



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

A Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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 checked="" type="checkbox"/> Rezone		2.37 acre	2765 CROSSROADS BLVD	From: PZ To: HO	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

<u>City of Grand Junction</u> Name	<u>Karl Metzner</u> Name
<u>250 N. 5th St.</u> Address	<u>250 N. 5th</u> Address
<u>Grand Jct. CO 81501</u> City/State/Zip	<u>Grand Jct. CO 81501</u> City/State/Zip
<u>244-1430</u> Business Phone No.	<u>244-1439</u> Business Phone No.

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.

Karl Metzner Signature of Person Completing Application 5/12/93 Date

Karl Metzner for City of Grand Junction
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

B.C. & W.M. Currier
c/o Holiday Inn
P.O. Box 1725
Grand Junction, CO 81502

Rocky Mountain HMO
P.O. Box 60129
Grand Junction, CO 81506-8758

Robert F. Starodoj
Donnelley Erdman
P.O. Box 12395
Aspen, CO 81612-9207

Durfee Day
2711 Moorelands Dr. N.W.
Gig Harbor, WA 98335

Continental Divide Co.
314 S. Mill St.
Aspen, CO 81611

Western States Motel Operations
c/o Holiday Inn
P.O. Box 1725
Grand Junction, CO 81502

L.K. Smith & C. Biggs
c/o Holiday Inn
P.O. Box 1725
Grand Junction, CO 81502

64-93

PROJECT NARRATIVE
REZONE FROM PZ TO H.O.

At the time of platting of Crossroads Colorado West Subdivision, a commercial subdivision on Horizon Drive, a lot was designated as a park site and deeded to Mesa County. Upon annexation the ownership of the site was transferred to the City. Analysis of the site indicates that it is not suitable in size or location for a park site. In April of 1993, voters approved disposing of this site as a park site. The property may be sold or traded but any disposition requires that moneys or properties acquired must be used for parks development.

The current PZ (Public) zoning is only for properties owned or controlled by a taxing entity. In order to facilitate sale or trade of this property the City is requesting a zone change to H.O. (Highway Oriented). This is consistent with all surrounding properties and will allow future commercial use of the property by another owner. Uses allowed in H.O. are consistent with the existing development of the area.

STAFF REVIEW

FILE # 64-93

DATE: May 24, 1993

STAFF: Karl Metzner

REQUEST: Rezone from PZ (Public Zone) to H.O. (Highway Oriented)

LOCATION: 2765 Crossroads Blvd.

APPLICANT: City of Grand Junction

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Business/Commercial

SURROUNDING LAND USE:

NORTH: Residential

EAST: Vacant

SOUTH: I-70

WEST: Office

EXISTING ZONING: P.Z.

PROPOSED ZONING: H.O.

SURROUNDING ZONING:

NORTH: H.O.

EAST: H.O.

SOUTH: N/A

WEST: H.O.

CC approved 7/2/93

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: None applicable to this property.

STAFF ANALYSIS: This parcel was originally designated as a park site in the platting of Crossroads Colorado West Subdivision prior to it being annexed to the city. Upon annexation the parksite come into city ownership. Analysis of the site indicates it is not suitable in size or location for a park and in April of 1993 voters approved disposing of this site. The rezoning is required to transfer the site into private ownership for development. No specific use has been determined at this time but upon rezoning any use would have to meet all of the standards and requirements of the H.O. zone.

STAFF RECOMMENDATION: Recommend approval of the requested rezone to H.O.

STAFF REVIEW

FILE # 1-93d

DATE: May 26, 1993

STAFF: Karl Metzner

REQUEST: Amending the Zoning and Development Code for RSF-1 and RSF-2 setbacks.

LOCATION: N/A

APPLICANT: City of Grand Junction

EXISTING LAND USE: N/A

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:

NORTH: N/A

EAST: N/A

SOUTH: N/A

WEST: N/A

EXISTING ZONING: N/A

PROPOSED ZONING: N/A

SURROUNDING ZONING:

NORTH: N/A

EAST: N/A

SOUTH: N/A

WEST: N/A

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: N/A

STAFF ANALYSIS: The rear yard setback for the RSF-1 and RSF-2 zones is currently set at 50 feet. This setback is inconsistent with the comparable county R-1-A and R-1-B zones. RSF-1 and 2 were established to provide zones that were comparable with these county zones in order to accommodate newly annexed areas. Residents of these annexed areas were told that their zone requirements would not change on annexation. This text amendment changes the rear yard setback to 30 feet which is consistent with the R-1-A and R-1-B zones as well as the RSF-4 zone. This avoids creating numerous non-conforming uses in newly annexed areas and will allow new construction consistent with existing structures.

STAFF RECOMMENDATION: Recommend approval of text amendment.

That certain real property labeled "CITY OF GRAND JUNCTION PARK SITE" on the REPLAT OF CROSSROADS COLORADO WEST in the Southwest Quarter of the Northeast Quarter of Section 36, Township 1 North, Range 1 West of the Ute Meridian, as recorded in Plat Book 12 at Page 92 in the office of the Mesa County Clerk and Recorder and being more specifically described as follows, to wit:

Beginning at a point which is North 89°51'40" West a distance of 329.64 feet from the Southeast corner of the SW1/4 NE1/4 of said Section 36;
thence North 89°51'40" West along the South line of the SW1/4 NE1/4 of said Section 36 a distance of 329.78 feet;
thence North 36°05'05" West a distance of 70.0 feet;
thence North 33°25'06" East a distance of 360.15 feet;
thence 176.31 feet along the arc of a non-tangent curve to the left having a central angle of 36°04'39", a radius of 280.0 feet, and a long chord which bears North 78°10'32" East a distance of 173.41 feet;
thence South 01°18'13" East a distance of 153.45 feet;
thence South 00°08'00" West a distance of 240.10 feet to the Point of Beginning,

Subject to the following easements as shown and stated on the REPLAT OF CROSSROADS COLORADO WEST: A 10-foot wide Utility Easement adjacent to the Northerly boundary; a 70-foot wide Utility & Drainage Easement adjacent to the East boundary; a 15-foot wide Utility Easement adjacent to the Southerly boundary; and a 10-foot wide right-of-way adjacent to the East and Southerly boundary lines which is reserved for bicycles and pedestrians.

#64-93