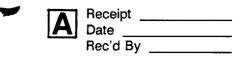
Table of Contents

Fi.	le _	1992-0051 Name: Grand Junction West Annexation - Zone of Annexation							
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.							
X	X	Table of Contents							
		*Review Sheet Summary							
X	X	*Application form							
		Review Sheets							
		Receipts for fees paid for anything							
		*Submittal checklist							
		*General project report							
		Reduced copy of final plans or drawings							
		Reduction of assessor's map.							
		Evidence of title, deeds, easements							
		*Mailing list to adjacent property owners							
		Public notice cards							
		Record of certified mail							
X		Legal description							
		Appraisal of raw land							
		Reduction of any maps – final copy							
_		*Final reports for drainage and soils (geotechnical reports)							
	_	Other bound or non-bound reports							
		Traffic studies							
		*Review Comments							
		*Petitioner's response to comments							
\vdash		*Staff Reports *Planning Commission staff report and sylibits							
	\dashv	*Planning Commission staff report and exhibits *City Council staff report and exhibits							
	*Summary sheet of final conditions								
DOCUMENT DESCRIPTION:									
		City Council Minutes and Agenda - ** - 9/16/92							
X		Ordinance No. 2604 - **							
X	\rightarrow	Planning Commission Minutes - 9/1/92 - **							
X	X	Correspondence							
X		Legal Ad - 8/25/92							
X	X	Proposed Zoning Map							
X	V	Notice of Public Hearing							
X	A	Annexation Map - ** - GIS Historical Maps							
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File No. <u>5/-92</u>

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	
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub						
[] Rezone				From:	То:		
[] Planned Development	[] ODP [] Prelim [] Final						
[] Conditional Use		-					
X Zone of Annex		380 acres	S. 4 7-70; Nog US 6:50; E 12	C-2 8	I-1	COMMERCIALE INDUSTRIAL	
[] Text Amendment							
[] Special Use				*************			
[] Vacation						[] Right-of-Way	
[] PROPERTY OWN	ER	[] DI	EVELOPER	[] REPRESENTATIVE			
					14.1	(222) Ted	
Name		Name		Name 250 N. 5 M.			
Address		Address	1	Address CRAND J. S City/State/Zip 144-1439 Rusiness Phone No.			
City/State/Zip	V	City/State/Zip		City/State/Zip			
Business Phone No.		Business Phon	e No.	Business Phone No.			
foregoing information is true and the review comments represented, the item will to on the agenda.	hat we have familiarize ue and complete to the . We recognize that we be dropped from the a	ed ourselves with best of our know we or our repres genda, and an a	n the rules and regulation wledge, and that we assur sentative(s) must be pres	ne the respons ent at all hear	sibility to monitorings. In the e	tion of this submittal, that the or the status of the application vent that the petitioner is not before it can again be placed	
Signature of Person Completing Application Date							
	<u> </u>						

Date:

9/9/92

To:

Karl Metzner

Grand Junction Community
Development Department

250 North 5th St

Grand Junction CO 81501

RE:

Annexation/City zoning

DearKarl,

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-classifiction.

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 (WASD)

LOIS LASHBROOK

Grand Junction, Colorado 81506

2680 Capra Way

(303) 243-8843

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

#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 Interestate. They go on record objecting to any downzoning of their properties.

Yours very truly,

Lois G. Lashbrook

9/1/92 Karl Raid I-1 light industrial -not PUD. as clase to ald game as passible

