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File 1994-0219

Name: Northwest Annexation-Enclave-Zoning of Annexation

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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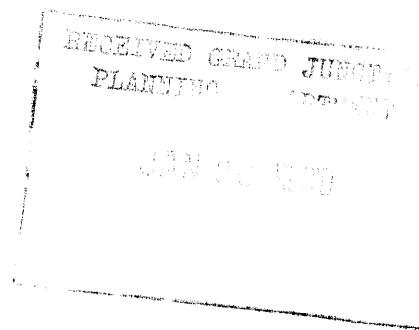
X	X	<b>Table of Contents</b>
		*Review Sheet Summary
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		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
		<b>*Review Comments</b>
		<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X	X	Correspondence		
X	X	City Council Minutes – 12/21/94, 4/5/95 - **		
X	X	Resolution No. 117-94 - **		
X	X	Ordinance No. 2824 - **		
X		Posting of Public Notice Signs – 2/24/95		
X	X	Planning Commission Recommendation		
X	X	Planning Commission Minutes – 3/7/95 - **		
X	X	Notes to file		
X	X	Northwest Annexation – GIS Historical Maps - **		
X		Planning Commission Notice of Public Hearing mail-out- 3/9/95		

January 19, 1995

Mr. David L. Thornton, AICP  
Senior Planner  
Community Development Department  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501



RE: 8.78 acres located at 24 1/2 Road and F 1/4

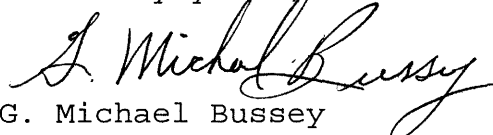
Dear Dave,

I appreciated the time you took last Monday to discuss the above property and the related effects of the City's proposed annexation of our property. In talking with the other owners of the above property, we agree with your assessment of the possible zoning changes now. That is, the portion south of F 1/4, if it were extended, would be zoned B-3 (Business). The portion north of F 1/4, if it were extended, would be zoned RSF - R.

I know you mentioned that you wanted to discuss this with someone in another department. If after that all of you are in agreement, please use this letter as authorization on our part to change the zoning at this time.

Thank you again for your assistance.

Sincerely yours,

  
G. Michael Bussey

  
Denver G. Cherry

  
James R. Grisier

DAN G. GRIFFIN  
KIRK RIDER  
RONALD W. GIBBS  
EARL G. RHODES  
YEULIN V. WILLETT

**YOUNGE & HOCKENSMITH**  
PROFESSIONAL CORPORATION

OF COUNSEL  
THOMAS K. YOUNGE  
FRANK M. HOCKENSMITH

ATTORNEYS AT LAW

200 GRAND AVENUE, SUITE 500

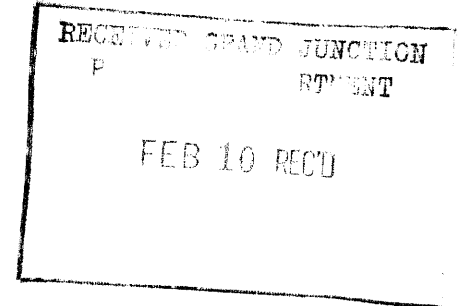
P. O. BOX 1768

GRAND JUNCTION, COLORADO 81502-1768

303-242-2645 FAX 303-241-5719

BRENT A. CARLSON \*  
DOUGLAS E. BRIGGS  
PHILLIP A. CHAMBERS  
J. MARTELLE DANIELS  
KEVIN R. KENNEDY

\* ALSO ADMITTED IN CALIFORNIA



February 8, 1995

Dave Thornton  
Senior Planner  
Community Development Department  
City of Grand Junction  
215 N. 5th Street  
Grand Junction, CO 81501

Dear Dave:

This letter will confirm our recent conversations concerning the zoning of the Mustang Broadcasting antenna site on 24 1/2 Road. That 3.7 acre site is currently being annexed by the City as an enclave. We have agreed that B-3 zoning would be appropriate for that property, with a couple of added restrictions. First, no outdoor vending activities, flea markets, auction houses, etc. will be allowed on the property. Second, signs will be limited to 10 feet in height and be of a monument style, rather than the tall pole signs that are normally permitted in B-3 zones. You expect to have this understanding reduced to language for inclusion in the zoning ordinance by February 22 or so, in plenty of time before the March 7, 1995 Planning Commission review. I look forward to seeing that language, and appreciate the cooperation you have provided us.

Very Truly Yours,

YOUNGE & HOCKENSMITH,  
Professional Corporation

By *Kirk Rider*  
Kirk Rider

KR:lg  
pc: Paul Fee

G:\DATA13\13070006\THORNTON.LTR

February 24, 1995



FIELD(name)  
FIELD(address1)  
FIELD(address2)

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

Dear FIELD(name):

On February 15, 1995, the City Council passed the second reading on the annexation of the Northwest Enclave. This annexation will become effective on March 19, 1995. Therefore, on behalf of the people of Grand Junction, I would like to welcome you to the City. We are very proud of our community and the services our City provides. The addition of your property to our corporate limits will help to make Grand Junction even better.

Now that your property is a part of the City of Grand Junction, Mesa County zoning is no longer valid. A new City zoning district will be applied to your property. Wherever practical, the City applies zoning classifications that are similar, if not identical, to the previous County zoning. Your property was zoned Commercial (C) in Mesa County. The City is proposing the Heavy Commercial (C-2) zoning district for your property (see enclosed map).

This zoning proposal will go before the Grand Junction Planning Commission at a public hearing on March 7, 1995 at 7:00 p.m. The Planning Commission meeting will be held at the City/County Auditorium at City Hall, 250 North 5th Street. Following review and recommendation by Planning Commission, the proposed zoning will go before City Council. The current schedule for City Council is March 15 and April 5, 1995. The April 5 meeting will be a public hearing. Both meetings begin at 7:30 p.m. and will be held at the City/County Auditorium. Please contact Dave Thornton at 244-1450 if you have any questions regarding zoning.

Attached is information about the City and its services, including items specifically pertaining to your property. Please take a moment to review it, and keep it on hand for future reference.

We strongly believe that the citizens of Grand Junction are the City's greatest asset. Therefore, we encourage your participation and support in all aspects of city government. If you need assistance, please call the appropriate number on the enclosed list. Thank you.

Sincerely,

R.T. Mantlo  
Mayor

enclosure

h:\annex\welnwenc.c2



Printed on recycled paper

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended 6-0 approval of the proposed zone of annexation as proposed in City Staff's report dated March 8, 1995 and shown on Exhibit A. In addition, the Planning Commission recommended that the City Council consider zoning two properties (Tax #2945-043-00-147 and #2945-043-00-148) owned by Dettmer/Coonpram/Hintz as Highway Oriented (H.O.) subject to the staff recommending the zoning being changed from the proposed RSF-R to H.O. after having the opportunity to review the request.

Background: At Planning Commission, Ms. Coonpram spoke concerning their plans to move their business "Sticks and Stones" located at 627 24 1/2 Road to the two parcels noted above which are adjacent to their current business location and to the North. The "Sticks and Stones" owners had submitted a rezone application for the two properties with Mesa County on January 27th requesting Planned Business (PB). The City exercised its land use jurisdiction as part of the Annexation process on February 1st. City staff did not learn of the proposed rezone request from the County until mid February, at which time the County was contacted and the "Sticks and Stones" rezone application was pulled by Mesa County and the applicants were told to contact the City. City Staff were contacted by the applicants and staff told them that they would need to submit their proposal to the City. Indications to Staff by the applicant was that they were not in a hurry and would submit application sometime in the future. It wasn't until the afternoon of March 7th, that staff learned that "Sticks and Stones" owners needed a rezoning immediately because they may have to move their business from their present location soon if the property they are currently on sells. They are on a short term lease. Planning Commission decided that they were comfortable with leaving the option open to City Council to decide, based on Staff input, as to whether the zoning for these two properties be made H.O. rather than RSF-R as originally proposed. It was contingent upon staff being allowed to properly review, under the existing circumstances, the proposed plan for the two parcels and make recommendation to City Council.

Since the Planning Commission meeting, staff has had opportunity to look at the issues more closely and has determined that under the existing Zoning and Development Code for land uses allowed in the RSF-R zoning district, that businesses such as "Sticks and Stones" where landscaping supplies are sold but where greenhouse and nursery products are not, there is not a specific classification in the Use/Zone Matrix. The closest classification is "Building Materials Sales and Storage" which is not allowed in the RSF-R, but requires a commercial or industrial zone, or the H.O. zone with a special use permit. On the other hand, "Nurseries/Greenhouses" are allowed in the RSF-R zone with a special use permit. Typically Nursery businesses (as an accessory use) also sell the same products (landscaping supplies) just as a business such as "Sticks and Stones" does. They may store and display them the same way as "Sticks and Stones" does. Staff is proposing to broaden that interpretation, either through an

administrative regulation or a text amendment and include the landscaping supplies & materials, whether a principal or accessory use, in the category of Nurseries/Greenhouses. This interpretation or amendment would allow "Sticks and Stones" in the RSF-R zone with a Special Use Permit and would not require extending the H.O. zone further north on 24 1/2 Road.

(nwzoning.rpt)

PITON GROUP PTRS.  
5100 E 58TH AVE  
COMMERCE CITY CO 80022-3801

CALDWELL HARRY S., FRANCIS C  
BONATTI ESTATE  
630 S TERRACE DR  
GRAND JUNCTION CO 81503-9745

RYDER TRUCK RENTAL INC  
PO BOX 46515  
DENVER CO 80201-6515

CALDWELL HARRY S., P CALDWELL  
& SHIRLEY BONATTI  
630 S TERRACE DR  
GRAND JUNCTION CO 81503-9745

MESA MACK SALES & SERVICES  
INC  
2394 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505-1340

CALDWELL HARRY S., ETAL  
630 S TERRACE DR  
GRAND JUNCTION CO 81503-9745

CALDWELL HARRY S., ETAL  
630 S TERRACE DR  
GRAND JUNCTION CO 81503-9745

CALDWELL HARRY S., ETAL  
630 S TERRACE DR  
GRAND JUNCTION CO 81503-9745

RESNER EARL D. & BETTY L  
203 EASTER HILL DR  
GRAND JUNCTION CO 81503-1174

SOL'S HOUSE OF HEAT  
811 22 RD  
GRAND JUNCTION CO 81505-9729

POTTER HAROLD D. & PATSY JO  
2636 HICKORY DR  
GRAND JUNCTION CO 81506-8337

PIPE TRADES EDUCATIONAL  
CENTER INC  
2384 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505-1340

RYDER TRUCK RENTAL INC  
PO BOX 46515  
DENVER CO 80201-6515

PIPE TRADES EDUCATIONAL  
CENTER INC  
2384 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505-1340

CALDWELL HARRY S., P CALDWELL  
& SHIRLEY BONATTI  
630 S TERRACE DR  
GRAND JUNCTION CO 81503-9745

HIMES PEGGY  
2687 CONTINENTAL DR  
GRAND JUNCTION CO 81506-1802

CALDWELL HARRY S., P CALDWELL  
& SHIRLEY BONATTI  
630 S TERRACE DR  
GRAND JUNCTION CO 81503-9745

HIMES PEGGY  
2687 CONTINENTAL DR  
GRAND JUNCTION CO 81506-1802

PIPE TRADES EDUCATIONAL  
CENTER INC  
2384 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505-1340

JONES FAMILY LIMITED  
PARTNERSHIP  
SETTER FAMILY PARTNERSHIP  
1128 GUNNISON AVE  
GRAND JUNCTION CO 81501-3228

WESTERN TERRA LTD  
c/o A. EMMET STEPHENSON, JR  
100 GARFIELD ST STE 400  
DENVER CO 80206-5550

PIPE TRADES ED CENTER INC  
2384 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505-1340

WEBB W L & LESLIE  
5775 EUDORA ST  
COMMERCE CITY CO 80022-3810

WEBB WILLIAM & LESLIE A  
5775 EUDORA ST  
COMMERCE CITY CO 80022-3810

STOTT ROBERT D  
PO BOX 55021  
GRAND JUNCTION CO 81505-5021

COLE JUNIOR A & RUBY C/O  
THOMAS FITZPATRICK  
PO BOX 232  
GRAND JUNCTION CO 81502-0232

ARMS DAVID A  
956 24 RD  
GRAND JUNCTION CO 81505-8612

SPENDRUP QUENTIN & MARY E  
502 VISTA GRANDE DR  
GRAND JUNCTION CO 81503-1436

DESROSIERS CHARLES J  
2643 F 1/2 RD  
GRAND JUNCTION CO 81506-8313

ALLISON LUZ MAGALY  
4229 C RD UNIT 24  
RIDGWAY CO 81432

HAYES LILLIAN A  
649 24 RD  
GRAND JUNCTION CO 81505-1242

EASTER D L & SANDRA T  
PO BOX 4882  
GRAND JUNCTION CO 81502-4882

EASTER D L & SANDRA T  
PO BOX 4882  
GRAND JUNCTION CO 81502-4882

WEBB W L & LESLIE  
5775 EUDORA ST  
COMMERCE CITY CO 80022-3810

SEIDEL CORP  
C/O DAVID ARMS  
956 24 RD  
GRAND JUNCTION CO 81505-8612

MIRACLE DEAN A & CHARLOTTE J  
2394 LELAND AVE  
GRAND JUNCTION CO 81505-9414

MIRACLE DEAN A & CHARLOTTE J  
2394 LELAND AVE  
GRAND JUNCTION CO 81505-9414

GREER ARTHUR & RONALD KNILL  
PO BOX 779  
MORRISON CO 80465-0779

WOOLARD HAROLD R & ELIZABETH  
A  
2541 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505-7168

SWEATT INDUSTRIES INC  
DBA SENTRY SERVICES INC  
2377 LELAND AVE  
GRAND JUNCTION CO 81505-9413

COLORADO SELF-STORAGE LTD  
LIABILITY CO  
7851 MISSION CENTER CT STE 310  
SAN DIEGO CA 92108-1328

DOSS CHARLES N ETAL-DBA  
APPLETON INVESTORS  
621 24 RD  
GRAND JUNCTION CO 81505-1241

DOSS CHARLES N ETAL-DBA  
APPLETON INVESTORS  
621 24 RD  
GRAND JUNCTION CO 81505-1241

DOSS CHARLES N ETAL-DBA  
APPLETON INVESTORS  
621 24 RD  
GRAND JUNCTION CO 81505-1241

CONNORS DANIEL P & BONITA K  
386 1/2 RIDGE CIRCLE DR  
GRAND JUNCTION CO 81503-4613

BRANDON DALE & SHERRY  
BRANDON  
PO BOX 1088  
EAGLE CO 81631-1088

ILES DAVID B & EILEEN L  
PO BOX 1342  
GRAND JUNCTION CO 81502-1342

WDM CORPORATION  
2525 N 8TH ST  
GRAND JUNCTION CO 81501-8845

H H G D  
C/O 3873 S HUDSON  
DENVER CO 80237

ARTHUR MICHAEL W  
437 S BRISTOL AVE  
LOS ANGELES CA 90049-3820

CFP ESTATE LTD ETAL  
PO BOX 225  
MEEKER CO 81641-0225

GOBBO JOSEPH F., ETAL  
2300 L RD  
GRAND JUNCTION CO 81505-9661

TAYLOR JOYCE  
648 PEONY DR  
GRAND JUNCTION CO 81503-1075

MUNIZ JOSE G & YOLANDA  
1450 COLORADO AVE  
GRAND JUNCTION CO 81501-4671

SMITH MICHAEL R & SARAH V  
814 MAZATLAN DR  
GRAND JUNCTION CO 81506-1773

BEYER GRANDCHILDRENS' LTD  
PARTNERSHIP  
6540 W COLFAX AVE  
DENVER CO 80214-1804

KARP STEVEN W., ETAL  
PO BOX 4416  
GRAND JUNCTION CO 81502-4416

CELTITE TECHNIK INC  
150 CARLEY CT  
GEORGETOWN KY 40324-9303

WESTERN SLOPE IRON & SUPPLY  
COMPANY  
670 23 RD  
GRAND JUNCTION CO 81505-9440

WESTERN SLOPE IRON & SUPPLY  
COMPANY  
670 23 RD  
GRAND JUNCTION CO 81505-9440



OVER JAMES C & CAROLYN S  
3751 STEARMAN LN  
CRAWFORD CO 81415-9315

REYNOLDS LEEMON R & C A  
695 25 RD  
GRAND JUNCTION CO 81505-1221

JOHNSON GARY EDWARD & VICKI  
MARY  
693 25 RD  
GRAND JUNCTION CO 81505-1221

VAN DOOZER ROBERT L & LINDA J  
685 25 RD  
GRAND JUNCTION CO 81505-1221

MORAN PATRICK G  
515 RADO DR  
GRAND JUNCTION CO 81503-9738

MORAN PATRICK G  
515 RADO DR  
GRAND JUNCTION CO 81503-9738

HALL ARCHIE J & B  
652 24 1/2 RD  
GRAND JUNCTION CO 81505-1245

OLFORD NED L  
653 25 RD  
GRAND JUNCTION CO 81505-1221

MORAN JACQUELYN A  
515 RADO DR  
GRAND JUNCTION CO 81503-9738

MORAN JACQUELYN A  
515 RADO DR  
GRAND JUNCTION CO 81503-9738

GG GROUP  
715 HORIZON DR STE 340  
GRAND JUNCTION CO 81506-8727

MORAN PATRICK G  
515 RADO DR  
GRAND JUNCTION CO 81503-9738

SPENCER GERTRUDE  
667 25 RD  
GRAND JUNCTION CO 81505-1221

BASINGER RAEDENE S  
679 25 RD  
GRAND JUNCTION CO 81505-1221

WELLS BERT T & DOROTHY WELLS  
ESTATE  
2479 G RD  
GRAND JUNCTION CO 81505-9501

HILGENFELD ROBERT D & WILLIE  
683 25 RD  
GRAND JUNCTION CO 81505-1221

PIERCE SANDRA K & MICHAEL W  
PIERCE  
681 25 RD  
GRAND JUNCTION CO 81505-1221

WOOD VERN  
2533 Q RD  
CEDAREGE CO 81413-9321

GG GROUP  
715 HORIZON DR STE 340  
GRAND JUNCTION CO 81506-8727

GG GROUP  
715 HORIZON DR STE 340  
GRAND JUNCTION CO 81506-8727

MELGOZA MICHAEL A & DEBORAH J  
MELGOZA  
11514 LINDALE ST  
NORWALK CA 90650-4719

FAZIO COSMO P & MARJORIE A  
669 25 RD  
GRAND JUNCTION CO 81505-1221

HERCHER DENNIS R & CAROLYN L  
2485 G RD  
GRAND JUNCTION CO 81505-9501

HERCHER DENNIS R & C L  
C/O WALTER H BRUSCHNIG  
2485 G RD  
GRAND JUNCTION CO 81505-9501

CRIST HERMAN L & CONNIE L  
145 WILLOW BROOK RD  
GRAND JUNCTION CO 81506-1945

DRY EDWARD K & SHARON O  
655 25 RD  
GRAND JUNCTION CO 81505-1221

STATES MARY E  
NKA MARY E MURPHY  
675 25 RD  
GRAND JUNCTION CO 81505-1221

ADOLF DEL  
C/O ADOLFS HORTICULTURAL SERV  
680 24 1/2 RD  
GRAND JUNCTION CO 81505-1245

MORAN PATRICK G & JACQUELYN A  
515 RADO DR  
GRAND JUNCTION CO 81503-9738

USHER JOHN A  
PO BOX 3589  
SARATOGA CA 95070-1589

HENDERSON CLIFFORD T  
665 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

HALL ERNEST W & B J  
663 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

CASTOR VELMA I  
1930 HIGHWAY 6 AND 50  
FRUITA CO 81521-9385

ROTH CHARLES L TRUST & DONNA  
B ROTH TRUST  
302 GUNNISON AVE  
GRAND JUNCTION CO 81501-2430

TAYLOR LONNIE & KATHI  
655 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

HOWDESHELL RICH A  
667 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

USHER JOHN A JR  
PO BOX 3589  
SARATOGA CA 95070-1589

USHER JOHN A  
PO BOX 3589  
SARATOGA CA 95070-1589

STUDEBAKER EDNA MAE  
683 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

MARSCHNER VALORIE  
STEPHEN FOX  
659 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

FISHER FRANK M  
948 26 RD  
GRAND JUNCTION CO 81506-8611

RAGER VESTA A  
679 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

GALE BRENT L & UVONNE M GALE  
661 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

GALE BRENT L & UVONNE M GALE  
661 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

FISHER FRANK M & BETTY  
948 26 RD  
GRAND JUNCTION CO 81506-8611

FISHER FRANK M & BETTY  
948 26 RD  
GRAND JUNCTION CO 81506-8611

DETTMER WARREN B  
TERESA M WATERHOUSE  
675 1/2 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

EXCALIBUR ENTERPRISES INC &  
MOORES-EIKENHORST  
3033 S PARKER RD STE 602  
AURORA CO 80014-2923

LOY LLOYD O  
639 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

FOURSCORED  
PO BOX 654  
GRAND JUNCTION CO 81502-0654

HENSLEY RICHARD L & WILLIAM E  
647 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

SEEDIG A F. FAM TR & R SEEDIG  
FAM TRUST  
639 PANORAMA DR  
GRAND JUNCTION CO 81503-4028

KAUFHOLTZ ROY C TRUSTEE &  
MARIE M KAUFHOLTZ  
645 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

GABRIEL WILLIAM F & ARLENE M  
PO BOX 121  
NUCLA CO 81424-0121

DETTMER WARREN B., J M  
COONPRAN & B J HINTZ  
675 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

DETTMER WARREN B., J M  
COONPRAN & B J HINTZ  
675 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

EXCALIBUR ENTERPRISES INC &  
MOORES-EIKENHORST  
3033 S PARKER RD STE 602  
AURORA CO 80014-2923

GRAND JUNCTION COMMERCIAL  
PARTNERS LTD  
PO BOX 40  
GRAND JUNCTION CO 81502-0040

DILLON REAL ESTATE COMPANY  
INC C/O CITY MARKET INC  
105 W COLORADO AVE  
GRAND JUNCTION CO 81505-1665

GRAND JUNCTION COMMERCIAL  
PARTNERS LTD  
PO BOX 40  
GRAND JUNCTION CO 81502-0040

GRAND JUNCTION COMMERCIAL  
PARTNERS LTD  
PO BOX 40  
GRAND JUNCTION CO 81502-0040

ELLIOTT JACK D & BARBARA G  
3730 ELDERBERRY CIR  
GRAND JUNCTION CO 81506-8475

REUST EDNA F  
2458 F 1/4 RD  
GRAND JUNCTION CO 81505-1204

CARNES BEN E., ETAL  
212 COUNTRY CLUB PARK  
GRAND JUNCTION CO 81503-1611

SCHLOSSER ROBERT M  
2726 SIERRA VISTA RD  
GRAND JUNCTION CO 81503-2228

KIRBY RICHARD  
PO BOX 4893  
GRAND JUNCTION CO 81502-4893

CHAVEZ BRYAN J & BENARDINA  
GARCIA  
625 25 RD  
GRAND JUNCTION CO 81505-1221

MUSTANG BROADCASTING  
COMPANY  
715 HORIZON DR  
GRAND JUNCTION CO 81506-8724

BISHOP JAMES LEE & N A BISHOP &  
J V KUXHAUSEN  
1004 OURAY AVE  
GRAND JUNCTION CO 81501-3332

CHURCH WM D & VIRGINIA M  
2460 F 1/4 RD  
GRAND JUNCTION CO 81505-1204

LASHBROOK CURTIS B ESTATE c/o  
PHYLLIS MCCLELLAN  
2526 G RD  
GRAND JUNCTION CO 81505-9522

GARCIA CHRIS J & SANDRA  
2491 F 1/4 RD  
GRAND JUNCTION CO 81505-1203

MEASE DONALD T  
633 LEE AVE  
GRAND JUNCTION CO 81505-1216

GRADY JAMES R & SALLY T  
640 24 1/2 RD  
GRAND JUNCTION CO 81505-1245

CHERRY DENVER G. ETAL C/O  
MICHAEL BUSSEY  
2150 SHENANDOAH DR  
GRAND JUNCTION CO 81503-1065

DAVIS RICHARD B & DEBORAH D  
647 25 RD  
GRAND JUNCTION CO 81505-1221

GRAP LEO & LORIE  
645 25 RD  
GRAND JUNCTION CO 81505-1221

WIER HAZEL LORENE  
619 25 RD  
GRAND JUNCTION CO 81505-1201

OKEY KENNETH H & CLARICE S J  
2109 LAKESHORE DR # A6  
ZAPATA TX 78076-4416

WIER HAZEL LORENE  
619 25 RD  
GRAND JUNCTION CO 81505-1201

WELLS BETTY  
627 LEE AVE  
GRAND JUNCTION CO 81505-1216

PINGER JAMES E & THOMAS C  
PINGER  
624 BROKEN SPOKE RD  
GRAND JUNCTION CO 81504-5270

MORAN PATRICK G & JACQUELYN A  
515 RADO DR  
GRAND JUNCTION CO 81503-9738

MORAN PATRICIA L - MICHAEL D -  
MICHELLE C -KATIE E  
515 RADO DR  
GRAND JUNCTION CO 81503-9738

MONUMENT OIL CO  
C/O MONUMENT OIL CO  
703 23 1/2 RD  
GRAND JUNCTION CO 81505-9689

HIMES BUD  
2687 CONTINENTAL DR  
GRAND JUNCTION CO 81506-1802

DAVIS EARL H & ALICE C  
PO BOX 553  
GRAND JUNCTION CO 81502-0553

WILLIAMS BASIL F & VINCA S  
8751 SOUTH 40TH EAST  
SANDY UT 84070

STATE DEPARTMENT OF  
HIGHWAYS  
222 S. 6TH ST. RM 317  
GRAND JUNCTION CO 81501

BEARD WALLACE G & M H  
2041 N 8TH ST  
GRAND JUNCTION CO 81501-2902

PRIME INVESTMENTS LTD  
PO BOX 344  
BROOMFIELD CO 80038-0344

WDM CORP.  
2525 N. 8TH ST.  
GRAND JUNCTION CO 81501

SCHNURR TROY D & PAMELA M  
677 24 1/2 RD  
GRAND JUNCTION CO 81506-8611

PITON GROUP PTRS.  
5100 E 58TH AVE  
COMMERCE CITY CO 80022-3801

GALDWELL HARRY S., FRANCIS C  
BONATTI ESTATE  
630 S TERRACE DR  
GRAND JUNCTION CO 81503-9745

HYDER TRUCK RENTAL INC  
PO BOX 46515  
DENVER CO 80201-6515

MESA MACK SALES & SERVICES  
INC  
2394 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505-1340

RESNER EARL D. & BETTY L  
203 EASTER HILL DR  
GRAND JUNCTION CO 81503-1174

SOL'S HOUSE OF HEAT  
811 22 RD  
GRAND JUNCTION CO 81505-9729

POTTER HAROLD D. & PATSY JO  
2636 HICKORY DR  
GRAND JUNCTION CO 81506-8337

PIPE TRADES EDUCATIONAL  
CENTER INC  
2384 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505-1340

HIMES PEGGY  
2687 CONTINENTAL DR  
GRAND JUNCTION CO 81506-1802

JONES FAMILY LIMITED  
PARTNERSHIP  
SETTER FAMILY PARTNERSHIP  
1128 GUNNISON AVE  
GRAND JUNCTION CO 81501-3228

WESTERN TERRA LTD  
c/o A. EMMET STEPHENSON, JR  
100 GARFIELD ST STE 400  
DENVER CO 80206-5550

WEBB W L & LESLIE  
5775 EUDORA ST  
COMMERCE CITY CO 80022-3810

STOTT ROBERT D  
PO BOX 55021  
GRAND JUNCTION CO 81505-5021

COLE JUNIOR A & RUBY C/O  
THOMAS FITZPATRICK  
PO BOX 232  
GRAND JUNCTION CO 81502-0232

ARMS DAVID A  
956 24 RD  
GRAND JUNCTION CO 81505-8612

SPENDRUP QUENTIN & MARY E  
502 VISTA GRANDE DR  
GRAND JUNCTION CO 81503-1436

DESROSIERS CHARLES J  
2643 F 1/2 RD  
GRAND JUNCTION CO 81506-8313

ALLISON LUZ MAGALY  
4229 C RD UNIT 24  
RIDGWAY CO 81432

HAYES LILLIAN A  
649 24 RD  
GRAND JUNCTION CO 81505-1242

EASTER D L & SANDRA T  
PO BOX 4882  
GRAND JUNCTION CO 81502-4882

SEIDEL CORP  
C/O DAVID ARMS  
956 24 RD  
GRAND JUNCTION CO 81505-8612

MIRACLE DEAN A & CHARLOTTE J  
2394 LELAND AVE  
GRAND JUNCTION CO 81505-9414

GREER ARTHUR & RONALD KNILL  
PO BOX 779  
MORRISON CO 80465-0779

WOOLARD HAROLD R & ELIZABETH  
A  
2541 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505-7168

SWEATT INDUSTRIES INC  
DBA SENTRY SERVICES INC  
2377 LELAND AVE  
GRAND JUNCTION CO 81505-9413

COLORADO SELF-STORAGE LTD  
LIABILITY CO  
7851 MISSION CENTER CT STE 310  
SAN DIEGO CA 92108-1328

DOSS CHARLES N ETAL-DBA  
APPLETON INVESTORS  
621 24 RD  
GRAND JUNCTION CO 81505-1241

CONNORS DANIEL P & BONITA K  
386 1/2 RIDGE CIRCLE DR  
GRAND JUNCTION CO 81503-4613

BRANDON DALE & SHERRY  
BRANDON  
PO BOX 1088  
EAGLE CO 81631-1088

ILES DAVID B & EILEEN L  
PO BOX 1342  
GRAND JUNCTION CO 81502-1342

WDM CORPORATION  
2525 N 8TH ST  
GRAND JUNCTION CO 81501-8845

H H G D  
C/O 3873 S HUDSON  
DENVER CO 80237

ARTHUR MICHAEL W  
437 S BRISTOL AVE  
LOS ANGELES CA 90049-3820

CFP ESTATE LTD ETAL  
PO BOX 225  
MEEKER CO 81641-0225

GOBBO JOSEPH F., ETAL  
2300 L RD  
GRAND JUNCTION CO 81505-9661

TAYLOR JOYCE  
648 PEONY DR  
GRAND JUNCTION CO 81503-1075

MUNIZ JOSE G & YOLANDA  
1450 COLORADO AVE  
GRAND JUNCTION CO 81501-4671

SMITH MICHAEL R & SARAH V  
814 MAZATLAN DR  
GRAND JUNCTION CO 81506-1773

BEYER GRANDCHILDRENS' LTD  
PARTNERSHIP  
6540 W COLFAX AVE  
DENVER CO 80214-1804

KARP STEVEN W., ETAL  
PO BOX 4416  
GRAND JUNCTION CO 81502-4416

CELTITE TECHNIK INC  
150 CARLEY CT  
GEORGETOWN KY 40324-9303

WESTERN SLOPE IRON & SUPPLY  
COMPANY  
670 23 RD  
GRAND JUNCTION CO 81505-9440

OVER JAMES C & CAROLYN S  
3751 STEARMAN LN  
CRAWFORD CO 81415-9315

REYNOLDS LEEMON R & C A  
695 25 RD  
GRAND JUNCTION CO 81505-1221

JOHNSON GARY EDWARD & VICKI  
MARY  
693 25 RD  
GRAND JUNCTION CO 81505-1221

VAN DOOZER ROBERT L & LINDA J  
685 25 RD  
GRAND JUNCTION CO 81505-1221

MORAN PATRICK G  
515 RADO DR  
GRAND JUNCTION CO 81503-9738

HALL ARCHIE J & B  
652 24 1/2 RD  
GRAND JUNCTION CO 81505-1245

OLFORD NED L  
653 25 RD  
GRAND JUNCTION CO 81505-1221

GG GROUP  
715 HORIZON DR STE 340  
GRAND JUNCTION CO 81506-8727

SPENCER GERTRUDE  
667 25 RD  
GRAND JUNCTION CO 81505-1221

BASINGER RAEDENE S  
679 25 RD  
GRAND JUNCTION CO 81505-1221

WELLS BERT T & DOROTHY WELLS  
ESTATE  
2479 G RD  
GRAND JUNCTION CO 81505-9501

HILGENFELD ROBERT D & WILLIE  
683 25 RD  
GRAND JUNCTION CO 81505-1221

PIERCE SANDRA K & MICHAEL W  
PIERCE  
681 25 RD  
GRAND JUNCTION CO 81505-1221

WOOD VERN  
2533 Q RD  
CEDAREGE CO 81413-9321

MELGOZA MICHAEL A & DEBORAH J  
MELGOZA  
11514 LINDALE ST  
NORWALK CA 90650-4719

FAZIO COSMO P & MARJORIE A  
669 25 RD  
GRAND JUNCTION CO 81505-1221

HERCHER DENNIS R & CAROLYN L  
2485 G RD  
GRAND JUNCTION CO 81505-9501

CRIST HERMAN L & CONNIE L  
145 WILLOW BROOK RD  
GRAND JUNCTION CO 81506-1945

DRY EDWARD K & SHARON O  
655 25 RD  
GRAND JUNCTION CO 81505-1221

STATES MARY E  
NKA MARY E MURPHY  
675 25 RD  
GRAND JUNCTION CO 81505-1221

ADOLF DEL  
C/O ADOLFS HORTICULTURAL SERV  
680 24 1/2 RD  
GRAND JUNCTION CO 81505-1245

USHER JOHN A  
PO BOX 3589  
SARATOGA CA 95070-1589

HENDERSON CLIFFORD T  
665 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

HALL ERNEST W & B J  
663 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

CASTOR VELMA I  
1930 HIGHWAY 6 AND 50  
FRUITA CO 81521-9385

ROTH CHARLES L TRUST & DONNA  
B ROTH TRUST  
302 GUNNISON AVE  
GRAND JUNCTION CO 81501-2430

TAYLOR LONNIE & KATHI  
655 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

HOWDESHELL RICH A  
667 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

STUDEBAKER EDNA MAE  
683 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

MARSCHNER VALORIE  
STEPHEN FOX  
659 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

FISHER FRANK M  
948 26 RD  
GRAND JUNCTION CO 81506-8611

RAGER VESTA A  
679 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

GALE BRENT L & UVONNE M GALE  
661 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

DETTMER WARREN B  
TERESA M WATERHOUSE  
675 1/2 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

EXCALIBUR ENTERPRISES INC &  
MOORES-EIKENHORST  
3033 S PARKER RD STE 602  
AURORA CO 80014-2923

LOY LLOYD O  
639 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

FOURSCORED  
PO BOX 654  
GRAND JUNCTION CO 81502-0654

HENSLEY RICHARD L & WILLIAM E  
647 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

SEEDIG A F. FAM TR & R SEEDIG  
FAM TRUST  
639 PANORAMA DR  
GRAND JUNCTION CO 81503-4028

KAUFHOLTZ ROY C TRUSTEE &  
MARIE M KAUFHOLTZ  
645 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

GABRIEL WILLIAM F & ARLENE M  
PO BOX 121  
NUCLA CO 81424-0121

GRAND JUNCTION COMMERCIAL  
PARTNERS LTD  
PO BOX 40  
GRAND JUNCTION CO 81502-0040

DILLON REAL ESTATE COMPANY  
INC C/O CITY MARKET INC  
105 W COLORADO AVE  
GRAND JUNCTION CO 81505-1665

ELLIOTT JACK D & BARBARA G  
3730 ELDERBERRY CIR  
GRAND JUNCTION CO 81506-8475

REUST EDNA F  
2458 F 1/4 RD  
GRAND JUNCTION CO 81505-1204

CARNES BEN E., ETAL  
212 COUNTRY CLUB PARK  
GRAND JUNCTION CO 81503-1611

SCHLOSSER ROBERT M  
2726 SIERRA VISTA RD  
GRAND JUNCTION CO 81503-2228

KIRBY RICHARD  
PO BOX 4893  
GRAND JUNCTION CO 81502-4893

CHAVEZ BRYAN J & BENARDINA  
GARCIA  
625 25 RD  
GRAND JUNCTION CO 81505-1221

MUSTANG BROADCASTING  
COMPANY  
715 HORIZON DR  
GRAND JUNCTION CO 81506-8724

BISHOP JAMES LEE & N A BISHOP &  
J V KUXHAUSEN  
1004 OURAY AVE  
GRAND JUNCTION CO 81501-3332

CHURCH WM D & VIRGINIA M  
2460 F 1/4 RD  
GRAND JUNCTION CO 81505-1204

LASHBROOK CURTIS B ESTATE c/o  
PHYLLIS MCCLELLAN  
2526 G RD  
GRAND JUNCTION CO 81505-9522

GARCIA CHRIS J & SANDRA  
2491 F 1/4 RD  
GRAND JUNCTION CO 81505-1203

MEASE DONALD T  
633 LEE AVE  
GRAND JUNCTION CO 81505-1216

GRADY JAMES R & SALLY T  
640 24 1/2 RD  
GRAND JUNCTION CO 81505-1245

CHERRY DENVER G. ETAL C/O  
MICHAEL BUSSEY  
2150 SHENANDOAH DR  
GRAND JUNCTION CO 81503-1065

DAVIS RICHARD B & DEBORAH D  
647 25 RD  
GRAND JUNCTION CO 81505-1221

GRAP LEO & LORIE  
645 25 RD  
GRAND JUNCTION CO 81505-1221

WIER HAZEL LORENE  
619 25 RD  
GRAND JUNCTION CO 81505-1201

OKEY KENNETH H & CLARICE S J  
2109 LAKESHORE DR # A6  
ZAPATA TX 78076-4416

WELLS BETTY  
627 LEE AVE  
GRAND JUNCTION CO 81505-1216

PINGER JAMES E & THOMAS C  
PINGER  
624 BROKEN SPOKE RD  
GRAND JUNCTION CO 81504-5270

MONUMENT OIL CO  
C/O MONUMENT OIL CO  
703 23 1/2 RD  
GRAND JUNCTION CO 81505-9689

DAVIS EARL H & ALICE C  
PO BOX 553  
GRAND JUNCTION CO 81502-0553

WILLIAMS BASIL F & VINCA S  
8751 SOUTH 40TH EAST  
SANDY UT 84070

STATE DEPARTMENT OF  
HIGHWAYS  
222 S. 6TH ST. RM 317  
GRAND JUNCTION CO 81501

BEARD WALLACE G & M H  
2041 N 8TH ST  
GRAND JUNCTION CO 81501-2902

PRIME INVESTMENTS LTD  
PO BOX 344  
BROOMFIELD CO 80038-0344

SCHNURR TROY D & PAMELA M  
677 24 1/2 RD  
GRAND JUNCTION CO 81506-8611



FOURSCORED  
PO BOX 654  
GRAND JUNCTION CO 81502-0654

LOY LLOYD O  
639 24 1/2 RD  
GRAND JUNCTION CO 81505-1246

GABRIEL WILLIAM F & ARLENE M  
PO BOX 121  
NUCLA CO 81424-0121

GRADY JAMES R & SALLY T  
640 24 1/2 RD  
GRAND JUNCTION CO 81505-1245

CHERRY DENVER G. ETAL C/O  
MICHAEL BUSSEY  
2150 SHENANDOAH DR  
GRAND JUNCTION CO 81503-1065

SEEDIG A F. FAM TR & R SEEDIG  
FAM TRUST  
639 PANORAMA DR  
GRAND JUNCTION CO 81503-4028

City of Grand Junction  
Community Development Dept.  
250 N. 5th St.  
Grand Junction, CO 81501

POSTCARDS WERE SENT TO THE ABOVE ADDRESSES  
ON MARCH 8, 1995 informing them of the proposed change  
for TAX PARCELS 2945-043-00-147 & 2945-043-00-148  
of zoning from RSF-R to H.O. City Council meetings  
ON MAR 15, 1995 & APRIL 5, 1995.



Planned Business (PB) Zone  
for the Northwest Enclave Annexation

The following properties shall be zoned Planned Business (PB) with the conditions as specified below:

- 1) 2945-044-00-058 owned by Mustang Broadcasting Co.
- 2) 2945-044-00-117 owned by Cherry G. Denver
- 3) 2945-044-00-122 owned by Hazel Lorene Wier
- 4) 2945-044-00-123 owned by Kenneth & Clarice Okey
- 5) 2945-044-00-124 owned by Hazel Lorene Wier
- 6) 2945-044-00-152 owned by James & Thomas Pinger
- 7) 2945-044-00-060 owned by James Le & N.A Bishop

LAND USES: The uses allowed in this PB Zone District will be all land uses included in the City's Heavy Business (B-3) Zone excluding the following:

- 1) "Outside Sale Retail Goods"
- 2) "Auction Houses"
- 3) "Auction Yards"
- 4) "Flea Markets".

All other Land Uses in the B-3 Zone District allowed by right, or with a Special Use Permit, or a Conditional Use permit shall abide by the requirements as specified by the Grand Junction Zoning and Development Code at the time of development.

BULK REQUIREMENTS: The bulk requirements for this PB Zone District will be the same as those found in the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development.

SIGNAGE REQUIREMENTS: All signage regulations will be the same as those found in the B-3 Zone District as specified by the Grand Junction Zoning and Development Code with the following exception:

- 1) Freestanding signs shall be monument signs and shall not exceed 10 feet in height.

(PBZONE.RPT)

There is one existing monument sign at Bishop's Furniture at \_\_\_\_\_  
Patterson Road and is approximately 10? feet in height.

Feb 27, 1995

Northwest Annexation File #ANX-94-219								
No.	Parcel #	Owner	Land Value	Imp. Value	Total Values	County Zoning	Proposed City Zoning	Current Land Use
1	2945-054-00-016	Piton Group Partners	\$15130	\$68480	\$83610	C	C-2	Cummings Power
2	2945-054-00-021	Harry S. Caldwell & Frances C. Bonatti	\$1130	\$4310	\$5440	C	C-2	SFR
3	2945-054-00-023	Ryder Truck Rental Inc.	\$13550	\$22750	\$36300	C	C-2	Ryder
4	2945-054-00-024	Harry S. & P. Caldwell & Shirley Bonatti	\$1160	\$5510	\$6670	C	C-2	SFR
5	2945-054-00-025	Mesa Mack Sales & Service Inc.	\$26150	\$19870	\$46020	C	C-2	Mack Trucks
6	2945-054-00-026	Harry S. Caldwell ETAL	\$1160	\$0	\$1160	C	C-2	SFR-MH
7	2945-054-00-027	Harry S. Caldwell ETAL	\$1070	\$0	\$1070	C	C-2	VAC
8	2945-054-00-028	Harry S. Caldwell ETAL	\$760	\$0	\$760	C	C-2	VAC
9	2945-054-00-070	Earl D. & Betty I. Resner	\$8400	\$52600	\$61000	C	C-2	Storage
10	2945-054-00-071	Sol's House of Heat	\$1160	\$4020	\$5180	C	C-2	SFR
11	2945-054-00-073	Harold D. & Patsy Jo Potter	\$12840	\$26810	\$39650	C	C-2	Trucking
12	2945-054-00-082	Pipe Trades Educational Center Inc.	\$5410	\$24950	\$30360	C	C-2	Plumber Group
13	2945-054-00-087	Ryder Truck Rental Inc.	\$3090	\$0	\$3090	C	C-2	Ryder
14	2945-054-00-088	Pipe Trades Educational Center Inc.	\$290	\$0	\$290	C	C-2	
15	2945-054-00-089	Harry S. & P. Caldwell & Shirley Bonatti	\$5180	\$0	\$5180	C	C-2	VAC
16	2945-054-00-090	Peggy Himes	\$4550	\$0	\$4550	C	C-2	Himes Drilling

**Northwest Annexation File #ANX-94-219**

No.	Parcel #	Owner	Land Value	Imp. Value	Total Values	County Zoning	Proposed City Zoning	Current Land Use
17	2945-054-00-091	Harry S. & P. Caldwell & Shirley Bonatti	\$7260	\$0	\$7260	C	C-2	VAC
18	2945-054-00-092	Peggy Himes	\$13860	\$26880	\$40740	C	C-2	Himes Drilling
19	2945-054-00-093	Pipe Trades Educational Center Inc.	\$290	\$0	\$290	C	C-2	VAC
20	2945-054-00-101	Jones Family Ltd. Partnership/Setter Family Partnership	\$9020	\$17130	\$26150	C	C-2	John Deere
21	2945-054-00-102	Western Terra Ltd.	\$8150	\$0	\$8150	C	C-2	VAC
22	2945-054-00-972	Pipe Trades Educational Center Inc.	\$28170	\$64310	\$92480	C	C-2	Plumber Group
23	2945-054-01-001	W.L. & Leslie Webb	\$2320	\$0	\$2320	C	C-2	VAC
24	2945-054-01-002	William & Leslie A. Webb	\$1030	\$1510	\$2540	C	C-2	
25	2945-054-01-003	Robert D. Stott	\$1030	\$1710	\$2740	C	C-2	
26	2945-054-01-004	Junior A. & Ruby Cole	\$2320	\$0	\$2320	C	C-2	M.H.
27	2945-054-01-005	David A. Arms	\$6260	\$0	\$6260	C	C-2	VAC
28	2945-054-01-006	Quentin & Mary E. Spendrup	\$7320	\$12070	\$19390	C	C-2	VAC
29	2945-054-01-007	Charles J. Des Rosiers	\$6260	\$21650	\$27910	C	C-2	NYCO
30	2945-054-01-008	Luz Magaly Allison	\$6090	\$0	\$6090	C	C-2	VAC
31	2945-054-02-001	Lilliam A. Hayes	\$1030	\$0	\$1030	C	C-2	VAC
32	2945-054-02-002	D.L. & Sandra T. Easter	\$6260	\$750	\$7010	C	C-2	(2) M.H.
33	2945-054-02-003	D.L. & Sandra Easter	\$6260	\$20390	\$26650	C	C-2	R.B. Truck
34	2945-054-02-004	W.L. & Leslie Webb	\$7320	\$15030	\$22350	C	C-2	VAC

**Northwest Annexation File #ANX-94-219**

No.	Parcel #	Owner	Land Value	Imp. Value	Total Values	County Zoning	Proposed City Zoning	Current Land Use
35	2945-054-02-005	Siedel Corp c/o David Arms	\$7320	\$15030	\$22350	C	C-2	Veco Drilling
36	2945-054-02-006	Dean A. & Charlotte J. Miracle	\$7320	\$780	\$8100	C	C-2	VAC
37	2945-054-02-007	Dean A. & Charlotte J. Miracle	\$6260	\$37900	\$44160	C	C-2	Miracle Roofing
38	2945-054-02-008	Arthur Graeer & Ronald Knill	\$6260	\$27650	\$33910	C	C-2	Adult Video
39	2945-054-04-001	Harold R. & Elizabeth Woolard	\$2470	\$31830	\$34300	C	C-2	Big J
40	2945-054-04-002	Sweatt Industries Inc./ DBA Sentry Services Inc.	\$6900	\$26450	\$33350	C	C-2	Century Service
41	2945-054-05-001	ORO POCO Ltd. Liability Co.	\$1290	\$0	\$1290	C	C-2	VAC
42	2945-054-05-002	Charles N. Doss ETAL/DBA-Appleton Investors	\$1760	\$16420	\$18180	C	C-2	Kennel
43	2945-054-05-003	Charles N. Doss ETAL/DBA-Appleton Investors	\$370	\$0	\$370	C	C-2	Kennel
44	2945-054-05-004	Charles N. Doss ETAL/DBA-Appleton Investors	\$400	\$0	\$400	C	C-2	VAC
45	2945-052-00-006	Joseph F. Gobbo ETAL	\$6320	\$0	\$6320	C	I-1	Western Slope Iron
46	2945-052-00-007	Joyce Taylor	\$3790	\$15760	\$19550	C	H.O.	Used Cars
47	2945-052-00-008	Jose G. & Yolanda Muniz	\$3850	\$350	\$4200	C	H.O.	Used Cars
48	2945-052-00-010	Michael R. & Sarah V. Smith	\$3161	\$9210	\$12371	C	H.O.	
49	2945-052-00-047	Beyer Grandchildrens Ltd. Partnership	\$15730	\$40250	\$55980	C	H.O.	Dave's RV

**Northwest Annexation File #ANX-94-219**

No.	Parcel #	Owner	Land Value	Imp. Value	Total Values	County Zoning	Proposed City Zoning	Current Land Use
50	2945-052-00-067	Steven W. Karp ETAL	\$7610	\$21570	\$29180	C	H.O.	Mobile Home Park Liquor Store
51	2945-052-00-105	Celtite Technik Inc.	\$9490	\$107120	\$116610	C	I-1	
52	2945-052-00-106	Western Slope Iron & Supply Co.	\$15090	\$28030	\$43120	C	I-1	
53	2945-052-03-001	Western Slope Iron & Supply	\$6380	\$35020	\$41400	C	I-1	
54	2945-052-03-002	James C. & Carolyn S. Over	\$7200	\$9130	\$16330	C	I-1	Western Slope Iron
55	2954-051-00-002	Daniel P. & Bonita K. Connors	\$26230	\$510	\$26740	C	C-2	VAC
56	2954-051-00-068	Dale & Sherry Brandon	\$5800	\$17410	\$23210	C	C-2	Trucking
57	2954-051-00-069	David B. & Eileen L. Iles	\$14580	\$0	\$14580	C	H.O.	VAC
58	2954-051-00-075	WDM Corp	\$6960	\$0	\$6960	C	H.O.	VAC
59	2954-051-00-095	H.H.G.D.	\$17590	\$0	\$17590	C	H.O.	SFR
60	2954-051-00-096	Michael W. Arthur	\$6940	\$0	\$6940	C	H.O.	SFR
61	2954-051-00-109	CFP Estate Ltd. ETAL (CIA3-70) MESA BUSINESS PARK	\$42050	\$7030	\$49080	C	C-2/H.O.	VAC (Paulak's property)
62	2945-044-00-039	Edna F. Ruest	\$1160	\$4170	\$5330	AFT	RSF-R	SFR
63	2945-044-00-040	Ben E. Carnes	\$1230	\$5490	\$6720	AFT	RSF-R	SFR
64	2945-044-00-041	Robert M. Schlosser	\$1160	\$5090	\$6250	AFT	RSF-R	SFR
65	2945-044-00-042	Richard Kirby	\$1160	\$3930	\$5090	PR	RSF-R	MH
66	2945-044-00-043	Bryan J. Chavez & Bernardina Garcia	\$1160	\$0	\$1160	PR	RSF-R	MH
67	2945-044-00-058	Mustang Broadcasting Co.	\$37490	\$660	\$38150	AFT	PB	Radio Tower

**Northwest Annexation File #ANX-94-219**

No.	Parcel #	Owner	Land Value	Imp. Value	Total Values	County Zoning	Proposed City Zoning	Current Land Use
68	2945-044-00-060	James Lee & N.A. Bishop	\$3710	\$3540	\$7250	PB	PB	Bishop's Furniture
69	2945-044-00-072	W.M.D. & Virginia M Church	\$840	\$1130	\$1970	AFT	RSF-R	MH
70	2945-044-00-077	Curtis B. Lashbrook-Estate/Phyllis McClellan	\$1470	\$1760	\$3230	AFT	RSF-R	SFR
71	2945-044-00-078	Chris J. & Sandra Garcia	\$1160	\$0	\$1160	AFT	RSF-R	SFR
72	2945-044-00-112	Donald T. Mease	\$1160	\$1570	\$2730	AFT	RSF-R	SFR
73	2945-044-00-116	James R. & Sally T. Grady	\$12070	\$23520	\$35590	AFT	RSF-R	(2) SFR
74	2945-044-00-117	Denver G. Cherry ETAL c/o Michael Bussey	\$10190	\$240	\$10430	AFT	PB/RSF-R	VAC
75	2945-044-00-118	Richard B. & Deborah D. Davis	\$1160	\$3380	\$4540	AFT	RSF-R	SFR
76	2945-044-00-119	Loe & Lorie Grap	\$1770	\$16870	\$18640	AFT	RSF-R	SFR
77	2945-044-00-122	Hazel Lorene Wier	\$1160	\$7970	\$9130	AFT	PB	VAC SFR?
78	2945-044-00-123	Kenneth H. & Clarice S.J. Okey	\$11690	\$0	\$11690	PB	PB	VAC
79	2945-044-00-124	Hazel Lorene Wier	\$1160	\$160	\$1320	AFT	PB	SFR
80	2945-044-00-140	Betty Wells	\$2610	\$0	\$2610	AFT	RSF-R	
81	2945-044-00-152	James E. & Thomas C. Pinger	\$11380	\$0	\$11380	PB	PB	VAC
82	2945-044-00-162	Patrick G. & Jacquelyn A. Moran	\$5430	\$7140	\$12570	AFT	RSF-R	AG
83	2945-044-00-165	Patricia, Michael, Michelle & Katie Moran	\$750	\$0	\$750	AFT	RSF-R	VAC

**Northwest Annexation File #ANX-94-219**

No.	Parcel #	Owner	Land Value	Imp. Value	Total Values	County Zoning	Proposed City Zoning	Current Land Use	
84	2945-043-00-046	Lloyd O.Loy	\$1160	\$9740	\$10900	AFT	RSF-R	SFR	
85	2945-043-00-051	Fourscored	\$24750	\$1700	\$26450	PB	H.O.	Sticks n' Stones	
86	2945-043-00-073	Richard L. & William Hensley	\$3950	\$0	\$3950	AFT	RSF-R	(2) SFR	
87	2945-043-00-110	A.F. Seedig	\$820	\$4800	\$5620	AFT	RSF-R	SFR	
88	2945-043-00-111	Roy C. & Marie M. Kaufholtz Trustee	\$6500	\$6850	\$13350	AFT	RSF-R	SFR	
89	2945-043-00-146	William F. & Arlene M. Gabriel	\$6160	\$0	\$6160	AFT	RSF-R	AG	
90	2945-043-00-147	Warren B. Dettmer/J.M. Coonpran & B.J. Hintz	\$1320	\$4690	\$6010	AFT	RSF-R	SFR	
91	2945-043-00-148	Warren B. Dettmer/J.M. Coonpran & B.J. Hintz	\$1160	\$3700	\$4860	AFT	RSF-R	SFR	
92	2945-043-00-168	Excaliber Enterprises/Moores-Eikenhort	\$18320	\$0	\$18320	PB	H.O.	VAC	
93	2945-043-04-001	G.J. Commercial Partners Ltd.	\$151590	\$0	\$151590	PB	H.O.	Mesa Village Sub.	VAC
94	2945-043-04-002	Dillon Teal Estate Co. Inc. c/o City Market Inc.	\$52250	\$0	\$52250	PB	H.O.		
95	2945-043-04-003	G.J. Commercial Partners Ltd.	\$15760	\$0	\$15760	PB	H.O.		
96	2945-043-04-004	G.J. Commercial Partners Ltd.	\$9900	\$0	\$9900	PB	H.O.		



**Northwest Annexation File #ANX-94-219**

No.	Parcel #	Owner	Land Value	Imp. Value	Total Values	County Zoning	Proposed City Zoning	Current Land Use
97	2945-043-04-005	Jack D. & Barbara G. Elliot	\$23550	\$85490	\$109040	PB	H.O.	Retail Shopping Center
98	2945-042-00-018	John A. Usher	\$3800	\$0	\$3800	PB	H.O.	VAC
99	2945-042-00-021	Clifford T. Henderson	\$4550	\$18780	\$23330	AFT	RSF-R	SFR
100	2945-042-00-022	Ernest W. & B.J. Hall	\$4570	\$6770	\$11340	AFT	RSF-R	(2) SFR
101	2945-042-00-024	Velma I. Castor	\$1200	\$1060	\$2260	AFT	RSF-R	SFR
102	2945-042-00-026	Charles L. Roth Trust/Donna B. Roth Trust	\$1810	\$5110	\$6920	AFT	RSF-R	SFR
103	2945-042-00-027	Lonnie & Kathi Taylor	\$2130	\$6290	\$8420	AFT	RSF-R	SFR
104	2945-042-00-070	Rich A. Howdeshell	\$1090	\$12810	\$13900	AFT	RSF-R	SFR
105	2945-042-00-075	John A. Usher Jr.	\$150	\$9780	\$9930	AFT	RSF-R	SFR
106	2945-042-00-076	John A. Usher	\$1650	\$5930	\$7580	AFT	RSF-R	AG
107	2945-042-00-092	Edna Mae Studebaker	\$2340	\$11600	\$13940	AFT	RSF-R	SFR
108	2945-042-00-127	Valorie Marschner/Stephen Fox	\$1160	\$8660	\$9820	AFT	RSF-R	SFR
109	2945-042-00-135	Frank M. Fisher	\$40	\$0	\$40	AFT	RSF-R	AG
110	2945-042-00-138	Vesta Rager	\$4610	\$14950	\$19560	AFT	RSF-R	SFR
111	2945-042-00-153	Brent L. & Uvonne M. Gale	\$6290	\$0	\$6290	AFT	RSF-R	
112	2945-042-00-154	Brent L. & Uvonne M. Gale	\$2820	\$10320	\$13140	AFT	RSF-R	SFR
113	2945-042-00-155	Frank M. & Betty Fisher	\$1080	\$0	\$1080	AFT	RSF-R	AG
114	2945-042-00-158	Troy D. & Pamela Schnurr	\$620	\$9170	\$9790	AFT	RSF-R	SGR

**Northwest Annexation File #ANX-94-219**

No.	Parcel #	Owner	Land Value	Imp. Value	Total Values	County Zoning	Proposed City Zoning	Current Land Use
115	2945-042-00-159	Warren B. Dettmer/Teresa M. Waterhouse	\$4570	\$8560	\$13130	AFT	RSF-R	Industrial Use
116	2945-042-00-167	Excaliber Enterprises inc./Moores-Eikenhort	\$26000	\$0	\$26000	PB	H.O.	VAC
117	2945-041-00-001	Leemon R. & C.A. Reynolds	\$730	\$6870	\$7600	AFT	RSF-R	SFR
8	2945-041-00-004	Gary Edward & Vicki Mary Johnson	\$330	\$8530	\$8860	AFT	RSF-R	SFR
119	2945-041-00-008	Robert L. & Linda Van Doozer	\$6770	\$11610	\$18380	AFT	RSF-R	SFR/AG/Llamas
120	2945-041-00-010	Patrick G. Moran	\$1360	\$0	\$1360	AFT	RSF-R	AG
121	2945-041-00-011	Patrick G. Moran	\$1440	\$0	\$1440	AFT	RSF-R	Valley Grown Nursery
122	2945-041-00-150	Del Adolf	\$0	\$22460	\$22460	AFT	RSF-R	Valley Grown Nursery
123	2945-041-00-029	Archie J. & B. Hall	\$3400	\$6300	\$9700	AFT	RSF-R	AG
4	2945-041-00-032	Ned L. Olford	\$1160	\$6420	\$7580	AFT	RSF-R	SFR
125	2945-041-00-033	Jacquelyn A. Moran	\$1160	\$5230	\$6390	AFT	RSF-R	SFR
126	2945-041-00-034	Jacquelyn A. Moran	\$3130	\$0	\$3130	AFT	RSF-R	VAC
127	2945-041-00-085	GG Group	\$2320	\$4840	\$7160	PR-12	RSF-R	SFR
128	2945-041-00-086	Patrick G. Moran	\$990	\$0	\$990	AFT	RSF-R	VAC
129	2945-041-00-095	Gertrude Spencer	\$650	\$10350	\$11000	AFT	RSF-R	SFR
130	2945-041-00-102	Raedene S. Basinger	\$1170	\$15010	\$16180	AFT	RSF-R	SFR

**Northwest Annexation File #ANX-94-219**

No.	Parcel #	Owner	Land Value	Imp. Value	Total Values	County Zoning	Proposed City Zoning	Current Land Use
131	2945-041-00-103	Bert T. & Dorothy Wells Estate	\$1010	\$7280	\$8290	<del>DB</del> AFT	RSF-R	(2) SFR/AG
132	2945-041-00-104	Robert D. & Willie Hilgenfeld	\$1160	\$4860	\$6020	AFT	RSF-R	SFR
133	2945-041-00-105	Sandra K. Pierce	\$1160	\$4280	\$5440	AFT	RSF-R	SFR
134	2945-041-00-106	Vern Wood	\$1390	\$4100	\$5490	AFT	RSF-R	SFR
135	2945-041-00-108	GG Group	\$2400	\$3470	\$5870	<del>AFT</del> <del>DB</del>	RSF-R	SFR
136	2945-041-00-109	GG Group	\$14690	\$14690	\$29380	PR-12	RSF-R	AG
137	2945-041-00-125	Michael A. & Deborah J. Melgoza	\$5690	\$0	\$5690	AFT	RSF-R	AG
138	2945-041-00-126	Cosmo P. & Marjorie A. Fazio	\$3230	\$7820	\$11050	AFT	RSF-R	SFR
139	2945-041-00-133	Dennis R. & Carolyn L. Herscher	\$1160	\$7450	\$8610	AFT	RSF-R	SFR
140	2945-041-00-134	Dennis R. & Carolyn L. Herscher c/o Walter Bruschnig	\$1160	\$0	\$1160	AFT	RSF-R	VAC
141	2945-041-00-142	Herman L. & Connie L. Crist	\$350	\$0	\$350	AFT	RSF-R	SFR
142	2945-041-00-143	Edward K. & Sharon O. Dry	\$1160	\$6650	\$7810	AFT	RSF-R	SFR
143	2945-041-00-149	Mary E. States NKA Mary E. Murphy	\$1160	\$4290	\$5450	AFT	RSF-R	SFR
144	2945-041-00-161	Patrick A. & Jacquelyn A. Moran	\$2590	\$0	\$2590	AFT	RSF-R	AG
145	2701-324-00-097	WDM Corporation	\$46400	\$10410	\$56810	C	C-2	Industrial
146	2701-323-00-055	Monument Oil Co.	\$16760	\$67630	\$84390	C	C-2	Monument Oil

**Northwest Annexation File #ANX-94-219**

No.	Parcel #	Owner	Land Value	Imp. Value	Total Values	County Zoning	Proposed City Zoning	Current Land Use
147	2701-323-00-056	Bud Himes	\$710	\$0	\$710	C	C-2	VAC
148	2701-323-00-058	Earl H. & Alice C. Davis	\$1150	\$0	\$1150	C	C-2	VAC
149	2701-323-00-095	Basil F. & Vinca S. Williams	\$3370	\$2940	\$6310	C	C-2	<del>CDOT</del> SFR
150	2701-323-00-924	State Dept. of Highways	\$5080	\$9770	\$14850	C	C-2	<del>Outdoor Storage</del> CDOT
151	2945-061-00-004	Wallace G. & M.H. Beard	\$6320	\$5730	\$12050	C	I-1	<del>VAC</del> OUTDOOR STORAGE
152	2945-061-00-006	Prime Investments LTD	\$5800	\$2090	\$7890	C	H.O.	VAC
153	2945-042-00-166	Public Service Co.	\$	\$	\$0	PB	H.O.	Power Line
154	2945-044-00-164	Public Service Co.	\$	\$	\$0	AFT	RSF-R	Power Line
155	2945-051-00-060	Public Service Co.	\$	\$	\$0	C	C-2	Power Line
156	2945-051-00-110	Public Service Co.	\$	\$	\$0	C	H.O.	Power Line
157	2945-032-00-107	Western Slope Oil Co.	\$	\$	\$0	AFT	RSF-R	Vac? GAS LINE?
<b>Total Values =</b>			\$1107651	\$1452640	\$2560291			

2109 Lakeshore Dr. (A6)

Zapata, TX 78076

March 3, 1995

Community Development Dept.  
250 North 5th Street  
Grand Jct., CO 81501

Dear Planning Commission Members:

Thank you for the notice of Public Hearing. I live out of state, but I am originally from Grand Jct. and I am well acquainted with the area for which zoning recommendations are being sought. Also, I am a land owner in this area.

Due to distance and time I will be unable to attend the meeting. However, I will appreciate having my views and wishes considered before accepting the proposed request for a recommendation of approval zoning lands currently being annexed to the city.

Some zoning requests being submitted are not compatible with current developments.

Number one on my list of objections is C-1 (Heavy Commercial). At present there is no undue noise, nor fumes, nor ugly structures spoiling the area. Let's keep it that way!

Number two: RSF-R (Residential Single Family with a density not to exceed one unit per five acres.)

This is objectionable because it excludes development of multiple family housing. This land under consideration with sewage disposal provided by the City of Grand Junction

is excellent and ideal for housing workers and their families who may or might be employed at the mall stores or in the industries that surround my land parcel. Also it would benefit handicapped or aged or low income persons due to the proximity of shopping, restaurants, and automobile needs.

My land parcel is number: 2945-044-00-133.

Please consider my proposals and objections carefully before you accept the recommendations as they are proposed. I believe they are reasonable.

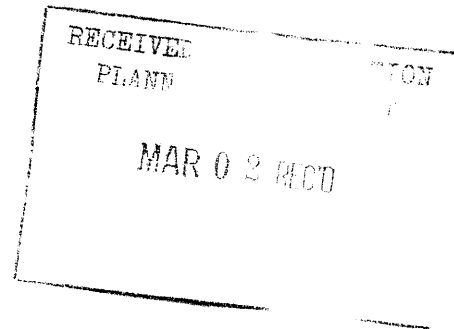
Respectfully yours,

Mrs. Clarise O'Key  
(Mrs. Kenneth O'Key)



Fosroc Inc.  
Celtite Mining & Tunneling Division

2306 Highway 6 & 50  
Grand Junction, CO 81505  
Tel: 303-245-4007  
Fax: 303-242-1839



March 1, 1995

Dave Thornton  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501-2668

Dear Mr. Thornton:

This letter is submitted in response to Mayor Mantlo's letter dated February 24, 1995 regarding the annexation of the Northwest Enclave.

First let me say how much we appreciate your help in having the proposed zoning changed from the originally planned Commercial, to I-1 Light Industrial. As we are a light manufacturing facility, it makes sense to zone us correctly from the start so that any future expansion can be accomplished with minimal fuss. In reviewing the "4-3-4, Use/Zone Matrix, Non-Residential Zone Districts" enclosure, I can not find an accurate classification for our type of manufacturing and I'm concerned that we actually "fit" in I-1. What we actually do here is blend polyester resins and package them into polyester film cartridges. Any future expansion of our business would be either more of the same or an addition of a concrete product blending facility.

Please review our situation and let me know how we should proceed so that we may obtain the appropriate zoning. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Joe Burdette".

Joe Burdette  
General Manager- Western Division  
Fosroc, Inc.



March 16, 1995

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

Mr. Joe Burdette  
General Manager - Western Division  
Fosroc, Inc.  
Celtite Mining & Tunneling Division  
2306 Highway 6 & 50  
Grand Junction, CO 81505

RE: Land Use Classification for Fosroc in I-1 zone.

Dear Joe:

After reviewing the Land Use Matrix contained in the Grand Junction Zoning and Development Code, we have determined that Fosroc currently as a manufacturer where polyester resins are blended and packaged into polyester film cartridges used in roof control in underground mining falls under the same classification category as Concrete Products Fabrication. Concrete Products Fabrication is an allowed use under Light Industrial (I-1). Such manufacturing is considered as light industrial and under the existing zoning code is an appropriate land use in I-1.

If you have any questions or need further clarification, please contact me at your earliest convenience.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dave Thornton".

Dave Thornton, AICP  
Senior Planner

cc: file #ANX-94-219

(fosroc.let)



STAFF REVIEW

FILE: #ANX-94-219 NORTHWEST ENCLAVE - ZONE OF ANNEXATION

DATE: March 7, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Zone of annexation for the Northwest Enclave annexation.

**LOCATION:** The area is generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50.

**APPLICANT:** City of Grand Junction

**EXECUTIVE SUMMARY:** The City recently annexed lands known as the Northwest Enclave, located generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50. The City is required by State Statute to establish zoning for the annexation.

**STAFF ANALYSIS:** See attached Staff Report March 1, 1995

**STAFF RECOMMENDATION:** Staff recommends approval of zoning as proposed in Staff report dated March 1, 1995 and shown on Exhibit A.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item #ANX-94-219, the zone of annexation for the Northwest Enclave Annexation, I move that we forward this on to City Council with the recommendation of approval as proposed in City Staff's report dated March 1, 1995 and shown on Exhibit A.

*Approved 6-0, with following conditions:*

*1) Reduce freestanding sign height in proposed PB zone from 10' to 6'.*

*2) PARCELS 2945-043-00-147 AND 2945-043-00-148 be considered AS ADDITIONAL H.O. ZONING SUBJECT TO THE PROPERTY OWNER SUBMITTING APPLICATION FOR STAFF REVIEW TO ALLOW STAFF TO MAKE THEIR RECOMMENDATION TO CITY COUNCIL.*

STAFF REPORT MARCH 1, 1995  
Northwest Enclave Zone of Annexation

SUMMARY

This annexation consists of approximately 1016 acres. The annexation included a total of 157 parcels involving 180 property/business owners. Right-of-way included in the annexation includes portions of F Road, G Road, 25 Road, 24 1/2 Road, 24 Road, 23 1/2 Road, 23 Road and US Hwy 6 & 50.

Generally the City zoning classifications proposed in this annexation are those zones that most closely fit the previous County zoning. The City has no land use plan for the area to guide zoning until the completion of the City's Land Use Plan. Upon completion of the Land Use Plan, there will be guidance for zoning. We would anticipate in the future that many of those areas currently proposed as RSF-R will be rezoned to zones as per the future Land Use Plan.

**There are 5 different City zones being proposed within the Northwest Enclave (See Map, Exhibit A). They are as follows:**

**1. Heavy Commercial (C-2);** this zone is being proposed for all parcels previously zoned Commercial (C) in the county EXCEPT for the properties along the west side of 24 Road & the north side of US 6 & 50 which are proposed as Highway Oriented (H.O.) and several properties at the NE corner of 23 Road and US Hwy 6 & 50 which currently have light industrial uses and are being proposed as light industrial (I-1). (See 2. and 5. below)

**2. Highway Oriented (H.O.);** this zone is being proposed along US Hwy 6 & 50 and along both sides of 24 Road. None of the Northwest area had a County highway commercial zoning, so this is a new zone for this area. Due to the proximity of the proposed H.O. properties to major highway corridors ( US Hwy 6 & 50 and 24 Road) staff is proposing the H.O. zone district instead of C-2.

The properties on the east side of 24 Road were zoned Planned Business (PB) in the County and will be zone H.O. as part of this proposal. These parcels were zoned in 1979 by the County to Planned Business (PB) with no plan or uses established. The majority of the parcels have not had any development occur on them except on lot 5 where Mesa Village was constructed. The City is proposing H.O. zoning for all the parcels.

The property where "Sticks and Stones" is located (627 24 1/2 Road, tax #2945-043-00-051) was zoned PB in the County. The City is proposing H.O., which is the same as the existing zoning for the Fisher Subdivision adjacent to the south and already in the City limits.

**3. Planned Business (PB);** this zone is being proposed for the following seven properties along 24 Road, 24 1/2 Road and Patterson Road with the conditions as specified below:

- 1) 2945-044-00-058 owned by Mustang Broadcasting Co.
- 2) 2945-044-00-117 owned by Cherry G. Denver
- 3) 2945-044-00-122 owned by Hazel Lorene Wier
- 4) 2945-044-00-123 owned by Kenneth & Clarice Okey
- 5) 2945-044-00-124 owned by Hazel Lorene Wier
- 6) 2945-044-00-152 owned by James & Thomas Pinger
- 7) 2945-044-00-060 owned by James Le & N.A Bishop

**LAND USES:** The uses allowed in this PB Zone District will be all land uses allowed in the City's Heavy Business (B-3) Zone excluding the following:

- 1) "Outside Sale Retail Goods"
- 2) "Auction Houses"
- 3) "Auction Yards"
- 4) "Flea Markets".

Land uses allowed with a special use permit or a conditional use permit in B-3 will be allowed in the PB zone district when a special use permit or a conditional use permit is obtained respectively. All requirements subject to such permits shall be those requirements and conditions as per the Zoning and Development Code at the time of development.

All Land Uses in the B-3 Zone District allowed by right, or with a Special Use Permit, or a Conditional Use permit shall abide by the requirements as specified by the Grand Junction Zoning and Development Code at the time of development for the B-3 zone district.

**BULK/LANDSCAPING/PARKING REQUIREMENTS:** The bulk/landscaping/parking requirements for this PB Zone District will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development.

**SIGNAGE REQUIREMENTS:** All signage regulations will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development with the following exception:

- 1) Freestanding signs shall be monument signs and shall not exceed 10 feet in height.

Note: There is one existing approximately 10 ft tall monument sign at Bishop's Furniture at 2460 Patterson Road.

**DEVELOPMENT PROCESS:** The seven identified properties will be treated for all purposes in the development process as properties carrying a B-3 zoning classification or later equivalent, subject to the signage and land use restrictions stated above.

**4) Residential Single Family - Rural (RSF-R);** this zone is being proposed for all previously Agricultural/Forestry/Transitional (AFT) zoned properties in Mesa County except for the four parcels noted below.

4) **Residential Single Family - Rural (RSF-R)**; this zone is being proposed for all previously Agricultural/Forestry/Transitional (AFT) zoned properties in Mesa County except for the four parcels noted below.

There are 4 parcels that were AFT in the County but are now being proposed as Planned Business. They are the following:

a) tax parcel #2945-044-00-058 owned by Mustang Broadcasting Co. and located along the east side of 24 1/2 Road and north of the Western Bank building. The property has an existing communication tower located on it.

b) tax parcel #2945-044-00-117 owned by Cherry G. Denver and located on the east side of 24 1/2 Road and north of the Mustang Broadcasting property. The property is currently vacant. The City is proposing that only the south one-half of this parcel be zoned PB with the north one-half being zoned RSF-R. The dividing line would be the F 1/4 Road corridor extended.

c) tax parcels #2945-044-00-122 and #2945-144-00-124 owned by Hazel Lorene Wier and located on the west side of 25 Road across from Foresight Industrial Park. These two adjacent parcels were surrounded by property zoned Planned Business in the County and proposed as Planned Business in the City. With the previous zoning changes in this neighborhood and the Planned Industrial (PI) zoning across the street already in the City, staff is recommending that these properties also be zoned Planned Business as per 3. above. Existing land uses for these two parcels are one single family residence on each parcel.

5. **Light Industrial (I-1)**; this zone has several properties at the NE corner of 23 Road and US Hwy 6 & 50 and one property on the west side of 23 Road which currently have light industrial uses and are being proposed as light industrial (I-1). The properties included in I-1 are the following:

- 1) 2945-061-00-004 owned by Wallace & M.H. Beard
- 2) 2945-052-00-006 owned by Joseph Gobbo ETAL
- 3) 2945-052-00-105 owned by Celtite Technik Inc.
- 4) 2945-052-00-106 owned by Western Slope Iron
- 5) 2945-052-03-001 owned by Western Slope Iron
- 6) 2945-052-03-002 owned by James & Carolyn Over

There are 4 parcels that were AFT in the County but are now being proposed as Planned Business. They are the following:

a) tax parcel #2945-044-00-058 owned by Mustang Broadcasting Co. and located along the east side of 24 1/2 Road and north of the Western Bank building. The property has an existing communication tower located on it.

b) tax parcel #2945-044-00-117 owned by Cherry G. Denver and located on the east side of 24 1/2 Road and north of the Mustang Broadcasting property. The property is currently vacant. The City is proposing that only the south one-half of this parcel be zoned PB with the north one-half being zoned RSF-R. The dividing line would be the F 1/4 Road corridor extended.

c) tax parcels #2945-044-00-122 and #2945-144-00-124 owned by Hazel Lorene Wier and located on the west side of 25 Road across from Foresight Industrial Park. These two adjacent parcels were surrounded by property zoned Planned Business in the County and proposed as Planned Business in the City. With the previous zoning changes in this neighborhood and the Planned Industrial (PI) zoning across the street already in the City, staff is recommending that these properties also be zoned Planned Business as per 3. above. Existing land uses for these two parcels are one single family residence on each parcel.

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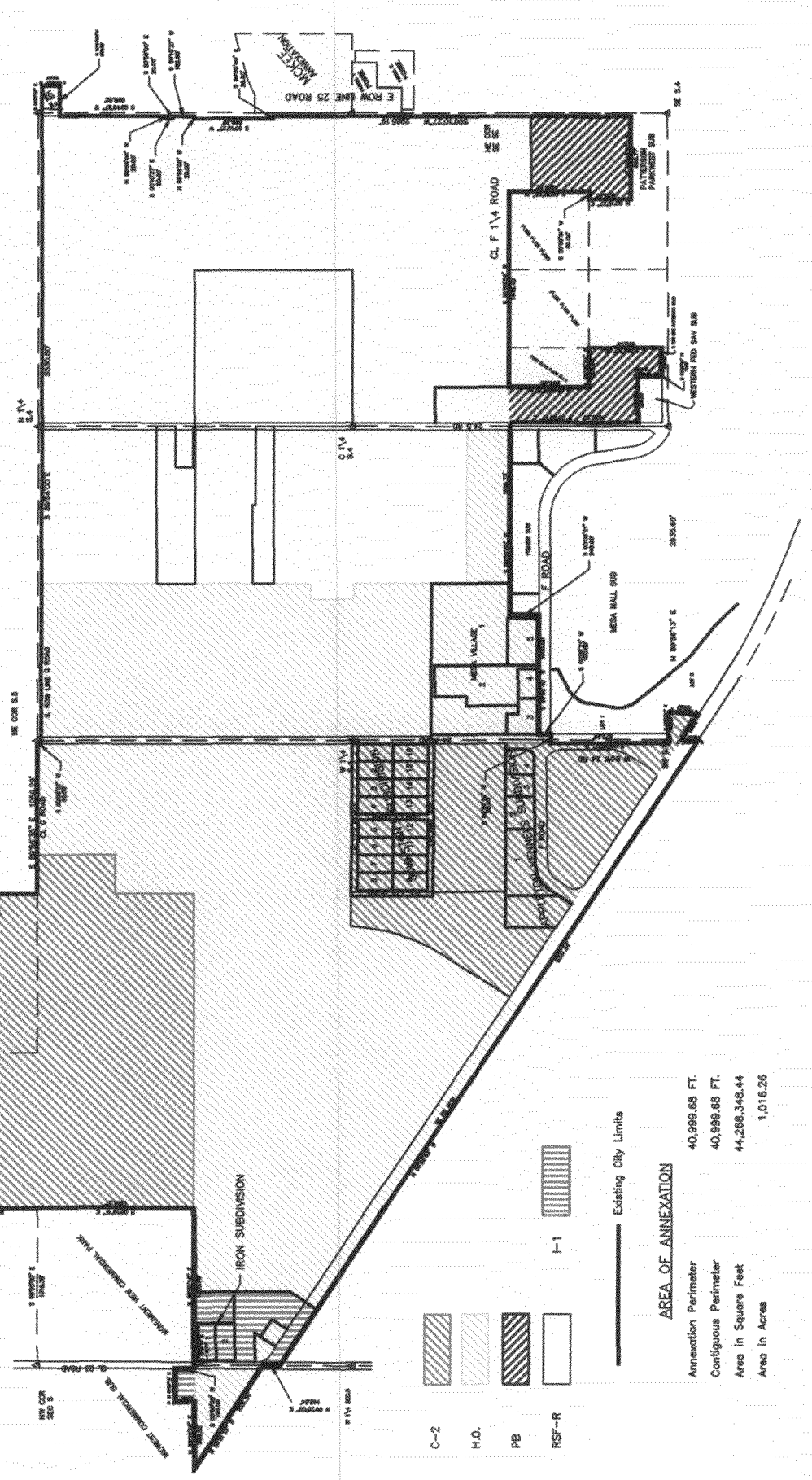
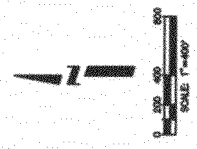
OTHER EXCEPTIONS:

1. There are three parcels on approximately 13 acres (#2945-041-00-108, #2945-041-00-109, & 2945-041-00-103) located along the southside of G Road between 24 1/2 Road and 25 Road where staff is recommending a change from the County zoning of PB & PR-12 to a City zoning of RSF-R. These parcels were zoned Planned Business and Planned Residential with a maximum of 12 units per acre (PR-12) in Mesa County as part of a development known as G & G Group in 1981 and 1982. However, the development was never built and the Overall Development Plan was reverted by Mesa County in 1986. The previous or underlying zoning was AFT prior to the property receiving a PB/PR-12 zoning designation. The City's most

equivalent zone to AFT is Residential Single Family - Rural with a maximum of 1 unit per 5 acres (RSF-R). This area has not developed as originally planned during the boom days of the early 1980's thereby warranting a change (or reversion) in zoning from 12 units per acre to 1 unit per 5 acres. The Planned Business zoning is not appropriate for this neighborhood either. Originally the PB zoning was established for a professional office complex. Since the way the neighborhood has not developed since 1982 with neither high density residential nor professional office uses, the County zoning is in error.

2. Parcels (#2945-044-00-042 & 2945-044-00-043) are located on the northside of F 1/4 road and west of 25 Road. These two parcels were zoned Planned Residential (PR) in Mesa County. The proposed City zoning is RSF-R. There is an existing home on each parcel.

# Exhibit A



- C-2
- H.O.
- PB
- RSF-R
- 1-1
- Existing City Limits

### AREA OF ANNEXATION

Annexation Perimeter	40,999.88 FT.
Contiguous Perimeter	40,999.88 FT.
Area in Square Feet	44,268,348.44
Area in Acres	1,016.26

DESIGN BY: J.A.S. CHECKED BY: T.W. APPROVED BY: J.L.S.	DATE: 12/26/84 DATE: 1/7/7 DATE: 1/7/7	SHEET NO. 2 OF 2 FILE NO. 1000000000
DEPARTMENT OF PUBLIC WORKS AND UTILITIES ENGINEERING DIVISION CITY OF GRAND JUNCTION, COLORADO		
NW ENCLAVE		

Approved by  
City Council 7-0 on March 15, 1995

STAFF REVIEW

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FILE: #ANX-94-219 NORTHWEST ENCLAVE - ZONE OF ANNEXATION

DATE: March 15, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Zone of annexation for the Northwest Enclave annexation.

**LOCATION:** The area is generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50.

**APPLICANT:** City of Grand Junction

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**EXECUTIVE SUMMARY:** The City recently annexed lands known as the Northwest Enclave, located generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50. The City is required by State Statute to establish zoning for the annexation.

**STAFF ANALYSIS:** See attached Staff Report March 8, 1995

**STAFF RECOMMENDATION:** Staff recommends approval of zoning as proposed in Staff report dated March 8, 1995 and shown on Exhibit A.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended 6-0 approval of the proposed zone of annexation as proposed in City Staff's report dated March 8, 1995 and shown on Exhibit A. In addition, the Planning Commission recommended that the City Council consider zoning two properties (Tax #2945-043-00-147 and #2945-043-00-148) owned by Dettmer/Coonpram/Hintz as Highway Oriented (H.O.) subject to the staff recommending the zoning being changed from the proposed RSF-R to H.O. after having the opportunity to review the request.

*STICKS & STONES*

**Background:** At Planning Commission, Ms. Coonpram spoke concerning their plans to move their business "Sticks and Stones" located at 627 24 1/2 Road to the two parcels noted above which are adjacent to their current business location and to the North. The "Sticks and Stones" owners had submitted a rezone application for the two properties with Mesa County on January 27th requesting Planned Business (PB). The City exercised its land use jurisdiction as part of the Annexation process on February 1st. City staff did not learn of the proposed rezone request from the County until mid February, at which time the County was contacted and the "Sticks and Stones" rezone application was pulled by Mesa County and the applicants were told to contact the City. City



Staff were contacted by the applicants and staff told them that they would need to submit their proposal to the City. Indications to Staff by the applicant was that they were not in a hurry and would submit application sometime in the future. It wasn't until the afternoon of March 7th, that staff learned that "Sticks and Stones" owners needed a rezoning immediately because they may have to move their business from their present location soon if the property they are currently on sells. They are on a short term lease. Planning Commission decided that they were comfortable with leaving the option open to City Council to decide, based on Staff input, as to whether the zoning for these two properties be made H.O. rather than RSF-R as originally proposed. It was contingent upon staff being allowed to properly review, under the existing circumstances, the proposed plan for the two parcels and make recommendation to City Council.

Since the Planning Commission meeting, staff has had opportunity to look at the issues more closely and has determined that under the existing Zoning and Development Code for land uses allowed in the RSF-R zoning district, that businesses such as "Sticks and Stones" where landscaping supplies are sold but where greenhouse and nursery products are not, there is not a specific classification in the Use/Zone Matrix. The closest classification is "Building Materials Sales and Storage" which is not allowed in the RSF-R, but requires a commercial or industrial zone, or the H.O. zone with a special use permit. On the other hand, "Nurseries/Greenhouses" are allowed in the RSF-R zone with a special use permit. Typically Nursery businesses (as an accessory use) also sell the same products (landscaping supplies) just as a business such as "Sticks and Stones" does. They may store and display them the same way as "Sticks and Stones" does. Staff is proposing to broaden that interpretation, either through an administrative regulation or a text amendment and include the landscaping supplies & materials, whether a principal or accessory use, in the category of Nurseries/Greenhouses. This interpretation or amendment would allow "Sticks and Stones" in the RSF-R zone with a Special Use Permit and would not require extending the H.O. zone further north on 24 1/2 Road.

City Council Approved Zoning with following exceptions:

- 1) include Sticks And Stones properties As H.O. , not RSF-R
- 2) modify sign height in PB zone on properties on the east side of 24 1/2 Road frontage to not exceed tallest sign of existing signs of 4 businesses existing on the west side of 24 1/2 Road. This height shall be determined by staff and such height shall be stated in the final zoning ordinance.

(nwzoning.rpt)

STAFF REPORT MARCH 8, 1995  
Northwest Enclave Zone of Annexation

SUMMARY

This annexation consists of approximately 1016 acres. The annexation included a total of 157 parcels involving 180 property/business owners. Right-of-way included in the annexation includes portions of F Road, G Road, 25 Road, 24 1/2 Road, 24 Road, 23 1/2 Road, 23 Road and US Hwy 6 & 50.

Generally the City zoning classifications proposed in this annexation are those zones that most closely fit the previous County zoning. The City has no land use plan for the area to guide zoning until the completion of the City's Land Use Plan. Upon completion of the Land Use Plan, there will be guidance for zoning. We would anticipate in the future that many of those areas currently proposed as RSF-R will be rezoned to zones as per the future Land Use Plan.

There are 5 different City zones being proposed within the Northwest Enclave (See Map, Exhibit A). They are as follows:

1. **Heavy Commercial (C-2)**; this zone is being proposed for all parcels previously zoned Commercial (C) in the county EXCEPT for the properties along the west side of 24 Road & the north side of US 6 & 50 which are proposed as Highway Oriented (H.O.) and several properties at the NE corner of 23 Road and US Hwy 6 & 50 which currently have light industrial uses and are being proposed as light industrial (I-1). (See 2. and 5. below)

2. **Highway Oriented (H.O.)**; this zone is being proposed along US Hwy 6 & 50 and along both sides of 24 Road. None of the Northwest area had a County highway commercial zoning, so this is a new zone for this area. Due to the proximity of the proposed H.O. properties to major highway corridors ( US Hwy 6 & 50 and 24 Road) staff is proposing the H.O. zone district instead of C-2.

The properties on the east side of 24 Road were zoned Planned Business (PB) in the County and will be zone H.O. as part of this proposal. These parcels were zoned in 1979 by the County to Planned Business (PB) with no plan or uses established. The majority of the parcels have not had any development occur on them except on lot 5 where Mesa Village was constructed. The City is proposing H.O. zoning for all the parcels.

The property where "Sticks and Stones" is located (627 24 1/2 Road, tax #2945-043-00-051) was zoned PB in the County. The City is proposing H.O., which is the same as the existing zoning for the Fisher Subdivision adjacent to the south and already in the City limits.

March 30, 1995

To whom it may concern:

We { Basil E. & Uinca Williams }  
own 2.91 <sup>acres</sup> ~~sq ft~~ on 725 23 1/2 rd which  
has just been annexed into the city  
and zoned C-2, we would like to  
request permission to continue the  
land as a farm with such animals  
as a few pigs, a couple of cows,  
some chickens, ducks, turkeys and  
rabbits. we also have a dog.

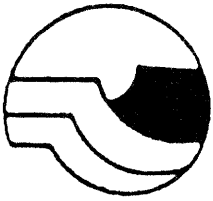
*Basil E. Williams*  
*Uinca Williams*

Cows - 2  
pigs - 2  
Chickens - 20  
1 duck, 1 turkey

OTHER EXCEPTIONS:

1. There are three parcels on approximately 13 acres (#2945-041-00-108, #2945-041-00-109, & 2945-041-00-103) located along the southside of G Road between 24 1/2 Road and 25 Road where staff is recommending a change from the County zoning of PB & PR-12 to a City zoning of RSF-R. These parcels were zoned Planned Business and Planned Residential with a maximum of 12 units per acre (PR-12) in Mesa County as part of a development known as G & G Group in 1981 and 1982. However, the development was never built and the Overall Development Plan was reverted by Mesa County in 1986. The previous or underlying zoning was AFT prior to the property receiving a PB/PR-12 zoning designation. The City's most equivalent zone to AFT is Residential Single Family - Rural with a maximum of 1 unit per 5 acres (RSF-R). This area has not developed as originally planned during the boom days of the early 1980's thereby warranting a change (or reversion) in zoning from 12 units per acre to 1 unit per 5 acres. The Planned Business zoning is not appropriate for this neighborhood either. Originally the PB zoning was established for a professional office complex. Since the way the neighborhood has not developed since 1982 with neither high density residential nor professional office uses, the County zoning is in error.

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# Mesa County Department of Public Works Zoning Enforcement

(303) 244-1638

750 Main Street • P.O. Box 20,000 • Grand Junction, Colorado 81502-5028

LARRY  
FILL

## MEMORANDUM

TO: Ivy Williams, City Code Enforcement

FROM: Jo Millsaps, Mesa County Zoning Enforcement

DATE: April 18, 1995

SUBJECT: Dr. William Merkel property

On February 13, 1995, I spoke with Sharon Oswald, an employee of Dr. Merkel in which she was inquiring as to the use more particularly an ostrich farm, located at 2353 G Road, tax parcel number 2701-324-00-097.

This property is zoned planned commercial. Section 9.1.5.D of the Mesa County Land Development Code does not allow animals in a commercial zone. I informed Ms. Oswald that the property would need to be rezoned in order to allow an ostrich farm, and she would need to contact the Planning and Development Division to make a pre-application conference to do so. As of this date an appointment has not been made.

If you have any questions or I can be of any assistance, please do not hesitate to contact me at 244-1638.

NW ENCLAVE

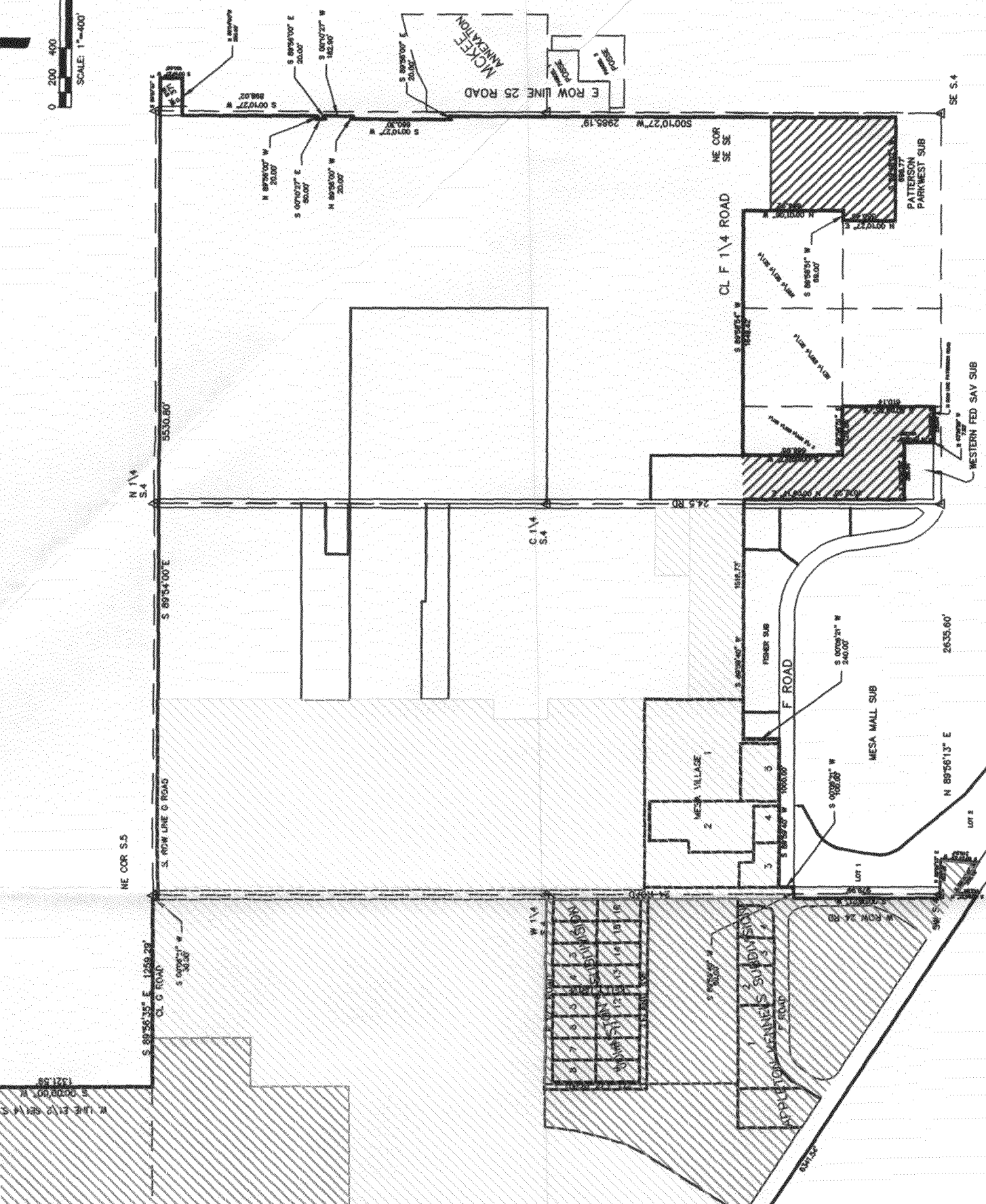
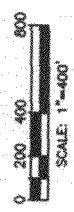
of Approval ~~#~~ Staff Report  
MARCH 1, 1995

1) with conditions  
6' of signs being reduced to  
6' for PB zone  
instead of 10'

2)  
parcels 147, 148 be considered as  
additional N.O. zoning subject to  
the property owner submitting application for  
staff review to allow staff to make  
their recommendation to city Council.

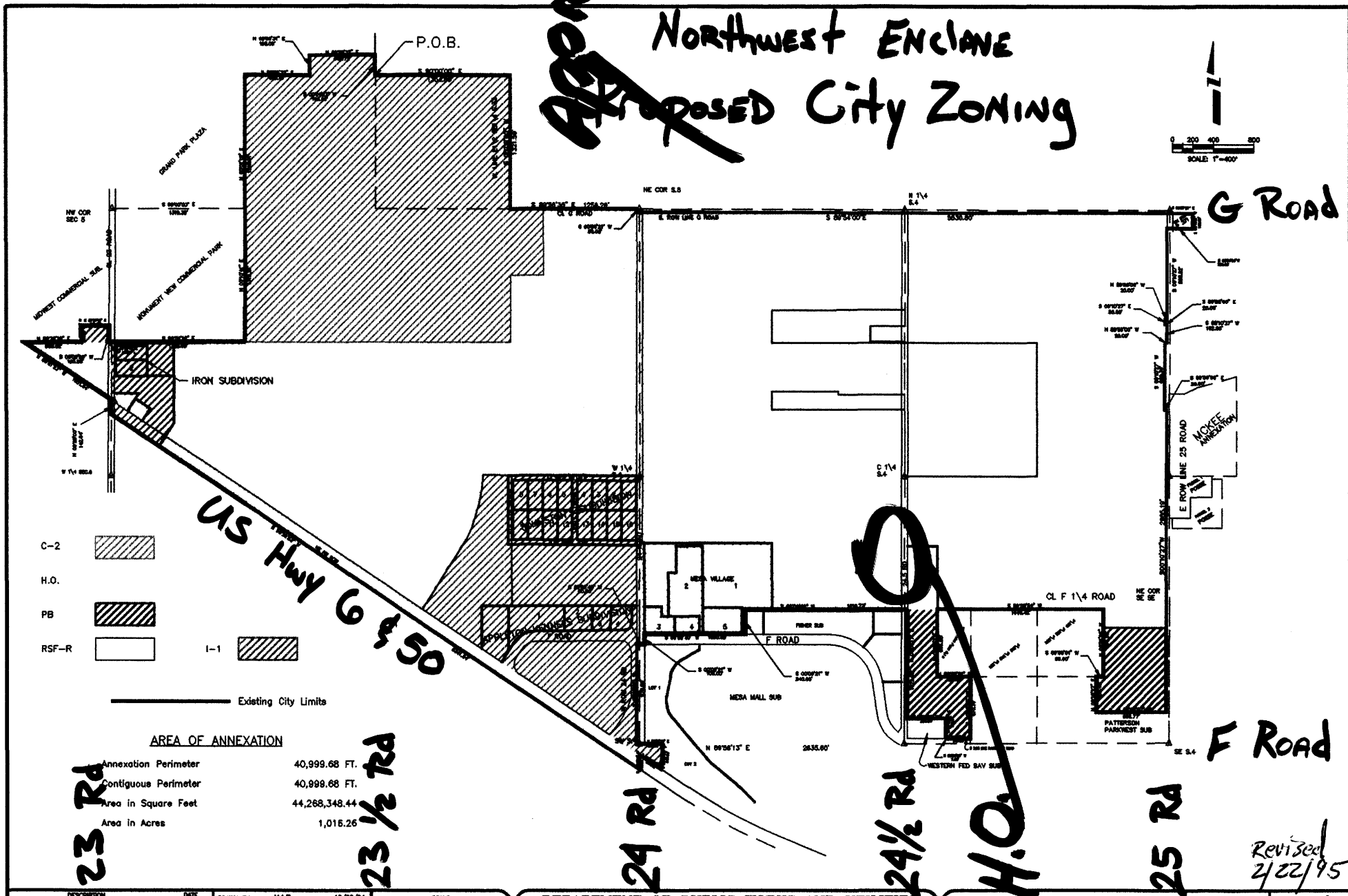
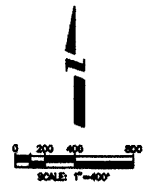
Approved 6-0

ZONING AS Approved by City Council



Eff... ..

# Northwest ENCLAVE Proposed City Zoning



- C-2
- H.O.
- PB
- RSF-R
- I-1

Existing City Limits

**AREA OF ANNEXATION**

Annexation Perimeter	40,999.68 FT.
Contiguous Perimeter	40,999.68 FT.
Area in Square Feet	44,268,348.44
Area in Acres	1,016.26

23 Rd

23 1/2 Rd

24 Rd

24 1/2 Rd

H.O.

25 Rd

REVISION A	DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE	12/20/94	SCALE	
REVISION A	C-2 ZONING	12/22/95	CHECKED BY	J.W.	DATE	3/7/97	PLAN	SCALE
REVISION A			APPROVED BY	J.L.S.	DATE	3/7/97	HORIZ	1"=400'
REVISION A			FIELD BOOK NO.		PAGE		VERT	

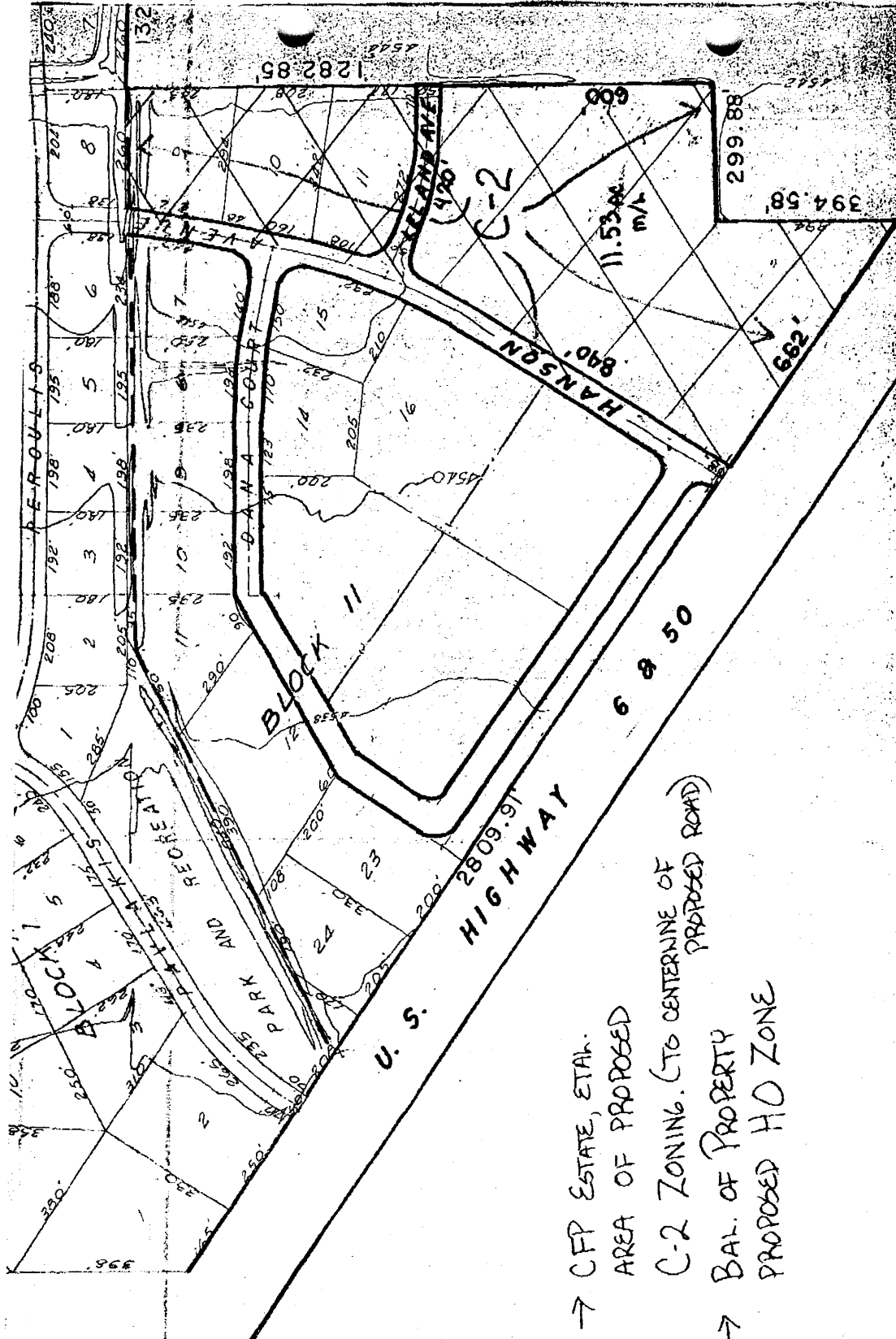
DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION, COLORADO

NW ENCLAVE

SHEET NO. 2  
OF 2  
FILE NO. NWENCLAVE

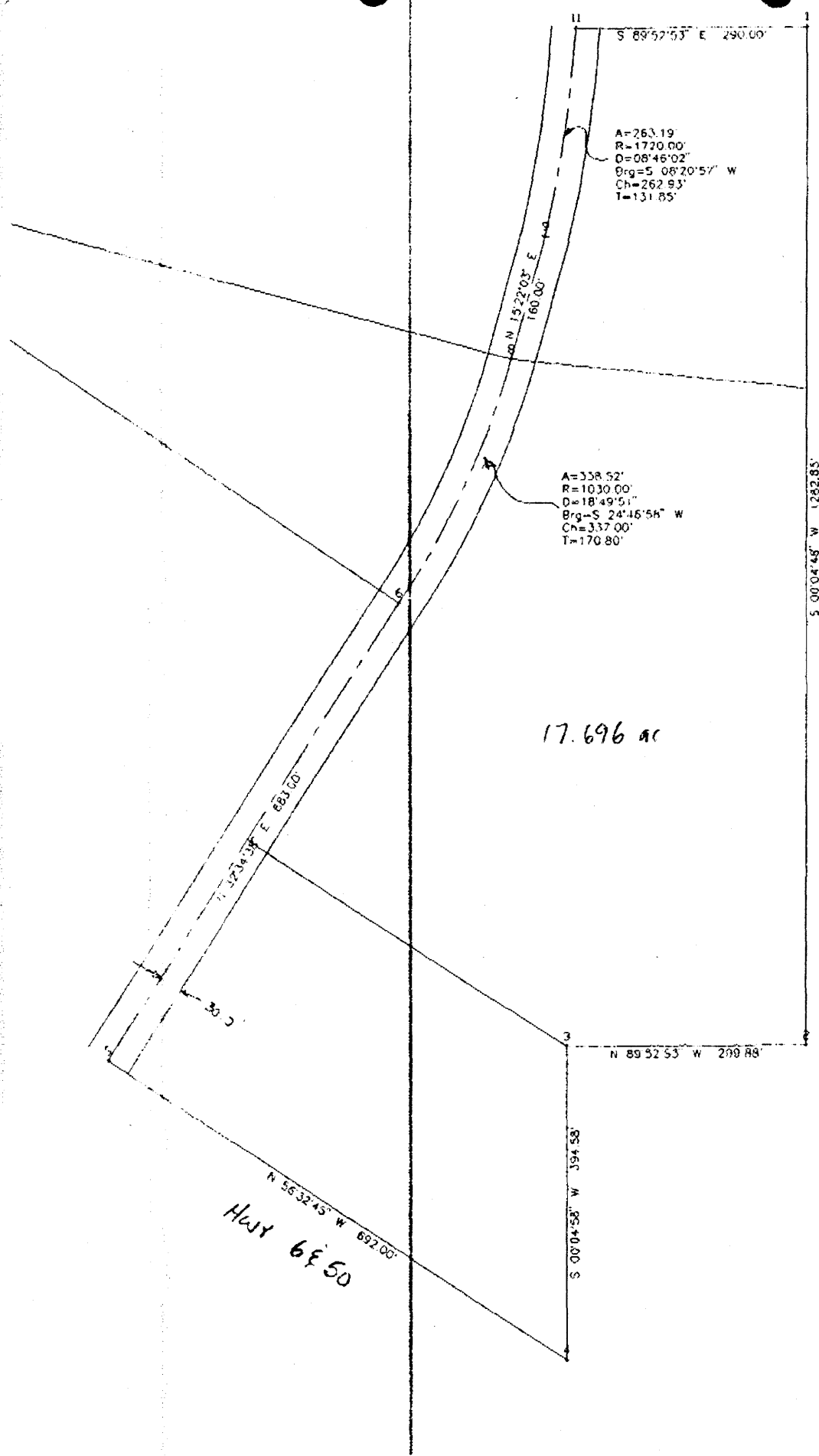
Revised  
2/22/95





- CFP ESTATE, ETAL.
- AREA OF PROPOSED
- C-2 ZONING. (TO CENTERLINE OF PROPOSED ROAD)
- BAL. OF PROPERTY
- PROPOSED HO ZONE

#95023  
2/22/95



no scale