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File_1991-0002

Name: Painted Bowl - Zone of Annexation - Monument Road SW/ S. Redlands Road

Ì	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents									
	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.									
	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.									
	đ	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									
\dashv	\dashv										
	-	Review Sheets Receipts for fees paid for anything									
	+	*Submittal checklist									
X	X	*General project report									
		Reduced copy of final plans or drawings									
X		Reduction of assessor's map.									
	-	Evidence of title, deeds, easements									
X	X										
		*Mailing list to adjacent property owners Public notice cards									
		Public notice cards Record of certified mail									
X	_	Legal description									
		Legal description Appraisal of raw land									
	_	Reduction of any maps – final copy									
	\dashv	*Final reports for drainage and soils (geotechnical reports)									
	_	Other bound or non-bound reports									
	_	Traffic studies									
X	X	*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 approval (pertaining to change in conditions or expiration date)									
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:									
X	X	Review Sheet Summary									
X		Review Sheets									
X	X	Development Summary Ordinance No. 2510 - **									
X	Λ	Development Application – 12/27/90									
X		City Council Agenda – 2/5/91, 2/20/91, 3/20/91									
X	X										
X		Legal Ad - 1/29/91									
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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 Claude Barliel

253 window Poek Ct 81503

5 10A of nw4nw4 + Sw4nw4 Sec 21 151 w

Exc Blks 1-2+3 Energy Center Seul Place 1

2945 212 000 53 Deorge Wheeler

3045 teller an 81504

Beg SW Con SE4 NW4 Dec 21 151W N 02°26'

55 Dec E 174,23' N 67 Deg 22' 30 Dec E 373.84'

N 60 Deg 49' 15 Dec E 100.19' S 89°24' 45 Dec E

124,73' S 80°31' 45 Dec E 227.28' N 74°23'

15 Dec E 200' N 71°22' 15 Dec E 113.30' N

45°07' 15 Dec E 279.30' S 26°01' 19 Dec E

487.08' S 63°46' W 100' S 44°02' W 120.21'

S 0°05' E 44.9' S 89°55' W 1327.30' to Beg.

294521210005 Claude Barliels 253 Wendow Rock Ct. 81503 Lat 1 Blk 1 Energy Center Deel Phase 1 Dec 21 151W

294521210006 Yat2

2.

294521210004 LA3

294521210007 Yat4

294521210003 Lat 5

2945 21210 008 Lot 6

-00-(070) ?	29% -201-19 (008) 2	2945-214-00-012	(-011) ?	-002/	800-	-003	- 87	- 004	- 006	2975-212-10-005		2945-212-00-011)	Painted Bowel Property Bun
	Whittier 104 90605	Ken A Copeland III	~) Claude A Barliels	f10578 1	3045 Flb, aux	Cheras Eutreles	87503	_			Dumers -

294521210011 - not found

4. 2945 21400012

Kern Copeland 8664 Enramada as Whittier CA 90605

62 5E4 + NE45W4 Sec 21 15 1W EAC RD in BK-947 PG 530 to 533 Co Clerks off

5. 2945 201 19008 - No matel/Dynamic Investment. Lat 8C Blk 19 the Ridges Fil no 3 Sec 20 151W 405 Ridges Blud 81 503

6 2945 201 00 070 - no match

Zone of Annexation Painted Bowl Annex

Painted Bow 1 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

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

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.

01/25/91

Karl Metzner 244-1439

COMMUNITY DEVELOPMENT

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.

<u>City Attorney</u> - Deed conveying right-of-way will be forwarded to the City Attorney.

Other review comments do not require a response.

development summary



			Painted Bowl Zone		
File #	2-91	Name	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.

DEVIEW CIINA	1 A E) V	(Major Concorns	1					
REVIEW SUMMARY (Major Concerns)									
POLICIES COMPLIANCE	TECHNICAL REQUIRE	MENTS 5	ATISFIED	NOT #					
Complies with adopted policies	Х		Streets/Rights Of Way	N/A					
Complies with adopted criteria	Х		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.