis and we incur costs for:
- a) closing in drainage ditch approximately 70' wide by 400' long.
 - b) installing lawn sprinkler system, picnic tables, trees, etc.
 - c) Black top parking area for 50-60 vehicles.

Mr. Novack and
The Grand Junction Parks and Recreation Board
December 9, 1992
Page 2.

Option 3 We are interested in acquiring this property if it is
listed for sale.

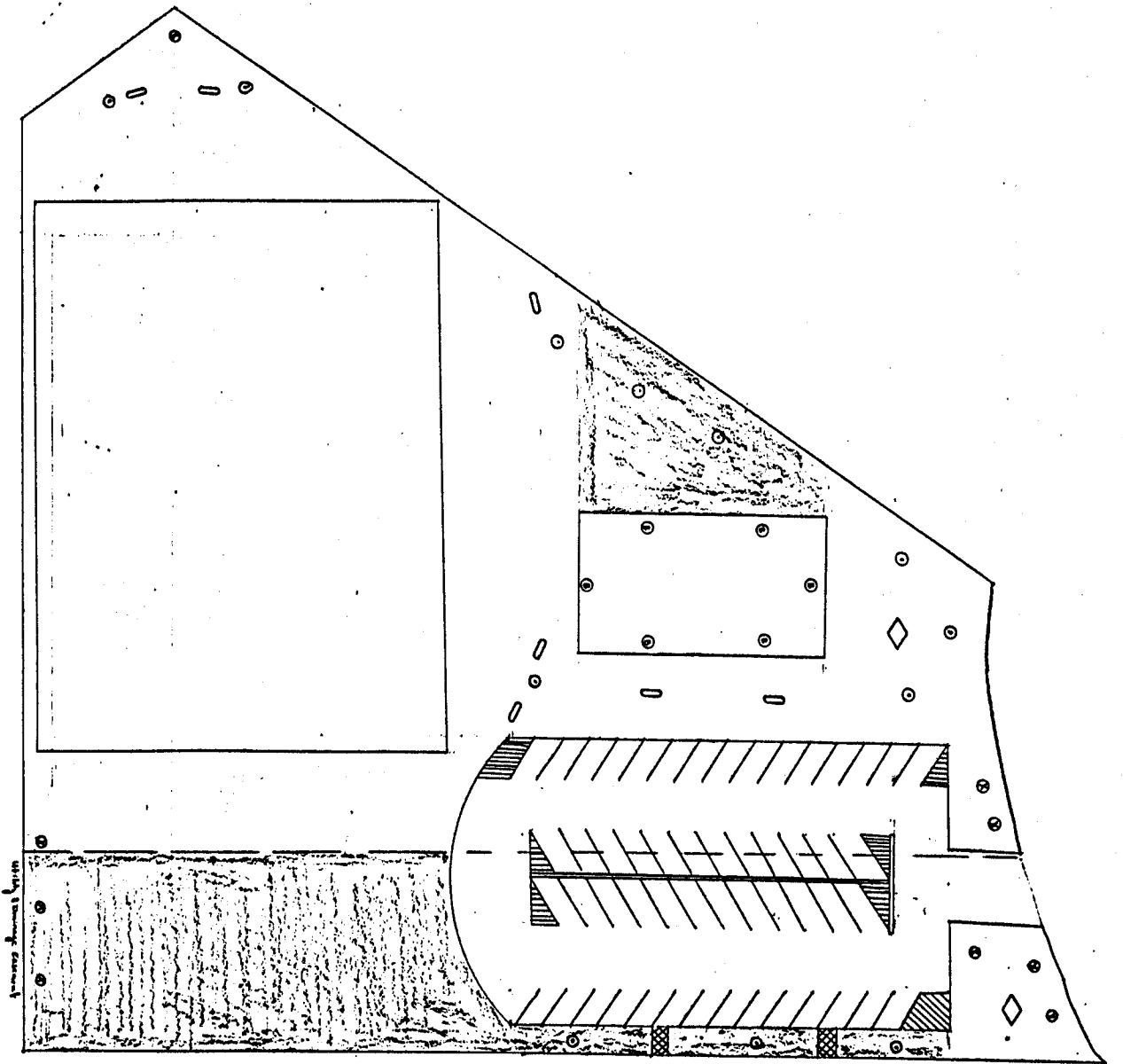
If you have any questions or need additional information, please
feel free to contact me.

Sincerely,



Wesley H. White
Building and Equipment

WHW:sp
attch

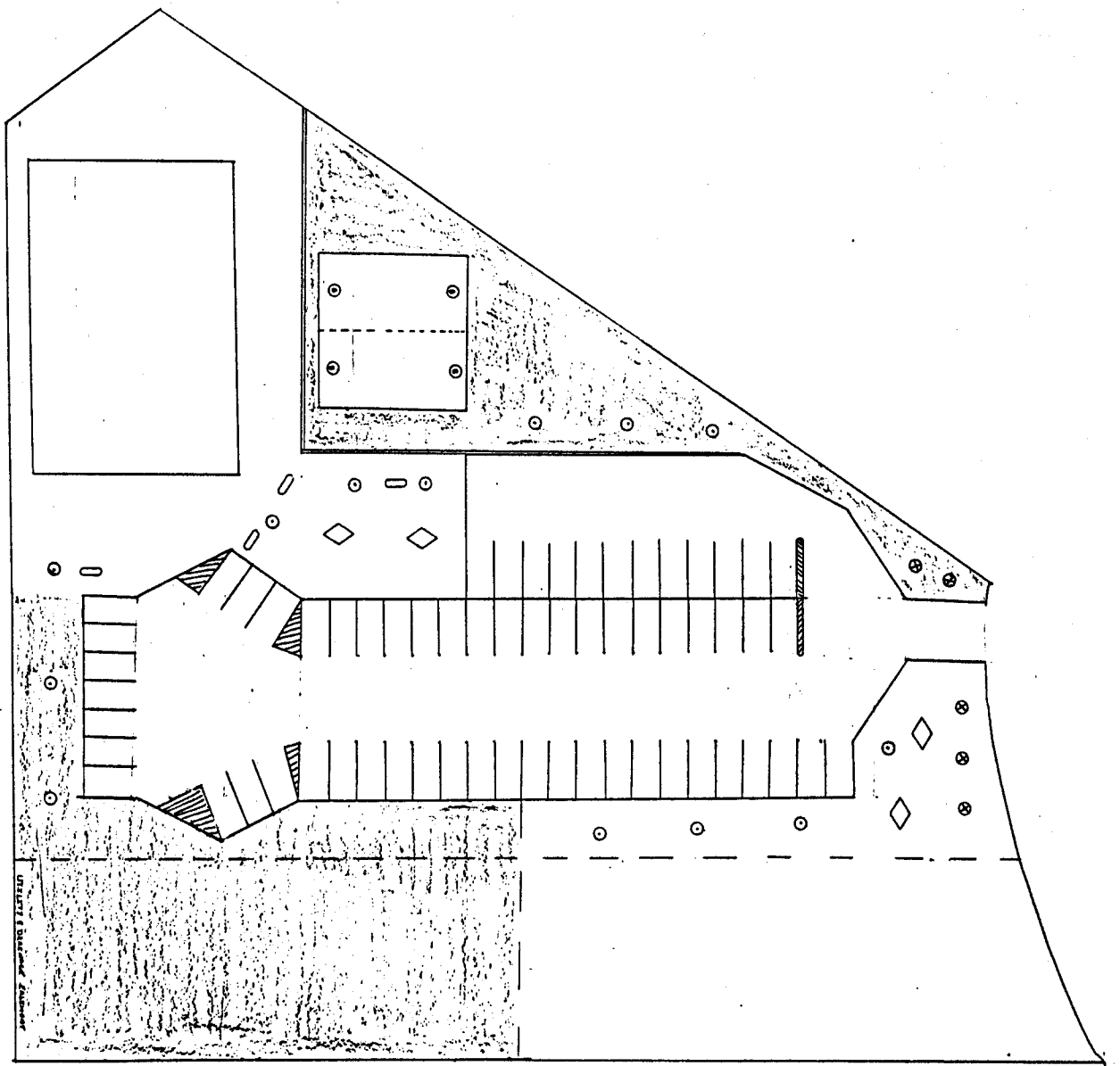


Scale 1"=20'

Living Room

- ▭ Dining Area
- ▭ Kitchen Area
- ▭ Living Area
- ▭ Coffee Table
- Sink
- ◊ Chair
- ◻ Table





UTILITY & DISBURSEMENT ZONE

SCALE 1/4" = 1'

N

- 60 Poking Spots**
- Shaded area
 - ⊗ Bar space
 - ◇ Dining table
 - Pub bench
- GAUZE AREA**
- ▨ Basketball court 80' x 45'
 - ▨ Youth Football Soccer Field 75' x 110'