



PROJECT NARRATIVE  
WATSON ISLAND REZONE

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

Russel G. Holtz Etal  
P.O. Box 93  
Glade Park, CO 81523

William Jarvis  
P.O. Box 1944  
Grand Junction, CO 81502

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

Mine-Tire Sales  
222 East Park St.  
Butte, MT 59701

Martha Arcieri  
Lorraine Williams  
721 Struthers  
Grand Junction, CO 81501

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

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

Frank & Violet Randall  
745 Struthers  
Grand Junction, CO 81501

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

Debbie Downey  
857 Kimball Ave.  
Grand Junction, CO 81501

Victor Stajar  
1065 Qpham  
Lakewood, CO 80226

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

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

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

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

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

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

Harold Elam  
734 Tulip Dr.  
Grand Junction, CO 81503

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

Frank Dunn  
2620 Capra Way  
Grand Junction, CO 81506

Mildred Whitten  
836 Ute Ave.  
Grand Junction, CO 81501

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

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

Harold Bollen Etal  
703 Struthers  
Grand Junction, CO 81501

William Serviss  
L.C. Rinderle & G.D. Storey  
183 Edlun  
Grand Junction, CO 81503

Charles & Shirley Pennal  
1211 South 5th St.  
Grand Junction, CO 81501

