



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. 51-92

We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input checked="" type="checkbox"/> Zone of Annex		380 acres	S. of I-70; N. of US 6150; E 22 + 4	C-2 & I-2	Commercial & INDUSTRIAL
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
Name	Name	Name
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
Business Phone No.	Business Phone No.	Business Phone No.

City of Grand Jct.
250 N. 5th
Grand Jct Co 81501
244-1439

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

 Signature of Person Completing Application Date

 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Date: 9/9/92

LOIS LASHBROOK

2680 Capra Way

Grand Junction, Colorado 81506

(303) 243-8843

To: Karl Metzner
Grand Junction Community
Development Department
250 North 5th St
Grand Junction CO 81501

RE: Annexation/City zoning

Dear Karl,

I am sending a copy of the letter we discussed on the phone last week prior to the City Council meeting. You let me know that the City zoning will stay essentially the same, not a PUD re-classification.


The owners would appreciate knowing what their property is now zoned:

22 Acres - W of 23 Rd: 2701-314-00-388

Monument View Commercial Park: approx 40 Acres SE Corner of 23 & G Roads

Thank you for your help. We would also like to know any landscaping requirements, requirements of any kind.

Best regards,


Lois Lashbrook

ILCA (WASQ)

Invest in Colorado West, Inc.

Lois Lashbrook
Broker, G.R.I.

2680 Capra Way
Grand Junction, CO 81506
(303) 243-8843

September 1, 1992

Karl Metzner
Grand Junction Community Development Department
250 North 5th Street
Grand Junction CO 81501

Re: #51-92 ZONE OF ANNEXATION- GRAND JUNCTION WEST ANNEXATION

Dear Mr. Metzner and members of City Council:

I received word yesterday of the above item on the agenda for today, and read it in the paper last night. I am sorry to miss the meeting. Being last on the agenda, it should be on by midnight or so.

On behalf of owners of property at 23 & G Road, I wrote a letter January 21, 1992, attached. I also talked with Bennett Boeschentein about downzoning these properties and the hardship for the owners.

The owners of Monument View Commercial Subdivision do not object to annexation - but, once again, object vehemently to any change in zoning or more regulation that will be put upon a potential user. With the highest mill levy in the County, the property hardly needs more adversity.

It was the understanding that those under Westwater Sanitation would agree to be annexed IF THE ZONING WAS GRANDFATHERED, and not changed.

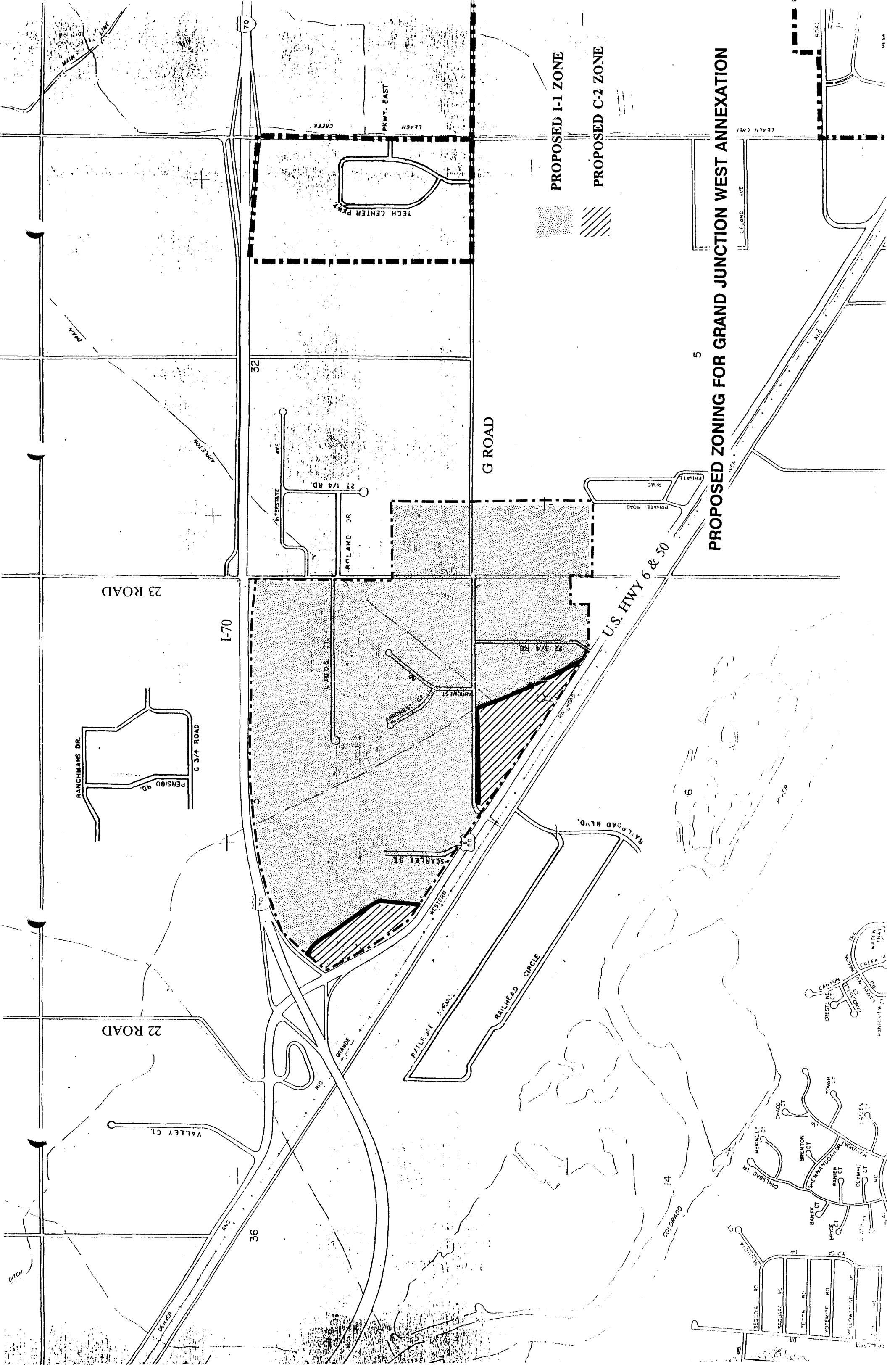
Bennett also assured me that it would be at least 2 years before annexation took place on the referenced property - again not the case.

The same people own 22 acres on the canal west of 23 Road and south of the Interstate. They go on record objecting to any downzoning of their properties.

Yours very truly,

Lois G. Lashbrook

*9/1/92 Karl said I-1 light industrial -
not PUD. As close to old zone
as possible*



PROPOSED I-1 ZONE

PROPOSED C-2 ZONE

PROPOSED ZONING FOR GRAND JUNCTION WEST ANNEXATION

23 ROAD

22 ROAD

I-70

G ROAD

U.S. HWY 6 & 50

RAILROAD BLVD.

RAILROAD CIRCLE

32

36

14

5

RANCHMANS DR.

PERSIDO RD.

G 3/4 ROAD

INTERSTATE AVE

23 1/4 RD.

ROLAND DR.

LINDS ST.

ARROWST CT.

SCARLET ST.

WESTERN

RAILROAD

LEACH CREEK

PKWY. EAST

TECH CENTER PKWY

E. LAND AVE

LEACH CREEK

70

36

14

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