Table of Contents

× 1

File_1989-0004

Name: Lewis Property - Rezone from I-2 to PZ - S. Side of Struthers

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some						
r e	c a	instances, not all entries designated to be scanned by the department are present in the file. There are also documents						
e s	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.						
e	n	Remaining items, (not selected for scanning), will be marked 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 ISYS Query System. Planning Clearance will need to be typed in						
		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.						
X	X	Table of Contents						
		Review Sheet Summary						
		Application Form						
	\square	Review Sheets						
		Receipts for fees paid for anything						
		*Submittal checklist						
X	X							
		Reduced copy of final plans or drawings						
X		Reduction of assessor's map.						
		Evidence of title, deeds, easements						
X	X							
		Public notice cards						
	Γ	Record of certified mail						
X		Legal description						
		Appraisal of raw land						
	\vdash	Reduction of any maps – final copy						
		*Final reports for drainage and soils (geotechnical reports)						
<u> </u>	<u> </u>	Other bound or non-bound reports						
\vdash		Traffic studies						
\vdash		*Petitioner's response to comments						
<u> </u>		*Staff Reports						
<u> </u>		*Planning Commission staff report and exhibits						
		*City Council staff report and exhibits						
├	<u>}</u>	*Summary sheet of final conditions						
\vdash	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)							
	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:							
{								
<u> </u>	┯┯							
X								
X		Review Sheet - (blank)						
X		Review Sheet Summary Development Application - 1/20/89						
X								
X		Development Summary – (blank)						
X		Computer Files Indexing Information Sheet						
X		Notice of Public Hearing – 2/7/89						
X	1	Plat of Boundary Lines						
	–−							
\vdash	┿──							
\vdash	–							
\vdash	+							
	<u>†</u>							
	<u> </u>							
	+							

PROJECT NARRATIVE

The proposed rezone consists of approximately 29 acres located south of Struthers Avenue at the end of 7th Street. Watson Island, itself, comprises approximately 20 acres. The property was purchased and put in the name of the City of Grand Junction by a combination of funding from the State Energy Impact Fund, City contributions, and the Grand Junction Lions Club contributions. Since this property is technically owned by the City, Section 4-2-17 of the Zoning and Development Code requires that it be zoned PZ (Public Zone).

Section 4-3-4 of the Code requires recreational uses in the Public Zone to receive a special use permit. This permit will be applied for upon finalization of development plans. Conceptual plans show the property as part of the overall riverfront development. The island will be maintained/ reclaimed as a natural area accessible by a hike/bike trail system. The portion of property on the north bank will provide a parking area, picnic grounds, and the potential for future trail extension to the east or west. A portion of the property will also be used to construct a flood protection dike through the Corps of Engineers 205 program. This dike will remove all properties to the north from the 100-year floodplain as currently designated by the Federal Emergency Management Agency (FEMA). Cecilia Quintal 1222 South 5th St. Grand Junction, CO 81501

Fred C. Cunningham 2366 H Rd. Grand Junction, CO 81505

William & Sharon Serviss 1040 South 5th St. Grand Junction, CO 81501

Roy & Mary Gamble 547 Shank Ct. Grand Junction, CO 81503

Robert & Mildred Elam 2866 Unaweep Ave. Grand Junction, CO 81501

Joe & Cora Ulibarri 1825 J 2/10 Rd Fruita, CO 81521

Harold Elam 734 Tulip Dr. Grand Junction, CO 81503

Mildred Whitten 836 Ute Ave. Grand Junction, CO 81501

Climaco & S. Montoya 717 Kimball Ave. Grand Junction, CO 81501

William Serviss L.C. Rinderle & G.D. Storey 183 Edlun Grand Junction, CO 81503 Russel G. Holtz Etal P.O. Box 93 Glade Park, CO 81523

MinesTire Saless 222 East Park St. Butte, MT 59701

Frank & H. Quintona 343 33 Rd. Palisade, CO 81526

Debbie Downey 857 Kimball Ave. Grand Junction, CO 81501

Nell Clement, R_© Peterson V.M. Davis 160 Rainbow Dr. Grand Junction, CO 81503

Gilbert & M.A. Lopez 836 Struthers Grand Junction, CO 81501

John & Margaret Crouch 202 Easter Hill Dr. Grand Junction, CO 81503

Christian Stuckey c/o Leo Warren 2815 F Rd. Grand Junction, CO 81506

Harold Bollen Etal 703 Struthers Grand Junction, CO 81501

Charles & Shirley Pennal 1211 South 5th St. Grand Junction, CO 81501 William Jarvis P.O. Box 1944 Grand Junction, CO 81502

Martha Arcieri Lorraine Williams 721 Struthers Grand Junction, CO 81501

Frank & Violet Randall 745 Struthers Grand Junction, CO 81501

Victor Stajar 1065 ûpham Lakewood, CO 80226

Jess Haller 9700 East 160 th Ave. Brighton, CO 80601

Rocky Mt. Pentacostal Church 1425 19 Rd. Fruita, CO 81521

Frank Dunn 2620 Capra Way Grand Junction, CO 81506

res its			Zone	· .
nsity	REZ	ONE	Tax Parcel Numb	
		2 to P7	2945-234-00-00	12.
tivity <u>LEWIS</u> ase	april 2	<u> </u>	00	5
			<u></u>	
mmon Location	<u></u>	·		
,		ate Mailed Out	Date Posted	
day Review B			ired \$ Paid Receipt #	
Open space Dedication	(acreage)	Open space ree kedu	Date Recorded	
review			QRSTUVWXYZAA BBCCDD	EE F
agencies-				
Development Dept.				
City Public Works				
Transportation Engineer				
City Parks/Recreation				
City Fire Dept. City Police Dept.	11 분분환학			
QCounty Planning				
County Engineer County Health			化原始的 化化合合化合合化合合化合合化合合化合合化合合化合合化合合化合合化合合化合合化合	
County Parks/Recreation				
Ocomprehensive Planning				13
G.J. Dept. of Energy		┝╍╁╺┝	<u><u></u> <u></u> </u>	
Walker Field				
School District		문의 주민성은 상황, 사망 사망 관계관을 통 같습니다		1 9 20 7 2 4 5 6
ODrainage				
Water (Ute, Clifton)				7 (1903) S 8 Single (19 9 Single (19
Sewer Dist. (FV, CGV, OM) Mountain Bell				
OPublic Service (2 sets)	••			
State Highway Dept.				
O State Geological State Health Dept.				
GJPC (7 packets)				
CIC (9 packets)				
Den Wilson		Roma 25 Mars		8 10 L
0				
Q				
8				
8				
totals				
				, da
P.C. 5 2/2/	89 Rec	10000000		
Aug att		approva	· · · · · · · · · · · · · · · · · · ·	
₫		······································		
Q	······	· · · · · · · · · · · · · · · · · · ·		
W			· · · · · · · · · · · · · · · · · · ·	
				
		10		
¥	<u>.</u>			<u> </u>
25	· · · · · · · · · · · · · · · · · · ·			
<u> </u>	······································		· ·	
0				
		· · · · · · · · · · · · · · · · · · ·		
	- 1971 		REGUIREMENTS	