

Mapped 4/3/98

Redlands ✓

STREET ADDRESS: 2034 Broadway
PARCEL #: 2947-153-00-106

PETITION FOR ANNEXATION
[100% PETITION]

The undersigned, being the record owner(s) of the territory hereinafter proposed to be annexed to the City of Grand Junction, Colorado, hereby petition(s) the City Council to annex to the City of Grand Junction the territory described in Exhibit A, which is incorporated herein by this reference, to the City of Grand Junction.

In support of their petition, Petitioners allege that:

1. It is desirable and necessary that the described territory be annexed to the City.
2. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; a community of interest exists between the territory proposed to be annexed and the City; the territory proposed to be annexed is urban or will be urbanized in the near future; the territory proposed to be annexed is integrated or is capable of being integrated with the City;
3. No land within the boundary of the territory to be annexed held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - a. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - b. comprising twenty acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation is included within the territory proposed to be annexed without the written consent of the landowner or landowners;
4. No annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality; the proposed annexation will not have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year;
5. The undersigned comprise the landowners of more than 50% of the territory included in the area proposed to be annexed, exclusive of streets and alleys; and are persons comprising more than 50% of the landowners in the area proposed for annexation and owning more than 50% of the area proposed for annexation, excluding public streets, alleys, and any land owned by the City of Grand Junction.
6. The mailing address of each signer, the legal description of the land owned by each signer, and the date of signing of each signature are all shown on this petition; as a part of this petition is the affidavit of the circulator or circulators of this petition stating that each signature hereon is the signature of the person whose name it purports to be;

7. Accompanying this petition are four (4) prints of an annexation map which complies with C.R.S. 31-12-107(d).
8. That the territory described on Exhibit A is not presently a part of any incorporated municipality;
9. That all of the requirements of §§ 31-12-104 and 105, C.R.S., have been met;
10. The signers of this petition comprise 100% of the land owners of the territory included in the area proposed to be annexed, exclusive of streets and alleys;
11. The description of the perimeter boundary of the territory proposed to be annexed is attached as Exhibit B.

ANNEXOR(s)

By: MARY LOU KENNEDY
 (Name(s))
OWNER
 (Title(s))

Address: 2034 Branding
G.V. Co. 81503

Date: 4-3-98

Status: (Option Holder) (Landowner)

<u>LANDOWNER(s)/PETITIONER(s)</u> <u>MAILING ADDRESS</u>	<u>DATE</u> <u>SIGNED</u>	<u>LEGAL DESCRIPTION OF</u> <u>LANDOWNER(s)/PETITIONER LAND</u> See Exhibit A
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CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO)
) SS.
COUNTY OF MESA)

MARY LOU KENNEDY, being duly sworn, upon oath, states that I have circulated the foregoing Petition and that each of the signatures on said Petition is the signature of the person whose name he/she purports to be.

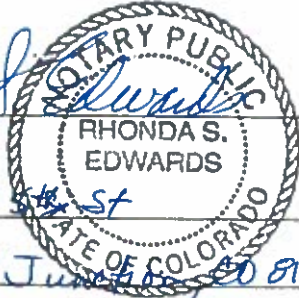
Mary Lou Kennedy
Signature of circulator

Subscribed and sworn to before me this 3rd day of April, 1998.

Witness my hand and official seal.

My Commission expires: September 20, 2001

Rhonda S. Edwards
Notary Public



Address: 250 N 4th St
Grand Junction, CO 81501

EXHIBIT A
ANNEXATION PETITION

Legal Description of the territory to be annexed.

(TO BE ATTACHED)

EXHIBIT A
ANNEXATION PETITION

Legal Description of the territory to be annexed.

EG S 0DE653' W 1331.1FT + N 89DE626' W 906.5FT FR NE COR
E45M4 SEC 15 11S 101W N 89DE626' W 409.81FT N 1DE601' E
96.56FT N 49DE655' E 543.77FT S 1DE601' E 1150.8FT TO
EG EXC HWY 340

2034 00 BROADWAY

KENNEDY MARY LOU
2034 BROADWAY
GRAND JUNCTION CO 81503-9773

REAL PROPERTY NOTICE OF VALUATION — THIS IS NOT A TAX BILL PAGE 1

1995	NOTICE DATE	05/01/95	TAX AREA	11275	PARCEL NUMBER	2947-153-00-106
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EG S 01E653' N 1331.1FT + N 89DEG26' W 906.5FT FR NE COR
 E45W4 SEC 15 115 101W N 89DEG26' W 409.81FT N 1DEG01' E
 96.56FT N 49DEG55' E 543.77FT S 1DEG01' E 1150.8FT TO
 EB EXC HWY 340

Ronald J. Teck
Mesa County Assessor
P.O. Box 20000-5003
Grand Junction, CO 81502-5003

2034 00 BROADWAY

KENNEDY MARY LOU
 2034 BROADWAY
 GRAND JUNCTION CO 81503-9773

Appeals will be accepted at the Mesa County Assessor's office the Courthouse Annex, 6th and White, by mail, or from 8:30 AM 4:30 PM by appointment only. Appeals will be accepted at Mesa Mall from 9:00 AM to 7:00 PM Monday through Friday. Agriculture and Commercial appeals by appointment only please. When appointments are requested walk-ins are welcome. You have 5 days to appeal this valuation.

Telephone No. (970) 244-1720
 Fax No. (970) 244-1790

----- BUILDING 1 -----

BLT 1973 ARCH STYLE - RANCH
 FINISHING TYPE - FA WALL NO DUCT
 BATHS 0005 BEDROOMS 03
 STAIRS 001 1/2
 TOTAL LIVING AREA 1,428 SQFT

----- MISCELLANEOUS -----

REPLACE
 EQUIP SHED-AV/BRD
 UTILITY-LW/BOARD
 CATTLE SHED-LW/PLY

----- LAND -----

5.00 ACRES SFR
 OUR ASSESSED LAND VALUE IS 10.50% OF ACTUAL

3.90 ACRES SFR
 OUR ASSESSED LAND VALUE IS 10.50% OF ACTUAL

Your property was valued as it existed on January 1 of the current year. The "current year actual value" as of that date represents the actual value of your property based on the appraisal date. The notice you receive next January will be based on this value.

An assessment percentage will be applied to the actual value of your property before property taxes are calculated. The assessment percentage for residences is projected to be 10.50%. Generally, all other property, including vacant land, is assessed at 29%, [30-1-104(1) and (1.5) C.R.S.] A change in the projected residential assessment percentage is NOT ground for appeal or abatement of taxes, 39-5-121(1), C.R.S.

The appraisal data used to establish real property value was from the 18 month period ending June 30, 1994. If data is insufficient during this time period, assessors may use data from the five year period ending June 30, 1994.

YOU HAVE THE RIGHT TO APPEAL YOUR VALUE.

WE DO NOT SET TAXES!

THE ASSESSOR ESTIMATES THE VALUE OF PROPERTY. THE PROPERTY VALUE IS MULTIPLIED BY AN ASSESSMENT PERCENTAGE [39-1-104.2, C.R.S.] TO ARRIVE AT YOUR ASSESSED VALUE. YOUR TAXES ARE SET WHEN THAT ASSESSED VALUE IS MULTIPLIED BY A MILL LEVY SET THIS FALL BY SCHOOL BOARDS, COUNTY COMMISSIONERS, CITY COUNCILS, AND SPECIAL DISTRICTS DIRECTORS. IF NO SPECIAL LEVIES OR BONDS ARE ADDED, WE ESTIMATE YOUR TAXES FOR NEXT YEAR WILL BE APPROXIMATELY THE AMOUNT SHOWN AT THE BOTTOM OF THIS FORM.

WE ARE PROVIDING YOU WITH THIS ESTIMATE TO INFORM YOU OF THE EFFECT THIS NEW ASSESSMENT MAY HAVE ON YOUR TAX BILL. WE ARE REQUIRED TO INFORM YOU THAT YOU MAY NOT USE THIS TAX ESTIMATE AS A BASIS FOR PROTESTING THIS ASSESSMENT [C.R.S. 39-5-121].

----- TOTALS -----

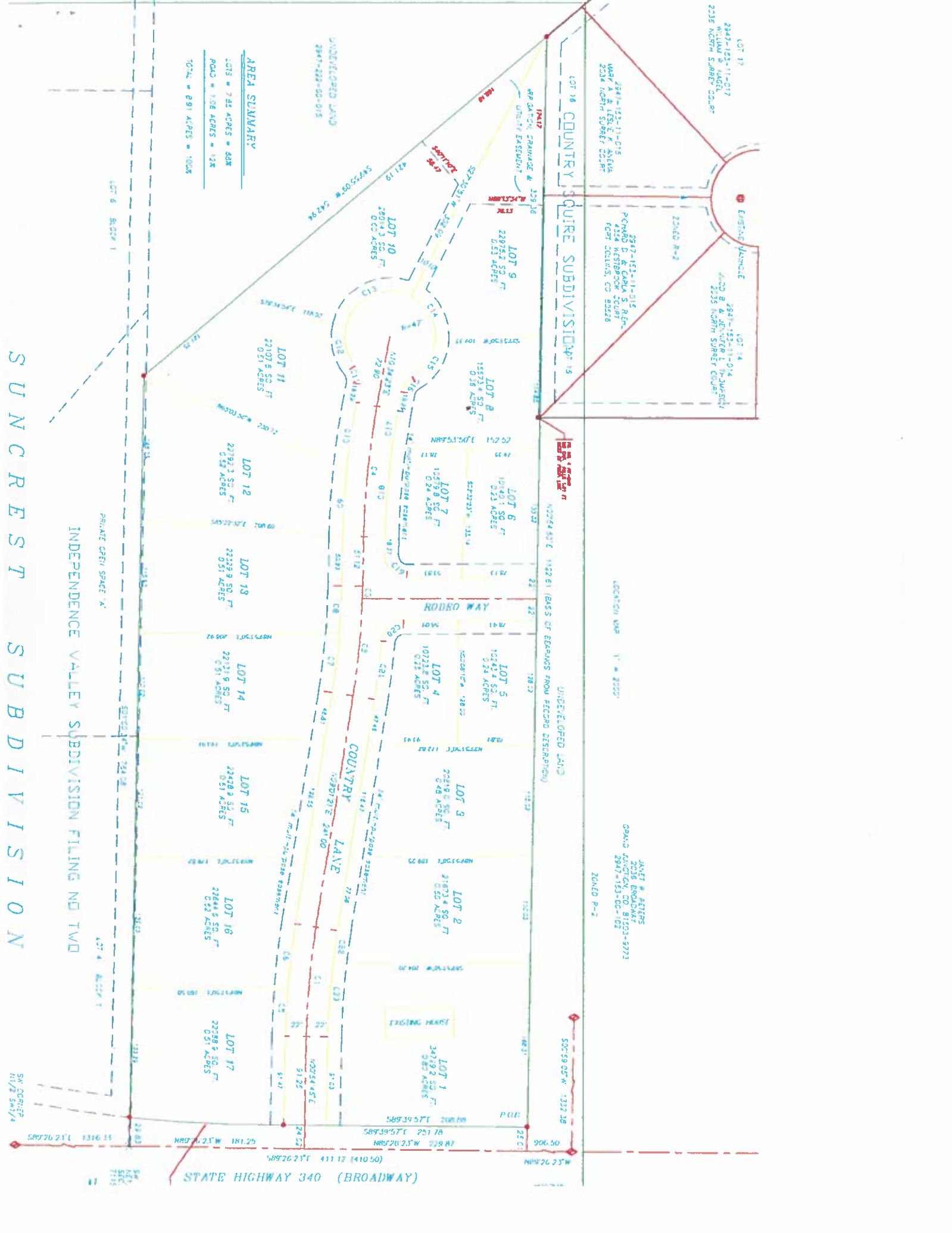
	LAST YEAR	THIS YEAR	DIFFERENCE
STRUCTURES	4,620	75,050	70,430
	64,350	92,240	27,890
TOTAL ASSESSMENT RATIO (% OF MARKET)	68.970	167.290	98.320
PREVIOUS YEAR MILL LEVY	X .1050	X .08794	
ESTIMATED TAXES		\$1,544.69	

29.00
 Residential

 IN ORDER TO INSURE QUALITY SERVICE, WE ARE REQUESTING APPOINTMENTS BE MADE. TO SCHEDULE AN APPT AT THE MALL OFFICE OR DOWNTOWN OFFICE, PLEASE CALL 244-1720.

EXHIBIT B
ANNEXATION PETITION PERIMETER BOUNDARY

SUNCREST SUBDIVISION



SM. CORNER 11/2" SW 1/4

STATE HIGHWAY 340 (BROADWAY)

INDEPENDENCE VALLEY SUBDIVISION FILING NO. TWO