



Claude Barlieb  
253 Window Rock Ct  
Grand Junction CO 81503

Original  
Do NOT Remove  
From Office

George Wheeler  
3045 Teller Ave  
Grand Junction CO 81504

Kern Copeland  
8664 Enramada Ave  
Whittier CA 90605

Dynamic Investments  
405 Ridges Blvd  
Grand Junction CO 81503

1. 2945 21200011 Claude Barlieb  
253 Window Rock Ct 81503  
S 10A of NW4NW4 + SW4NW4 Sec 21 151W  
Etc Blks 1-2 + 3 Energy Center Sub Phase 1

2. 2945 21200053 George Wheeler  
3045 Teller av 81504  
Beg SW Cor SE4NW4 Sec 21 151W N 02°26'  
55 Sec E 174.23' N 67 Deg 22' 30 Sec E 373.84'  
N 60 Deg 49' 15 Sec E 100.19' S 89°24' 45 Sec E  
124.73' S 80°31' 45 Sec E 227.28' N 74°23'  
15 Sec E 200' N 71°22' 15 Sec E 113.30' N  
45°07' 15 Sec E 279.30' S 26°01' 19 Sec E  
487.08' S 63°46' W 100' S 44°02' W 120.2'  
S 0°05' E 44.9' S 89°55' W 1327.30' to Beg.

3. 2945 21210005 Claude Barlieb  
253 Window Rock Ct. 81503  
Lot 1 Blk 1 Energy Center Sub Phase 1 Sec 21 151W

2945 21210006  
Lot 2

2945 21210004  
Lot 3

2945 21210007  
Lot 4

2945 21210003  
Lot 5

2945 21210008  
Lot 6

Printed Bowl Property Owners -

2945-212-00-011 ✓	Claude A Barliels & Marie P
-053 ✓	753 Windsor Park Ct 81503
2945-212-10-005	George E Whoolen
-006	3045 Keller Ave 81504
-004	
-007	
-003	Claude A Barliels
-008	
-002	
-011 ?	
2945-214-00-012 ✓	Ken A Copeland III 8001 Sennettsville Ct
2945-201-19-008 ?	Whittier, CA 90605
-00-020 ?	

2945 212 10011 - Not found

4. 2945 214 00012 Kern Copeland  
8664 Enramada Av  
Whittier CA 90605

W2 SE4 + NE4 SW4 Sec 21 151W Ehc Rd in BK-  
947 PG 530 to 533 Co Clerks off

5. 2945 201 19008 - no match / Dynamic Investments <sup>Inc.</sup>  
Lot 8C Blk 19 The Ridges 3rd No 3 Sec 20 151W 405 Ridges Blvd 81503

6. 2945 201 00 070 - No match

Zone of Annexation  
Painted Bowl Annex

Painted Bowl Annex, effective Dec 9, 1990, is an 120 acre tract of city owned property located along Monument Road towards the east entrance to the Colorado National Monument. The property is vacant land crossed by a dedicated but unimproved right of way intended for future access to the Ridges development.

Proposed zoning for this property is PZ (public zone). There are no proposed development plans currently approved for this land.

REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. #2-91 TITLE HEADING: Painted Bowl

ACTIVITY: Zone of Annexation

PETITIONER: City of Grand Junction

REPRESENTATIVE: Karl Metzner

LOCATION: Monument Road approximately 1.5 mi. southwest of South Redlands Road

PHASE: Final

ACRES: 120 acres

PETITIONER'S ADDRESS:

ENGINEER:

STAFF REPRESENTATIVE: Karl Metzner

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NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

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COUNTY PLANNING

01/14/91

Keith Fife 244-1636

Does part of Monument Road now belong to the City of Grand Junction? Arrangements for maintenance? How is contiguity established? Will right-of-way be improved?

PUBLIC WORKS

01/16/91

J. Don Newton 244-1559

Bill Cheney 244-1590

Utilities: There are no City utilities located on or near the Painted Bowl. The closest utility is sewer located on Glade Park Road which ties into Monument Road.

CITY ATTORNEY

01/04/91

Dan Wilson 244-1505

Karl, could I see what instrument creates the dedication across the property... (maybe Peggy H. can find it...) Otherwise no comment.

POLICE DEPARTMENT

01/10/91

J. E. Hall 244-3578

No impact on us.

COMMUNITY DEVELOPMENT

01/25/91

Karl Metzner 244-1439

No comments other than those noted in project narrative.

**Painted Bowl Zone of Annexation  
Response to Review Comments**

County Planning - That portion of Monument Road running through the Painted Bowl property has been annexed to the City. From Painted Bowl to Heatheridge Subdivision, only one foot along the southerly right-of-way line has been annexed. Contiguity was established along South Redlands Road adjacent to Heatheridge Subdivision. No right-of-way improvements are proposed at this time.

City Attorney - Deed conveying right-of-way will be forwarded to the City Attorney.

Other review comments do not require a response.



# development summary



File # 2-91 Name Painted Bowl Zone of Annexation Date 02/05/91

**PROJECT LOCATION:** Monument Road, approximately 1.5 miles southwest of South Redlands Road.

**PROJECT DESCRIPTION:**

A request to zone Painted Bowl to Public Zone (PZ) on approximately 120 acres.

### REVIEW SUMMARY (Major Concerns)

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

\* See explanation below

### STATUS & RECOMMENDATIONS:

There were no public objections to this zoning proposal. Concern was expressed that the City keep the "lunch loop: trailhead open.

### Planning Commission Action

Planning Commission recommended approval, VOTE 5-0.