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File 1994-0196A (second file)

Name: Eastern Commercial Fruitwood Annexation 2 & 3

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
r **e** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
s **e** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
n **e** be found on the ISYS query system in their designated categories.
n **d** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
t **d** 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
		*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
X	X	*Mailing list to adjacent property owners
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		Legal description
		Appraisal of raw land
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		*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Impact Report	X	X	Ordinance No. 2904 - **
X	X	Correspondence	X	X	Fruitwood Annexation Maps in file
X	X	East Area Annexation Identification of Commercial Businesses – 9/26/94	X	X	Final Fruitwood Annexation Map – GIS Historical Maps - **X
X	X	Eastern Commercial Annexation Identification of Commercial Businesses – no date	X		(35 plus) letters returned to the City present in file
X	X	Rose Park Mobile Village Campground information			
X		Mobile Home Set-Up Requirements – 12/30/87			
X	X	Form letters sent to owners needing CUPS			
X	X	Zoning info. sent to Area #2			
X	X	Zoning info. sent to Area #3			
X		Letter sent to all Fruitwood Subdivision homeowners			
X	X	Villa Coronado Anenxation and Eastern Commercial / Fruitwood Annexation			

MOBILE HOME SET-UP REQUIREMENTS

EFFECTIVE DATE 12-30-87

PERMITS AND FEES

A. The current fee for a mobile home permit is \$35.00. This permit will cover inspections of gas, sewer, blocking and electrical connections.

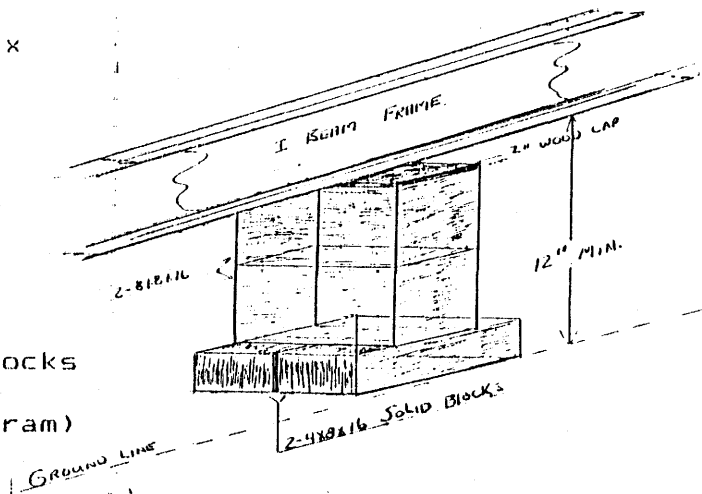
INSPECTIONS

- A. Inspections must be called for by the person that obtains the permit. When a State Licensed Electrician or City Licensed Gas Fitter performs the work, then that Contractor shall be required to call for the inspections.
- B. Inspections may be called for any time during the day that they are requested, as long as a two hour interval is allowed between ready time and time inspection is made. Inspections called in after 3:00 P.M. will be placed on the inspection log for the next regular working day.

BLOCKING REQUIREMENTS

- A. The mobile home shall be set up so that the distance from the bottom of the steel frame to the ground shall be not less than twelve (12) inches.
- B. Pads shall be provided by one of the following methods.

- 1) Concrete slab underneath the entire set-up area.
- 2) Concrete blocks along both sides of the home not more than eight (8) feet apart center to center. Such blocks shall consist of two 4"x 8" x 16" pad blocks on top of which a second concrete block 8" x 8" x 16" shall be placed. This second block shall be placed so that its long dimension runs perpendicular to the split between the two sections of the pad block. Wood cap blocks 2" x 8" x 16" shall be placed on top of this second block and wedges used to insure tight set-up. All blocks shall be placed on a leveled sand and gravel base. (See Blocking Diagram)



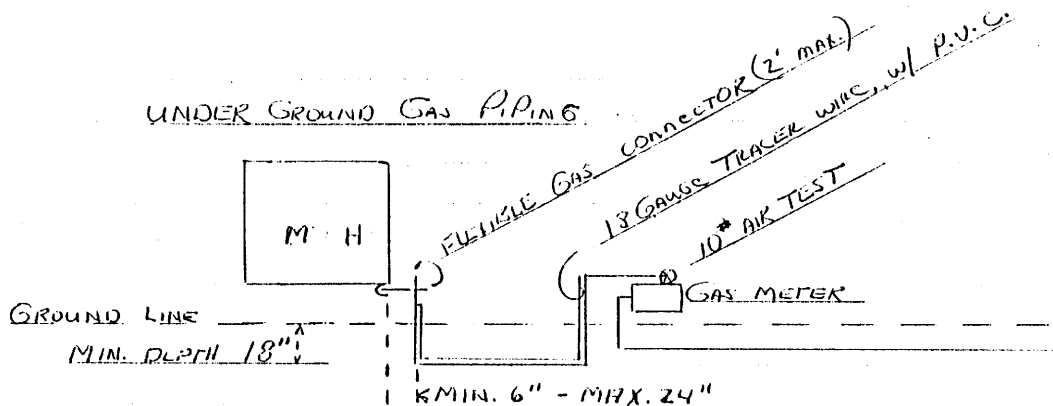
- C. Additions to mobile homes must meet the requirements of the Uniform Building Code (current addition). Additions may not be supported by the mobile home.
- D. All mobile homes shall be skirted within ninety (90) days of set-up.
- E. Water lines shall be copper from the source to the home and shall be heat taped.
- F. Drainage lines shall be schedule 40 P.V.C. or A.B.S. and shall be sealed at the connection to the sewer receptacle.

ELECTRICAL REQUIREMENTS

- A. HUD mobile homes shall be connected to the power source by a hard wiring method in accordance with the manufacturer's specifications and/or recommendations.
- B. Non-HUD mobile homes may be connected to the power source with a 50 amp listed cord, if load calculations permit.
- C. Most mobile homes are rated at 100 amps. #2 aluminum wire or #4 copper wire is used for 100 amp mobile homes.
- D. A disconnect switch must be located within 30 feet of the mobile home.
- E. If there is 3' or less between the mobile home and the disconnect switch it is permissible to use schedule 80 P.V.C. exposed on the ground.
- F. Direct burial cable must be at a minimum depth of two feet. P.V.C. must be buried at a minimum depth of 18".
- H. A mobile home must have a bond wire from the panel in the mobile home to the frame.
- I. All electrical dryers and all electrical ranges must have four wire cords.

GAS WORK

- A. 1) If the meter location exceeds 24" from the edge of the mobile home the gas line shall be extended underground. (See diagram below)



- 2) Gas piping may be one of the following:
 - I. Schedule #40 Black Iron Pipe.
 - II. Schedule #40 P.V.C. designated ASTM D 2513 or 1785 (underground only)
 - III. Schedule #40 P.E. designated ASTM D 2513 or 1785 (underground only)

Risers and 24" beyond base of risers shall be Black Iron Pipe. All underground Black Iron Pipe shall be coated.

PAGE THREE
MOBILE HOME REQUIREMENTS

WORK

- A. Set-up work, and sewer hook-up may be done by the owner or his agent or Mobile Home Dealer.
- B. Gas hook-up must be made by a Licensed Gas Fitter if it is within the City limits. No license is required outside the City limits.
- C. State of Colorado Statutes require that electrical connections be made by the homeowner or a State Licensed Electrical Contractor.

EAST AREA ANNEXATION
 IDENTIFICATION OF COMMERCIAL BUSINESSES
 Based on 9/26/94 field Trip

10/7/94 13:56

<i>entry order</i>	SRC	-----ADDRESS-----			BUSINESS NAME	TAX PARCEL	OWNER NAME
1	236 dt	472	29 Road	81504	TBS Thompson Business Services	2943-172-00-015	Harley V Nelson
2	58 ft	476	29 Road	81504	Ace Mini Storage	2943-172-00-014	John Lamicq Jr.
3	60 ft	490	29 Road	81504	Gold Fever Prospecting Supply	2943-172-00-010	Terence L. Hammer
4	228 tp	490	29 Road	81504	The Hair Station	2943-172-00-010	Terence L. Hammer
5	59 ft	492	29 Road	81504	29 Road Mini Storage	2943-172-00-225	Terence L. Hammer
6	229 tp/pg	492	29 Road	81504	American West Real Estate Service	2943-172-00-225	Terence L. Hammer
7	235 dt	494	29 Road	81504	used car/junk yard	2943-172-00-008	
8	84 ft	505	30 Road	81504	Fruitvale Liquors	2943-084-00-054	Fruitvale Corner Inc.
9	83 ft	505	30 Road	81504	Leon's Taqueria Restaurant	2943-084-00-054	Fruitvale Corner Inc.
10	78 ft	507	30 Road	81504	Nautilus Excel	2943-084-00-054	Fruitvale Corner Inc.
11	79 ft	507	30 Road	81504	Southwest Imports	2943-084-00-054	Fruitvale Corner Inc.
12	80 ft	507	30 Road	81504	Dominos Pizza	2943-084-00-054	Fruitvale Corner Inc.
13	81 ft	507	30 Road	81504	JJ's Lounge	2943-084-00-054	Fruitvale Corner Inc.
14	82 ft	507	30 Road	81504	Cornerstone Thrif Store	2943-084-00-054	Fruitvale Corner Inc.
15	75 ft	508	30 Road	81504	Summer's Car Wash	2943-093-00-181	Richard E. Jones
16	76 ft	510	30 Road	81504	vacant	2943-093-00-182	James Flynn
17	74 ft	511	30 Road	81504	Sugar & Spice Donut & Sandwich Shop	2943-084-00-032	<i>North of 30rd & I-70</i>
18	71 ft	516	30 Road	81504	T & J Mini Storage	2943-093-00-033	Joyce Brimhall
19	72 ft	524	30 Road	81504	Balerios Gallery & Frame	2943-093-00-031	Rocky Mtn Limited
20	73 ft	524	30 Road	81504	Western Colorad Internet	2943-093-00-031	Rocky Mtn Limited
21	155 ft	569	32 Road	81520	Taco Bell	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
22	156 ft	569	32 Road	81520	Dos Hombres	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
23	157 ft	569	32 Road	81520	Clifton Video Plus	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
24	158 ft	569	32 Road	81520	Cirrus Instant Cash Machine	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
25	159 ft	569	32 Road	81520	Cost Cutters	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
26	160 ft	569	32 Road	81520	Mountain Man	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
27	161 ft	569	32 Road	81520	A Small World Hobbies & Games	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
28	162 ft	569	32 Road	81520	La Hacienda Mexican Imports	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
29	163 ft	569	32 Road	81520	Bruce Young, DDS	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
30	164 ft	569	32 Road	81520	H&R Block	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
31	165 ft	569	32 Road	81520	Sam's Too Bingo	2943-101-03-001	Coronado Plaza Ltd. Liability Co.

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<i>entry</i> <i>order</i>	SRC	ADDRESS	BUSINESS NAME	TAX PARCEL	OWNER NAME
32	166 ft	569 32 Road	81520 Pizza Chef	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
33	167 ft	569 32 Road	81520 Doc's Vac Shack	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
34	168 ft	569 32 Road	81520 City Market	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
35	169 ft	569 32 Road	81520 Mesa National Bank	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
36	170 ft	569 32 Road	81520 Floor Coverings International	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
37	171 ft	569 32 Road	81520 Mesa County Sherriff Clerk & Recorder	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
38	174 ft	569 32 Road	81520 All About Travel	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
39	173 ft	570 32 Road	81520 Alpine Bank	2943-101-04-002	Alpine Bank-Clifton
40	175 ft	573 32 Road	81520 Loco Food Stores	2943-101-05-024	Lipson III Properties
41	183 ft	573 32 Road	81520 The Doctor's Office Inc.	2943-101-05-022	Velva Carnes
42	176 ft	580 32 Road	81520 Daylight Donuts	2943-112-00-220	<i>Strip Mall North of Alpine</i>
43	177 ft	580 32 Road	81520 Hair We Are	2943-112-00-220	<i>Strip Mall North of Alpine</i>
44	178 ft	580 32 Road	81520 Holsum Bakery Thrift Shop	2943-112-00-220	<i>Strip Mall North of Alpine</i>
45	179 ft	580 32 Road	81520 Contry Feed & Pet Supply	2943-112-00-220	<i>Strip Mall North of Alpine</i>
46	180 ft	580 32 Road	81520 Milpro Dry Cleaners	2943-112-00-220	<i>Strip Mall North of Alpine</i>
47	181 ft	580 32 Road	81520 The Laundry	2943-112-00-220	<i>Strip Mall North of Alpine</i>
48	182 ft	580 32 Road	81520 Pizza Hut	2943-112-00-220	<i>Strip Mall North of Alpine</i>
49	184 ft	590 32 Road	81520 Dollar Mania	2943-112-00-215	<i>East of 2943-101-050-22</i>
50	185 ft	590 32 Road	81520 Mesa County Public Library	2943-112-00-215	? <i>East of 2943-101-050-22</i>
51	189 ft	592 32 Road	81520 Western Colorado Area Health Ed Ctr	2943-112-00-215	Sunwest N.O.P. Inc.
52	77 ft	3001 E Road	81504 Gators	2943-162-00-210	LAP Partnership
53	212 ft	3198 F Road	81504 Eastside Professional Plaza	2943-034-00-096	
54	230 tp/pg	3207 F Road	81520 Roadway Express	2943-112-00-103	Roadway Express Inc.
55	208 ft	3218 F Road	81520 Diamond Shamrock	2943-023-00-075	Diamond Shamrock Inc.
56	210 ft	3219 F Road	81520 Kentucky Fried Chicken	2943-112-00-233	D. Ronald Boice
57	207 ft	3222 F Road	81520 Slogar's Auto Sales	2943-023-00-030	Douglas F. Slogar
58	209 ft	3223 F Road	81520 Stop N Save	2943-112-00-240	Feather-Medsker-Smith Ltd
59	205 ft	3228 F Road	81520 Fiegel's Traveland Inc.	2943-023-00-055	Raymond J. Fiegel/K Mayo (Trustees)
60	204 ft	3240 F Road	81520 Clifton Car Wash & Lube Shop	2943-023-04-016	maybe also 2943-023-04-008 <i>Lube/Wash one owner?</i>
61	129 ft	504 Fruitvale Court	81504 Animal Medical Clinic	2943-093-53-036	John C. Heideman
62	130 ft	504 Fruitvale Court	81504 Maynard & Hooches Service	2943-093-53-036	John C. Heideman

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<i>entry</i>	<i>order</i>	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME
63	143	ft	507 Fruitvale Court 81504	Southwest Radiographics	2943-093-53-037	Brem Partnership
64	144	ft	507 Fruitvale Court 81504	Francis Constructors	2943-093-53-037	Brem Partnership
65	131	ft	508 Fruitvale Court 81504	Friends of Turkey	2943-093-33-951	
66	132	ft	508 Fruitvale Court 81504	Kampus Clubs	2943-093-33-951	
67	133	ft	510 Fruitvale Court 81504	Western States Roofing Inc.	2943-093-53-041	Karen Kay Marquette
68	134	ft	510 Fruitvale Court 81504	RC Enterprises	2943-093-53-041	Karen Kay Marquette
69	135	ft	510 Fruitvale Court 81504	Two Rivers Heating & Air Conditioning	2943-093-53-041	Karen Kay Marquette
70	136	ft	510 Fruitvale Court 81504	A Carousel of Gifts	2943-093-53-041	Karen Kay Marquette
71	137	ft	510 Fruitvale Court 81504	Tough Wood	2943-093-53-041	Karen Kay Marquette
72	138	ft	516 Fruitvale Court 81504	Game Dude	2943-093-53-039	Rob Balmer
73	139	ft	516 Fruitvale Court 81504	Rob Balmer & Associates	2943-093-53-039	Rob Balmer
74	140	ft	516 Fruitvale Court 81504	Action Printing	2943-093-53-039	Rob Balmer
75	141	ft	516 Fruitvale Court 81504	Re-Nu House	2943-093-53-039	Rob Balmer
76	142	ft	516 Fruitvale Court 81504	Authentic Senryokan Karate-Do	2943-093-53-039	Rob Balmer
77	236		2907 Hill Avenue 81504	vacant commercial	2943-171-06-012	
78	53	ft	2912 Hill Avenue 81504	Grand Valley Auto Repair	2943-172-06-009	William C Price
79	54	ft	2913 Hill Avenue 81504	Ute Engines	2943-172-06-013	James E. Karp
80	52	ft	2914 Hill Avenue 81504	Mountain States Plumbing & Heating	2943-172-06-010	James E. Karp
81	50	ft	2915 Hill Avenue 81504	Grand Junction Signs & Neon	2943-172-06-014	Gerald F. Blackwelder
82	57	ft	2906 I-70 Business Loop 81504	Woodworkers	2943-172-00-015	Harley V. Nelson
83	56	ft	2912 I-70 Business Loop 81504	Brinkley Electric	2943-172-06-015	Brinkley Electric Inc.
84	55	ft	2916 I-70 Business Loop 81504	All Seasons Rentals	2943-172-06-016	William R. Johnson
85	49	ft	2920 I-70 Business Loop 81504	Carpetime	2943-172-00-023	Allan E. Ledebur
86	47	ft	2940 I-70 Business Loop 81504	ATS Screen Printing	2943-172-08-001	Raymond C. Cole
87	48	ft	2940 I-70 Business Loop 81504	Victory Chapel	2943-172-08-003	James A. Maguire
88	44	ft	2944 I-70 Business Loop 81504	ACJJJS Service Company	2943-172-08-004	Great Warehouses Inc.
89	45	ft	2944 I-70 Business Loop 81504	American Appliance	2943-172-08-004	Great Warehouses Inc.
90	46	ft	2944 I-70 Business Loop 81504	Overhead Door of Grand Junction	2943-172-08-004	Great Warehouses Inc.
91	43	ft	2948 I-70 Business Loop 81504	United Waste Recycle Center	2943-172-00-148	Charles J. DeRosiers
92	42	ft	2956 I-70 Business Loop 81504	J & M Lumber	2943-171-00-042	J & M Lumber
93	38	ft	2964 I-70 Business Loop 81504	Vista Glass Company	2943-171-08-002	Aspen Investment Company

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<i>entry</i> <i>order</i>	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME	
94	39	ft 2964 I-70 Business Loop 81504	Fortney Refrigeration	2943-171-08-002	Aspen Investment Company	
95	40	ft 2964 I-70 Business Loop 81504	Fruitvale Laundromat	2943-171-08-002	Aspen Investment Company	
96	41	ft 2964 I-70 Business Loop 81504	Dance Works	2943-171-08-002	Aspen Investment Company	
97	120	ft 3002 I-70 Business Loop 81504	The Video Channel	2943-093-00-165	James M Flynn	
98	121	ft 3002 I-70 Business Loop 81504	Don's Estate Jewelry	2943-093-00-165	James M Flynn	
99	122	ft 3002 I-70 Business Loop 81504	Beauty & the Beast	2943-093-00-165	James M Flynn	
100	123	ft 3002 I-70 Business Loop 81504	Nick's Emporium	2943-093-00-165	James M Flynn	
101	124	ft 3002 I-70 Business Loop 81504	Wayne's TV	2943-093-00-165	James M Flynn	
102	125	ft 3002 I-70 Business Loop 81504	Dairy Queen	2943-093-00-165	James M Flynn	
103	126	ft 3010 I-70 Business Loop 81504	Country General	2943-093-00-184	Ohiocubco Inc.	
104	127	ft 3026 I-70 Business Loop 81504	Keenan Supply	2943-093-00-128	Keenan Investment Co	
105	128	ft 3032 I-70 Business Loop 81504	Builders COOP	2943-093-53-042	Jerry Frockt (Trustee)	
106	145	ft 3038 I-70 Business Loop 81504	Renta Space	2943-093-00-157	Renta Space Ltd Partnership	Also 158
107	146	ft 3038 I-70 Business Loop 81504	Kids Closet	2943-093-00-157	Renta Space Ltd Partnership	
108	152	ft 3092 I-70 Business Loop 81504	Chris A Cameron-State Farm Agent	2943-094-77-007		South of Ram Line
109	147	ft 3098 I-70 Business Loop 81504	Joe McCoy Accounting	2943-094-00-147		South of Ram Line
110	148	ft 3098 I-70 Business Loop 81504	Yoopers Pasties & Pies	2943-094-00-147		South of Ram Line
111	149	ft 3098 I-70 Business Loop 81504	Bilbek Sales & Services	2943-094-00-147		South of Ram Line
112	150	ft 3098 I-70 Business Loop 81504	TK Enterprises	2943-094-00-147		South of Ram Line
113	151	ft 3098 I-70 Business Loop 81504	All Terrain Motor Sports	2943-094-00-147		South of Ram Line
114	154	ft 3112 I-70 Business Loop 81520	The Roundup	2943-10-00-041		
115	186	ft 3210 I-70 Business Loop 81520	The Pointe Lounge	2943-112-00-215	Sunwest N.O.P. Inc.	
116	187	ft 3210 I-70 Business Loop 81520	Browns Point Family Restaurant	2943-112-00-215	Sunwest N.O.P. Inc.	
117	188	ft 3210 I-70 Business Loop 81520	Burger King	2943-112-00-215	Sunwest N.O.P. Inc.	
118	193	ft 3217 I-70 Business Loop 81520	Gibsons Discount Center	2943-112-36-008	Chaffin Inc.	
119	194	ft 3219 I-70 Business Loop 81520	McDonalds	2943-112-00-212	McDonald's Corp c/o King Enterprises	
120	192	ft 3222 I-70 Business Loop 81520	Clifton Sanitation District	2943-112-00-946	Clifton Sanitation District No. 2	South of Clifton Inn
121	190	ft 3224 I-70 Business Loop 81520	Smitty's Garage	2943-112-00-148	Seidel Corp	
122	191	ft 3224 I-70 Business Loop 81520	Max's Auto Parts & Glass Inc,	2943-112-00-148	Seidel Corp	South of Clifton Inn
123	195	ft 3225 I-70 Business Loop 81520	Rumples Trolley Restaurant	2943-112-00-224	Hasco Inc. c/o Great Homes Ltd	Also 225
124	196	ft 3225 I-70 Business Loop 81520	Mesa Health Care	2943-112-00-227	P.L. Acquisition Corp-Payless Drug	

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<i>entry</i> <i>order</i>	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME
125	197 ft	3225 I-70 Business Loop 81520	K's Stop N Sjop	2943-112-00-227	P.L. Acquisition Corp-Payless Drug
126	203 ft	3226 I-70 Business Loop 81520	Glenn's Scaffolding & Equipment	2943-112-45-001	Thunder Mountain Properties Ltd
127	213 ft	3226 I-70 Business Loop 81520	Thundermountain Properties	2943-112-45-001	Thunder Mountain Properties Ltd
128	198 ft	3227 I-70 Business Loop 81520	Payless Drug Stores	2943-112-00-226	Albertons Inc.
129	211 ft	3228 I-70 Business Loop 81520	Clifton Inn	2943-112-44-003	Denny Nielson
130	199 ft	3229 I-70 Business Loop 81520	Max Foods	2943-112-00-226	<i>West of Peach Tree</i> <i>In Peach Tree</i>
131	200 ft	3231 I-70 Business Loop 81520	Clifton Pawn Inc.	2943-112-00-225	<i>In Peach Tree</i>
132	201 ft	3233 I-70 Business Loop 81520	Mt. Garfield Wines & Liquors	2943-112-00-225	<i>In Peach Tree</i>
133	202 ft	3233 I-70 Business Loop 81520	Country Corner Beauty Nook	2943-112-00-225	<i>In Peach Tree</i>
134	206 ft	3238 I-70 Business Loop 81520	KOA Kampground	2943-023-00-054	Paul D. Evans
135	51 ft	481 Morning Glory 81504	Summers Auto Repair	2943-172-06-014	Gerald Blackwelder
136	27 ft	492 Morning Glory 81504	RainTree Restaurant	2943-172-09-002	East West Properties
137	237 dt	492 Morning Glory 81504	Calvary Chapel	2943-172-09-002	East West Properties
138	238 dt	492 Morning Glory 81504	Mountain Sates Optical	2943-172-09-002	East West Properties
139	239 dt	492 Morning Glory 81504	Duplicate Bridge Studio	2943-172-09-002	East West Properties
140	240 dt	492 Morning Glory 81504	Eye Mart	2943-172-09-002	East West Properties
141	5 ft	2910 North Avenue 81504	Rose Park Mobile Village	2943-083-00-032	Omer E. Day
142	8 ft	2912 North Avenue 81504	Maverick Computers	2943-083-00-034	David R. Fouts Jr.
143	9 ft	2914 North Avenue 81504	Dare to Car-e	2943-083-00-035	George Wheeler
144	6 ft	2919 North Avenue 81504	Western Implement	2943-172-00-007	Leroy Coleman Also has 157,005,006
145	10 ft	2920 North Avenue 81504	Bookcliff Cycles	2943-083-00-039	George Wheeler
146	18 ft	2922 North Avenue 81504	Alpha Pawn	2943-083-00-044	Harold D. Potter
147	11 ft	2923 North Avenue 81504	Wonder/Hostess Bakery Thrift Shop	2943-172-09-001	East West Properties
148	12 ft	2923 North Avenue 81504	Associated Business Products	2943-172-09-001	East West Properties
149	13 ft	2923 North Avenue 81504	Enterprise Liquors	2943-172-09-001	East West Properties
150	14 ft	2923 North Avenue 81504	Spirit of Life Christian Fellowship	2943-172-09-001	East West Properties
151	15 ft	2923 North Avenue 81504	C & D Shipping	2943-172-09-001	East West Properties
152	16 ft	2923 North Avenue 81504	U.S. Postal Service	2943-172-09-001	East West Properties
153	17 ft	2923 North Avenue 81504	Max's Auto Parts	2943-172-09-001	East West Properties
154	19 ft	2924 North Avenue 81504	STS Satellite TV Supermarket	2943-083-00-042	Howard J. Roland
155	20 ft	2925 North Avenue 81504	Trails End Motel and Mobile Home Park	2943-172-00-018	Homar Investments Inc.

EAST AREA ANNEXATION
 IDENTIFICATION OF COMMERCIAL BUSINESSES
 Based on 9/26/94 field Trip

10/7/94 13:56

<i>entry</i> <i>order</i>	SRC	-----ADDRESS-----			BUSINESS NAME	TAX PARCEL	OWNER NAME
156	22	ft	2926	North Avenue	81504	Foust Tire, Auto, & Propane Service	2943-083-00-072 F.M. Wilkerson
157	21	ft	2931	North Avenue	81504	Grand China Restaurant	2943-172-00-019 Homar Investments Inc.
158	23	ft	2935	North Avenue	81504	Career Center	2943-172-00-962 School District 51 Vocational Center
159	24	ft	2935	North Avenue	81504	Coyote Cafe	2943-172-00-962 School District 51 Vocational Center
160	231	tp/pg	2945	North Avenue	81504	RPMC Exposition Service In.	2943-172-00-211 Best Building Corporation
161	232	pg	2947	North Avenue	81504	Trinity Recording Studio	2943-172-00-026 Best Building Corporation
162	28	ft	2949	North Avenue	81504	U-Haul	2943-172-00-027 Mesa United Bank of GJ
163	25	ft	2950	North Avenue	81504	The Equipment Center	2943-083-00-098 Danny W. Clark
164	26	ft	2950	North Avenue	81504	Intermountain Auto	2943-083-00-098 Danny W. Clark
165	29	ft	2952	North Avenue	81504	Mesa Co. Dept Social Services	2943-084-00-931
166	30	ft	2956	North Avenue	81504	Rescue Mission Thrift Store	2943-084-19-014 David Haile Also 015,016,017,018,019
167	31	ft	2956	North Avenue	81504	Allstate Insurance	2943-084-19-014 David Haile
168	233	tp/pg	2957	North Avenue	81504	Binkley & Sons Painting	2943-171-00-038 Mary Ellen Binkley
169	32	ft	2958	North Avenue	81504	Sleepy Hollow Furniture	2943-084-19-005 Grand Mattress House of Sleep
170	234	tp/pg	2959	North Avenue	81504	The Yard Sale	2943-171-00-039 Mary Ellen Binkley
171	33	ft	2962	North Avenue	81504	Furniture For Less	2943-084-00-035 Dewey T Smouse
172	34	ft	2963	North Avenue	81504	Peachtree True Value	2943-171-08-003 Cathleen A. Frederick
173	35	ft	2969	North Avenue	81504	Peach Tree True Value Lumber	2943-171-08-003 Cathleen A. Frederick
174	36	ft	2971	North Avenue	81504	Vineyard Christian Fellowship	2943-171-00-958 Vineyard Christian Fellowship
175	37	ft	2977	North Avenue	81504	Go-Fer Foods/Conoco	2943-171-00-047 C.R. Brown Oil Co.
176	61	ft	2985	North Avenue	81504	residential	2943-171-00-238 Joyce Brimhall
177	62	ft	2987	North Avenue	81504	The Guest Closet	2943-171-00-238 Joyce Brimhall <i>Mini Storage W of Rose</i>
178	64	ft	2991	North Avenue	81504	vacant	2943-171-00-202 Earl W. Propst Jr.
179	63	ft	2992	North Avenue	81504	Standard Beauty Supply	2943-084-04-017 <i>West of Sinclair</i>
180	65	ft	2992	North Avenue	81504	Academy of Beauty Culture	2943-084-04-017 <i>West of Sinclair</i>
181	66	ft	2993	North Avenue	81504	The Rose	2943-171-00-227 Rose Partnership
182	67	ft	2995	North Avenue	81504	American Radiator	2943-171-00-052 C.R. Brown Oil Co.
183	68	ft	2997	North Avenue	81504	Clara's Coffee Cup	2943-171-00-053 Clara Lucero
184	85		2998	North Avenue	81504	Sinclair	2943-084-00-018 John M. Quall
185	69	ft	2999	North Avenue	81504	Freight Damaged Furniture	2943-171-00-055 Dennie Glass Enterprises
186	70	ft	2991	Teller Ave	81504	Waterworks	2943-171-00-075

EAST AREA ANNEXATION
 IDENTIFICATION OF COMMERCIAL BUSINESSES
 Based on 9/26/94 field Trip

10/7/94 13:56

<i>entry</i> <i>order</i>	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME
EXCLUDED FROM PROPOSED ANNEXATION					
<i>Industrial Area South of I-70 Business Loop and East of 32 Road to 31 1/2 Road</i>					
1	118 ft	536 31 1/2 Road	81504	Excel Plumbing & Heating	
2	119 ft	536 31 1/2 Road	81504	Grand Mesa Mechanical Inc.	
3	86 ft	422 32 Road	81520	C & F / Conoco	
4	103 ft	539 32 Road	81520	Colorado West Hydraulics	
5	112 ft	549 32 Road	81520	Century Equipment	
6	172 ft	550 32 Road	81520	Ben Dowd Excavating	
7	87 ft	3202 E Road	81520	Total Gas	
8	106 ft	3180 Hall Avenue	81504	Bryans Truck Repair	
9	104 ft	3183 Hall Avenue	81504	B M I T I	
10	105 ft	3184 Hall Avenue	81504	White Star Machinery	
11	115 ft	3186 Hall Avenue	81504	Brown & Root USA Inc.	
12	107 ft	3189 Hall Avenue	81504	United Supplu Company	
13	108 ft	3192 Hall Avenue	81504	Valley Controls & Supply	
14	109 ft	3193 Hall Avenue	81504	Red Rock Archery	
15	113 ft	3196 Hall Avenue	81504	Arnhold Welding & Fabricating	
16	110 ft	3197 Hall Avenue	81504	Roberts Automotive	
17	111 ft	3199 Hall Avenue	81504	House of Marble	
18	101 ft	3182 Mesa Avenue	81504	Ice Enterprise	
19	102 ft	3182 Mesa Avenue	81504	Creatvie Concepts	
20	99 ft	3184 Mesa Avenue	81504	Fast Pest Control	
21	100 pg	3184 Mesa Avenue	81504	Mesa Turf Masters	
22	96 ft	3186 Mesa Avenue	81504	Ohmtech Industrial	
23	98 ft	3187b Mesa Avenue	81504	Eberhart Electric	
24	97 ft	3187a Mesa Avenue	81504	Falcon Plumbinnng & Supply	
25	94 ft	3188 Mesa Avenue	81504	Grand Junction Winair	
26	95 ft	3189 Mesa Avenue	81504	Skyline Contracting	
27	93 ft	3190 Mesa Avenue	81504	Terry's Auto Service	

EAST AREA ANNEXATION
 IDENTIFICATION OF COMMERCIAL BUSINESSES
 Based on 9/26/94 field Trip

10/7/94 15:39

<i>entry order</i>	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME
28	92 ft	3191 Mesa Avenue	81504	Curtis Electric Company	
29	91 ft	3194 Mesa Avenue	81504	NAPA Auto Parts	
30	89 ft	3196 Mesa Avenue	81504	U S Liftruck	
31	90 ft	3197 Mesa Avenue	81504	Clifton Tire Service	
32	88 ft	3199 Mesa Avenue	81504	C & F / Conoco	
33	116 ft	3156 Perkins Drive	81504	Pioneer Materials West Inc.	
34	117 ft	3159 Perkins Drive	81504	Clifton Mini Storage	
<i>F Road West of 3198 to Darla Jean Annexation East limit</i>					
35	223 ft	2992 F Road	81504	Junction Gift & Thrift	
36	217 ft	3026 F Road	81504	Liquor	
37	218 ft	3026 F Road	81504	Don Moore Insurance	
38	219 ft	3026 F Road	81504	Hambright & Kimmel	
39	220 ft	3026 F Road	81504	David Sherril, Public Accountant	
40	221 ft	3026 F Road	81504	Settles & Tuveson, Public Accountants	
41	222 ft	3026 F Road	81504	Professional Property Management	
42	216 ft	3073 F Road	81504	Cross Orchards History Farm	
43	215 ft	3133 F Road	81504	Shepherd of the Valley Church	
44	214 ft	3162 F Road	81504	Mt. Garfield Greenhouse & Nursey	
<i>Other</i>					
45	153 ft	545 31 Road	81504	Ram Line	2943-094-00-167

ZONE-COM.XLS

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
AREA #1								
1		Walker Airport Authority	9 parcels	Walker Airport Authority	AFT	PAD	A	vacant
AREA #2								
2	2910 North Avenue	Rose Park Mobile Village	2943-083-00-032	Omer E. Day	C & R4	PMH	A <i>Allowed</i>	M.H. & RV park *
3	none	vacant	2943-083-00-033	Omer E. Day	C	C-1	A	vacant
4	2912 North Avenue	Maverick Computers	2943-083-00-034	Wilbur Smith	C	C-1	A	retail
	2912 North Avenue	The Haven - Employee Staffing Plan Inc.	same	Wilbur Smith	C	C-1	A	professional office
5	2914 North Avenue	Dare to Car-e	2943-083-00-035	George Wheeler	C	C-1	A	auto repair
6	2914.5 North Avenue	residence	2943-083-00-036	Kenneth & Beverly Day Sr.	C	C-1	NA	residence*
7	505 Morning Glory	residence	2943-083-00-037	George Wheeler	C	C-1	NA	residence*
8	2916 North Avenue	North Ave. Auto Sales	2943-083-00-038	George Wheeler	C	C-1	A	auto sales
9	2920 North Avenue	Bookcliff Cycles	2943-083-00-039	George Wheeler	C	C-1	A	retail
10	2926 North Avenue	A billboard sign	2943-083-00-040	Howard J. Roland	C	C-1	A <i>(a billboard) VACANT</i>	
11	2922 North Avenue	Aloha Pawn	2943-083-00-041	Harold D. Potter	C	C-1	A	retail
12	2924 North Avenue	STS Satellite TV Supermarket	2943-083-00-042	Howard J. Roland	C	C-1	A	retail
13	503 29 1/4 Road	residence	2943-083-00-043	Janice Kay	C	C-1	NA	residence*
14	2922 North Avenue	Alpha Pawn	2943-083-00-044	Harold D. Potter	C	C-1	A	retail
15	504 Morning Glory	Dee's Pet Grooming	2943-083-00-045	Howard J. Roland - Trust	C	C-1	A	animal clinic (cleaning)
16	505 29 1/4 Road	vacant	2943-083-00-070	F.A. Wilkerson	C & R4	RSF-8	A	vacant
17	504 29 1/4 Road	Mobile home	2943-083-00-071	F.A. Wilkerson	C	C-1	NA	residence*
18	2926 North Avenue	Foust Tire, Auto, & Propane Service	2943-083-00-072	F.M. Wilkerson	C	C-1	NA	only propane NA
19	2930 North Avenue	Vacant	2943-083-00-073	William S. Hertwig	C & R4	C-1, RSF-8	A	vacant
20	2950 North Avenue	Intermountain Auto	2943-083-00-098	Danny W. Clark	C	C-1	A	auto sales
	2950 North Avenue	The Equipment Center	same	Danny W. Clark	C	C-1	A	retail farm implements
21	2938 North Avenue	Vacant	2943-083-00-099	Daly Construction Inc.	C	C-1	A	vacant
22	2998 North Avenue	Sinclair Gas	2943-084-00-018	John M. Quall	B	HO	A	gas station
23	511 30 Road	Hungry Bear Cafe	2943-084-00-032	Carl D. South	B	HO	A	restaurant
24	2962 North Avenue	Furniture For Less	2943-084-00-035	Dewey T Smouse	C	C-1	A	retail
25	507 30 Road	Fruitvale Liquors	2943-084-00-054	Fruitvale Corner Inc.	B	HO	A	retail
	505 30 Road	Leon's Taqueria Restaurant	same	Fruitvale Corner Inc.	B	HO	A	restaurant
	507 30 Road	Cornerstone Thrif Store	same	Fruitvale Corner Inc.	B	HO	A	retail

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

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#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
	507 30 Road	Dominos Pizza	same	Fruitvale Corner Inc.	B	HO	A	restaurant
	507 30 Road	JJ's Lounge	same	Fruitvale Corner Inc.	B	HO	CUP	bar (CUP in County)
	507 30 Road	Nautilus Excel	same	Fruitvale Corner Inc.	B	HO	A	retail
	507 30 Road	Southwest Imports	same	Fruitvale Corner Inc.	B	HO	A	retail
26	508 Florence Ave	residence	2943-084-04-016	Charles & Joanne Petgfish	B	HO	A	residence* (Existing Res. Allowed)
27	2992 North Avenue	Academy of Beauty Culture	2943-084-04-017	Charles & Joanne Petgfish	B	HO	SUP	vocational school
	2992 North Avenue	Standard Beauty Supply	2943-084-04-017	Charles & Joanne Petgfish	B	HO	A	retail
28	2952 North Avenue	Mesa Co. Dept Social Services	2943-084-19-931	Boetcher & Co. Inc.	C	C-1	A	government office
29	2958 North Avenue	Sleepy Hollow Furniture	2943-084-19-005	Grand Mattress House of Sleep	C	C-1	A	retail
30	2956 North Ave. #1	Allstate Insurance	2943-084-19-014	David Haile	C	C-1	A	professional office
31	2956 North Ave. #2	Bishop's Store House	2943-084-19-015	David Haile	C	C-1	A	retail, LDS Church
32	2956 North Ave. #3	Rescue Mission Thrift Store	2943-084-19-016	David Haile	C	C-1	A	retail
33	2956 North Ave. #4	The Donut Shop Plus	2943-084-19-017	David Haile	C	C-1	A	restaurant
34	2956 North Ave. #5	Doug's Barber and Style Shop	2943-084-19-018	David Haile	C	C-1	A	hair cutting
35	2956 North Ave. #6	Vacant	2943-084-19-019	David Haile	C	C-1	A	vacant
36	2951 North Avenue	U-Haul	2943-171-00-029	Mesa United Bank of G.J.	C	C-2	A	truck rental
37	2955.5 North Avenue	residence	2943-171-00-030	Ricky & Garnet Hoover	C	C-2	NA	residence*
38	2955 North Avenue	residence	2943-171-00-031	M. Corrine Dawson	C	C-2	NA	residence*
39	2953 North Avenue	Trailer Park	2943-171-00-032	John & Peggy Bray	C	C-2	NA	mobile home park*
40	493 Harmony Road	residence	2943-171-00-033	Bobbie Barrett	C	C-2	NA	residence*
41	491.5 Harmony Road	residence	2943-171-00-034	Charles & E. Lange	C	C-2	NA	residence*
42	491 Harmony Road	residence	2943-171-00-035	Harry Harris	C	C-2	NA	residence*
43	489 Harmony Road	residence	2943-171-00-036	Mark Gamble	C	C-2	NA	residence*
44	none none	a billboard sign	2943-171-00-037	Roy Gamble	C	C-2	A	a billboard sign
45	2957 North Avenue	Binkley & Sons Painting/residence	2943-171-00-038	Mary Ellen Binkley	C	C-2	A/NA	contractors/residence*
46	2959 North Avenue	The Yard Sale	2943-171-00-039	Mary Ellen Binkley	C	C-2	A	second hand retail
47	494 Harmony Road	residence	2943-171-00-040	Mary Ellen Binkley - ETAL	C	C-2	NA	residence*
48	492 Harmony Road	residence	2943-171-00-041	J & M Lumber	C	C-2	NA	residence*
49	2956 I-70 Business Loo	J & M Lumber	2943-171-00-042	J & M Lumber	C	C-2	A	building materials
50	2977 North Avenue	Go-Fer Foods/Conoco	2943-171-00-047	C.R. Brown Oil Co.	C	C-2	A	gas station/retail
51	none none	vacant	2943-171-00-048	Gene Levy	C	HO	A	vacant
52	2996 North Avenue	American Radiator	2943-171-00-051	C.R. Brown Oil Co.	C	HO C-1	SUP A	auto repair

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED		LAND USE
						CITY ZONE	PERMITS NEEDED	
53	2995 North Avenue	American Radiator	2943-171-00-052	C.R. Brown Oil Co.	C	HO C-1	NA A	auto repair
54	2997 North Avenue	Clara's Coffee Cup	2943-171-00-053	Clara Lucero	C	HO C-1	A	restaurant
55	2999 North Avenue	Freight Damaged Furniture	2943-171-00-055	Dennie Glass Enterprises	C	HO C-1	A	retail
56	2996 Teller Ave	Sonrise Church of God	2943-171-00-959	Trustees of Sonrise Church of God	I	I-1	A	For sale, storage
57	none none	vacant	2943-171-00-243	Earl W. Propst Jr.	C	HO C-1	A	vacant
58	2991 North Avenue	Diamond Vogel Paints	2943-171-00-241	Vogel Enterprises Inc.	C	HO C-1	A	retail
59	2993 North Avenue	The Rose	2943-171-00-242	Rose Partnership	C	HO C-1	CUP	bar (CUP in County)
60	2985 North Avenue	residential? <i>Business Residence</i>	2943-171-00-238	Joyce Brimhall	C	HO C-1	NA A	residence*? (<i>Business Res. Allowed</i>)
	2987 North Avenue	The Guest Closet	same	Joyce Brimhall	C	HO C-1	NA A	mini-storage
61	2971 North Avenue	Vineyard Christian Fellowship	2943-171-00-958	Vineyard Christian Fellowship	C	C-2	NA	Church
62	2964 I-70 Business Loo	Dance Works/Accurate Profile Music	2943-171-08-002	Aspen Investment Company	C	C-2	NA	dance school
	2964 I-70 Business Loo	The Golden Egg	same	Aspen Investment Company	C	C-2	A	retail
	2964 I-70 Business Loo	The Antler Shed	same	Aspen Investment Company	C	C-2	A	retail
	2964 I-70 Business Loo	Fortney Refrigeration	same	Aspen Investment Company	C	C-2	A	appliance sales/service
	2964 I-70 Business Loo	Fruitvale Laundromat	same	Aspen Investment Company	C	C-2	A	self-service laundry
	2964 I-70 Business Loo	Music Center	same	Aspen Investment Company	C	C-2	A	retail
63	2963 North Avenue	Peachtree True Value	2943-171-08-003	Peachtree Hardware Inc.	C	C-2	A	building materials
	2969 North Avenue	Peach Tree True Value Lumber	same	Peachtree Hardware Inc.	C	C-2	A	building materials
64	2905 North Avenue	Residence	2943-172-00-002	William & Jean Covey	C	C-2	NA	residence*
65	2907 North Avenue	Residence	2943-172-00-003	William & Jean Covey	C	C-2	NA	residence*
66	2909 North Avenue	Western Implement	2943-172-00-004	Western Farm Distributing	C	C-2	A	farm implement
67	2919 North Avenue	Western Implement	2943-172-00-005	Leroy Coleman	C	C-2	A	farm implement
68	2919 North Avenue	Western Implement Ranch Hardware	2943-172-00-006	Leroy Coleman	C	C-2	A	farm implement
69	2919 North Avenue	Western Implement Ranch Hardware	2943-172-00-007	Leroy Coleman	C	C-2	A	farm implement
70	none none	Western Implement	2943-172-00-157	Leroy Coleman	C	C-2	A	farm implement
71	494 29 Road	Dave's Auto Sales	2943-172-00-008	Nicola & Fannie Belcastro	C	C-2	A	auto sales
72	490 #B 29 Road	Gold Fever Prospecting Supply	2943-172-00-010	Terence L. Hammer	C	C-2	A	retail
	490 #A 29 Road	California Cuts	same	Terence L. Hammer	C	C-2	A	hair care
73	none none	vacant	2943-172-00-012	Ben Carnes - ETAL	C	C-2	A	vacant
74	476 29 Road	Ace Mini Storage	2943-172-00-014	John Lamicq Jr.	C	C-2	A	mini-storage
	478 29 Road	residences	same	John Lamicq Jr.	C	C-2	NA	2 duplexes*
75	472 29 Road	TBS Thompson Business Services	2943-172-00-015	Harley V Nelson	C	C-2	A	out of business

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
	2906 I-70 Business Loo	Woodworkers	same	Harley V. Nelson	C	C-2	A	contractors
76	2910 I-70 Business Loo	vacant	2943-172-00-016	Western Farm Distributing	C	C-2	A	vacant
77	2925 North Avenue	Trails End Motel and Mobile Home Park	2943-172-00-018	Trails End Partnership	C	C-2	NA	mobile home park *
78	2931 North Avenue	Grand China Restaurant	2943-172-00-019	Trails End Partnership	C	C-2	A	restaurant
79	480 Morning Glory	residence/shop	2943-172-00-022	Kenneth & Linda Higgs	C	C-2	A/NA	auto shop/residence*
80	2920 I-70 Business Loo	Carpetime	2943-172-00-023	Allan E. Ledebur	C	C-2	A	retail
81	2947 North Avenue	vacant	2943-172-00-026	Best Building Corporation	C	C-2	A	vacant
82	2949 North Avenue	U-Haul	2943-172-00-027	Mesa United Bank of GJ	C	C-2	A	rental
83	2948 I-70 Business Loo	United Waste Recycle Center	2943-172-00-148	Charles J. DeRosiers	C	C-2	NA	recycle ctr. (salvage yard) *
84	2945 North Avenue	vacant	2943-172-00-211	Best Building Corporation	C	C-2	A	vacant
85	492 #B 29 Road	American West Real Estate Service	2943-172-00-225	Terence L. Hammer	C	C-2	A	professional office
86	492 #A 29 Road	29 Road Mini Storage	2943-172-00-226	Terence L. Hammer	C	C-2	A	mini-storage
87	2935 North Avenue	Career Center	2943-172-00-962	School District 51 Vocational Center	C	C-2	A	government office
	2935 North Avenue	Coyote Cafe	same	School District 51 Vocational Center	C	C-2	A	restaurant
88	2912 Hill Avenue	Aspen Park Collision Center	2943-172-06-009	William C Price	C	C-2	A	auto body shop
89	2914 Hill Avenue	Mountain States Plumbing & Heating	2943-172-06-010	James E. Karp	C	C-2	A	contractor
90	483 Morning Glory	Ute Engines, RND Auto, Summers Auto	2943-172-06-011	Norman & Ursula Frick	C	C-2	A	auto repair
91	2907 Hill Avenue	Ken's Auto Repair	2943-172-06-012	William & Jane Johnson	C	C-2	A	auto repair
92	2913 Hill Avenue	Scorpion Dry Wall	2943-172-06-013	James E. Karp	C	C-2	A	contractors
	2914 Hill Avenue	Liqui Green Landscaping Manten.	same	James E. Karp	C	C-2	A	contractors
93	481 Morning Glory	Summers Auto Repair	2943-172-06-014	Gerald Blackwelder	C	C-2	A	auto repair
	2915 Hill Avenue	Grand Junction Signs & Neon	same	Gerald F. Blackwelder	C	C-2	A	sign contractor
94	2912 I-70 Business Loo	Brinkley Electric	2943-172-06-015	Brinkley Electric Inc.	C	C-2	A	contractor
95	2916 I-70 Business Loo	All Seasons Rentals	2943-172-06-016	Western Farm Distributing	C	C-2	A	rental
96	2940 I-70 Business Loo	Victory Chapel	2943-172-08-001	Raymond C. Cole	C	C-2	NA	Church
97	2942 I-70 Business Loo	Mesa County Youth Rescue Mission	2943-172-08-002	James A. Maguire	C	C-2	A	government office
	2944 I-70 Business Loo	Set Free Ministry	same	James A. Maguire	C	C-2	NA	Church
99	2944 I-70 Business Loo	Quality in Counters	2943-172-08-004	Great Warehouses Inc.	C	C-2	A	retail
	2944 I-70 Business Loo	Valley Appliance	same	Great Warehouses Inc.	C	C-2	A	retail
	2944 I-70 Business Loo	Trinity Recording Studio	same	Great Warehouses Inc.	C	C-2	A	office (out of business)
100	2941 I-70 Business Loo	Overhead Door of Grand Junction	2943-172-08-005	James A. Maguire	C	C-2	A	door contractors
101	2945 I-70 Business Loo	vacant	2943-172-08-006	Mary Dalee & Erma Jean Allen	C	C-2	A	vacant

ZONE-COM.XLS

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
102	2939 I-70 Business Loo	vacant	2943-172-08-009	Best Building Corp.	C	C-2	A	vacant
103	2923 North Avenue	Associated Business Products	2943-172-09-001	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
	2923 North Avenue	C & D Shipping	same	Donald & Gloria Nolan - Trustees	C	C-2	A	shipping
	2923 North Avenue	3 B's Outlet	same	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
	2923 North Avenue	Enterprise Liquors	same	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
	2923 North Avenue	Max's Auto Parts	same	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
	2923 North Avenue	Working Artistis Studio	same	Donald & Gloria Nolan - Trustees	C	C-2	A	handicrafts ?
	2923 North Avenue	A One Driving School	same	Donald & Gloria Nolan - Trustees	C	C-2	A	vocational school
	2923 North Avenue	Spirit of Life Christian Fellowship	same	Donald & Gloria Nolan - Trustees	C	C-2	NA	church
	2923 North Avenue	U.S. Postal Service	same	Donald & Gloria Nolan - Trustees	C	C-2	A	government office
	2923 North Avenue	Wonder/Hostess Bakery Thrift Shop	same	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
104	492 Morning Glory	Calvary Chapel	2943-172-09-002	Donald & Gloria Nolan - Trustees	C	C-2	NA	church
	492 Morning Glory	Duplicate Bridge Studio	same	Donald & Gloria Nolan - Trustees	C	C-2	A	bridge club (membership club
	492 Morning Glory	Eye Mart	same	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
	492 Morning Glory	Mountain Sates Optical	same	Donald & Gloria Nolan - Trustees	C	C-2	A	professional office
	492 Morning Glory	RainTree Restaurant	same	Donald & Gloria Nolan - Trustees	C	C-2	A	restaurant
105	none	vacant	2943-172-09-003	United Bank of Denver Natl Assn	C	C-2	A	vacant
106	none	vacant	2943-172-09-004	United Bank of Denver Natl Assn	C	C-2	A	vacant
AREA #3								
107	524 30 Road	Balerios Gallery & Frame	2943-093-00-031	Jose M. Galvan - ETAL	B	HO	A	retail
	524 30 Road	Western Colorad Internet	same	Jose M. Galvan - ETAL	B	HO	A	retail
	524 30 Road	State Farm Insurance	same	Jose M. Galvan - ETAL	B	HO	A	professional office
	524 30 Road	Plaza Mail Center	same	Jose M. Galvan - ETAL	B	HO	A	retail
	524 30 Road	Technical Drafting Center	same	Jose M. Galvan - ETAL	B	HO	A	retail
	524 30 Road	Swiatek Chiropractic Center	same	Jose M. Galvan - ETAL	B	HO	A	clinic
108	516 30 Road	T & J Mini Storage	2943-093-00-033	Joyce Brimhall - Trustee	B	HO	CUP	mini-storage
109	514 30 Road	vacant	2943-093-00-034	James M Flynn - Trustee	B	HO	A	vacant
110	518 30 Road	Residence/ Tow Truck & Storage	2943-093-00-089	Roy Reust - Estate	B	HO	NA	resi.; auto rep/ impound* ?
111	3026 I-70 Business Loo	Keenan Supply	2943-093-00-128	Keenan Investment Co	PC	C-2	A	plumbing wholesale/retail
112	3038 I-70 Business Loo	Renta Space	2943-093-00-157	Renta Space Ltd Partnership	PUD	C-2	A	mini-storage
113	3038 I-70 Business Loo	Kids Closet	2943-093-00-158	Renta Space Ltd Partnership	PUD	C-2	A	retail
114	3002 I-70 Business Loo	Pure Reflections	2943-093-00-165	James M Flynn - Trustee	B	HO	A	beauty shop

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
	3002 I-70 Business Loo	Dairy Queen	same	James M Flynn - Trustee	B	HO	A	restaurant
	3002 I-70 Business Loo	Don's Estate Jewelry	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	Nick's Emporium	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	The Video Channel	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	Wayne's TV	same	James M Flynn - Trustee	B	HO	A	retail
115	508 30 Road	Summer's Car Wash	2943-093-00-181	Richard E. Jones & Mary Calhoun	B	HO	A	car wash
116	510 30 Road	Salvation Army Thrift Store	2943-093-00-182	James M Flynn - Trustee	B	HO	A	retail
117	3010 I-70 Business Loo	Country General	2943-093-00-184	OhioCubco Inc.	PUD	C-2	A	farm implements
118	none none	vacant	2943-093-00-187	Colcal Properties Group Ltd.	PC & B	HO	A	vacant
	520 30 Road	residence	same	Colcal Properties Group Ltd.	PC & B	HO	A	residence* (Existing Res Allowed)
119	508 Fruitvale Court	Friends of Turkey	2943-093-53-951	Friends of Turkey	PC	C-2	A	professional office
	508 Fruitvale Court	Kampus Clubs (daycare providers)	same	Friends of Turkey	PC	C-2	A	professional office
120	512 Fruitvale Court	Francis Constructors (storage yard)	2943-093-53-015	Brem Partnership	PC	C-2	A	storage yard
121	512 Fruitvale Court	Francis Constructors (storage yard)	2943-093-53-016	Brem Partnership	PC	C-2	A	storage yard
122	504 #A Fruitvale Court	Animal Medical Clinic	2943-093-53-036	John C. Heideman	PC	C-2	A / SUP	inside animal clinic / SUP FOR REZONEL
	504 #C Fruitvale Court	Southwest Radiographics	same	John C. Heideman	PC	C-2	A	retail- x-ray equipment
	504 #B Fruitvale Court	Maynard & Hooches (Vacum & Lawn Mo	same	John C. Heideman	PC	C-2	A	repair shop
123	507 Fruitvale Court	Francis Constructors	2943-093-53-037	Brem Partnership	PC	C-2	A	contractors
124	516 Fruitvale Court	Action Printing	2943-093-53-039	Rob Balmer	PC	C-2	A	retail
	516 Fruitvale Court	Authentic Senryokan Karate-Do	same	Rob Balmer	PC	C-2	A	membership club
	516 Fruitvale Court	Re-Nu House Furniture	same	Rob Balmer	PC	C-2	A	retail
	516 Fruitvale Court	Rob Balmer & Associates	same	Rob Balmer	PC	C-2	A	professional office
125	510 Fruitvale Court	TSI Traffic Control	2943-093-53-041	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	contractors, prof. office
	510 Fruitvale Court	Mountain Man Silversmiths	same	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	retail
	510 Fruitvale Court	Western States Roofing Inc.	same	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	contractors
126	503 Fruitvale Court	Builders COOP	2943-093-53-042	Jerry Frockt (Trustee)	PC	C-2	A	contractors
	3033 I-70 Business Loo	On-target Collections	same	Jerry Frockt (Trustee)	PC	C-2	A	professional office
	3033 I-70 Business Loo	Great New Homes	same	Jerry Frockt (Trustee)	PC	C-2	A	contractors
127	3098 I-70 Business Loo	All Terrain Motor Sports	2943-094-00-147	R. J. Mixon	B	HO	A	retail
	3098 I-70 Business Loo	Joe McCoy Accounting	same	R. J. Mixon	B	HO	A	professional office
	3098 I-70 Business Loo	TK Enterprises (video production)	same	R. J. Mixon	B	HO	A	retail
	3098 I-70 Business Loo	E'ola (weight control)	same	R. J. Mixon	B	HO	A	retail

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

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#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED		LAND USE
						CITY ZONE	PERMITS NEEDED	
	3002 I-70 Business Loo	Dairy Queen	same	James M Flynn - Trustee	B	HO	A	restaurant
	3002 I-70 Business Loo	Don's Estate Jewelry	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	Nick's Emporium	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	The Video Channel	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	Wayne's TV	same	James M Flynn - Trustee	B	HO	A	retail
115	508 30 Road	Summer's Car Wash	2943-093-00-181	Richard E. Jones & Mary Calhoun	B	HO	A	car wash
116	510 30 Road	Salvation Army Thrift Store	2943-093-00-182	James M Flynn - Trustee	B	HO	A	retail
117	3010 I-70 Business Loo	Country General	2943-093-00-184	Ohio Cubco Inc.	PUD	C-2	A	farm implements
118	none none	vacant	2943-093-00-187	Colcal Properties Group Ltd.	PC & B	HO	A	vacant
	520 30 Road	residence	same	Colcal Properties Group Ltd.	PC & B	HO	A	residence* (Existing Res Allowed)
119	508 Fruitvale Court	Friends of Turkey	2943-093-53-951	Friends of Turkey	PC	C-2	A	professional office
	508 Fruitvale Court	Kampus Clubs (daycare providers)	same	Friends of Turkey	PC	C-2	A	professional office
120	512 Fruitvale Court	Francis Constructors (storage yard)	2943-093-53-015	Brem Partnership	PC	C-2	A	storage yard
121	512 Fruitvale Court	Francis Constructors (storage yard)	2943-093-53-016	Brem Partnership	PC	C-2	A	storage yard
122	504 #A Fruitvale Court	Animal Medical Clinic	2943-093-53-036	John C. Heideman	PC	C-2	A	inside animal clinic
	504 #C Fruitvale Court	Southwest Radiographics	same	John C. Heideman	PC	C-2	A	retail- x-ray equipment
	504 #B Fruitvale Court	Maynard & Hooches (Vacum & Lawn Mo	same	John C. Heideman	PC	C-2	A	repair shop
123	507 Fruitvale Court	Francis Constructors	2943-093-53-037	Brem Partnership	PC	C-2	A	contractors
124	516 Fruitvale Court	Action Printing	2943-093-53-039	Rob Balmer	PC	C-2	A	retail
	516 Fruitvale Court	Authentic Senryokan Karate-Do	same	Rob Balmer	PC	C-2	A	membership club
	516 Fruitvale Court	Re-Nu House Furniture	same	Rob Balmer	PC	C-2	A	retail
	516 Fruitvale Court	Rob Balmer & Associates	same	Rob Balmer	PC	C-2	A	professional office
125	510 Fruitvale Court	TSI Traffic Control	2943-093-53-041	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	contractors, prof. office
	510 Fruitvale Court	Mountain Man Silversmiths	same	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	retail
	510 Fruitvale Court	Western States Roofing Inc.	same	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	contractors
126	503 Fruitvale Court	Builders COOP	2943-093-53-042	Jerry Frockt (Trustee)	PC	C-2	A	contractors
	3033 I-70 Business Loo	On-target Collections	same	Jerry Frockt (Trustee)	PC	C-2	A	professional office
	3033 I-70 Business Loo	Great New Homes	same	Jerry Frockt (Trustee)	PC	C-2	A	contractors
127	3098 I-70 Business Loo	All Terrain Motor Sports	2943-094-00-147	R. J. Mixon	B	HO	A	retail
	3098 I-70 Business Loo	Joe McCoy Accounting	same	R. J. Mixon	B	HO	A	professional office
	3098 I-70 Business Loo	TK Enterprises (video production)	same	R. J. Mixon	B	HO	A	retail
	3098 I-70 Business Loo	E'ola (weight control)	same	R. J. Mixon	B	HO	A	retail

ZONE-COM.XLS

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
128	3092 I-70 Business Loo	Chris A Cameron-State Farm Agent	2943-094-77-007	Chris & Susan Cameron	ILCB	HO	A	professional office
129	3001 E Road	Gators	2943-162-00-210	LAP Partnership	C	HO C-1	A	restaurant
130	3003 E Road	vacant	2943-162-00-018	Lyle O. & Deborah Guarmer	C	HO	A	vacant

AREA #4

131	3112 I-70 Business Loo	The Roundup	2943-103-00-041	3112 Highway 6 & 24 Inc.	B	HO	CUP	bar (CUP in County)
	3112 I-70 Business Loo	residence	same	3112 Highway 6 & 24 Inc.	B	HO	A	residence* (Existing Res Allowed)
132	569 32 Road	The Associates Consumer Loan Service	2943-101-03-001	Coronado Plaza Ltd. Liability Co.	C	HO	A	professional office
	569 32 Road	Coronado Liquor Mart	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	All About Travel	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	Bruce Young, DDS	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	professional office
	569 32 Road	Cirrus Instant Cash Machine	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	City Market	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	Clifton Video Plus	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	Cost Cutters	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	hair care
	569 32 Road	Mail Boxes Etc.	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	Dos Hombres	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	restaurant
	569 32 Road	Floor Coverings International	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	H&R Block	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	professional office
	569 32 Road	Mesa County Sherriff Clerk & Recorder	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	government office
	569 32 Road	Mesa National Bank	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	professional office
	569 32 Road	Mountain Man	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	589 32 Road	Van Vleet & Co. Real Estate	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	professional office
	589 32 Road	Pappa Murphy's Pizza	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	restaurant
	569 32 Road	Pizza Chef	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	restaurant
	569 32 Road	Sam's Too Bingo	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	recreation hall
	569 32 Road	Taco Bell	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	restaurant

AREA #5

133	570 32 Road	Alpine Bank	2943-101-04-002	Alpine Bank-Clifton	C	HO	A	professional office
134	573 32 Road	Loco Food Stores	2943-101-05-024	Lipson III Properties	C	HO	A	retail
135	574 33 Road	The Doctor's Office	2943-101-18-002	Velva Carnes	C	HO	A	clinic

ZONE-COM.XLS

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

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#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED		LAND USE
						CITY ZONE	PERMITS NEEDED	
136	575 34 Road	The Denver Post	2943-101-18-004	Velva Carnes	C	HO	A	office
137	3222 F Road	Slogar's Auto Sales	2943-023-00-030	Douglas F. Slogar	PC	HO	SUP	auto sales
138	3238 I-70 Business Loo	KOA Kampground	2943-023-00-054	Paul & Sally Regan	C	HO	SUP	overnight campground*
139	3228 F Road	Fiegel's Traveland Inc.	2943-023-00-055	Raymond J. Fiegel/K Mayo (Trustees)	C	HO	A	vacant
140	3218 F Road	Diamond Shamrock	2943-023-00-075	Diamond Shamrock Inc.	PUD	HO	A	gas station
141	none none	vacant	2943-023-04-005	Clifton Automotive Center	PUD	PC	A	vacant
142	none none	vacant	2943-023-04-007	Clifton Automotive Center	PUD	PC	A	vacant
143	3244 F Road	Clifton Lube Center	2943-023-04-008	Clifton Automotive Center	PUD	PC	A	auto repair
144	none none	vacant	2943-023-04-014	Clifton Automotive Center	PUD	PC	A	vacant
145	3240 F Road	Clifton Car Wash	2943-023-04-016	Clifton Automotive Center	PUD	PC	A	car wash
146	3198 F Road	Eastside Professional Plaza	2943-034-00-096	Yvonne & Robert Armantrout	C	B-1	A	professional office
	3198 F Road	Future Winds Realty	same	Yvonne & Robert Armantrout	C	B-1	A	professional office
	3198 F Road	Springs Counseling	same	Yvonne & Robert Armantrout	C	B-1	A	professional office
	3198 F Road	Obstertrics & Gnecology	same	Yvonne & Robert Armantrout	C	B-1	A	clinic
	3198 F Road	Morgan Community College	same	Yvonne & Robert Armantrout	C	B-1	A	professional office
	3198 F Road	Family Medicine	same	Yvonne & Robert Armantrout	C	B-1	A	clinic
	3198 F Road	Marillac Clinic Dental Program	same	Yvonne & Robert Armantrout	C	B-1	A	clinic, office
147	3207 F Road	Roadway Express	2943-112-00-103	Roadway Express Inc.	C	PC	A	truck terminal
148	3201 F Road	Roadway Express	2943-112-00-104	Roadway Express Inc.	C	PC	A	vacant
149	3224 I-70 Business Loo	Max's Auto Parts & Glass Inc,	2943-112-00-148	Seidel Corp	C	HO	SUP	auto repair (glass)
	3224 I-70 Business Loo	Smitty's Garage	same	Seidel Corp	C	HO	SUP	auto repair
150	3219 I-70 Business Loo	McDonalds	2943-112-00-212	McDonald's Corp c/o King Enterprises	C	HO	CUP	drive-through restaurant
151	592 32 Road	Dollar Mania	2943-112-00-215	Sunwest N.O.P. Inc.	C	HO	A	retail
	592 32 Road	Treasure Haven	same	Sunwest N.O.P. Inc.	C	HO	A	retail
	592 32 Road	Go Forth Chiropractic	same	Sunwest N.O.P. Inc.	C	HO	A	professional office
	590 32 Road	Mesa County Public Library	same	Sunwest N.O.P. Inc.	C	HO	A	government office
	592 32 Road	Western Colorado Area Health Ed Ctr	same	Sunwest N.O.P. Inc.	C	HO	A	government office
	3210 I-70 Business Loo	Browns Point Family Restaurant	same	Sunwest N.O.P. Inc.	C	HO	A	restaurant
	3211 I-70 Business Loo	Baby You	same	Sunwest N.O.P. Inc.	C	HO	A	retail
	3211 I-70 Business Loo	Feed Store	same	Sunwest N.O.P. Inc.	C	HO	A	retail
	3210 I-70 Business Loo	Burger King	same	Sunwest N.O.P. Inc.	C	HO	CUP	drive-through restaurant
	3210 I-70 Business Loo	The Pointe Lounge	same	Sunwest N.O.P. Inc.	C	HO	CUP	bar (CUP in County)

EASTERN COMMERCIAL ANNEXATION
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#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED		
						CITY ZONE	PERMITS NEEDED	LAND USE
152	580 32 Road	Country Feed & Pet Supply	2943-112-00-220	W.R. Bray - ETAL	C	HO	A	retail
	580 32 Road	Daylight Donuts	same	W.R. Bray - ETAL	C	HO	A	restaurant
	580 32 Road	Hair We Are	same	W.R. Bray - ETAL	C	HO	A	hair care
	580 32 Road	Holsum Bakery Thrift Shop	same	W.R. Bray - ETAL	C	HO	A	retail
	580 32 Road	Milpro Dry Cleaners	same	W.R. Bray - ETAL	C	HO	A	retail
	580 32 Road	Pizza Hut	same	W.R. Bray - ETAL	C	HO	A	restaurant
	580 32 Road	The Laundry	same	W.R. Bray - ETAL	C	HO	A	retail
153	none none	vacant	2943-112-00-222	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
154	3225 I-70 Business Loo	Rumples Trolley Restaurant	2943-112-00-224	Hasco Inc. c/o Great Homes Ltd	C & PC	HO	A	restaurant
155	3231 I-70 Business Loo	Clifton Pawn Inc.	2943-112-00-225	Hasco Inc. c/o Great Homes Ltd	C	HO	A	retail
	3233 I-70 Business Loo	Country Corner Beauty Nook	same	Hasco Inc. c/o Great Homes Ltd	C	HO	A	retail
	3233 I-70 Business Loo	Enchanted Florist	same	Hasco Inc. c/o Great Homes Ltd	C	HO	A	retail
	3233 I-70 Business Loo	Max Foods	same	Hasco Inc. c/o Great Homes Ltd	C	HO	A	retail
	3233 I-70 Business Loo	Mt. Garfield Wines & Liquors	same	Hasco Inc. c/o Great Homes Ltd	C	HO	A	retail
156	3227 I-70 Business Loo	Payless Drug Stores	2943-112-00-226	Albertons Inc.	C & PC	HO	A	retail
157	3225 I-70 Business Loo	K's Stop N Stop	2943-112-00-227	P.L. Acquisition Corp-Payless Drug	C & PC	HO	A	retail
	3225 I-70 Business Loo	Lone Wolf Taxidermy & Crafts	same	P.L. Acquisition Corp-Payless Drug	C	HO	A	retail
	3225 I-70 Business Loo	Paula's Peachtree Barber	same	P.L. Acquisition Corp-Payless Drug	C	HO	A	barber shop
	3225 I-70 Business Loo	Mesa Health Care	same	P.L. Acquisition Corp-Payless Drug	C	HO	A	retail
158	3219 F Road	Kentucky Fried Chicken	2943-112-00-233	D. Ronald Boice	C	HO	A	restaurant
159	3223 F Road	Stop N Save	2943-112-00-240	Feather-Medsker-Smith Ltd	C	HO	A	retail
160	3222 I-70 Business Loo	Clifton Sanitation District	2943-112-00-946	Clifton Sanitation District No. 2	C	HO	A	government office
161	none none	vacant	2943-112-34-001	D. H. Foods Inc.	C	HO	A	vacant
162	none none	vacant	2943-112-34-002	D. H. Foods Inc.	C	HO	A	vacant
163	none none	vacant	2943-112-34-003	D. H. Foods Inc.	C	HO	A	vacant
164	none none	vacant	2943-112-34-004	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
165	none none	vacant	2943-112-34-005	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
166	none none	vacant	2943-112-35-001	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
167	none none	vacant	2943-112-35-002	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
168	3207 I-70 Business Loo	vacant	2943-112-36-003	Thomas & Anne Temmer	C	HO	A	vacant
169	3205 I-70 Business Loo	vacant	2943-112-36-004	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
170	none none	vacant	2943-112-36-005	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED		
						CITY ZONE	PERMITS NEEDED	LAND USE
171	none none	vacant	2943-112-36-006	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
172	3217 I-70 Business Loo	Gibsons Discount Center	2943-112-36-008	Chaffin Inc.	C	HO	A	retail
173	none none	parking lot	2943-112-36-009	Hasco Inc. c/o Great Homes Ltd	C	HO	A	parking lot
174	3215 F Road	Park Place Mobile Home Park	2943-112-44-002	Russell & Sherri Collins	C	HO	NA	mobile home park*
175	3228 I-70 Business Loo	Clifton Inn	2943-112-44-003	Denny Nielson	C	HO	A	motel
176	3226 I-70 Business Loo	Murdock's Concrete Pumping	2943-112-45-001	Thunder Mountain Properties Ltd	C	HO	NA	contracting Shop
177	3226 I-70 Business Loo	Thundermountain Storage Units	2943-112-45-002	Thunder Mountain Properties Ltd	C	HO	CUP	mini-storage

NA = 30 → ²⁹ (14 Residential)
 SUP = 87
 CUP = 98
 5 CHURCHES
 3 mobile home park
 contracting shop
 expand lot
 Recycle Center
 Dance school

ROSE PARK MOBILE VILLAGE
2910 North Ave.
C Section
(Campground)

C 1 thru C 25 are Spaces for Semi Perms and Overnight tourists, etc.

C 1 is used for our Parking for the office; and Sp C 8 is not used because it is directly behind the trash dumpsters.

A Semi-Perm resident is one who stays by the month. RV people usually stay by the night or maybe a week.

We do not have a lease with the Semi Perms so they come and go.

We do keep one Space free for overnight, and usually two spaces in summer. Also, all spaces that are open are open for RV 's.

If you need more information feel free to call us at 243-1292.

Respectfully,

M. Gail Day

AREA 1

Walker Field Authority
Walker Field
Grand Jct, CO 81506

AREA 2

William S. Hertwig
PO Box 625
Troy, MT 59935-0625

Omer E. & M. G. Day
644 29 1/2 Rd
Grand Jct, CO 81504

Gene Levy
265 S. Locust St
Denver, CO 80224-1049

Vineyard Christian Fellowship
2971 North Ave
Grand Jct, CO 81504

Joyce Brimhall--Trustee
3038 D 1/2 Rd
Grand Jct, CO 81504

Vogel Enterprises Inc.
PO Box 605
Orange City, IA 51041

Rose Partnership
2993 North Ave
Grand Jct, CO 81504

Clara Lucero - ETAL
2997 North Ave
Grand Jct, CO 81504

James A. & Donna J. Maguire
1205 Ford St
Colorado Springs, CO 80915

School Dist. 51
Vocational Center
2115 Grand Ave
Grand Jct, CO 81501

Donald E. & Gloria A. Nolan - Trustees
33492 K 75 Lane
Hotchkiss, CO 81419

United Bank of Denver Natl Assn
Attn: Real Estate Inv.
1740 Broadway Stop #8691
Denver, CO 80274

Boetcher & Co Inc.
c/o Mesa County
544 Rood Ave
Grand Jct, CO 81501

David Haile
PO Box 1933
Grand Jct, CO 81502

C.R. Brown Transport
C/O Monument Oil
703 23 1/2 Rd
Grand Jct, CO 81505

Dennie Glass Enterprises
2999 North Ave
Grand Jct, CO 81504

Mary E. Dalee & Erma Jean Allen
990 Margo Ct
Montrose, CO 81401

Trails End Partnership
11999 San Vicente Blvd. Ste. 440
Los Angeles, CA 90049

Grand Mattress House of Sleep
C/O Sleepy Hollow Furniture
2958 North Ave
Grand Jct, CO 81504

Raymond C., D.M., & D. G. Cole
235 N. 7th St
Grand Jct, CO 81501

Great Warehouses Inc
3032 I-70 Business Loop
Grand Jct, CO 81504

Best Building Corp.
3026 Patterson Rd
Grand Jct, CO 81504

Wilbur L. & Kristol A. Smith
1120 23 Road
Grand Jct, CO 81505

Harold D. Potter
2387 Leland Ave
Grand Jct, CO 81505

Howard J. Roland -- Trust
1208 Main St
Grand Jct, CO 81501

Daly Construction Inc.
520 W. Hallam St
Aspen, CO 81611

Kenneth A. & Beverly N. Day Sr.
2914 1/2 North Ave
Grand Jct, CO 81504

George Wheeler
3045 Teller Ave
Grand Jct, CO 81504

Janice A. Kay
919 Bennett Ave
Glenwood Springs, CO 81601

F. M. Wilkerson
C/O Stan L. Willhoite
68 Cliffwood Dr MPR
Belton, TX 76513

Danny W. & Vicque Clark
313 31 1/4 Rd
Grand Jct, CO 81503

Dewey T. & Patricia A. Smouse
1430 Cabello Ln
Bosque Farms, NM 87068-9283

Mesa United Bank of G.J.
C/O Uhaul Real Estate Co
PO Box 29046
Phoenix, AZ 85038-9046

M. Corrine Dawson
422 1/2 Prospector Pt AP
Grand Jct, CO 81503

Charles W. & E. L. Lange
491 1/2 Harmony Rd
Grand Jct, CO 81504

Charles Desrosiers
2643 F 1/2 Rd
Grand Jct, CO 81506

John M. & Peggy J. Bray
2714 Patterson Rd
Grand Jct, CO 81506

Harry S. Harris
c/o R. L. & B.C. Burke -- Trustees
25241 Tasman Rd
Laguna Hills, CA 92653

Ricky Lee & Garnet E. Hoover
2955 1/2 North Ave
Grand Jct, CO 81504

Bobbie L. Barrett
2103 N 26th St
Grand Jct, CO 81501-6827

Mark L. Gamble
PO Box 2906
Grand Jct, CO 81502

Roy Gamble
PO Box 2906
Grand Jct, CO 81502-2906

Mary Ellen Binkley - ETAL
DBA Binkley & Sons
2957 North Ave
Grand Jct, CO 81504

Aspen Investment Company
2180 Avenal Lane
Grand Jct, CO 81503

Allan E. Ledebur ETAL
2920 I-70 Business Loop
Grand Jct, CO 81504

Norman U. & Ursula Frick
2065 Ferree Dr
Grand Jct, CO 81503

Gerald F. Blackwelder
65363 Solar Rd
Montrose, CO 81401

Leroy Coleman
2919 North Ave
Grand Jct, CO 81504

Harvey V. & Esther L. Nelson
193 Webster Road
Grand Jct, CO 81503

Terence L. & Camilla A. Hammer
492 29 Rd #A
Grand Jct, CO 81501

Carl D. South
PO Box 847
Grand Jct, CO 81502

William T. & J. W. Covey
2907 North Ave
Grand Jct, CO 81504

J & M Lumber
PO Box 1624
Montose, CO 81402-1624

Peachtree Hardware Inc.
2963 North Ave
Grand Jct, CO 81504

William C. Price
3227 E. Road #C
Clifton, CO 81520

Brinkley Electric Inc.
2912 I-70 Business Loop
Grand Jct, CO 81504

John Lamicq Jr.
635 19 1/2 Rd
Grand Jct, CO 81503

Kenneth A. & Linda Higgs
480 Morning Glory Ln
Grand Jct, CO 81504

James E. & Bonnie J. Karp
101 Canary Ct
Grand Jct, CO 81503

William R. & Jane E. Johnson
2916 Hwy 6 & 24
Grand Jct, CO 81504

Western Farm Distributing
2919 North Ave
Grand Jct, CO 81504

Ben E. Carnes - ETAL
PO Box 3117
Grand Jct, CO 81502

Nicola & Fannie Belcastro
1215 N 1 St
Grand Jct, CO 81501

John M. & Alice L. Quall
101 Broad St #803
Lake Geneva, WI 53147

William T. & Jeanne W. Covey
2907 North Ave
Grand Jct, CO 81504

Fruitvale Corner Inc.
3918 S. Seville Cir
Grand Jct, CO 81506

Trustees of Sunrise Church of God
483 30 Road
Grand Junction, CO 81504

Charles & Joanne Petgfish
2992 North Avenue
Grand Junction, CO 81504

Earl W. & Edith C. Propst
PO Box 657
Mount Pleasant, NC 28124-0657

AREA 3

LAP Partnership
3001 E Rd
Grand Jct, CO 81504

Lyle O. & Deborah Guarmer
2906 F. Rd
Grand Jct, CO 81504

Keenan Investment Co.
C/O Hajoca Corp.
PO Box 31
Ardmore, PA 19003

Richard E. Jones & Mary S. Calhoun
2495 H. Rd
Grand Jct, CO 81505

Brem Partnership
PO Box 2872
Grand Jct, CO 81502

Rob & Jana L. Balmer
2922 D Rd
Grand Jct, CO 81504

John C. & Glenda Heideman
3012 Poppy St
Grand Jct, CO 81506

Renta Space Ltd. Partnership
PO Box 40567
Grand Jct, CO 81504

Colcal Properties Group Ltd.
10312 Norris Ave
Pacoima, CA 91331

James M. & Carole L. Flynn - Trustees
3918 S. Seville Cir
Grand Jct, CO 81506

Karen Kay Marquette
Rodney and Gene Gana
2125 Broadway Ave
Grand Jct, CO 81503

Renta Space Ltd. Partnership
3038 I-70 Business Loop
Grand Jct, CO 81504

OhioCubeco Inc.
Supervalu Inc- K. Lindberg
PO Box 990
Minneapolis, MN 55440

Jerry Frockt -- Trustee
3032 I-70 Business Loop
Grand Jct, CO 81504

Friends of Turkey
PO Box 3098
Grand Jct, CO 81502

Roy A. Reust - Estate
c/o Shelly K. Heald
518 30 Road
Grand Junction, CO 81504

Jose M. Galvan - ETAL
524 30 Road
Grand Junction, CO 81504

Chris & Susan M. Cameron
2605 Kelly Drive
Grand Junction, CO 81506

R. J. Mixon
3377 C Road
Palisade, CO 81526

Joyce Brimhall - Trustee
3038 D 1/2 Road
Grand Junction, CO 81504

AREA 4

Coronado Plaza Ltd. Liability Co
% Robert Perry & Assoc. Inc.
6500 S. Quebec St Ste #300
Englewood, CO 80111

3112 Highway 6 & 24 Inc.
3112 Highway 6 & 24
Grand Junction, CO 81504

AREA 5

Alpine Bank-Clifton
570 32 Rd
Clifton, CO 81520

Lipson III Properties
296 W. Morrison Ct
Grand Jct, CO 81503

Yvonne & Robert J. Armantrout
2291 Shiprock Rd
Grand Jct, CO 81503

W.R. Bray ETAL
2660 G Rd
Grand Jct, CO 81506

Paul J. & Sally J. Regan
3238 E. I-70 Business Loop
Clifton, CO 81520

Douglas F. & Glenda D. Slogar
3117 E. Rd
Grand Jct, CO 81504

Raymond J. Fiegel & K. Mayo--Trustees
562 Grand Valley Dr
Grand Jct, CO 81504

Diamond Shamrock Inc
Ad Valorem Tax Dept. #681
PO Box 696000
San Antonio, TX 78269-6000

Hasco Inc
C/O Great Homes Ltd
3032 I-70 Business Loop
Grand Jct, CO 81504

Chaffin Inc.
C/O Gibson's Discount Center Inc.
100 Chaffin Ind. Park
Dodge City, KS 67801-9301

Thomas J. & Anne E. Temmer
1122 N 12th St
Grand Jct, CO 81501

P.L. Acquisition Corp-Payless Drug
ATTN: Prop. Tax Acctg# 5308
9275 S. W. Peyton Ln
Wilsonville, OR 97070-9200

McDonalds Corp. (5-142)
c/o King Enterprises
2721 N 12th St. Ste 28
Grand Jct, CO 81506

D.H. Foods Inc.
C/O Dos Hombres
569 32 Rd
Grand Jct, CO 81504-6095

Thunder Mtn. Properties Ltd.
960 Lakeside Ct
Grand Jct, CO 81506

Feather-Medsker-Smith Ltd
333 W. Hampden Ave. Ste# 500
Englewood, CO 80110-0000

Seidel Corp.
PO Box 323
Mesa, CO 81643

Albertsons Inc.
250 Park Center Blvd
Boise, ID 83706

Russell L. & Sherri L. Collins
HC 1 Box 106 C
Rockport, TX 78382-9606

Thunder Mtn. Properties Ltd.
PO Box 670
Clifton, CO 81520

Roadway Express Inc.
Attn: State Tax Dept.
PO Box 471
Akron, OH 44309-0471

Clifton Sanitation District #2
PO Box 186
Clifton, CO 81520

Denny N. & Karen S. Nielson
Clifton Inn
3228 I-70 Business Loop
Clifton, CO 81520

D. Ronald & Nora May Boice
% Boice Enterprises
930 E. Navajo St.
Farmington, NM 87401

Roadway Express Inc.
1077 Gorge Blvd
Akron, OH 44309-0088

Sunwest N.O.P. Inc
Southwest Property Tax
PO Box 2422
Granbury, TX 76049

Velva Carnes
2660 W. Long Circle
Littleton, CO 80120

Velva Carnes
212 Country Club Park
Grand Jct, CO 81503

Clifton Automotive Center, Inc.
P.O. Box 934
Clifton, CO 81520

Hasco Inc.
c/o Great Homes LTD.
3026 F Road
Grand Junction, CO 81504

Letter sent to all commercial
properties ~~with~~ (not including CUPs and
SUPs)



February 14, 1996

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Walker Field Authority
Walker Field
Grand Jct, CO 81506

Dear Walker Field Authority,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

This proposal will go to the City's Planning Commission on March 5th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on March 20th and April 3rd. The March 5th and April 3rd meetings are public hearings. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the "use/zone" matrix for the City's zone districts which show the various land uses allowed within each zone district. Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for each zone district are also provided.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures


cc: file #196-94

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Steve Pace, Engineering Tech
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Newton, City Engineer
Doug Cline, Streets Superintendent
Don Hobbs, Parks Manager
Jim Bright, Fire Department
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Randy Booth, Comptroller
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor
Beth Meek, Communication Supervisor

CC: Mark Achen
Dave Varley
Kristen Winn
Department Heads

FROM: Dave Thornton, Community Development Department 

RE: **What did we just annex as part of Clifton???**

DATE: January 18th, 1996

Attached is a series of maps of the Eastern Commercial/Fruitwood and Villa Coronado Annexations. We hope this will be helpful to you when providing City services to our newest City residents. If any additional info would be helpful, please let me know and I will see what we can do. The areas as shown are officially part of the City on January 25th. Any questions, please call (x1450). Thanks

EASTERN COMMERCIAL / FRUITWOOD ANNEXATION & VILLA CORONADO ANNEXATION

NOT TO SCALE

VICINITY MAP

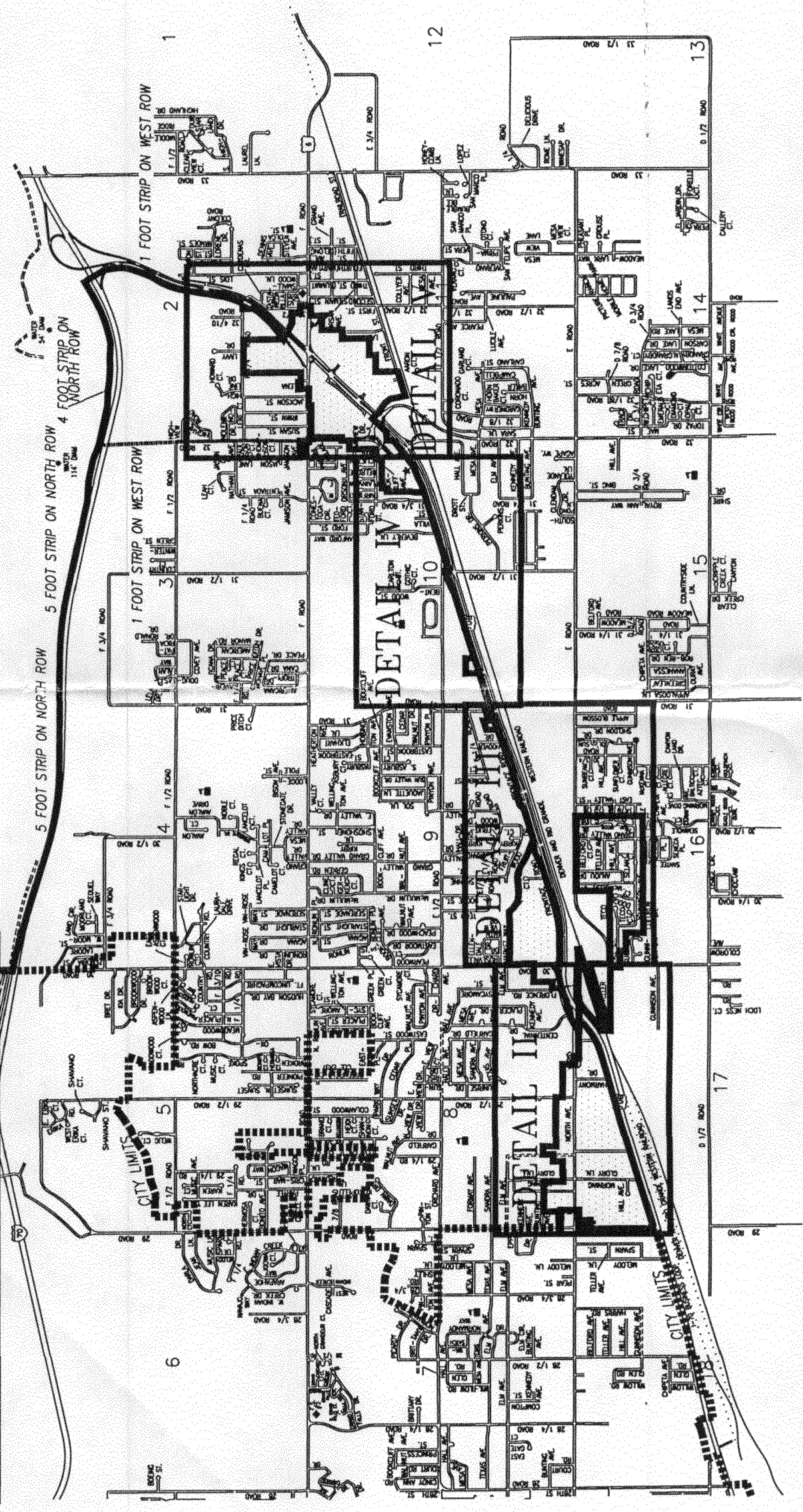
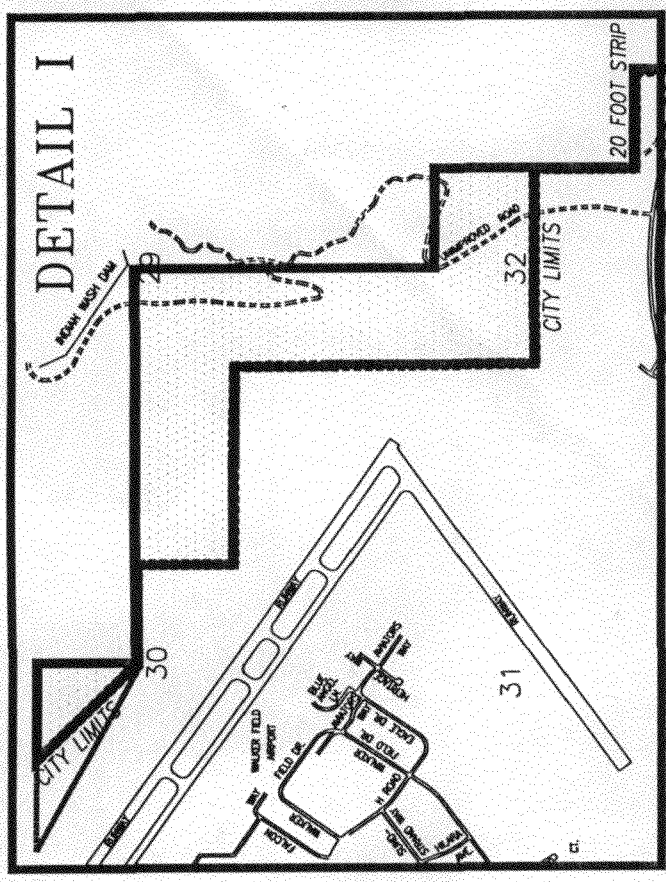
- GRAND JUNCTION CITY LIMITS
- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- VILLA CORONADO ANNEXATION BOUNDARY

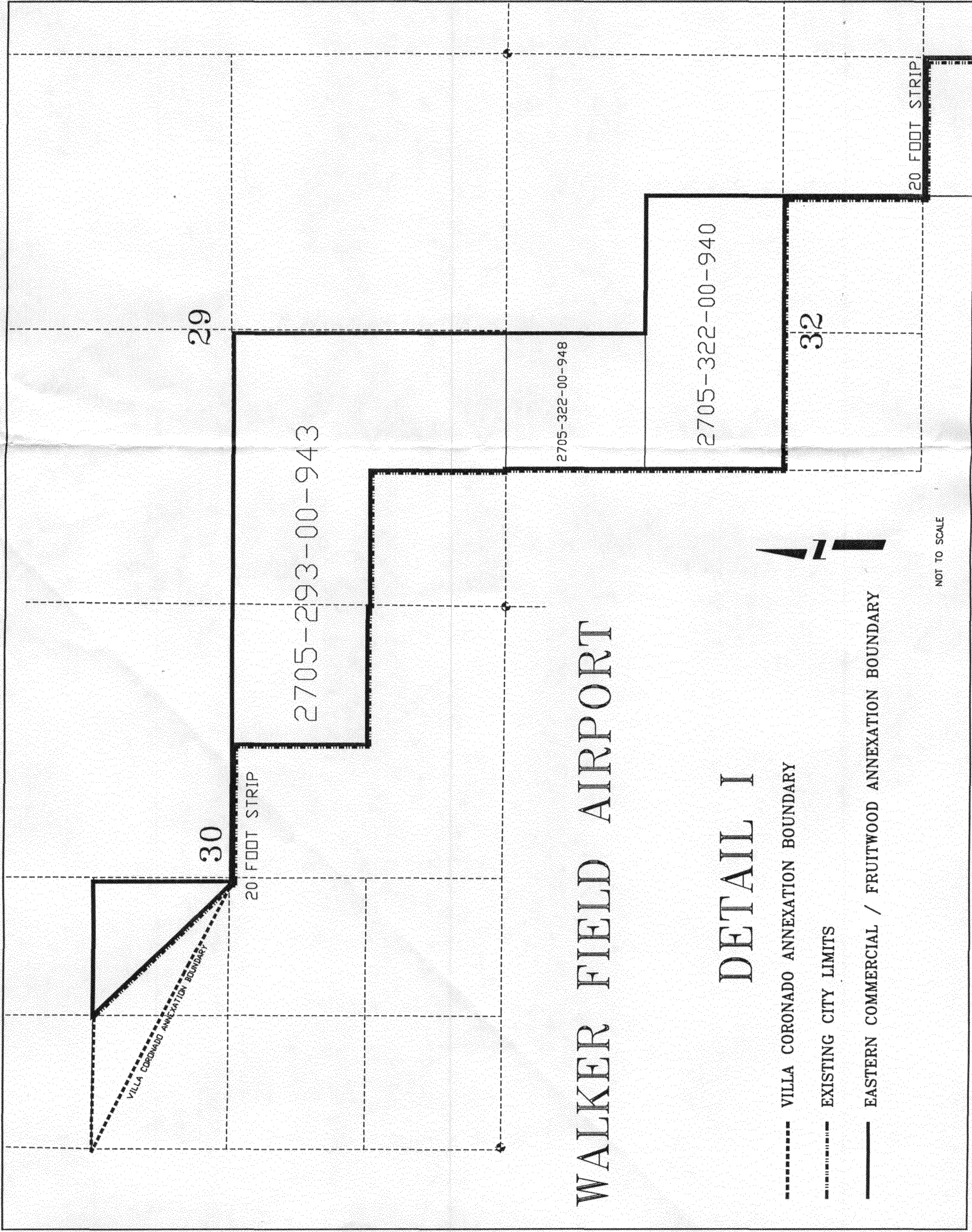
33

34

35

36





WALKER FIELD AIRPORT

DETAIL I



- VILLA CORONADO ANNEXATION BOUNDARY
- - - - - EXISTING CITY LIMITS
- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY

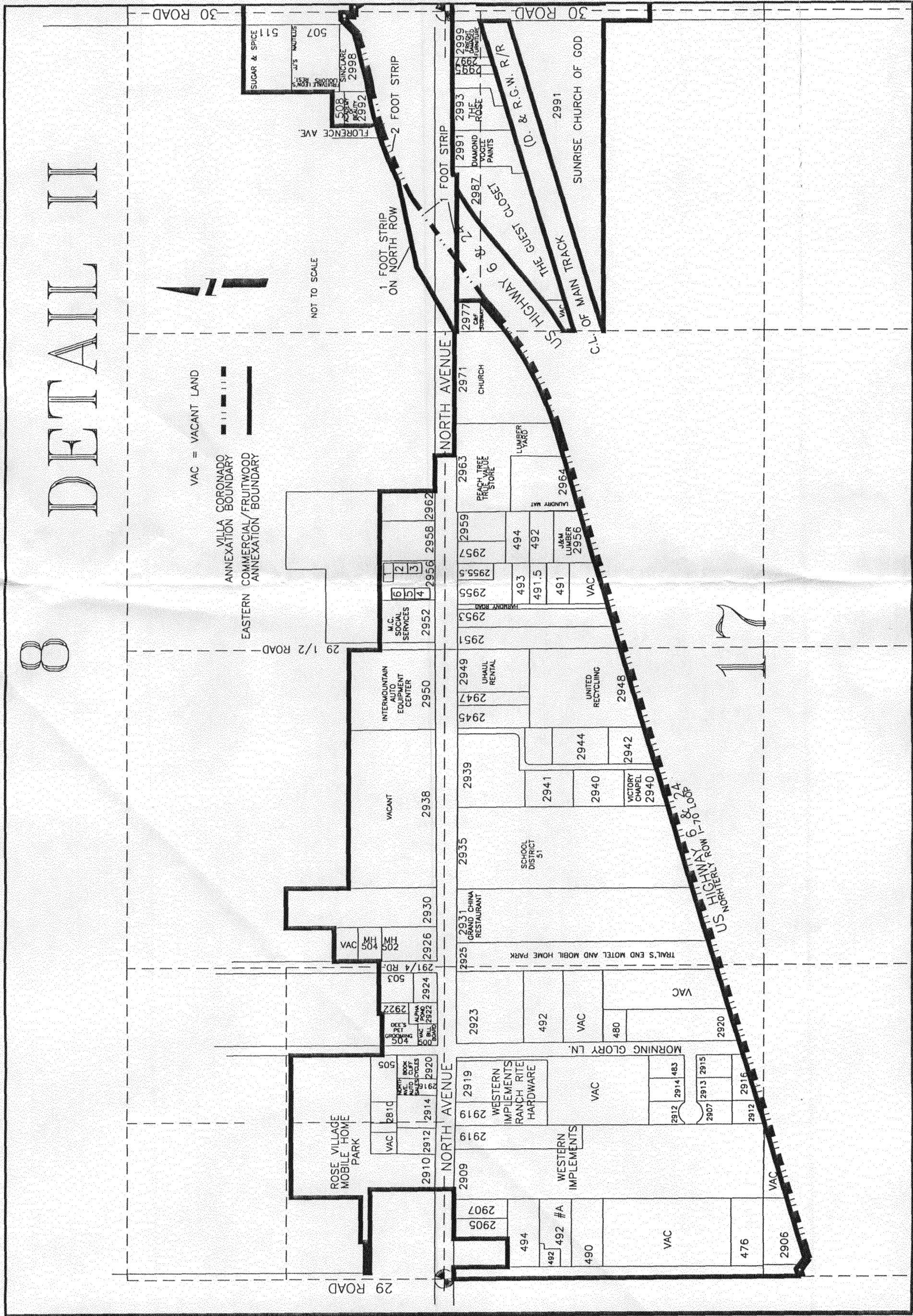
NOT TO SCALE

DETAIL II



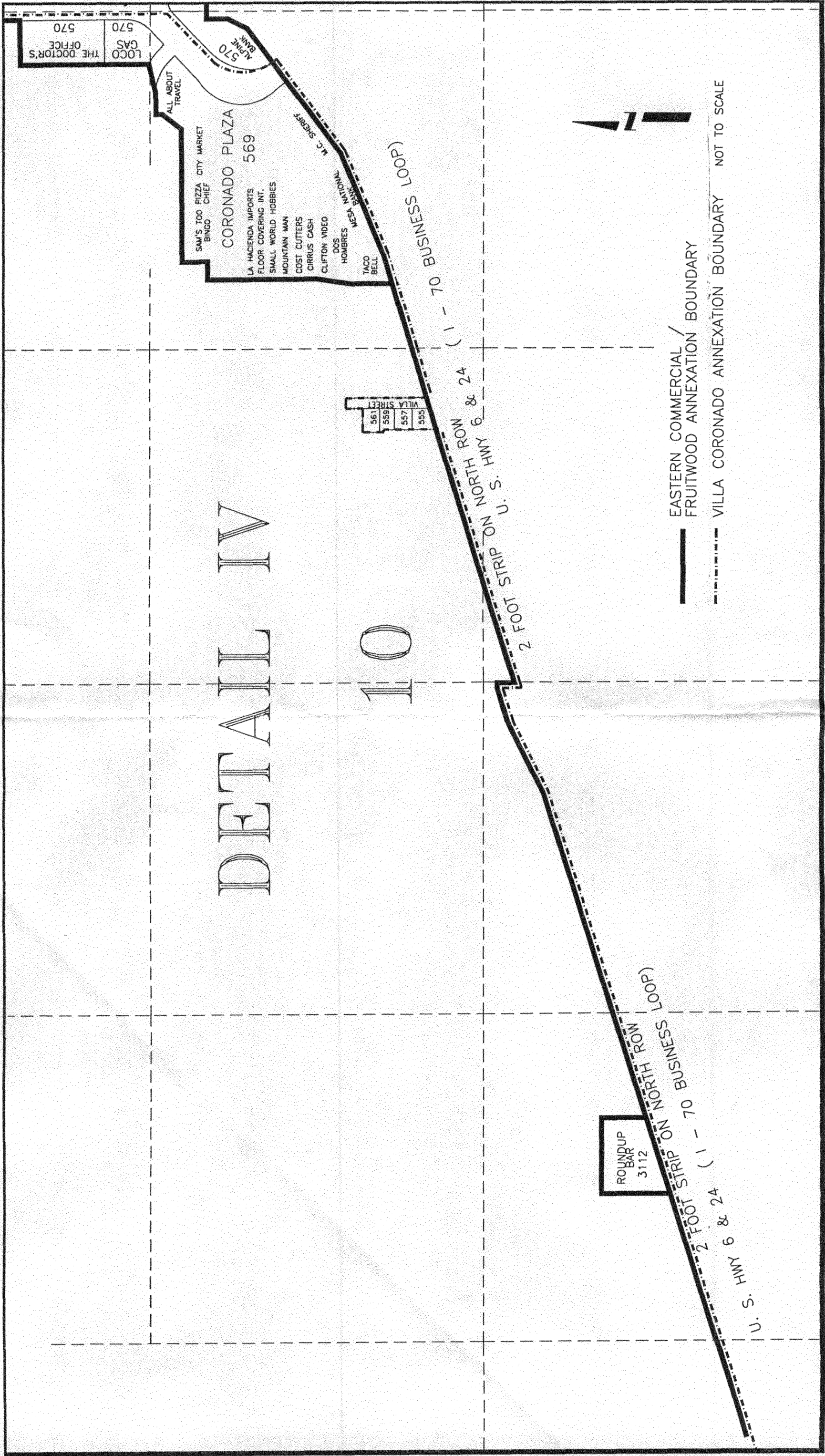
NOT TO SCALE

- VAC = VACANT LAND
- VILLA CORONADO ANNEXATION BOUNDARY
- EASTERN COMMERCIAL/FRUITWOOD ANNEXATION BOUNDARY



DETAIL IV

10



- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- - - VILLA CORONADO ANNEXATION BOUNDARY

NOT TO SCALE

*Letters sent to owners
needing CUPs*

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Thunder Mtn. Properties Ltd.
960 Lakeside Ct
Grand Jct, CO 81506

Dear Thunder Mtn. Properties Ltd.,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

This proposal will go to the City's Planning Commission on March 5th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on March 20th and April 3rd. The March 5th and April 3rd meetings are public hearings. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the "use/zone" matrix for the City's zone districts which show the various land uses allowed within each zone district. Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for each zone district are also provided.

According to the use/zone matrix, a conditional use permit is required for the mini-storage units that exist on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures

cup

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Sunwest N.O.P. Inc
Southwest Property Tax
PO Box 2422
Granbury, TX 76049

Dear Sunwest N.O.P. Inc
Southwest Property Tax,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

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I've enclosed a copy of the "use/zone" matrix for the City's zone districts which show the various land uses allowed within each zone district. Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for each zone district are also provided.

According to the use/zone matrix, a conditional use permit is required for the both the Burger King and the Pointe Lounge which exist on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

Larry Timm, AICP

Director of Community Development

Enclosures



CUP

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

McDonalds Corp. (5-142)
c/o King Enterprises
2721 N 12th St. Ste 28
Grand Jct, CO 81506

Dear McDonalds Corp. (5-142)
c/o King Enterprises,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

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According to the use/zone matrix, a conditional use permit is required for the type of use that exists on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures

CUP

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

3112 Highway 6 & 24 Inc.
3112 Highway 6 & 24
Grand Junction, CO 81504

Dear 3112 Highway 6 & 24 Inc.,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

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If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures

CUP

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Joyce Brimhall - Trustee
3038 D 1/2 Road
Grand Junction, CO 81504

Dear Joyce Brimhall - Trustee,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

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According to the use/zone matrix, a conditional use permit is required for the mini-storage units that exist on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures

CUP

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Joyce Brimhall--Trustee
3038 D 1/2 Rd
Grand Jct, CO 81504

Dear Joyce Brimhall--Trustee,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

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Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures

CUP

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Rose Partnership
2993 North Ave
Grand Jct, CO 81504

Dear Rose Partnership,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

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If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures

CUP

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Fruitvale Corner Inc.
3918 S. Seville Cir
Grand Jct, CO 81506

Dear Fruitvale Corner Inc.,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

This proposal will go to the City's Planning Commission on March 5th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on March 20th and April 3rd. The March 5th and April 3rd meetings are public hearings. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the "use/zone" matrix for the City's zone districts which show the various land uses allowed within each zone district. Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for each zone district are also provided.

According to the use/zone matrix, a conditional use permit is required for JJ's Lounge which exists on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures

Sup

February 14, 1996



Charles & Joanne Petgfish
2992 North Avenue
Grand Junction, CO 81504

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Dear Charles & Joanne Petgfish,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

This proposal will go to the City's Planning Commission on March 5th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on March 20th and April 3rd. The March 5th and April 3rd meetings are public hearings. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the "use/zone" matrix for the City's zone districts which show the various land uses allowed within each zone district. Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for each zone district are also provided.

According to the use/zone matrix, a special use permit is required for the Academy of Beauty Culture which exists on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

Larry Timm, AICP
Director of Community Development

Enclosures

SUP

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Douglas F. & Glenda D. Slogar
3117 E. Rd
Grand Jct, CO 81504

Dear Douglas F. & Glenda D. Slogar,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

This proposal will go to the City's Planning Commission on March 5th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on March 20th and April 3rd. The March 5th and April 3rd meetings are public hearings. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the "use/zone" matrix for the City's zone districts which show the various land uses allowed within each zone district. Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for each zone district are also provided.

According to the use/zone matrix, a special use permit is required for the type of use that exists on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

Larry Timm, AICP
Director of Community Development

Enclosures

SUP

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Seidel Corp.
PO Box 323
Mesa, CO 81643

Dear Seidel Corp.,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

This proposal will go to the City's Planning Commission on March 5th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on March 20th and April 3rd. The March 5th and April 3rd meetings are public hearings. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the "use/zone" matrix for the City's zone districts which show the various land uses allowed within each zone district. Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for each zone district are also provided.

According to the use/zone matrix, a special use permit is required for the type of uses that exist on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

Larry Timm, AICP
Director of Community Development

Enclosures

SUP

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Paul J. & Sally J. Regan
3238 E. I-70 Business Loop
Clifton, CO 81520

Dear Paul J. & Sally J. Regan,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

This proposal will go to the City's Planning Commission on March 5th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on March 20th and April 3rd. The March 5th and April 3rd meetings are public hearings. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the "use/zone" matrix for the City's zone districts which show the various land uses allowed within each zone district. Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for each zone district are also provided.

According to the use/zone matrix, a special use permit is required for the type of use that exists on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures

SUP

February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

C.R. Brown Transport
C/O Monument Oil
703 23 1/2 Rd
Grand Jct, CO 81505

Dear C.R. Brown Transport
C/O Monument Oil,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

This proposal will go to the City's Planning Commission on March 5th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on March 20th and April 3rd. The March 5th and April 3rd meetings are public hearings. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the "use/zone" matrix for the City's zone districts which show the various land uses allowed within each zone district. Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for each zone district are also provided.

According to the use/zone matrix, a special use permit is required for the American Radiator business that exists on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

Larry Timm, AICP
Director of Community Development

Enclosures

To Area ~~102~~
#2

4-2-13 C-1 (LIGHT COMMERCIAL) This zone is primarily for retail and service businesses requiring direct access onto a major street system. This may include major shopping centers as well as outdoor sales and motels.

A. No minimum lot area is required but developments shall meet all bulk standards.

B. Bulk Requirements

1. Maximum height of structures 40 feet
2. Minimum side and rear yard setback 0 feet
(if abutting a residential zone or existing residential use) 10 feet
3. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 55 feet
 - Minor arterial 45 feet
 - Collector 40 feet
 - Local 25 feet

C. A minimum of seventy-five percent (75%) of the required front yard setback shall be landscaped. On any street where the required setback is less than five feet, the landscaping requirement shall be seventy-five percent (75%) of the first five feet along that street. The Administrator may allow landscaping to be located in areas other than the setback, or first five feet, so long as the total required square footage is provided and the intents of this Code are met.

D. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

4-2-14 C-2 (HEAVY COMMERCIAL) This zone provides for the establishment of areas of heavy commercial activity such as wholesale businesses, warehousing, and some light fabrication uses. It is anticipated that most uses in this zone will be oriented towards truck or rail traffic.

A. No minimum lot area is required but developments shall meet all bulk standards

B. Bulk Requirements

1. Maximum height of structures 40 feet
2. Minimum side and rear yard setback 0 feet
3. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 55 feet
 - Minor arterial 45 feet
 - Collector 40 feet
 - Local 25 feet

C. A minimum of seventy-five percent (75%) of the required front yard setback shall be landscaped. On any street where the required setback is less than five feet, the landscaping requirement shall be seventy-five percent (75%) of the first five feet along that street. The Administrator may allow landscaping to be located in areas other than the setback, or first five feet, so long as the total required square footage is provided and the intents of this Code are met.

D. Limitations - Rezoning to the C-2 zone shall not be permitted adjacent to any residential zone.

E. Also see Chapter Five for regulations applicable in all Zone Districts. Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

4-2-18 HO (HIGHWAY-ORIENTED) This zone is intended to provide for areas of business and commercial development along arterials in the City urban area, as defined by the Metropolitan Planning Organization. The HO zone will normally not be located more than 500 feet from a major road or highway.

- A. No minimum lot area is required but developments shall meet all bulk standards.
- B. Bulk requirements

These guidelines are desirable to further the intents of this zone and are not absolutes. Planning Commission and/or the City Council may allow variations of these guidelines when specific projects can show that no adverse impacts will result, or if it is determined by the Planning Commission or City Council that stricter requirements are necessary due to specific project impacts.

- 1. Maximum height of structures 65 feet
- 2. Maximum coverage of lot by structures 35%
- 3. Minimum side and rear yard setback 15 feet
- 4. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 65 feet
 - Minor arterial 65 feet
 - Collector 55 feet
 - Local 45 feet

C. A minimum of seventy-five percent (75%) of required front yard setback shall be landscaped. In addition, where a use in this zone adjoins a residential zone, the required setback area from adjoining lot lines shall be used only as a landscaped screening strip and not used for parking. This landscaping is in addition to required boundary fences.

D. Limitations:

- 1. The location, size, number, and alignment of driveways shall be so arranged as to prevent traffic hazards and conflicts. The City Engineer may require common driveways, acceleration and deceleration lanes, and frontage roads.
- 2. Additions or alterations to approved HO development plans shall require resubmittal and reprocessing. The Administrator may approve minor changes in the site plan and requirements, in accordance with Section 7-5-6.

- E. The following criteria shall be used in consideration of the placement of this zone and the type and arrangement of uses within it.
1. The zone and its uses shall provide for the orderly development and concentration of business and commercial uses serving both local and long distance travelers.
 2. Major transportation corridors and access points to these corridors shall be aesthetically acceptable and present a favorable image of the community.
 3. Pedestrian and vehicular conflicts shall be minimized by providing for adequate separation and channeling of these movements.
 4. Appropriate space and site design shall be provided to satisfy the needs of modern commercial developments where access is primarily dependent upon vehicles.
- F. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

Sent Only to the 2 properties with RSF-8

4-2-6 RSF-8 (RESIDENTIAL SINGLE FAMILY) - NOT TO EXCEED EIGHT UNITS PER ACRE. This zone provides a high density single family urban development. Common open areas are encouraged to provide functional and aesthetic relief. Development of this density shall be provided with complete urban services and facilities, e.g. as per RSF-4.

- A. Minimum lot area 4,000 sq. ft.
- B. Maximum units per gross acre 8
- C. Bulk Requirements
 - 1. Minimum street frontage 15 feet
 - 2. Maximum height of structures 32 feet
 - 3. Minimum lot width (at structure site for principal structure) 40 feet
 - 4. Minimum side yard setback
 - Principal structure 5 feet
 - Accessory structure (on rear half of parcel) 3 feet
 - 5. Minimum rear yard setback
 - Principal structure 15 feet
 - Accessory structure 3 feet
 - 6. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 75 feet
 - Minor arterial 65 feet
 - Collector 50 feet
 - Local 45 feet
 - 7. Maximum coverage of lot by structures 45%
- D. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

Sent only to the Sunrise Church

4-2-15 I-1 (LIGHT INDUSTRIAL) This zone allows for light manufacturing uses as well as heavy warehousing and high impact uses. It is anticipated that most uses in this zone will be oriented towards heavy truck or rail traffic.

- A. No minimum lot area is required but developments shall meet all bulk standards.
- B. Bulk Requirements
 - 1. Maximum height of structures 65 feet
 - 2. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 55 feet
 - Minor arterial 45 feet
 - Collector 35 feet
 - Local 25 feet
- C. Along arterial and collector roadways, a minimum of seventy-five percent (75%) of the required front yard setback shall be landscaped. On any street where the required setback is less than five feet, the landscaping requirement shall be seventy-five percent (75%) of the first five feet along that street. The Administrator may approve the landscaping being located in areas other than the setback, or first five feet, so long as the total required square footage is provided and the intents of this Code are met.
- D. Limitations - Rezoning to the I-1 zone shall not be permitted adjacent to any residential zone.
- E. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

Sent to Area #3

4-2-18 HO (HIGHWAY-ORIENTED) This zone is intended to provide for areas of business and commercial development along arterials in the City urban area, as defined by the Metropolitan Planning Organization. The HO zone will normally not be located more than 500 feet from a major road or highway.

- A. No minimum lot area is required but developments shall meet all bulk standards.
- B. Bulk requirements

These guidelines are desirable to further the intents of this zone and are not absolutes. Planning Commission and/or the City Council may allow variations of these guidelines when specific projects can show that no adverse impacts will result, or if it is determined by the Planning Commission or City Council that stricter requirements are necessary due to specific project impacts.

- 1. Maximum height of structures 65 feet
- 2. Maximum coverage of lot by structures 35%
- 3. Minimum side and rear yard setback 15 feet
- 4. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 65 feet
 - Minor arterial 65 feet
 - Collector 55 feet
 - Local 45 feet

C. A minimum of seventy-five percent (75%) of required front yard setback shall be landscaped. In addition, where a use in this zone adjoins a residential zone, the required setback area from adjoining lot lines shall be used only as a landscaped screening strip and not used for parking. This landscaping is in addition to required boundary fences.

D. Limitations:

- 1. The location, size, number, and alignment of driveways shall be so arranged as to prevent traffic hazards and conflicts. The City Engineer may require common driveways, acceleration and deceleration lanes, and frontage roads.
- 2. Additions or alterations to approved HO development plans shall require resubmittal and reprocessing. The Administrator may approve minor changes in the site plan and requirements, in accordance with Section 7-5-6.

- E. The following criteria shall be used in consideration of the placement of this zone and the type and arrangement of uses within it.
1. The zone and its uses shall provide for the orderly development and concentration of business and commercial uses serving both local and long distance travelers.
 2. Major transportation corridors and access points to these corridors shall be aesthetically acceptable and present a favorable image of the community.
 3. Pedestrian and vehicular conflicts shall be minimized by providing for adequate separation and channeling of these movements.
 4. Appropriate space and site design shall be provided to satisfy the needs of modern commercial developments where access is primarily dependent upon vehicles.
- F. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

4-2-14 C-2 (HEAVY COMMERCIAL) This zone provides for the establishment of areas of heavy commercial activity such as wholesale businesses, warehousing, and some light fabrication uses. It is anticipated that most uses in this zone will be oriented towards truck or rail traffic.

- A. No minimum lot area is required but developments shall meet all bulk standards
- B. Bulk Requirements
 - 1. Maximum height of structures 40 feet
 - 2. Minimum side and rear yard setback 0 feet
 - 3. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 55 feet
 - Minor arterial 45 feet
 - Collector 40 feet
 - Local 25 feet
- C. A minimum of seventy-five percent (75%) of the required front yard setback shall be landscaped. On any street where the required setback is less than five feet, the landscaping requirement shall be seventy-five percent (75%) of the first five feet along that street. The Administrator may allow landscaping to be located in areas other than the setback, or first five feet, so long as the total required square footage is provided and the intents of this Code are met.
- D. Limitations - Rezoning to the C-2 zone shall not be permitted adjacent to any residential zone.
- E. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

Sent to Area #5 & #4

4-2-18 HO (HIGHWAY-ORIENTED) This zone is intended to provide for areas of business and commercial development along arterials in the City urban area, as defined by the Metropolitan Planning Organization. The HO zone will normally not be located more than 500 feet from a major road or highway.

A. No minimum lot area is required but developments shall meet all bulk standards.

B. Bulk requirements

These guidelines are desirable to further the intents of this zone and are not absolutes. Planning Commission and/or the City Council may allow variations of these guidelines when specific projects can show that no adverse impacts will result, or if it is determined by the Planning Commission or City Council that stricter requirements are necessary due to specific project impacts.

1. Maximum height of structures 65 feet
2. Maximum coverage of lot by structures 35%
3. Minimum side and rear yard setback 15 feet
4. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 65 feet
 - Minor arterial 65 feet
 - Collector 55 feet
 - Local 45 feet

C. A minimum of seventy-five percent (75%) of required front yard setback shall be landscaped. In addition, where a use in this zone adjoins a residential zone, the required setback area from adjoining lot lines shall be used only as a landscaped screening strip and not used for parking. This landscaping is in addition to required boundary fences.

D. Limitations:

1. The location, size, number, and alignment of driveways shall be so arranged as to prevent traffic hazards and conflicts. The City Engineer may require common driveways, acceleration and deceleration lanes, and frontage roads.
2. Additions or alterations to approved HO development plans shall require resubmittal and reprocessing. The Administrator may approve minor changes in the site plan and requirements, in accordance with Section 7-5-6.

- E. The following criteria shall be used in consideration of the placement of this zone and the type and arrangement of uses within it.
1. The zone and its uses shall provide for the orderly development and concentration of business and commercial uses serving both local and long distance travelers.
 2. Major transportation corridors and access points to these corridors shall be aesthetically acceptable and present a favorable image of the community.
 3. Pedestrian and vehicular conflicts shall be minimized by providing for adequate separation and channeling of these movements.
 4. Appropriate space and site design shall be provided to satisfy the needs of modern commercial developments where access is primarily dependent upon vehicles.
- F. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

Sent only to Eastside Professional
Plaza owner

4-2-10 B-1 (LIMITED BUSINESS) This zone provides a transitional or buffer zone of light business uses between residential areas and heavier business uses as authorized in the Use/Zone Matrix. Development adjacent to residential uses should respect the scale and appearance of the neighborhood. Screening, landscaping, or other features will be required to assure compatibility.

A. No minimum lot area is required but developments shall meet all bulk standards

B. Bulk Requirements

1. Maximum height of structures 40 feet
2. Minimum side and rear yard setback 0 feet
(if abutting a residential zone or existing residential use) 10 feet
3. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 65 feet
 - Minor arterial 55 feet
 - Collector 45 feet
 - Local 40 feet
4. Maximum coverage of lot by structures 60%

C. A minimum of ten percent (10%) of the gross land area shall be landscaped.

D. Limitations

1. Business uses shall be constructed and operated so as not to increase curb parking in front of abutting residential areas, i.e. on-site parking shall be provided.
2. All uses in this district shall cease operation and turn off illuminated signs not later than 11:00 p.m. daily.
3. Service entrances and service yards shall be located only in the rear or side yard of the business use. Service yards shall be screened from an adjacent residential zone or use by the installation and maintenance of a solid wall or fence having a height of not less than four feet nor more than six feet.
4. Residential uses in the B-1 zone shall not exceed 16 units per acre.

E. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

Sent to all Commercial Property owners
in all areas

4-3-4
USE/ZONE MATRIX
NON-RESIDENTIAL ZONE DISTRICTS

Uses preceded by an asterisk (*) indicates that special instruction, explanation, or requirements are noted after the matrix chart.

LEGEND	
	Use not permitted
A	Allowed Use (see requirements for building permit)
S	Special Use (subject to special use requirements)
C	Conditional Use (subject to conditional use requirements)

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
RESIDENTIAL										
BUSINESS RESIDENCE (see Section 5-1-10)	A		A	A	A	A		A		
GROUP RESIDENCES - dormitory, sorority, fraternity or lodging, boarding or rooming house where three (3) or more rooms are used on a non-transient basis	A		S							A
* (7) MULTI-FAMILY RESIDENTIAL	A		C					C		A
* (1) (2) (5) SINGLE FAMILY RESIDENTIAL	A		C							A
COMMUNITY FACILITIES - PUBLIC AND PRIVATE										
AIRPORTS/HELIPORTS					C	C	C			C
BUS/COMMUTER STOPS	A	A	A	A	A	A	A	A	A	A
CEMETERIES			A	A	A	A	A	C		A
CHURCHES	S		S	S						
COLLEGES			C							C
CULTURAL/EDUCATIONAL/RECREATIONAL FACILITIES - museums, art centers, libraries, ball parks & recreation halls	A		A	A	A	A	A	C		S
DANCE/MUSIC SCHOOLS	S	A	A	A						
FIRE/POLICE STATIONS/RESCUE/EMERGENCY SERVICES	S	S	S	S	S	S	S	S	S	S
FUNERAL HOMES/MORTUARIES/CREMATORIES	A		A	A	A			C		
GOLF COURSES/GOLF DRIVING RANGES			A	A	A	A	A	A		S
HELIPADS				C	C	S	S	C		C
MEMBERSHIP CLUBS & COMMUNITY ACTIVITY BUILDINGS	A		A	A	A	A		A		S
PARKS/LAKES/RESERVOIRS	S		S	S	S	S	S	S		S
RACE TRACKS/DRAG STRIPS					C	C	C	C		C
RIDING ACADEMIES and/or OTHER FACILITIES	C		C	C						A
SCHOOLS	S									S
SERVICE LINES	A	A	A	A	A	A	A	S	A	A
SHOOTING RANGES										C
SWIMMING POOLS			A	A	A	A	A	A		S

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
TRANSMISSION LINES	S	S	S	S	S	S	S	S	S	S
TRANSPORTATION FACILITIES - bus or R.R. depot or similar use			S	S	S	S	S	C		S
VOCATIONAL/TECHNICAL SCHOOLS		S	A	A	A	A	A	S		S
HUMAN CARE/TREATMENT FACILITIES										
CLINICS	A	S	A	A	A			A		S
COUNSELING CENTER	A		A	A	A			A		S
HOSPITALS/MENTAL HOSPITALS										C
JAILS/HONOR CAMPS/REFORMATORIES										S
LAW ENFORCEMENT REHABILITATION CENTERS	S		S							S
NURSERY SCHOOLS/PRESCHOOLS/DAY CARE	A	A	A	A				S		S
PHYSICAL AND MENTAL REHABILITATION CENTERS	C	C	C	C				C		S
REST HOMES/NURSING HOMES/SANITARIUMS/ CONVALESCENT FACILITIES (clinics & pharmacies as accessory uses)/ORPHANAGES	S									C
SERVICE BUSINESS - LIMITED, INSIDE										
FINANCIAL INSTITUTIONS	A	S	A	A	A			A		
NEIGHBORHOOD SERVICE OFFICES		A	A	A	A			A		
PROFESSIONAL/GOVERNMENT OFFICES	A	C	A	A	A			A		S
SERVICE BUSINESS - PERSONAL, INSIDE										
BARBER SHOPS/BEAUTY SHOPS/PHARMACIES/SELF-SERVICE LAUNDRIES/SIMILAR USES	A	A	A	A	A	A	A	A		
PARKING LOTS Open area for the purpose of parking vehicles of employees or customers. Lots must be improved as specified (see Parking & Loading section)			A	A	A	A	A	A	A	S
RETAIL BUSINESS - LIMITED, INSIDE Completely enclosed buildings or stores for displaying, storing and selling of new and used goods, wares, equipment and merchandise of all descriptions including tailor shops and light printing establishments, but excluding lumber yards, auction houses and major shopping centers.		A	A	A	A	A	A	A		
COMMERCIAL RESIDENCE - TRANSIENT/ NON-TRANSIENT										
HOTELS			A	A	A	A		S		C
MOTELS			A	A	A	A		A		
RESIDENTIAL HOTELS/HOSTELS/TOURIST HOMES	C		A	A				A		C
RESTAURANT BUSINESS, LIMITED Consists of building for serving the dining needs of persons but does not include drive-throughs; does include drive-in service.										
CAFES	S	A	A	A	A	A	A	A		
RESTAURANTS/CAFETERIAS		S	A	A	A	A	S	A		
AMUSEMENT BUSINESS - INSIDE										
BOWLING ALLEYS			A	A	C			A		
HEALTH ATHLETIC CLUBS & SERVICES (swimming pool accessory use)		S	A	A	S	S		A		

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
BARS/NIGHT CLUBS			C	C	C	C		C		
RECREATION HALLS/POOL HALLS			A	A	C			A		
SHOOTING RANGES					S	S				
SKATING RINKS/ENTERTAINMENT CENTERS			A	A	S		C	S		
THEATERS			A	A	S			A		
ADULT ENTERTAINMENT ESTABLISHMENTS (See Section 5-13)				A	A	A	A			
RETAIL BUSINESS - LIMITED, OUTSIDE										
AMUSEMENT PARKS				A	C			C		
DRIVE-IN THEATERS				A	C					
FARMERS MARKETS			S	S	S			S		S
* (6) FLEA MARKETS			S	S	A	A		C		
GOLF DRIVING RANGES				A	C			C		
MINIATURE GOLF COURSES			A	A	S			A		
NURSERIES/GREENHOUSES/LANDSCAPING MATERIALS			A	A	A	A	A	A		C
* (3) OUTSIDE SALE RETAIL GOODS	S	A	A	A	A	A	S	S		A
* (9) PRODUCE STANDS	A	A	A	A	A	A	A	A		A
DRIVE-THROUGH BUSINESS										
DRIVE-THROUGH FINANCIAL INSTITUTIONS			A	A	A			A		
DRIVE-THROUGH LAUNDRY/DRY CLEANERS		A	A	A	A			A		
DRIVE-THROUGH PHOTO PROCESSING		S	A	A	A			A		
DRIVE-THROUGH RESTAURANTS			C	C	C			C		
GASOLINE SERVICE STATIONS Consists of buildings and surfaced area where automotive vehicles may be refueled and serviced. Such service does not include tire recapping, body painting or repair, no engine repair which requires removal of the head or pan of the engine.		C	A	A	A	A	A	A		
RETAIL BUSINESS - UNLIMITED, OUTSIDE (open land for displaying, storing, and selling)										
AUTOMOBILES/PICKUP TRUCKS/VANS				A	A	S	C	S		
FARM IMPLEMENTS/PROPANE OR HOME FUEL DISTRIBUTION					A	A				
MOBILE HOMES					A	A		C		
NURSERY STOCK/GARDENING SUPPLIES			A	A	A	A		A		C
RECREATIONAL VEHICLES AND EQUIPMENT				A	A	A		S		
RENTAL-HOME ORIENTED		C	A	A	A			S		
BUILDING MATERIALS SALES AND STORAGE				A	A	A	A	S		
TRUCKS					A	A				
REPAIR SHOPS/PRODUCTION SHOPS										
APPLIANCE AND CLOTHING REPAIR AND SERVICING		S	A	A	A	A				
CABINET MAKING				A	A	A	A			
UPHOLSTERY SHOPS			A	A	A	A	A			
CONTRACTING AND REPAIR SHOPS					A	A	A			

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
LOCKSMITHING			A	A	A	A				
RETAIL BUSINESS - UNLIMITED, INSIDE										
BAKERIES		C	C	S	A	A	A	S		
BUILDING MATERIALS SALES AND STORAGE				A	A	A	A	A		
FEED AND SEED STORES/FACILITIES					A	A	A			
INDUSTRIAL PRINTING & PUBLISHING ESTABLISHMENTS					A	A	A			
MAJOR SHOPPING CENTERS (see definitions)				C	C	C		C		
SERVICE BUSINESS - UNLIMITED										
ANIMAL CLINICS (indoor only)	S	C	A	A	A			A		
ANIMAL HOSPITALS (with outdoor facilities)				S	S	S		C		
AUCTION HOUSES			C	A	A	A				
AUCTION YARDS	C		C	C	C	C	C			C
BUS AND TAXI SERVICE AND STORAGE BUILDINGS				A	A	A	A	S		
CAMPGROUNDS - OVERNIGHT				A	A			S		
COMMERCIAL BROADCAST/COMMUNICATION TOWERS					A	A	A	C		C
COMMERCIAL CARPET CLEANING ESTABLISHMENTS				A	A	A	A			
COMMERCIAL/INDUSTRIAL RENTAL					A	A	A			
COMMERCIAL LAUNDRIES				A	A	A	A			
COMMERCIAL MEAT PROCESSING (no slaughtering)					A	A	A			
FROZEN FOOD LOCKERS				A	A	A	A			
GLASS FABRICATION AND INSTALLATION			C	A	A	A	A			
KENNELS				S	S	S		C		
PUBLIC GARAGES				A	A	A	A			
ROOFING SHOPS					A	A	A			
SHEET METAL SHOPS					A	A	A			
SIGN PAINTING SHOPS				A	A	A	A			
TAXIDERMY				A	A	A	A			
TRUCK TERMINALS					A	A	A			
AUTOMOTIVE MAINTENANCE										
AUTO REPAIR GARAGES (includes painting)				A	A	A	A	S		
CAR WASHES			S	A	A	A	A	A		
TIRE RECAPPING AND STORAGE					A	A	A			
TRUCK STOPS				A	A	A	A	S		
WHOLESALE BUSINESS Consists of wholesale business or storage buildings but not for highly flammable materials or liquids (Includes "mini-storage" buildings).				A	A	A	A	C		
ELECTRONIC FABRICATION Assembly, manufacture, fabrication, maintenance, or adjustment of electronic devices.				A	A	A	A			

B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
-----	-----	-----	-----	-----	-----	-----	------	---	----

MANUFACTURING									
AUTOMOBILE/TRUCK/AIRPLANE ASSEMBLY						A			
BLACKSMITH/MACHINE SHOPS/SAND BLASTING				A	A	A			
BOTTLING WORKS			A	A	A	A			
CANNING					A	A			
CONCRETE PRODUCTS FABRICATION				A	A	A			
CURING AND STORING HIDES						S			
FABRIC FABRICATION AND PROCESSING			S	A	A	A			
FREIGHT YARDS						A			
GLASS MANUFACTURE					A	A			
HANDICRAFT PRODUCTS MANUFACTURE			A	A	A	A			
METAL/STONE/MONUMENT WORKS						A			
OUTDOOR BUILDING MATERIAL AND EQUIPMENT STORAGE				A	A	A			
OXYGEN/ACETYLENE AND SYNTHETIC/PLASTIC MANUFACTURE						A			
POTTERY/PORCELAIN/CERAMIC MANUFACTURE					A	A			
PROCESSING AND DISTRIBUTION OF DAIRY AND FOOD PRODUCTS (includes cold storage plants)				A	A	A			
SAWMILLS/ROUGH LUMBER				C	S	S			S
INDUSTRY - LIMITED Consists of industry sometimes using combustible and explosive materials, and which by its nature emits excessive amounts of noise, fumes, smoke, dust and similar features but where all practical means are used to confine such features to the premises.						S			
INDUSTRY - UNLIMITED Consists of large scale industry, incinerators and other public and private industry, using and storing combustible and explosive materials, which cannot satisfactorily control noise, smoke, fumes, dust and other such operational features.						C			
INDUSTRIAL STORAGE - OUTSIDE									
CONCRETE PRODUCTS STORAGE						S	S		
JUNK YARDS/SALVAGE YARDS/HEAVY EQUIPMENT STORAGE (without repair facilities)							C		C
LANDFILLS							C		C
PIPE STORAGE						S	S		
SAND AND GRAVEL STORAGE							S		C
AGRICULTURAL OPERATIONS AND PROCESSING									
AGRIBUSINESS				A	A	A			S
DAIRIES				C	C	C			C
FARMS, RANCHES & ACCESSORY USES (including agricultural animals and crops) AND STRUCTURES (including housing for full time employees)									A
FEED LOTS							C		

	B-1	B-2	B-3	C-1	C-2	I-1	I-2	H.O.	P	PZ
MEAT PROCESSING WHICH INCLUDES SLAUGHTERING (may have some outside holding of live animals but no feed lots)							S			
EXTRACTIVE USES										
OIL/GAS DRILLING	S	S	S	S	S	S	S	C		S
QUARRIES/MINING AND PROCESSING	C	C	C	C	C	C	C	C		C
SAND AND GRAVEL EXTRACTION PROCESSING	C	C	C	C	C	C	C	C		C
RECREATIONAL RESORT USES Consists of the following or similar uses in conjunction with major recreational areas such as National or State Parks and Forests, ski areas, recreational lakes and similar areas.										
RECREATIONAL CAMPGROUNDS AND CAMPS										S
RECREATIONAL USES										S
RESORT CABINS AND LODGES										S
FORESTRY STRUCTURES (fire towers, shelters, housing for employees)										S
* (4) OUTDOOR OR INDOOR EVENTS OF A CULTURAL/SPORTING/EDUCATIONAL/RECREATIONAL NATURE	C	C	S	S	S	S	S	C		S
ZOOS (confinement or display)				C	C			C		C

*** EXPLANATIONS**

- (1) Mobile Homes - within the City, mobile homes shall be allowed only in approved mobile home parks or subdivisions.
- (2) A manufactured single family home meeting manufactured home construction and safety standard certifications (42 U.S.C.S. § 5401 et. seq.) is allowed wherever single family residential units are allowed by this Code. The owner/developer shall provide proof of certification to the Community Development Department prior to placement of any manufactured home on any lot or parcel of land. Applicable building and zoning codes or regulations shall be met.
- (3) Outside sale of retail goods - shall refer only to the sale of small items which may be readily loaded, unloaded and moved by truck or car (i.e. tapestries, pictures, throw rugs, produce, etc.).
- (4) In all zones the City Council may allow charitable fund raising events. The criteria used in evaluating requests shall be the same as for conditional use permits. These permits shall be limited to one per week.
- (5) In single family residences, up to two rooms may be rented to non-family members on a non-transient basis so long as the single family characteristics of the use are maintained (see definitions of family & transient).
- (6) See design standards, Section 5-4-13.
- (7) Residential uses in the B-1 zone shall not exceed 16 units per acre. Residential uses in a B-3 zone approved through the conditional use process shall not exceed a maximum density of 64 units per acre.
- (8) Residential uses in upper floors (2nd floor and above) shall be allowed in buildings existing as of June 1, 1994 (Ordinance No. 2752) in the B-3 zone provided all Fire, Building and other applicable Codes are met.
- (9) A Temporary Use Permit is required for a produce stand in a non-residential zone and may include sale of produce grown off the premises (refer to section 4-13).

ANY USE NOT LISTED ON THE NON-RESIDENTIAL ZONE DISTRICT USE MATRIX CHART IS NOT A PERMITTED USE IN ANY NON-RESIDENTIAL ZONE DISTRICT. FOR ANY USE NOT LISTED, CHECK THE RESIDENTIAL ZONE DISTRICT USE MATRIX CHART. FOR USES NOT LISTED ON EITHER MATRIX CHART, SEE SECTION 4-10.

ZONING LETTERS

Letter sent to all
Fruitwood Sub. owners



February 14, 1994

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Darrel M. & Karen M. Dracup
487 Grand Valley Dr
Grand Jct, CO 81504

Dear Darrel M. & Karen M. Dracup

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

This proposal will go to the City's Planning Commission on March 5th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on March 20th and April 3rd. The March 5th and April 3rd meetings are public hearings. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for the RSF-5 zone district. If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures

cc: file #196-94

To all Fruitwood Sub. owners

4-2-5 RSF-5 (RESIDENTIAL SINGLE FAMILY) - NOT TO EXCEED FIVE UNITS PER ACRE. This zone provides for medium density single family development within urban areas. Development of this density shall be provided with complete urban services and facilities, e.g. as per RSF-4.

- A. Minimum lot area 6,500 sq. ft.
- B. Maximum units per gross acre 5
- C. Bulk Requirements
 - 1. Minimum street frontage 20 feet
 - 2. Maximum height of structures 32 feet
 - 3. Minimum lot width (at structure site for principal structure) 60 feet
 - 4. Minimum side yard setback
 - Principal structure 5 feet
 - Accessory structure (on rear half of parcel) 3 feet
 - 5. Minimum rear yard setback
 - Principal structure 25 feet
 - Accessory structure 10 feet
 - 6. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 75 feet
 - Minor arterial 65 feet
 - Collector 50 feet
 - Local 45 feet
 - 7. Maximum coverage of lot by structures 35%
- D. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

VILLA CORONADO ANNEXATION AND EASTERN COMMERCIAL/FRUITWOOD ANNEXATION

CITY GOVERNMENT

The Grand Junction City Government is a Council/Manager form of government. The City Council is the governing and legislative body of the City which establishes goals, policies, and directions for the City. The City Manager is a highly qualified administrator appointed by the City Council who not only implements the City Council's decisions on a day to day basis, but also provides advice and staff support to the City Council as needed. The City Manager is assisted in his task by a host of City services professionals who are not only trained, but dedicated to providing quality service to the residents of Grand Junction.

The City Council is comprised of seven members. Five of these members must reside in specific districts within the City, while the remaining two may live anywhere within the City. All seven members are elected at large by the entire populace. All members serve a four year term and each year the City Council appoints one member to serve as Mayor.

Regular meetings of the City Council are held at 7:30 p.m. on the first and third Wednesday of each month at the City/County Auditorium located at 520 Rood Avenue. In addition to regular meetings, the City Council also conducts workshops at 7:00 p.m. on the Monday before the regular meeting at the Two Rivers Convention Center located at 159 Main Street. The workshops are used by City Council to hear about new issues and concerns from citizens and staff, and to receive updates and staff reports on ongoing projects. The workshops are informal and, as such, no issues are put to a vote. Workshops and City Council meetings are an excellent way for current and prospective residents to find out which issues are confronting the City and how they are being addressed. Both the workshops and the regular meetings are open to the public and the City Council encourages all interested parties to attend.

The present members of the City Council and their districts are:

Linda Afman	District A
James R. Baughman	District B
Reford C. Theobald	District C
David Graham	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Janet Terry	At Large

The Villa Coronado and Eastern Commercial/Fruitwood Annexation Areas are located in Voting District "D". For more information concerning vacancies on City boards or commissions, please call the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

The City Manager is Mark Achen. The Assistant City Manager is David Varley.

POLICE PROTECTION

Police service will begin immediately after annexation so you may notice periodic patrols by City Police vehicles. If you need emergency police protection you can dial 911. The Police Department coordinates several programs that may be of interest to you and your neighbors such as the Neighborhood Watch Program, school resource program, and a citizen volunteer program. Anyone who is interested in hosting a meeting to discuss a Neighborhood Watch Program please give us a call.

The Police Chief is Darold Sloan.

FIRE PROTECTION

Fire protection and emergency medical services will remain the same high quality it has been in the past. For that area east of 30 Road, the Clifton Fire Department will continue to respond to calls in the Villa Coronado and Eastern Commercial/Fruitwood Annexation Areas as it always has. For properties west of 30 Road, the City of Grand Junction Fire Department will respond to all calls as it already does. In an emergency call 911.

The Fire Chief is Rick Beaty

DOMESTIC WATER SERVICE

Your domestic water service provider will remain the same and your irrigation system will remain the same.

TRASH COLLECTION

Recent State legislation protects your current trash hauler unless an area's residents petition the City for service. The City may initiate service only after a competitive bidding process. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that until newly-annexed areas become large enough for a full collection route, the City will not collect trash in newly-annexed areas.

In order to keep trash, debris and garbage from accumulating, City ordinances do require that residences and businesses have trash pick up. If you do not have a company picking up your garbage, you may contact one of the several private haulers which provide trash collection.

In commercial areas, the City has provisions similar to Mesa County regarding sign codes. The City, like Mesa County, prohibits the placement of portable or A-frame signs in rights-of-way or on private property. The City does require a "Special Events" permit for banners, balloons, pennants and other wind driven signs, which are allowed on a quarterly basis. The cost of this permit is \$25.00 and one day should be allowed for processing.

Unlike Mesa County, Temporary Use permits are required within the City for any temporary use such as fireworks stands, Christmas tree lots, and produce stands. The cost of this permit is \$25.00 and requests for temporary uses should be submitted at least fourteen (14) days prior to the initiation of business.

In all City zone districts, a maximum of three adult household pets (i.e. dogs and cats) per species are allowed, but the total shall not exceed six. The City and Mesa County have similar restrictions for the keeping of livestock. One large agricultural animal (i.e. horses or cows) may be kept on every 1/4 acre in the PZ, RSF-R, RSF-1 and RSF-2 zone districts. In all other zone districts, a minimum of 1/2 acre is required to keep large agricultural animals. The City requires that a conditional use permit be obtained for the keeping of pigs, goats, burros, or mules. These types of animals are not required to get a conditional use permit upon annexation. The animals are considered legal non-conforming. However, a conditional use permit would be required if you want to increase the number of such animals. **If you have a received a letter from Mesa County granting legal non-conforming use status to a specific use of your property or a specific number of animals allowed on your property, please send a copy of that letter to the Director of Community Development, 250 N. 5th Street, Grand Junction, Colorado 81501 no later then February 23, 1996.**

For information on any of the above-described items please contact the Code Enforcement Division at 244-1593.

The Community Development Director is Larry Timm.

VOTING & CITIZEN PARTICIPATION

Now that you are a City resident, you are eligible to vote in City elections, run for City office and be appointed to City Boards and Commissions. The next scheduled City election is April of 1997. City Council seats up for election at that time are as follows:

District A, District E, and At Large

CITY PARKS

You are now eligible for the lower resident fees for passes at the Lincoln Park and Tiara Rado golf courses, at the Lincoln Park-Moyer

STREETS

You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, or storm drainage, please call.

The Public Works and Utilities Director is Jim Shanks.

The City has the "Fresh as a Daisy" program. This occurs during one month per year and gives our customers a chance to dispose of items not picked up with regular weekly trash service. There is no charge for this service. The 1996 program is anticipated to begin around the end of March. For more information about the Fresh-as-a-Daisy program, call 244-1574. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

ZONING & BUILDING

Planning Commission hearings are held at 7:00 p.m. and City Council hearings at 7:30 p.m. in the City/County auditorium located at 520 Rood Avenue. If you have questions regarding planning, zoning, building setbacks for new construction, or related matters, please consult the Community Development Department Planning Division. For information regarding the building code, please contact the City/County Building Department.

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The zoning schedule for the Eastern Commercial/Fruitwood Annexation Area is as follows:

March 5, 1996 - Public Hearing before Planning Commission

April 3, 1996 - Public Hearing before City Council

The zoning schedule for the Villa Coronado Annexation Area (includes ONLY the four residential lots in the Villa Coronado Subdivision and approximately 20 acres of airport lands) is as follows:

February 6, 1996 - Public Hearing before Planning Commission

March 6, 1996 - Public Hearing before City Council

For further information regarding zoning, please contact Dave Thornton from the Community Development Department at 244-1450.

Like Mesa County, the City of Grand Junction has a code enforcement division that enforces the provisions of the Zoning & Development Code, as well as junk and nuisance codes. Generally, the City enforces zoning, junk and rubbish codes on a complaint basis. The City administers a weed abatement program annually from May through October, to proactively enforce weed violations on public and private lands.

swimming pool as well as recreation classes and programs.

Upon request, and if the homeowner has favorable conditions (i.e. grass area with water and curb), a street tree(s) will be scheduled for planting at no expense to the property owner. After the tree is established, the City will do the on-going trimming, spraying, etc.

The City has adopted a Parks, Recreation and Open Space Master Plan. The plan evaluates current parks and recreation facilities, identifies needs and outlines a plan for meeting future requirements. The plan notes the need for the development of a large regional/metropolitan park (200 acres minimum) and the construction of an indoor recreation center somewhere in the urbanized area.

Please call for more information on City parks and our excellent recreation programs.

The Parks and Recreation Director is Joe Stevens.

CITY OF GRAND JUNCTION



PHONE NUMBERS

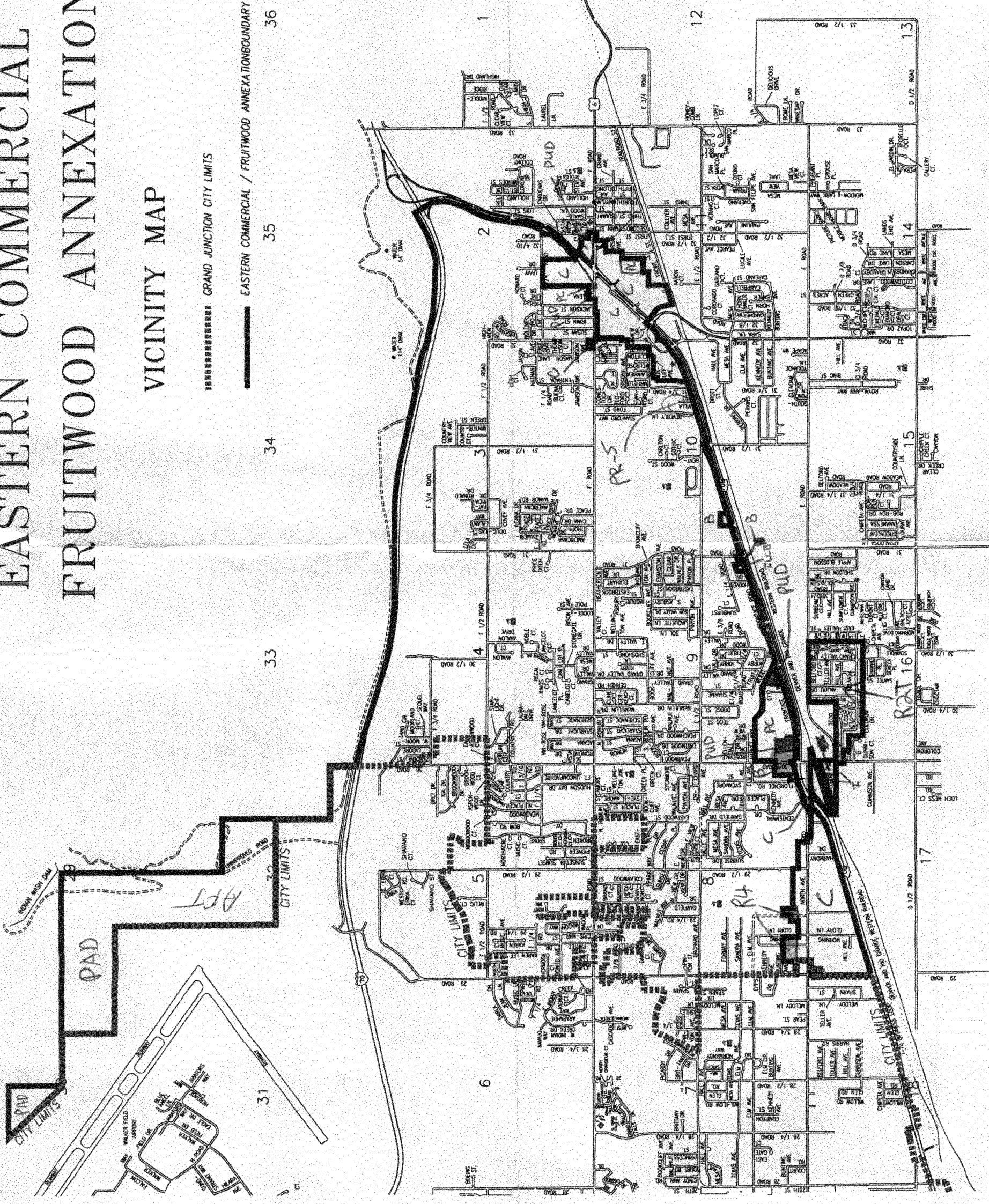
Information	244-1509
Administrative Services and Finance	
Sales Tax	244-1521
City Council/City Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Annexation	244-1450
Planning and Zoning	244-1430
Code Enforcement	244-1593
Weed Abatement	244-1583
Fire Department	
Emergency	911
General Information	244-1400
Parks & Recreation Department	
Program Information	244-FUNN
Street Tree Program	244-1542
Police Department	
Emergency	911
General Information	244-3555
Neighborhood Watch Program Information	244-3587
Public Works Department	
General Information	244-1554
Streets Superintendent	244-1429
"Fresh as a Daisy" & Leaf Removal Program	244-1571
Solid Waste Management	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely)	242-1036
Utility Billing Information	244-1579

EASTERN COMMERCIAL / FRUITWOOD ANNEXATION

VICINITY MAP

NOT TO SCALE

 GRAND JUNCTION CITY LIMITS
 EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY



REVISION A	DATE	D.S.L.	DATE	11/29/95	SCALE	PROFILE
REVISION B		CHECKED BY	DATE		PLAN	HORIZ
REVISION C		APPROVED BY	DATE		HORIZ	N.T.S.
REVISION D		FIELD BOOK NO.	PAGE		VERT.	

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF GRAND JUNCTION, COLORADO

EASTERN COMMERCIAL / FRUITWOOD ANNEXATION

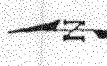
SHEET NO. 1
OF 7
FILE NO. FRUITWOOD.DWG

ANNEXATION

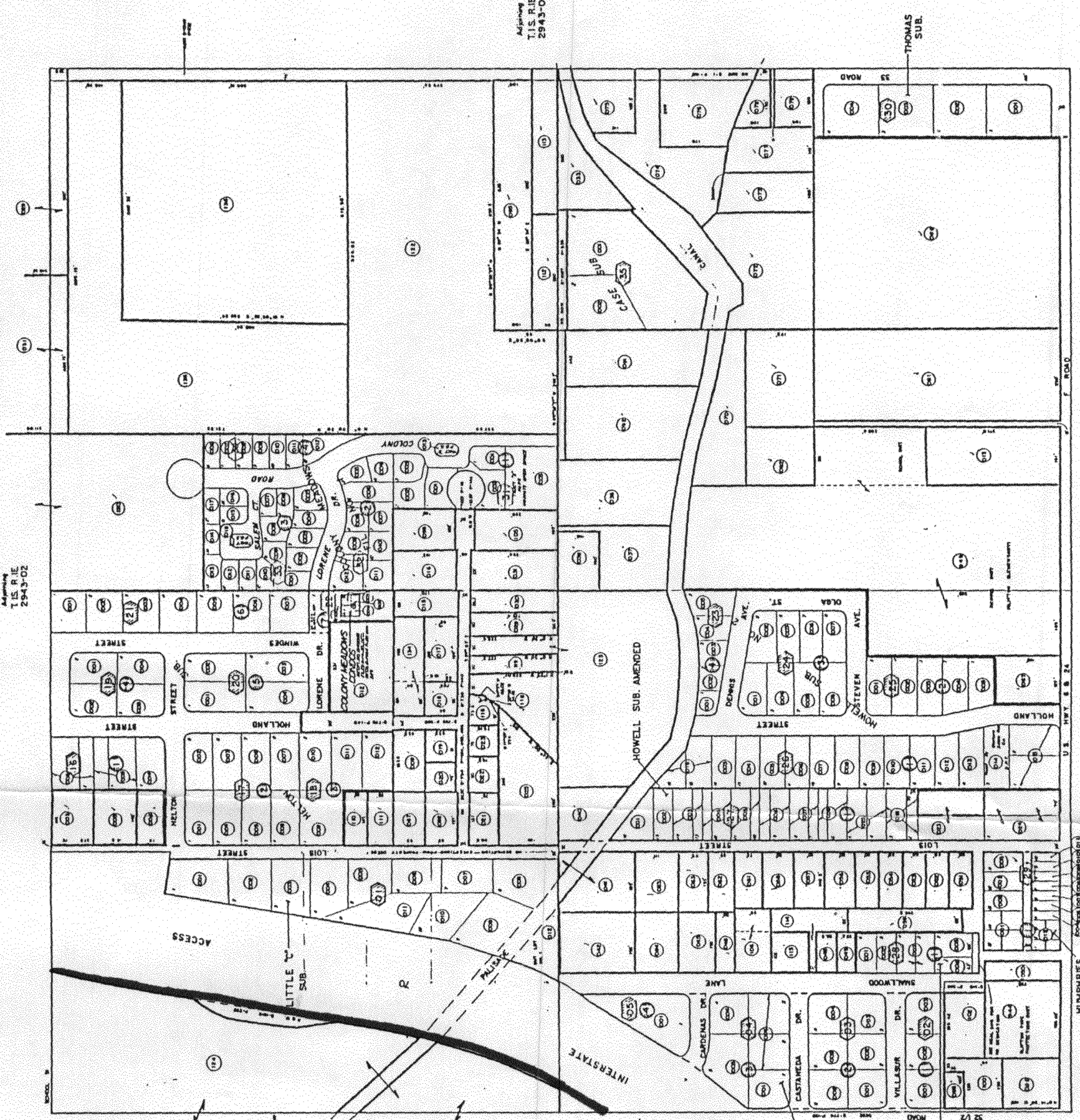
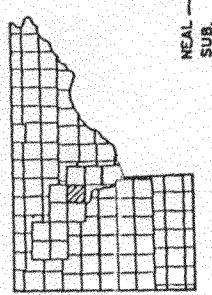
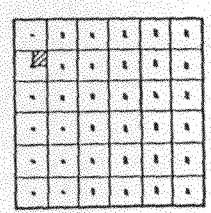
2943-024 T.M. No.

NO.	DESCRIPTION	ACRES	REMARKS
1	LOT 1	0.10	
2	LOT 2	0.10	
3	LOT 3	0.10	
4	LOT 4	0.10	
5	LOT 5	0.10	
6	LOT 6	0.10	
7	LOT 7	0.10	
8	LOT 8	0.10	
9	LOT 9	0.10	
10	LOT 10	0.10	
11	LOT 11	0.10	
12	LOT 12	0.10	
13	LOT 13	0.10	
14	LOT 14	0.10	
15	LOT 15	0.10	
16	LOT 16	0.10	
17	LOT 17	0.10	
18	LOT 18	0.10	
19	LOT 19	0.10	
20	LOT 20	0.10	
21	LOT 21	0.10	
22	LOT 22	0.10	
23	LOT 23	0.10	
24	LOT 24	0.10	
25	LOT 25	0.10	
26	LOT 26	0.10	
27	LOT 27	0.10	
28	LOT 28	0.10	
29	LOT 29	0.10	
30	LOT 30	0.10	
31	LOT 31	0.10	
32	LOT 32	0.10	
33	LOT 33	0.10	
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36	LOT 36	0.10	
37	LOT 37	0.10	
38	LOT 38	0.10	
39	LOT 39	0.10	
40	LOT 40	0.10	
41	LOT 41	0.10	
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43	LOT 43	0.10	
44	LOT 44	0.10	
45	LOT 45	0.10	
46	LOT 46	0.10	
47	LOT 47	0.10	
48	LOT 48	0.10	
49	LOT 49	0.10	
50	LOT 50	0.10	
51	LOT 51	0.10	
52	LOT 52	0.10	
53	LOT 53	0.10	
54	LOT 54	0.10	
55	LOT 55	0.10	
56	LOT 56	0.10	
57	LOT 57	0.10	
58	LOT 58	0.10	
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60	LOT 60	0.10	
61	LOT 61	0.10	
62	LOT 62	0.10	
63	LOT 63	0.10	
64	LOT 64	0.10	
65	LOT 65	0.10	
66	LOT 66	0.10	
67	LOT 67	0.10	
68	LOT 68	0.10	
69	LOT 69	0.10	
70	LOT 70	0.10	
71	LOT 71	0.10	
72	LOT 72	0.10	
73	LOT 73	0.10	
74	LOT 74	0.10	
75	LOT 75	0.10	
76	LOT 76	0.10	
77	LOT 77	0.10	
78	LOT 78	0.10	
79	LOT 79	0.10	
80	LOT 80	0.10	
81	LOT 81	0.10	
82	LOT 82	0.10	
83	LOT 83	0.10	
84	LOT 84	0.10	
85	LOT 85	0.10	
86	LOT 86	0.10	
87	LOT 87	0.10	
88	LOT 88	0.10	
89	LOT 89	0.10	
90	LOT 90	0.10	
91	LOT 91	0.10	
92	LOT 92	0.10	
93	LOT 93	0.10	
94	LOT 94	0.10	
95	LOT 95	0.10	
96	LOT 96	0.10	
97	LOT 97	0.10	
98	LOT 98	0.10	
99	LOT 99	0.10	
100	LOT 100	0.10	

Adjacent T15 R1E 2943-023



SCALE 1" = 100'



Adjacent T15 R1E 2943-02

Adjacent T15 R1E 2943-01

THOMAS SUB.

Adjacent T15 R1E SEC 2 SE 1/4 2943-024

Adjacent T15 R1E 2943-11

HUMPHRIES SUB.

NEAL SUB.

ESCALANTE SUB.

HOWELL SUB. AMENDED

COLONY HEADS COLONY

LITTLE 'C' SUB.

ACCESS

INTERSTATE

WINDERS STREET

HOLLAND STREET

DEWEE AVENUE

LOHNS STREET

WINDERS STREET

WINDERS STREET

WINDERS STREET

WINDERS STREET

WINDERS STREET

WINDERS STREET

WINDERS STREET

WINDERS STREET

WINDERS STREET

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WINDERS STREET

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WINDERS STREET

WINDERS STREET

WINDERS STREET

WINDERS STREET

WINDERS STREET

2943-083

THE CITY OF PHOENIX, ARIZONA, hereby certifies that the following information is true and correct as shown on the attached plat:

1. The plat is a true and correct copy of the original as filed in the office of the City Engineer.

2. The plat is a true and correct copy of the original as filed in the office of the City Engineer.

3. The plat is a true and correct copy of the original as filed in the office of the City Engineer.

4. The plat is a true and correct copy of the original as filed in the office of the City Engineer.

5. The plat is a true and correct copy of the original as filed in the office of the City Engineer.

6. The plat is a true and correct copy of the original as filed in the office of the City Engineer.

7. The plat is a true and correct copy of the original as filed in the office of the City Engineer.

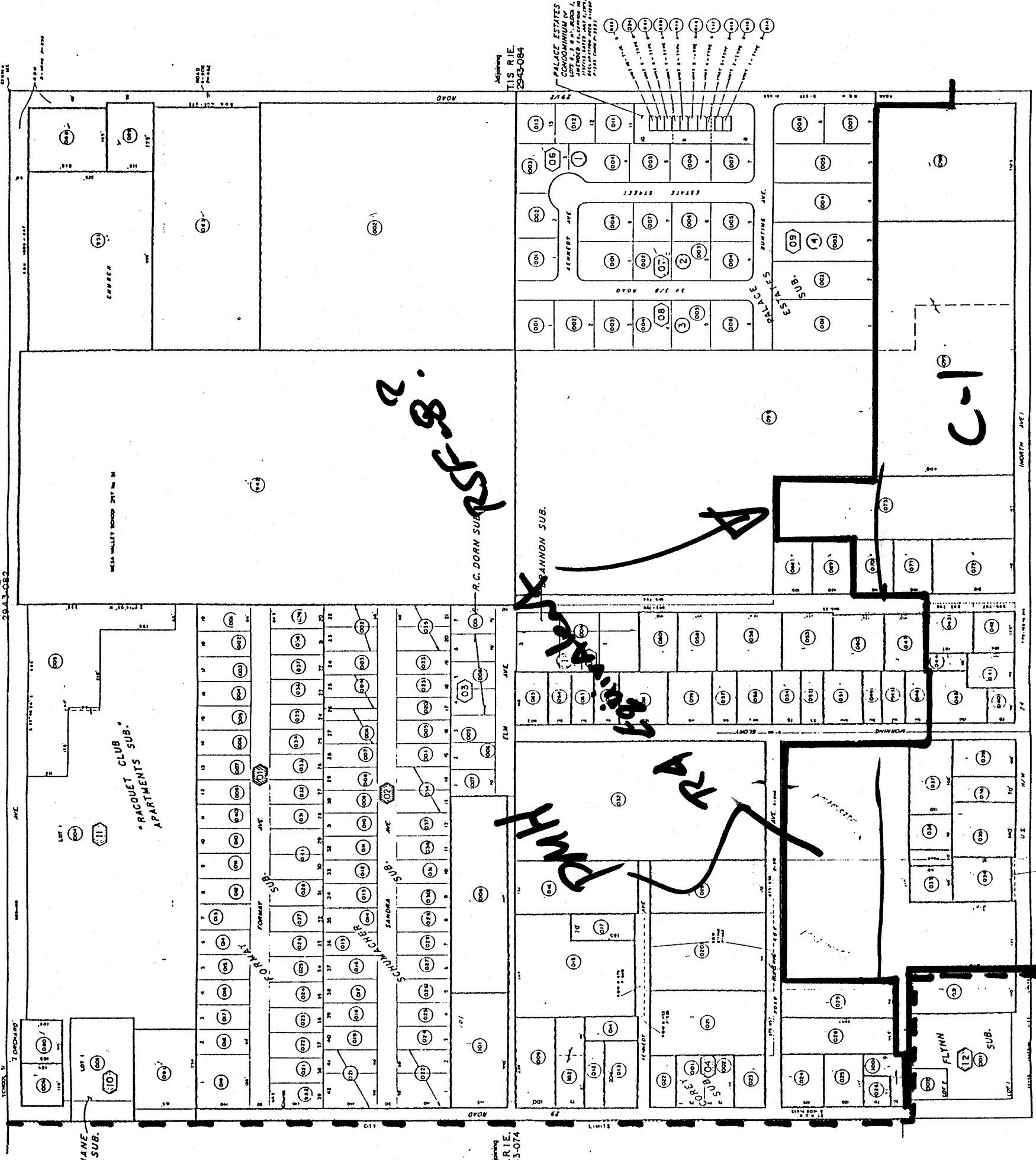
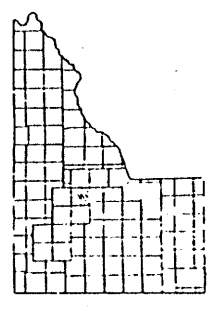
8. The plat is a true and correct copy of the original as filed in the office of the City Engineer.

9. The plat is a true and correct copy of the original as filed in the office of the City Engineer.

10. The plat is a true and correct copy of the original as filed in the office of the City Engineer.

--- City limits
 — ANNEXATION

SCALE 1" = 100'



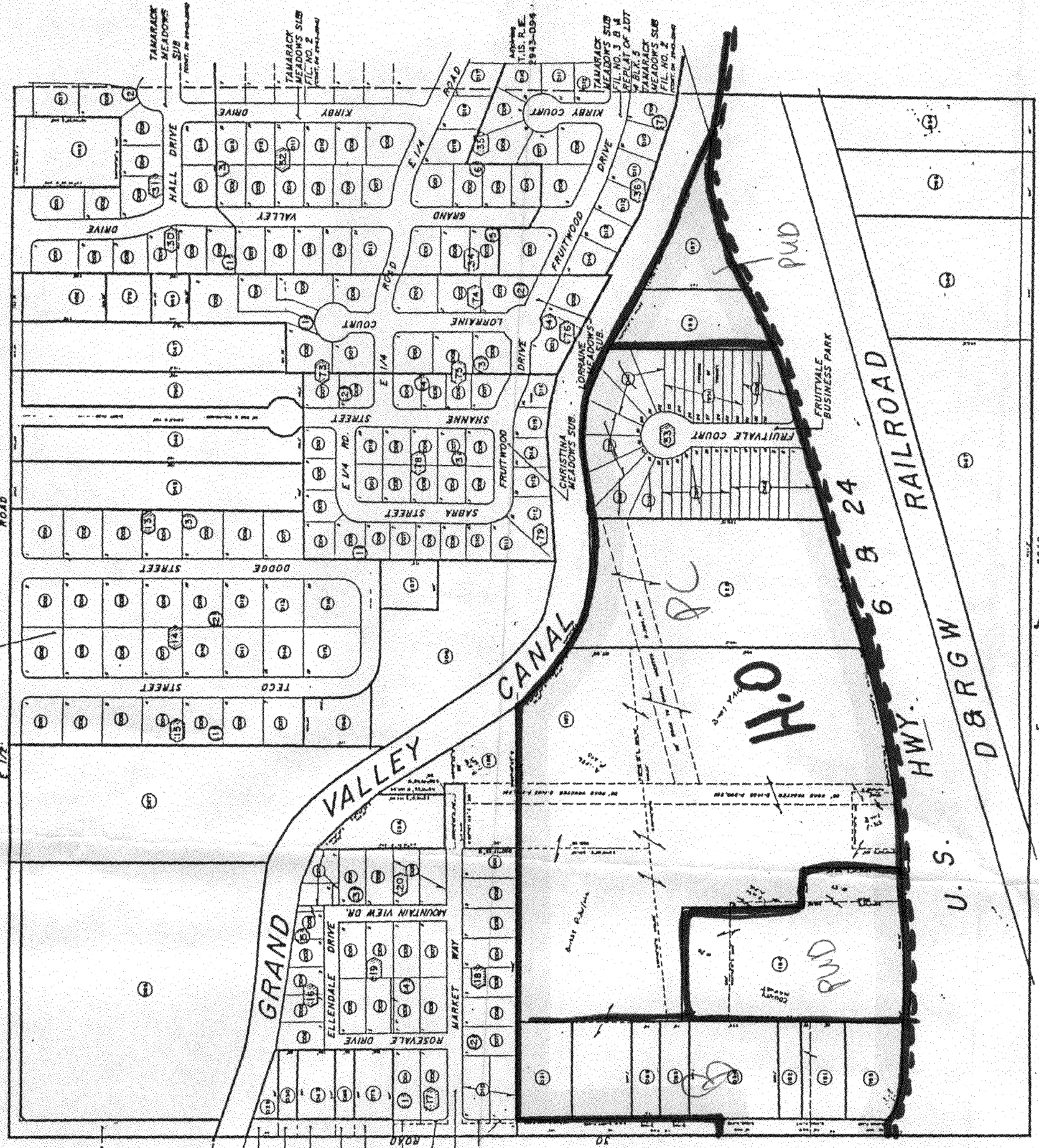
Adjacent
 T.I.S. R.I.E.
 2943-084

Adjacent
 T.I.S. R.I.E. SEC. B SW 1/4
 2943-083

Adjacent
 T.I.S. R.I.E.
 2943-074

Adjacent
 T.I.S. R.I.E. SEC. B SW 1/4
 2943-17

--- City Limits
— ANNEXATION



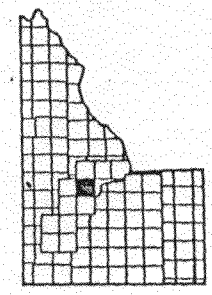
EL CENTRAL SUB
T.S.R.E.
2943-092

FRANCIS
SUBDIVISION
T.S.R.E.
2943-084

COUNTY	SECTION	TOWNSHIP	RANGE	BLK.	LOT	OWNER	REMARKS
MESA	14	10N	10E	1	1	...	...
MESA	14	10N	10E	1	2	...	...
MESA	14	10N	10E	1	3	...	...
MESA	14	10N	10E	1	4	...	...
MESA	14	10N	10E	1	5	...	...
MESA	14	10N	10E	1	6	...	...
MESA	14	10N	10E	1	7	...	...
MESA	14	10N	10E	1	8	...	...
MESA	14	10N	10E	1	9	...	...
MESA	14	10N	10E	1	10	...	...
MESA	14	10N	10E	1	11	...	...
MESA	14	10N	10E	1	12	...	...
MESA	14	10N	10E	1	13	...	...
MESA	14	10N	10E	1	14	...	...
MESA	14	10N	10E	1	15	...	...
MESA	14	10N	10E	1	16	...	...
MESA	14	10N	10E	1	17	...	...
MESA	14	10N	10E	1	18	...	...
MESA	14	10N	10E	1	19	...	...
MESA	14	10N	10E	1	20	...	...
MESA	14	10N	10E	1	21	...	...
MESA	14	10N	10E	1	22	...	...
MESA	14	10N	10E	1	23	...	...
MESA	14	10N	10E	1	24	...	...
MESA	14	10N	10E	1	25	...	...
MESA	14	10N	10E	1	26	...	...
MESA	14	10N	10E	1	27	...	...
MESA	14	10N	10E	1	28	...	...
MESA	14	10N	10E	1	29	...	...
MESA	14	10N	10E	1	30	...	...

BLK.	LOT	OWNER	REMARKS
1	1	...	...
1	2	...	...
1	3	...	...
1	4	...	...
1	5	...	...
1	6	...	...
1	7	...	...
1	8	...	...
1	9	...	...
1	10	...	...
1	11	...	...
1	12	...	...
1	13	...	...
1	14	...	...
1	15	...	...
1	16	...	...
1	17	...	...
1	18	...	...
1	19	...	...
1	20	...	...
1	21	...	...
1	22	...	...
1	23	...	...
1	24	...	...
1	25	...	...
1	26	...	...
1	27	...	...
1	28	...	...
1	29	...	...
1	30	...	...

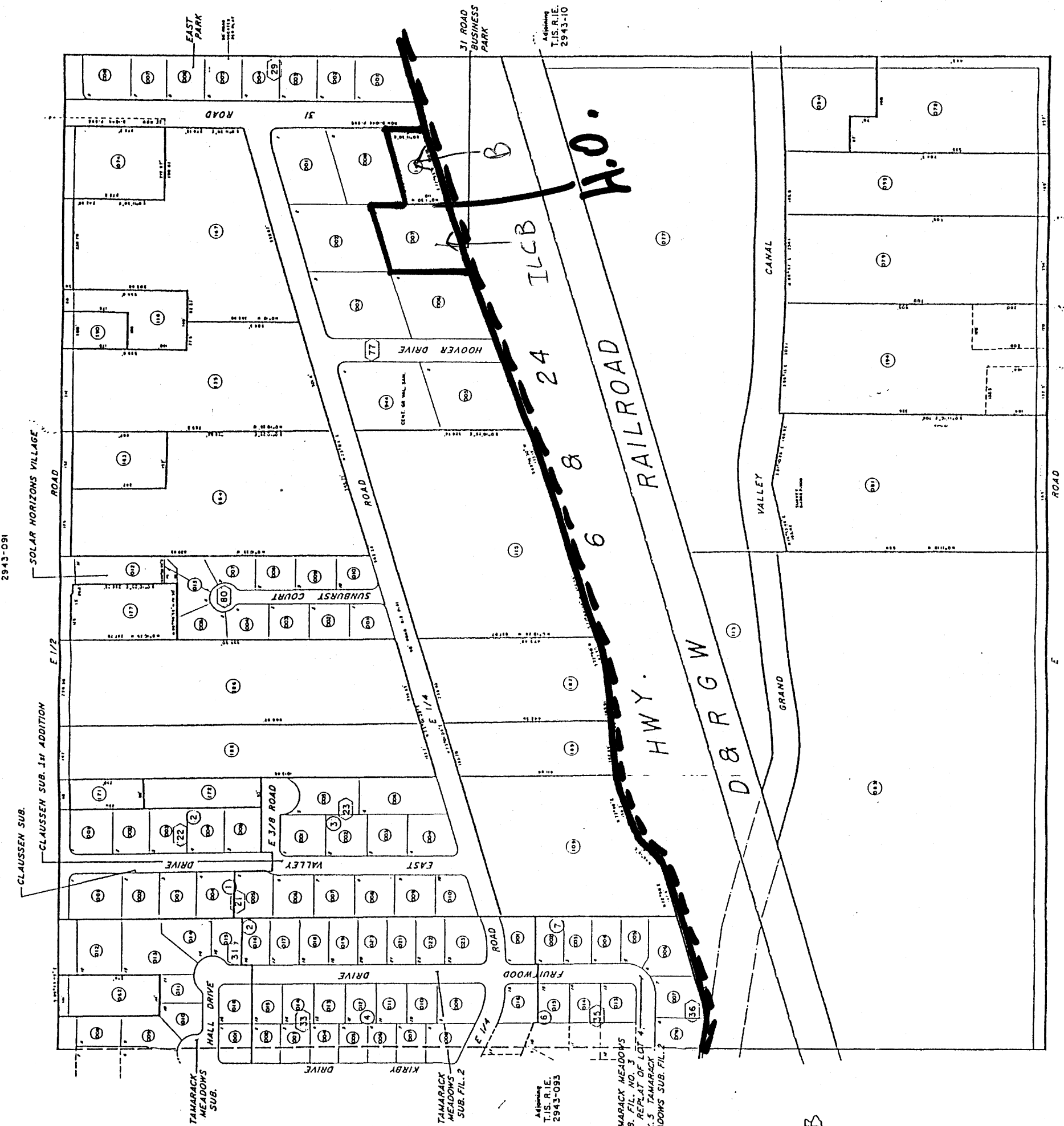
BLK.	LOT	OWNER	REMARKS
1	1	...	...
1	2	...	...
1	3	...	...
1	4	...	...
1	5	...	...
1	6	...	...
1	7	...	...
1	8	...	...
1	9	...	...
1	10	...	...
1	11	...	...
1	12	...	...
1	13	...	...
1	14	...	...
1	15	...	...
1	16	...	...
1	17	...	...
1	18	...	...
1	19	...	...
1	20	...	...
1	21	...	...
1	22	...	...
1	23	...	...
1	24	...	...
1	25	...	...
1	26	...	...
1	27	...	...
1	28	...	...
1	29	...	...
1	30	...	...



2943-093

T. 15. R. 1E.
2943-093

T. 15. R. 1E.
2943-162



Adjoining
T.I.S. R.I.E.
2943-091

Adjoining
T.I.S. R.I.E.
2943-10

Adjoining
T.I.S. R.I.E.
2943-161

T.I.S. R.I.E.
2943-094

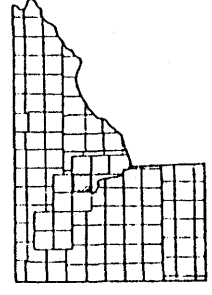
NO.	DATE	REMARKS
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3	12/15/73	...
4	1/15/74	...
5	2/15/74	...
6	3/15/74	...
7	4/15/74	...
8	5/15/74	...
9	6/15/74	...
10	7/15/74	...
11	8/15/74	...
12	9/15/74	...
13	10/15/74	...
14	11/15/74	...
15	12/15/74	...
16	1/15/75	...
17	2/15/75	...
18	3/15/75	...
19	4/15/75	...
20	5/15/75	...
21	6/15/75	...
22	7/15/75	...
23	8/15/75	...
24	9/15/75	...
25	10/15/75	...
26	11/15/75	...
27	12/15/75	...
28	1/15/76	...
29	2/15/76	...
30	3/15/76	...
31	4/15/76	...
32	5/15/76	...
33	6/15/76	...
34	7/15/76	...
35	8/15/76	...
36	9/15/76	...
37	10/15/76	...
38	11/15/76	...
39	12/15/76	...
40	1/15/77	...
41	2/15/77	...
42	3/15/77	...
43	4/15/77	...
44	5/15/77	...
45	6/15/77	...
46	7/15/77	...
47	8/15/77	...
48	9/15/77	...
49	10/15/77	...
50	11/15/77	...
51	12/15/77	...
52	1/15/78	...
53	2/15/78	...
54	3/15/78	...
55	4/15/78	...
56	5/15/78	...
57	6/15/78	...
58	7/15/78	...
59	8/15/78	...
60	9/15/78	...
61	10/15/78	...
62	11/15/78	...
63	12/15/78	...
64	1/15/79	...
65	2/15/79	...
66	3/15/79	...
67	4/15/79	...
68	5/15/79	...
69	6/15/79	...
70	7/15/79	...
71	8/15/79	...
72	9/15/79	...
73	10/15/79	...
74	11/15/79	...
75	12/15/79	...
76	1/15/80	...
77	2/15/80	...
78	3/15/80	...
79	4/15/80	...
80	5/15/80	...
81	6/15/80	...
82	7/15/80	...
83	8/15/80	...
84	9/15/80	...
85	10/15/80	...
86	11/15/80	...
87	12/15/80	...
88	1/15/81	...
89	2/15/81	...
90	3/15/81	...
91	4/15/81	...
92	5/15/81	...
93	6/15/81	...
94	7/15/81	...
95	8/15/81	...
96	9/15/81	...
97	10/15/81	...
98	11/15/81	...
99	12/15/81	...
100	1/15/82	...

NO.	DATE	REMARKS
1	10/15/73	...
2	11/15/73	...
3	12/15/73	...
4	1/15/74	...
5	2/15/74	...
6	3/15/74	...
7	4/15/74	...
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20	5/15/75	...
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22	7/15/75	...
23	8/15/75	...
24	9/15/75	...
25	10/15/75	...
26	11/15/75	...
27	12/15/75	...
28	1/15/76	...
29	2/15/76	...
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31	4/15/76	...
32	5/15/76	...
33	6/15/76	...
34	7/15/76	...
35	8/15/76	...
36	9/15/76	...
37	10/15/76	...
38	11/15/76	...
39	12/15/76	...
40	1/15/77	...
41	2/15/77	...
42	3/15/77	...
43	4/15/77	...
44	5/15/77	...
45	6/15/77	...
46	7/15/77	...
47	8/15/77	...
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81	6/15/80	...
82	7/15/80	...
83	8/15/80	...
84	9/15/80	...
85	10/15/80	...
86	11/15/80	...
87	12/15/80	...
88	1/15/81	...
89	2/15/81	...
90	3/15/81	...
91	4/15/81	...
92	5/15/81	...
93	6/15/81	...
94	7/15/81	...
95	8/15/81	...
96	9/15/81	...
97	10/15/81	...
98	11/15/81	...
99	12/15/81	...
100	1/15/82	...

--- City Limits
 — ANNEXATION

SCALE 1"=100'

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



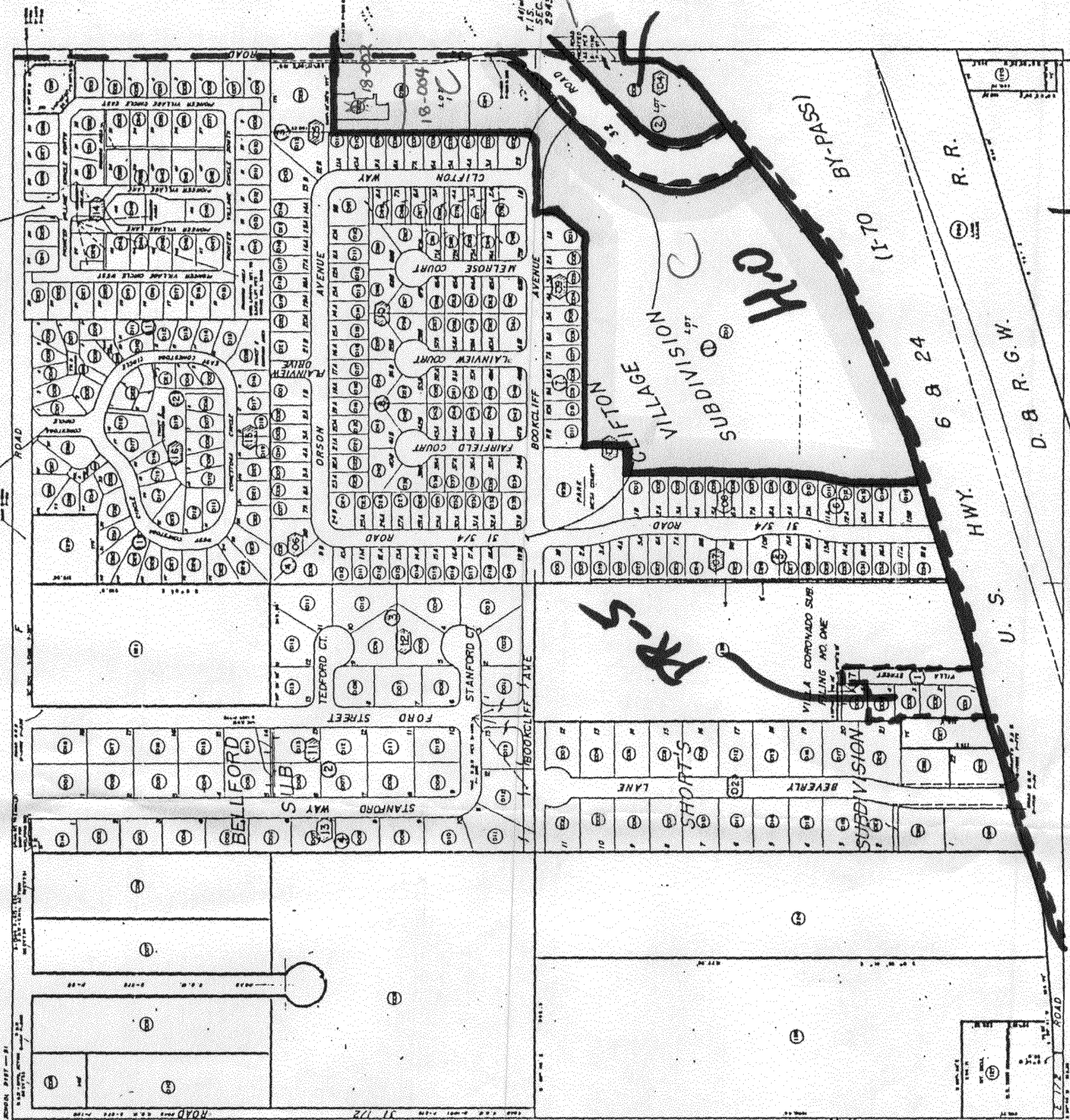
2943-094

T. 15. R. 1 E. SEC. 10 NE 1/4
2943-101

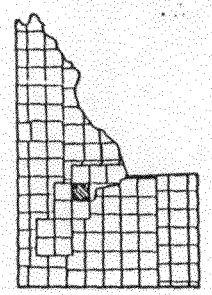
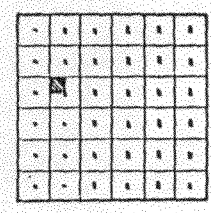
Alphons R. I.E.
T. 15. R. 1 E. SEC. 10
2943-10

Alphons R. I.E.
T. 15. R. 1 E. SEC. 10
2943-10

--- City Limits
— ANNEXATION



LOT	ACRES	OWNER
1		
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100		



2943-101



T. I. S. R. I. E. (SHEET 1 OF SEC. 11)
2943-11

Adjoining
T. I. S. R. I. E.
2943-14

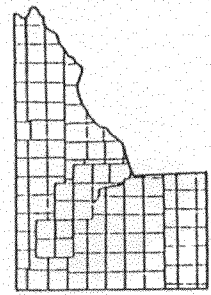
NO.	DESCRIPTION	DATE	BY
1
2
3
4
5
6
7
8
9
10

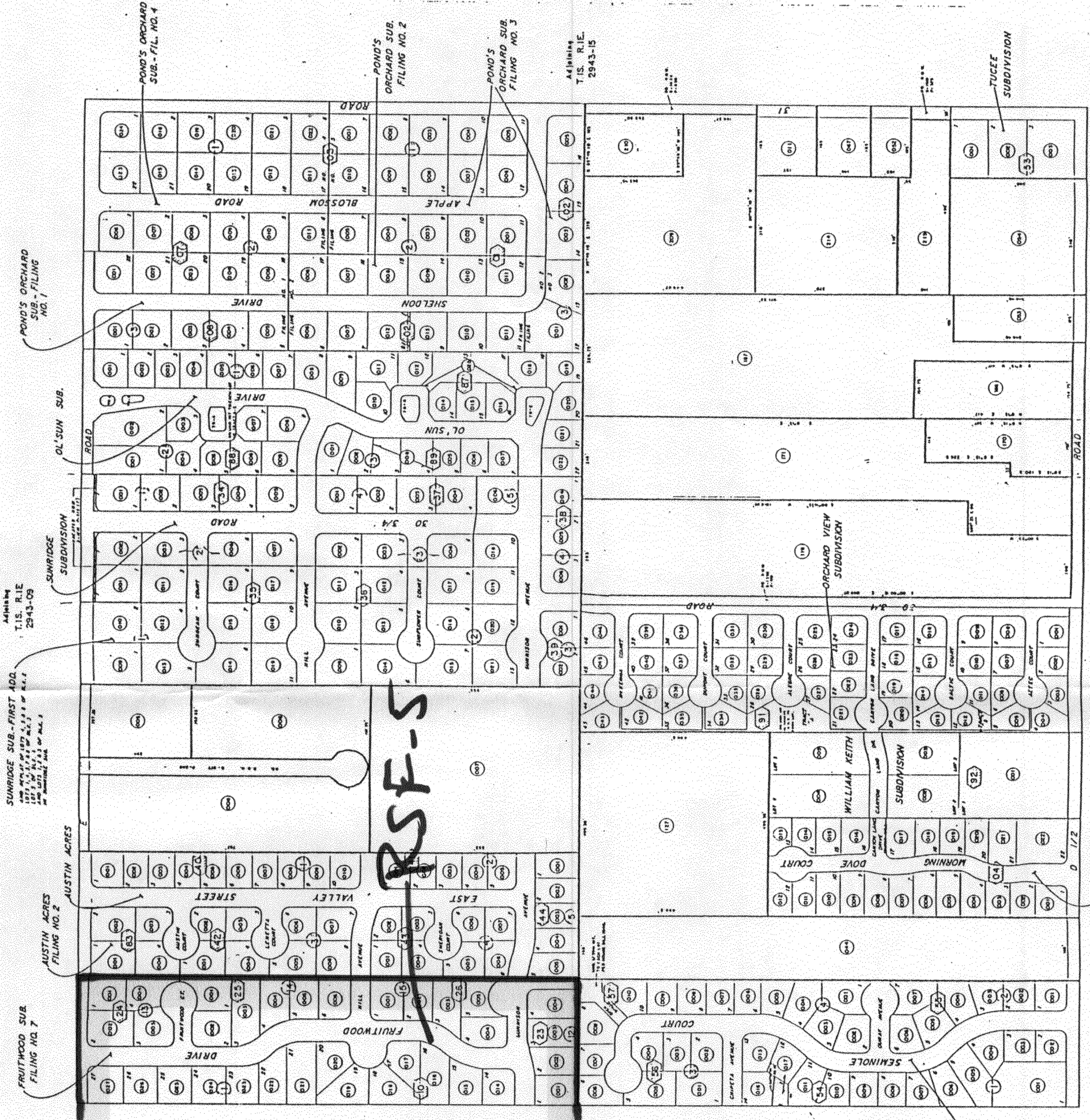
--- City Limits
 — ANNEXATION

Adjoining
T. I. S. R. I. E.
2943-10

SCALE = 1" = 100'

•	•	•	•	•
•	•	•	•	•
•	•	•	•	•
•	•	•	•	•
•	•	•	•	•





RSF-5

SUNRIDGE SUB.-FIRST ADD.
T.I.S. P.L.E.
2943-09

FRUITWOOD SUB.
FILING NO. 7

AUSTIN ACRES
FILING NO. 2

AUSTIN ACRES

POND'S ORCHARD
SUB.-FILING NO. 4

POND'S
ORCHARD SUB.
FILING NO. 2

POND'S
ORCHARD SUB.
FILING NO. 3

Adjoining
T.I.S. P.L.E.
2943-15

Adjoining
T.I.S. P.L.E.
2943-164

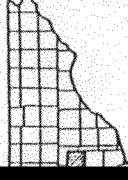
T.I.S. P.L.E.
2943-161

PROPERTY	WES A
OWNER	WES A
PLAT	2943-09
SECTION	33
TOWNSHIP	10 N
RANGE	10 E
COUNTY	WALTON
STATE	FLA.
DATE	11/11/07
BY	WES A
FOR	2943-09-161
RECORD	2943-09-161
INDEX	2943-09-161
FILE	2943-09-161
DATE	11/11/07
BY	WES A
FOR	2943-09-161
RECORD	2943-09-161
INDEX	2943-09-161
FILE	2943-09-161



Adjoining
T.I.S. P.L.E.
2943-162

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50



CHEROKEE
VILLAGE

175
includes
alley
and

14

PARSONS
PARK
22

FRUITWOOD SUB. FILING NO. 4

Adjacent
T. 15. R. 1E.
2943-161

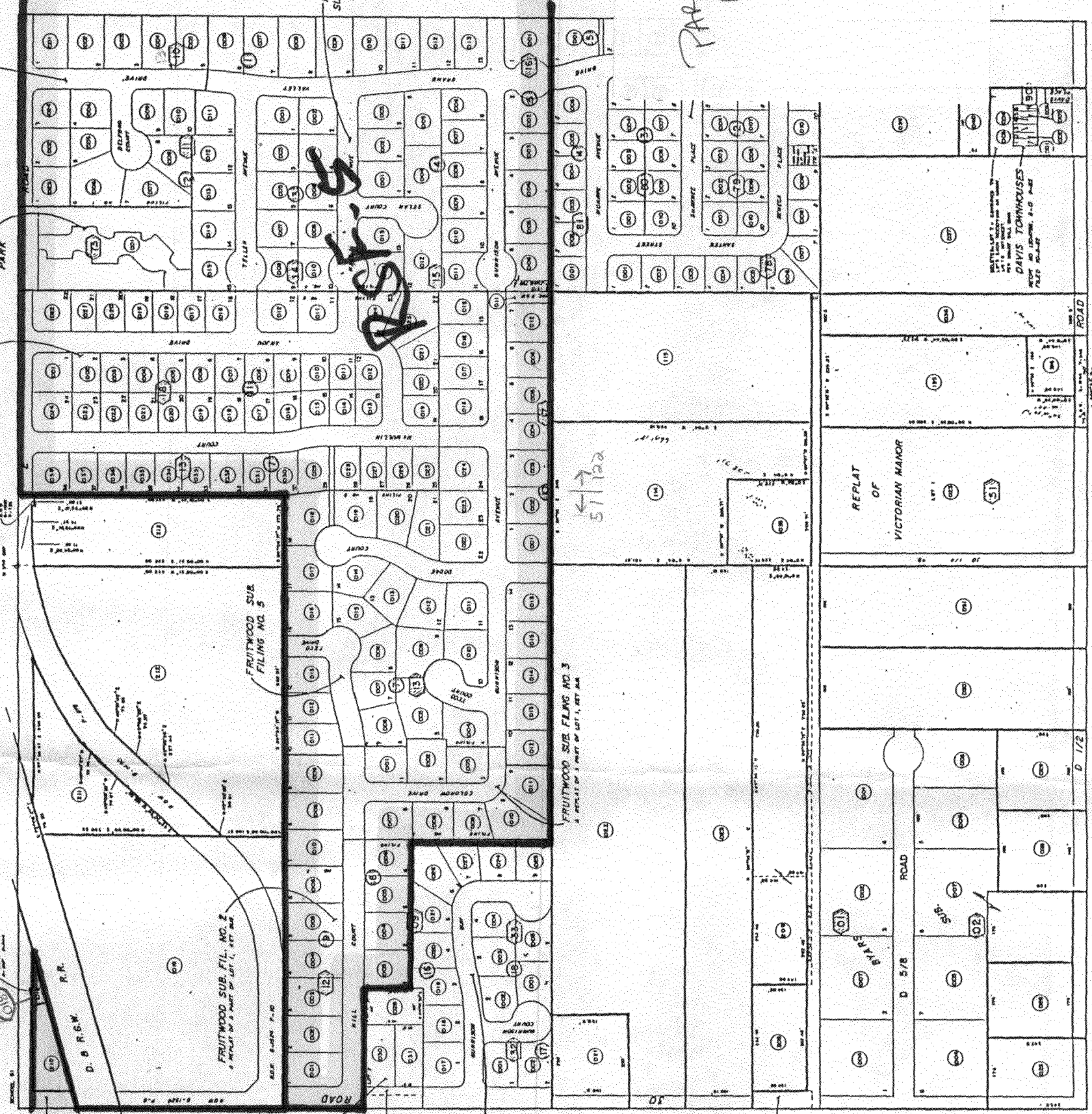
FRUITWOOD SUB. FILING NO. 1

FRUITWOOD SUB. FILING NO. 6

Adjacent
T. 15. R. 1E.
2943-09

FRUITWOOD SUB. FILING NO. 5

FRUITWOOD SUB. FILING NO. 3
A REPLAT OF A PART OF LOT 1, SET 2A



COUNTY
MESA

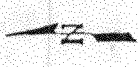
ADJACENT TO
FRUITWOOD SUB. FILING NO. 4

DATE	BY	REMARKS
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1943-09-10
1943-09-11
1943-09-12
1943-09-13
1943-09-14
1943-09-15
1943-09-16
1943-09-17
1943-09-18
1943-09-19
1943-09-20
1943-09-21
1943-09-22
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1943-09-29
1943-09-30

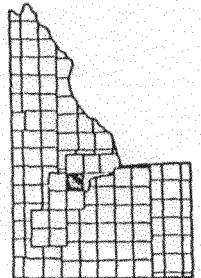
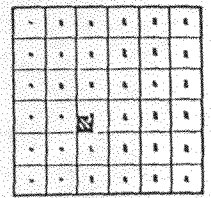
KEY SUB.

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...

FRUITWOOD SUB. FILING NO. 6
Adjacent
T. 15. R. 1E.
2943-17



SCALE - 1" = 100'



Adjacent
T. 15. R. 1E.
2943-165

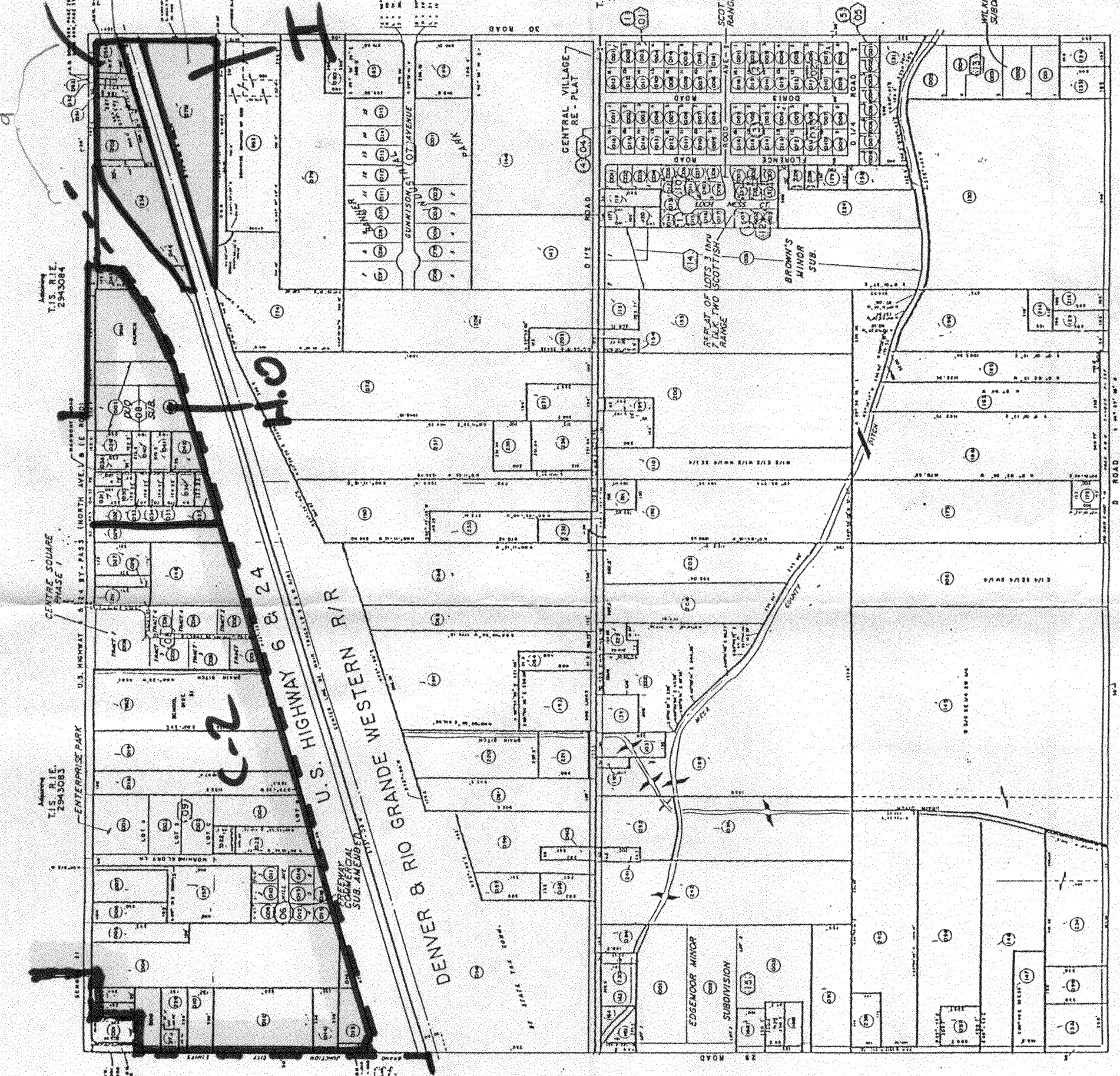
T. 15. R. 1E.
2943-162

ANNEXATION

2943-162

663
70
H.O.
Commercion
Industria

Total 391
Fruitwood 206
15



Adjacent T.I.S. R.I.E. 2943084

Adjacent T.I.S. R.I.E. 2943083

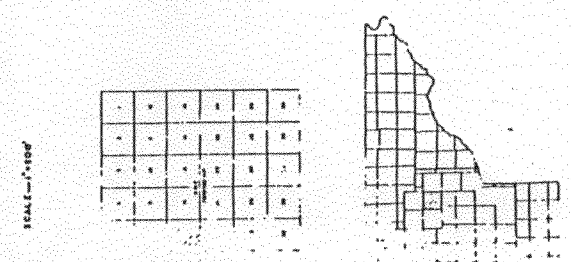
Adjacent T.I.S. R.I.E. 294316

Adjacent T.I.S. R.I.E. 294320

T.I.S. R.I.E. 204317

Lot No.	Area (sq. ft.)	Remarks
1	10,000	...
2	10,000	...
3	10,000	...
4	10,000	...
5	10,000	...
6	10,000	...
7	10,000	...
8	10,000	...
9	10,000	...
10	10,000	...
11	10,000	...
12	10,000	...
13	10,000	...
14	10,000	...
15	10,000	...
16	10,000	...
17	10,000	...
18	10,000	...
19	10,000	...
20	10,000	...
21	10,000	...
22	10,000	...
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26	10,000	...
27	10,000	...
28	10,000	...
29	10,000	...
30	10,000	...
31	10,000	...
32	10,000	...
33	10,000	...
34	10,000	...
35	10,000	...
36	10,000	...
37	10,000	...
38	10,000	...
39	10,000	...
40	10,000	...
41	10,000	...
42	10,000	...
43	10,000	...
44	10,000	...
45	10,000	...
46	10,000	...
47	10,000	...
48	10,000	...
49	10,000	...
50	10,000	...

--- City Limits
ANNEXATION

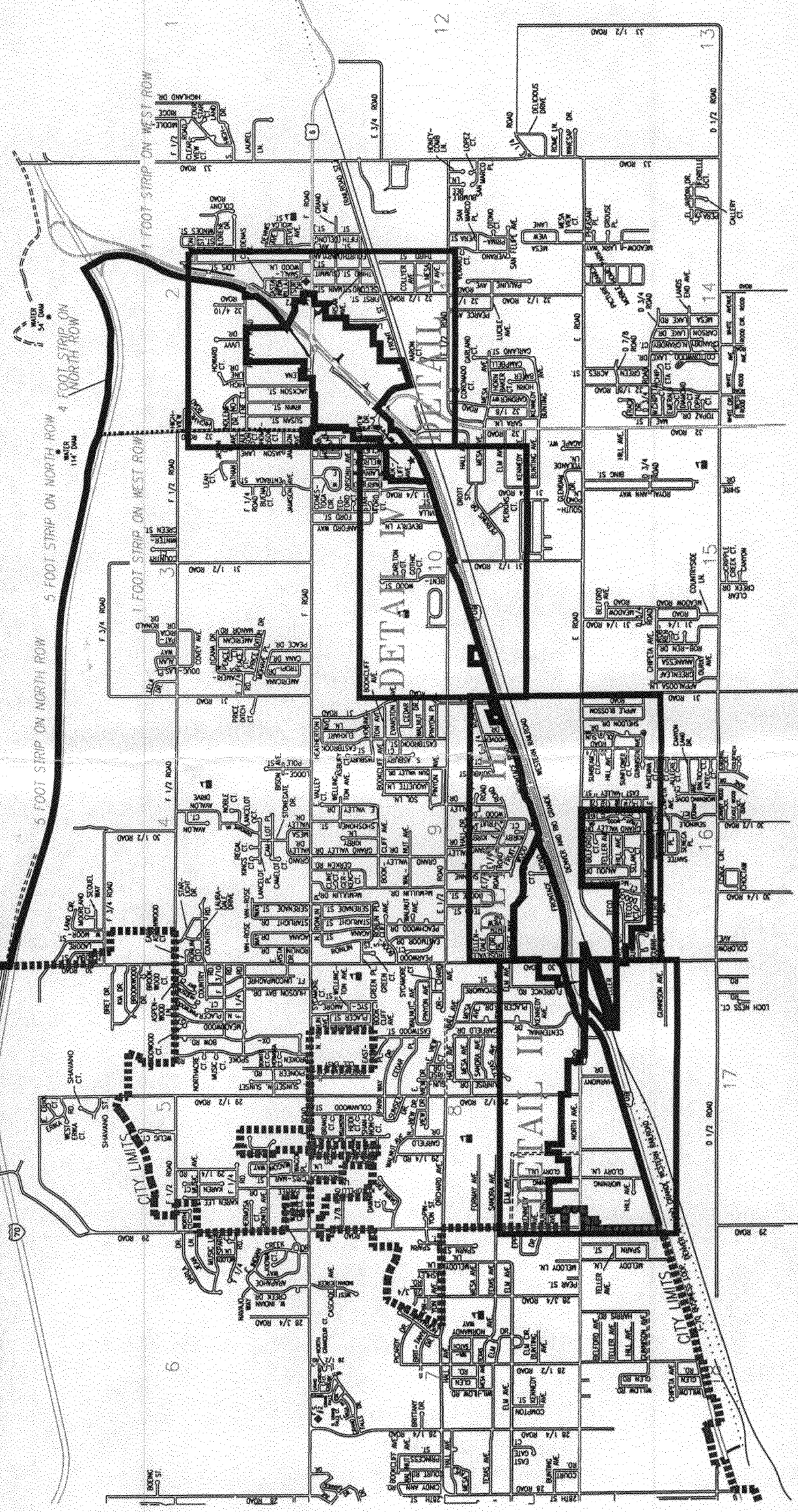
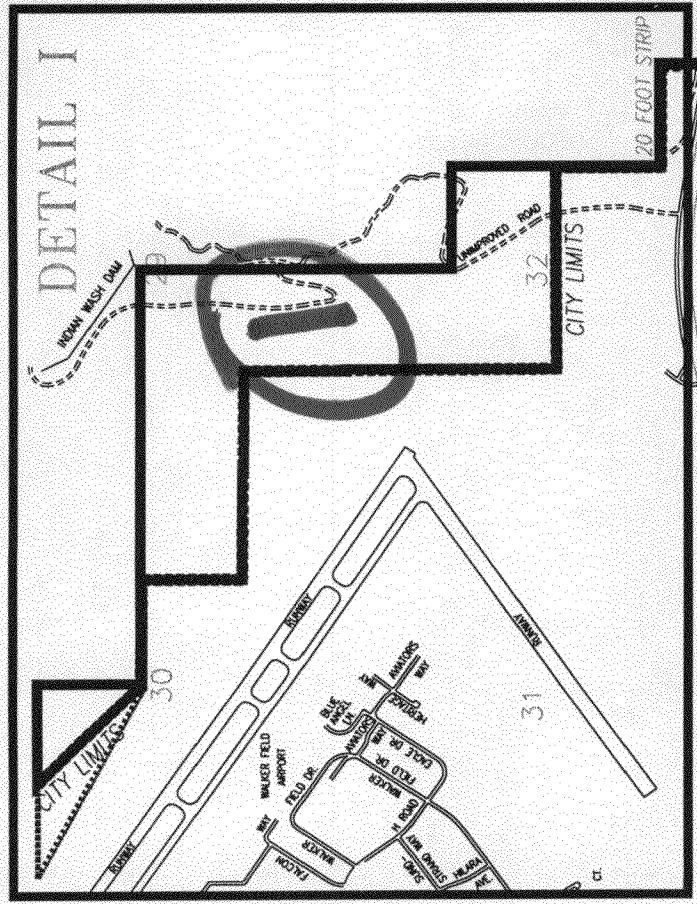


EASTERN COMMERCIAL / FRUITWOOD ANNEXATION & VILLA CORONADO ANNEXATION

ZONING Legals

NOT TO SCALE

- GRAND JUNCTION CITY LIMITS
- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- VILLA CORONADO ANNEXATION BOUNDARY



STARK
We do #6
Assessors Records
Since this is only
one parcel each
from Assessor's
Records
we use parcel
descriptions
on map
rather than
all descriptions
of
map
only

12

33

35

36

17

15

13

DETAIL II

DETAIL III

DETAIL IV

DETAIL V

DETAIL III

9

STATE FARM INSURANCE
 BALERO'S GALLERY
 PLAZA MAIL CENTER
 TECHNICAL DRAWING CENTER
 WESTERN COLORADO INTER-NET
 SWATEX CHIROPRACTIC CLINIC

PLAZA DEL SOL
 524
 520
 518 RESIDENCE
 516 STORAGE
 514 VAC
 510 SALVATION ARMY
 508 SUMMERS CARWASH
 500 CHURCH LEWIS
 498 WOODS & WATERS
 496 PURE REFLECTIONS GREEN

VACANT
 COUNTRY GENERAL
 3010

KEENAM SUPPLY
 3026

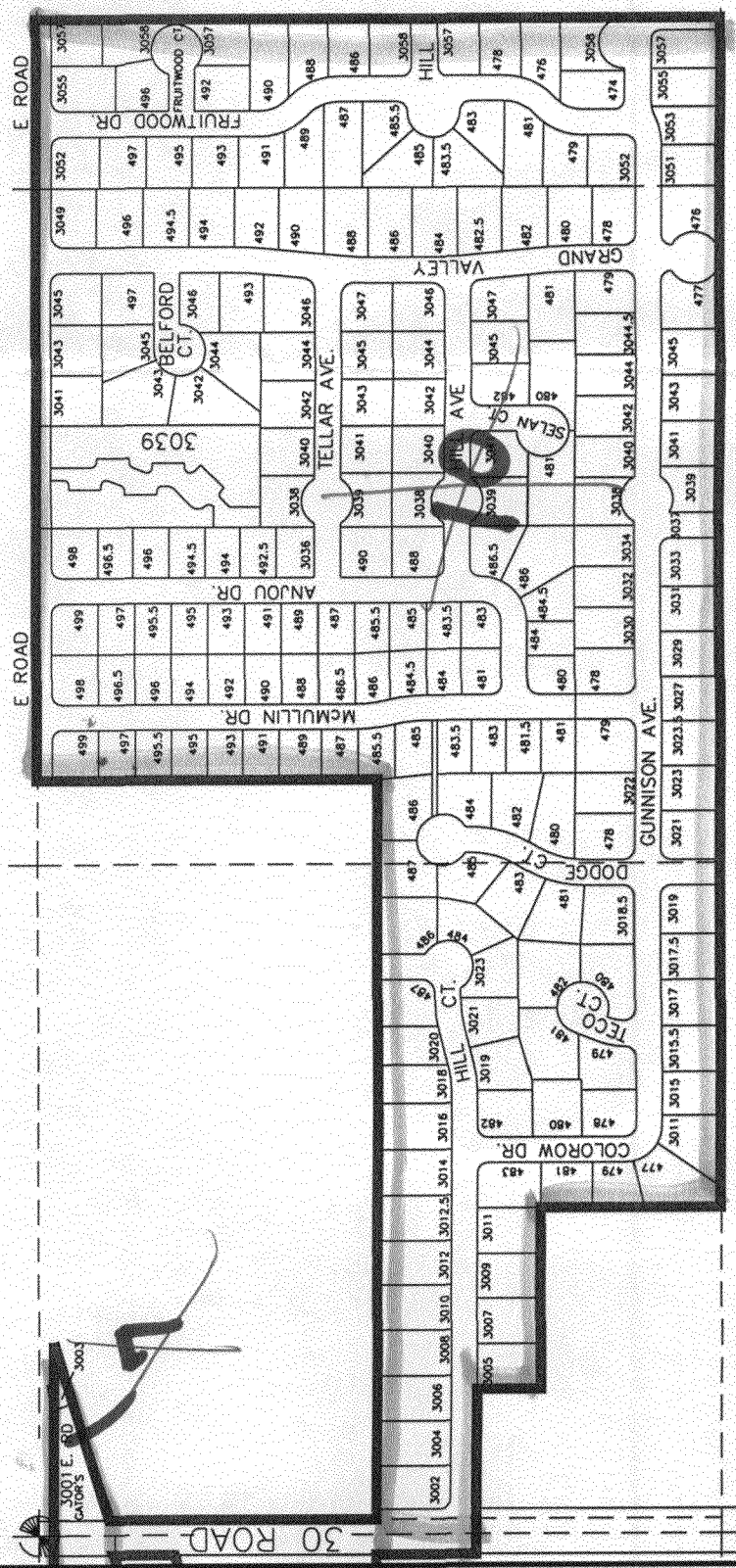
SOUTHERLY R.O.W. GRAND VALLEY CANAL
 RE-NU HOUSE FURNITURE MONEY CONTROL OFFICE 510
 FRANCIS CONTRA COSTRUCION 512
 FRANCIS CONTRA 507
 RENT A SPACE STORAGE 508
 FRIENDS OF TURKEY 508
 KID'S CLOSET 3038
 BUILDERS' CO-OP GREAT NEW HOMES 504
 FRUITVALE CT 504
 BELLWOOD CT 3043

2 FOOT STRIP ON NORTH R.O.W.
 2A
 6 & 2A
 US HIGHWAY 6 & 2A



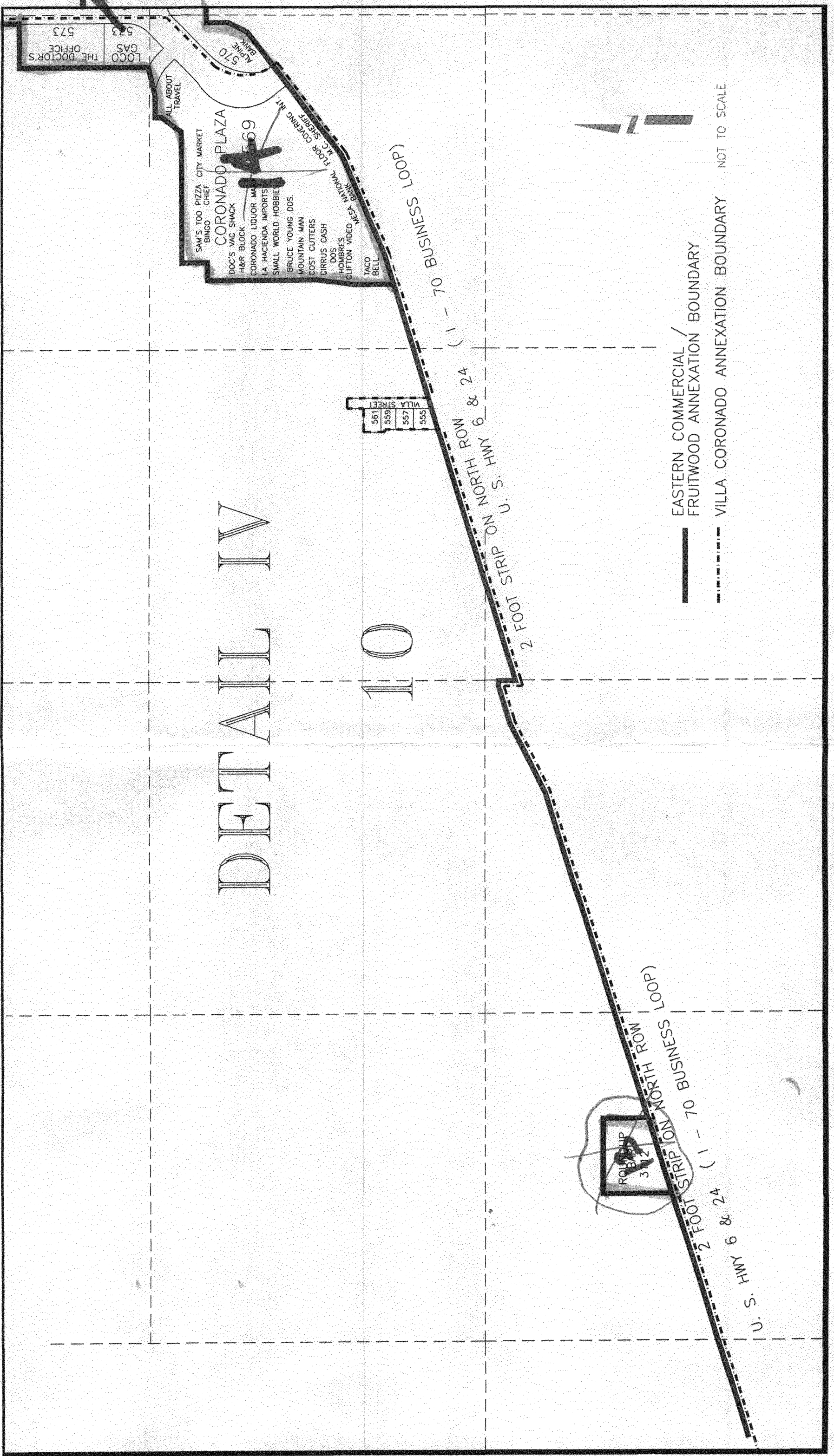
NOT TO SCALE

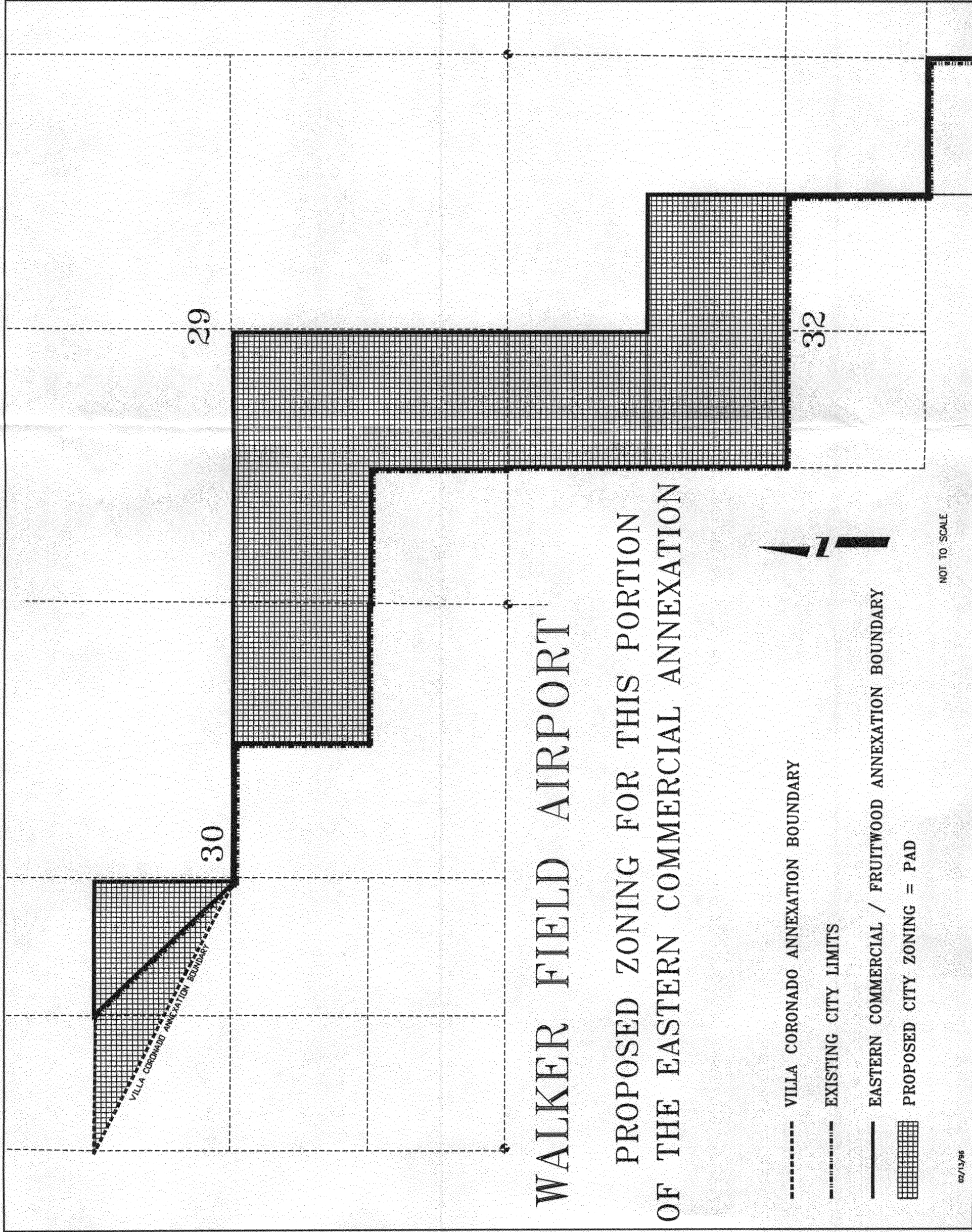
VAC = VACANT LAND
 VILLA CORONADO ANNEXATION BOUNDARY
 EASTERN COMMERCIAL/FRUITWOOD ANNEXATION BOUNDARY



DETAIL IV

10





WALKER FIELD AIRPORT

PROPOSED ZONING FOR THIS PORTION
OF THE EASTERN COMMERCIAL ANNEXATION

- VILLA CORONADO ANNEXATION BOUNDARY
- - - - - EXISTING CITY LIMITS
- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- ▣ PROPOSED CITY ZONING = PAD



NOT TO SCALE

PROPOSED ZONING FOR THIS PORTION OF THE EASTERN COMMERCIAL ANNEXATION

- VAC = VACANT LAND
- ANNEXATION BOUNDARY
 - EASTERN COMMERCIAL/FRUITWOOD ANNEXATION BOUNDARY
 - PROPOSED CITY ZONING = I-1
 - PROPOSED CITY ZONING = H0
 - PROPOSED CITY ZONING = C-2
 - PROPOSED CITY ZONING = C-1
 - PROPOSED CITY ZONING = PMH
 - PROPOSED CITY ZONING = RSF-8



NOT TO SCALE

29 ROAD

30 ROAD

FLORENCE AVE

1 FOOT STRIP ON NORTH ROW

2 FOOT STRIP

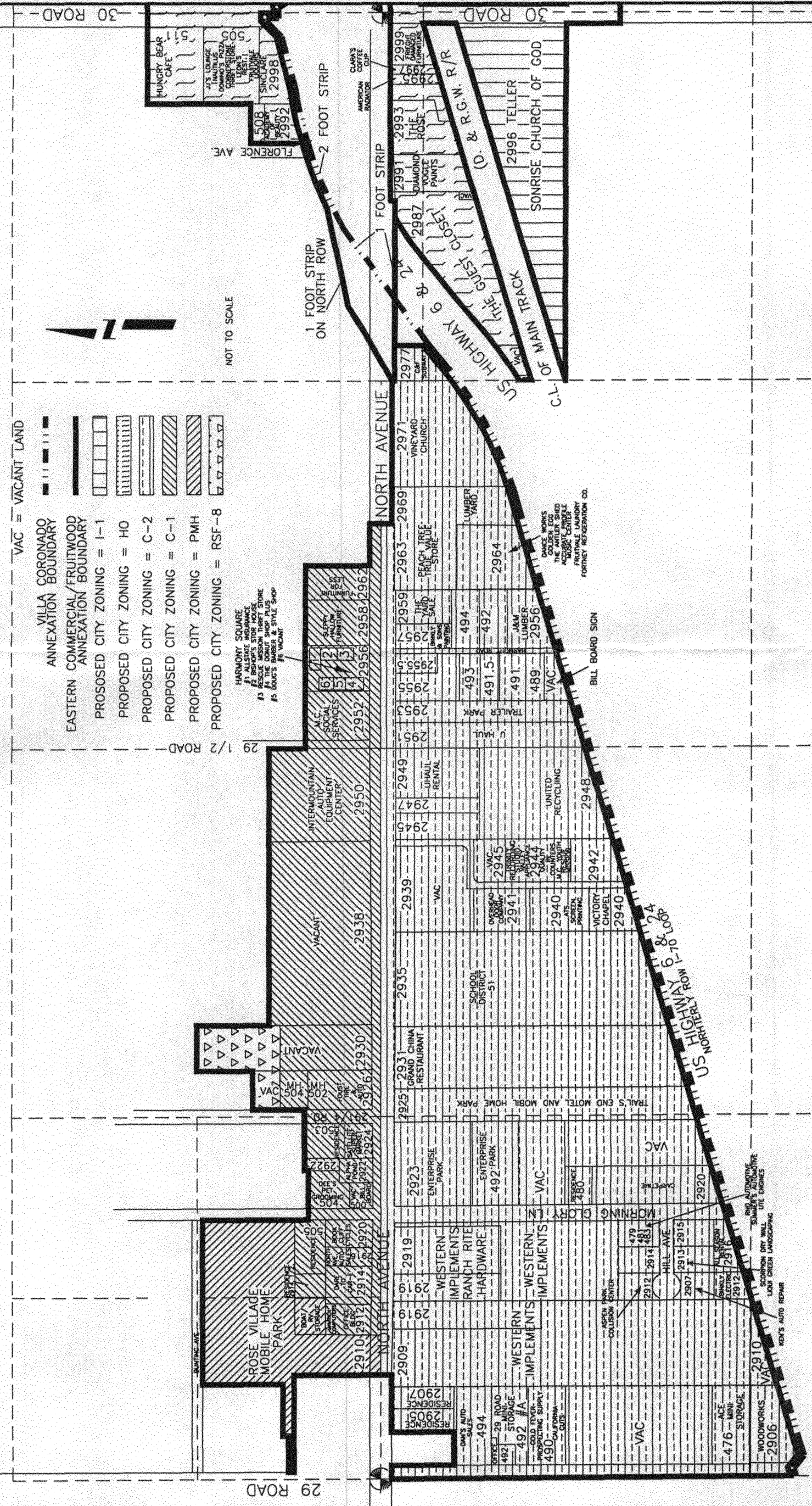
NORTH AVENUE

1 FOOT STRIP

US HIGHWAY 6 & R.C.M.R/R

1/2 OF MAIN TRACK

SONRISE CHURCH OF GOD



HARMONY SQUARE
 1 BISHOP'S STORE HOUSE
 2 RESCUE MISSION THIRT STORE
 3 AS THE MARKET SHOP PLUS
 4 DAVIS'S #8 VACANT

M.C. SOCIAL SERVICES
 1 SUPPLY
 2 HOLLOWAY
 3 FURNITURE

2952
 2956
 2958
 2962

2949
 U-HAUL RENTAL

2945
 OVERSEAS COMPANY

2941
 VAC

2940
 SCREEN PRINTING

2942
 VICTORY CHAPEL

2940
 CHAPEL

2940
 VAC

2948
 UNITED RECYCLING

2948
 BILL BOARD SIGN

29 1/2 ROAD

30 ROAD

US HIGHWAY 6 & R.C.M.R/R

US HIGHWAY 6 & R.C.M.R/R

2971

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PROPOSED ZONING FOR THIS PORTION OF THE EASTERN COMMERCIAL ANNEXATION

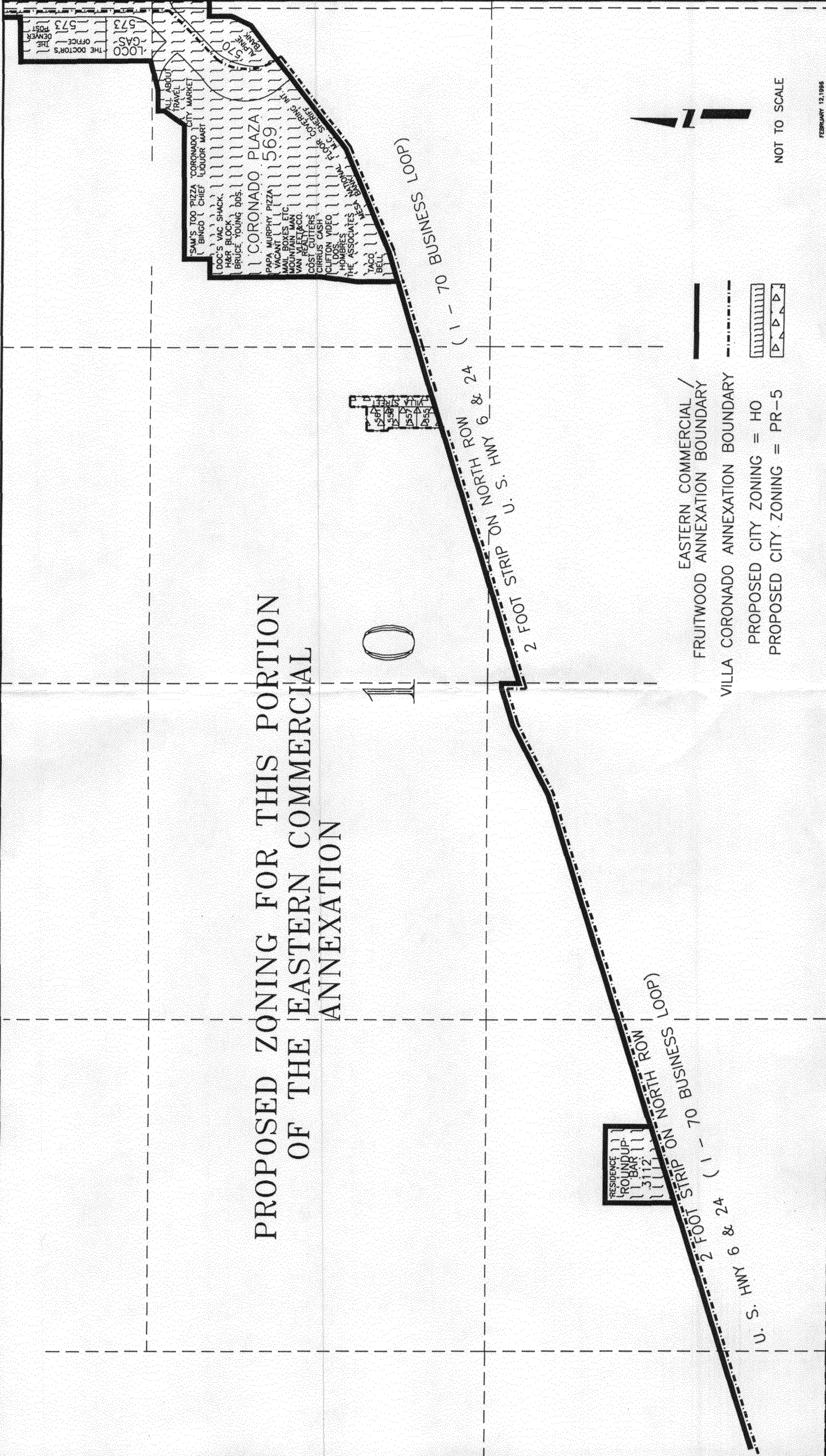
10

RESIDENCE
ROUNDUP
BAR
3112

U. S. HWY 6 & 24 (1 - 70 BUSINESS LOOP)
2 FOOT STRIP ON NORTH ROW

1587
1588
1589
1590

2 FOOT STRIP ON U. S. HWY 6 & 24 (1 - 70 BUSINESS LOOP)



- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- - - - - VILLA CORONADO ANNEXATION BOUNDARY
- ||||| PROPOSED CITY ZONING = HO
- ▶▶▶▶▶ PROPOSED CITY ZONING = PR-5

NOT TO SCALE

