

Reopening was approved
Subj: to Petitioner participating
in Signal costs at 12th & O
Horizon

Need an action sheet

NELSON STEWART ANNEX

X 87

G ROAD

X 99

PDB OF RIA

PD-B

PD-B

27 ROAD

BUSINESS

HORIZON DRIVE

235x

N

SCALE 1" = 200'

12th STREET

WEST CLIFF DRIVE

BUDLONGS STREET

EAST CLIFF DRIVE

APS-II

C176-77

Nelson Annex

2945-012-00-026
PARCEL NUMBER

13700
T.A.C.

.33

~~MURPHY JACK N S B M~~

P.O. Box 40
~~686 WESTCLIFF DR~~
GR JCT COLO 81501

BEG 330.6FT E & 544FT S OF NW COR NW4NW4 SEC 1 1S 1W S
77FT E 209FT N 77FT W TO BEG EXC 25FT FOR RD ON W ✓

2945-012-00-028
PARCEL NUMBER

13700
~~13600~~
T.A.C.

.44

~~MURPHY JACK N S B M~~

P.O. Box 40
~~686 WESTCLIFF DR~~
GR JCT COLO 81501

BEG 330FT E & 621FT S OF NW COR SEC 1 1S 1W E 209FT
S 104FT W 209FT N TO BEG EXC 25FT FOR RD ON W ✓

2945-012-00-029
PARCEL NUMBER

13700
T.A.C.

.88

~~RUPE SAMUEL S~~

~~B M MURPHY~~ P.O. Box 40
~~RT 5 686 WESTCLIFF DR~~
GR JCT COLO 81501

BEG 330FT E & 725FT S OF NW COR SEC 1 1S 1W E 209FT S
209FT W 209FT N TO BEG EXC 25FT FOR RD ON W ✓

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
Murphy, Darlene Mae	941	995 996	4/16/70	DC RT	
BRODERSON, WARREN A.	1077	815	9/20/76	WD	NO FEE

1/4 KE

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
SHAW, BILLY OWEN MARRIOTT	809	350	6/2/70		
SAE	1023	633	6/5/70		
ELIZABETH MARRIOTT MARRIOTT, ETX			10/23/70		

2945-012-00-015

11200

.14

CATC ROWLAND L & P M

1223 N SECOND ST
GRANTS NEW MEXICO 87020

BEG NW COR E3/4NW4NW4 SEC 1 1S 1W E 75FT S 124FT W
75FT N TO BEG EXC 25FT FOR RD ON W

2945-012-00-014

3700

.44

ALLISON GLENN

2711 G Rd.
RT 1

No phone

GR JCT COLO 81501

BEG NW COR OF E3/4NW4NW4 SEC 1 1S 1W E 229FT S 124FT W
229FT N TO BEG EXC W 75FT

2945-012-00-013

3700

.50

2715 G RD
GR JCT COLO 81501

BEG 726FT E OF NW COR SEC 1 1S 1W S 208FT E 104FT N
208FT W TO BEG

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
BERG, THOMAS H.	1082	546	11/8/76	000	NO FILE

242-2487

245-5591
70

2945-012-00-026
PARCEL NUMBER
13700
T.A.C.

ALLISON CLIFFORD

GR JCT COLO 31501

BEG 559FT E OF NW COR SEC 1 1S 1W E 98FT S 439FT W
98FT N TO BEG

2945-012-00-019
PARCEL NUMBER
13700
T.A.C.

CATO OWEN ET AL

BOX 651
GR JCT COLO 81501

BEG 124FT S OF NW COR E3/4NW4NW4 SEC 1 1S 1W E 229FT S
104FT W 229FT N TO BEG EXC 25FT FOR RD ON W

2945-012-00-018
PARCEL NUMBER
10800
T.A.C.

~~ROBERTS JOHN M.~~
74 Division St.
York + Harris, Pennsylvania 17066
MEEKER COLO 81641

BEG 228FT S OF NW COR E3/4NW4NW4 SEC 1 1S 1W E 229FT S
30FT W 229FT N TO BEG EXC 25FT FOR RD ON W

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
ROBERTS, CHESTER	1002	244-46	10/29/73	DECRE ^{BIT} ORDER	no fee

2945-012-00-017
PARCEL NUMBER
13700
T.A.C.

~~PETERSON DON G.~~
Box 40
GRAND Jct. Colo.
1925 N 6TH ST
GR JCT COLO 81501 81501

BEG 79FT S OF NW COR SEC 1 1S 1W E 140FT S 10DEG27MIN
W 470.8FT W 55FT N 463FT TO BEG EXC W 40FT FOR RD ON W

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
NELSON, WILLIAM H.	1044	176	11/3/75	WD	\$4,500

2945-012-00-022
PARCEL NUMBER

13700
T.A.C.

00 00 00

0.46

~~SANDERS WALTER J~~
~~ELIENE~~
~~230 RIO BLANCO~~
~~RANGELY COLO~~

81648

*694 Shattuck Pl.
Trana Jet*

BEG 330FT E + 258FT S OF NW COR SEC 1 1S 1W S 104FT
E 229FT N 104FT W TO BEG EXC 25FT FOR RD ON W



4863

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
SAME	966	850	1/11/72	WD	\$4,600.00
TYRE, DONALD EDWARD & SHARON MARIE	1031	700-01	3/26/75	WD	\$16,400

2945-012-00-024
PARCEL NUMBER

13700
T.A.C.

4.00

~~HOUGHTON BARBARA S~~

~~749 E MONTEBELLO # 221~~
~~PHOENIX ARIZ 85014~~

*2680 Carol Pl.
Gl. Set. Colo.
81501*

N2W4NW4NW4 SEC 1 1S 1W EXC THAT PT W OF DN



GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
DECKER, CLARENCE A. & N. MARCUS BISHOP	1021	875	10/9/74	WD	\$36,000
BRODERSON, WARREN	1042	771	5/18/77	WD	\$47,400

2945-012-00-069
PARCEL NUMBER

13700
T.A.C.

00 00 00

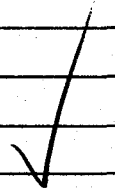
0.40

~~ALEXANDER PAUL B~~
~~MARY W~~
~~712 GOLFMOORE DR~~
~~GR JCT COLO~~

2700 C.R.
81501

BEG 830FT E OF NW COR SEC 1 1S 1W S 165FT E 105FT
N 165FT W 103FT TO BEG

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
SAME	1020	392-93	9/5/74	DECLRE	NO FEE
EUBANK DORMA	1041	355	9/18/75	WD	\$6,000
EUBANK DORMA c/o C.B.W. BUILDERS INC.	1041	895-98	10/15/75	PUR. & SALE	NO FEE



2945-012-00-023
PARCEL NUMBER

13700
T.A.C.

.46

RUPE GEORGE W & I

Holton

692 WESTCLIFF DR
GR JCT COLO

81501

BEG 330FT E & 362FT S OF NW COR SEC 1 1S 1W S 104FT E
E 229FT N 104FT W TO BEG EXC 25FT FOR RD ON W

2945-012-00-022
PARCEL NUMBER

13700
T.A.C.

00 00 00

0.46

~~SANDERS WALTER J
ELAINE
230 RIO BLANCO
RANGELY COLO~~

604 Westcliff Dr

~~81648~~

BEG 330FT E + 258FT S OF NW COR SEC 1 1S 1W S 104FT
E 229FT N 104FT W TO BEG EXC 25FT FOR RD ON W

GRANTEE

BOOK

PAGE

DATE

KIND OF INSTRUMENT

REMARKS

~~SAMP~~

966

850

1/11/72

WD

2945-012-00-021
PARCEL NUMBER

13700
T.A.C.

.71

JENSEN LADEE C

2313 G RD
GR JCT COLO

81501

BEG 657FT E OF NW COR SEC 1 1S 1W S 439FT E 70FT N
231FT W 1FT N 208FT W TO BEG

GRANTEE

BOOK

PAGE

DATE

KIND OF INSTRUMENT

REMARKS

2945-012-00-051
PARCEL NUMBER

13700
T.A.C.

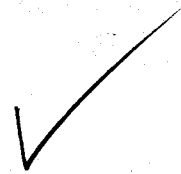
5.00

~~MUMFEL-G-T~~

301 KENNEDY
GR JCT COLO

81501

BEG PT S 1317.1FT & E 329.5FT FR NW COR SEC 1 1S 1W N
383.10FT S 209FT N 468FT E 20FT N 27FT E 52.08FT S
742.24FT S 52DEG45MIN W 224.45FT W 102.42FT TO BEG



GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
SALE	950	677	10/16/70	RIT	
NELSON WILLIAM H	973	373-384	5/31/72	ORDER WD EXE D	\$12,000.00 SE

2945-012-00-030
PARCEL NUMBER

13700
T.A.C.

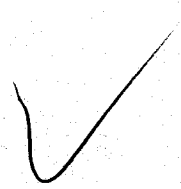
5.00

~~HOUGHTON BARBARA G~~

749 E MONTEBELLO # 221
PHOENIX ARIZ 85014

2680 CAROL PL
GRAND Jct. Colo
81501

S2W4NW4NW4 SEC 1 1S 1W



GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
DECKER, CLARENCE A. & N. MARCUS BISHOP	1021	875	10/9/74	WD	\$36,000
BRODERSON, WARREN A.	1077	815	9/20/76	WD	\$17,100

2945-012-00-029
PARCEL NUMBER

13700
T.A.C.

.88

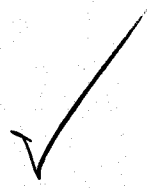
~~ROPE SAMUEL G~~
~~B M MURPHY~~

P.O. Box 40

RT 5 686 WESTCLIFF DR
GR JCT COLO

81501

BEG 330FT E & 725FT S OF NW COR SEC 1 1S 1W E 209FT S
209FT W 209FT N TO BEG EXC 25FT FOR RD ON W



GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
BRODERSON, WARREN A.	1077	815	9/20/76	WD	NO FEE

2945-012-00-030

PARCEL NUMBER

13700

T.A.C.

WATER:

ACRES:

12.83

STEWART JAMES H

JOSEPH D

1618 KIMBARK

LONGMONT COLORADO 81501

LOCATION:

1/2 INT ON BEG NE COR LOT 4 SEC 1 1S 1W W TO A PT THAT IS 93FT E NW COR SD LOT 4 S 165FT W 105FT S 43FT W 104FT S 231FT W 115.92FT S 742.24FT TO N LI HWY NELY ALG HWY TO E LI SD LOT 4 N TO BEG



2945-012-00-030

PARCEL NUMBER

13700

T.A.C.

WATER:

ACRES:

12.83

NELSON WILLIAM H

LOCATION:

P O BOX 41

GRAND JCT CO

81501

1/2 INT ON BEG NE COR LOT 4 SEC 1 1S 1W W TO A PT THAT IS 93FT E NW COR SD LOT 4 S 165FT W 105FT S 43FT W 104FT S 231FT W 115.92FT S 742.24FT TO N LI HWY NELY ALG HWY TO E LI SD LOT 4 N TO BEG



2945-012-00-069

PARCEL NUMBER

13700

T.A.C.

00 00 00

0.40

ALEXANDER PAUL B

712 JOSEPHINE DR

GR JCT COLO

2700 C B

81501

BEG 830FT E OF NW COR SEC 1 1S 1W S 165FT E 105FT W 165FT W 105FT TO BEG

Check Names ✓

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
	1020	272-273	10/15/75		NO FEE
					25,000
c/o C.S.W. BILBES INC.	1041	895-98	10/15/75	PUR. & SALE	NO FEE

REVIEW SHEET SUMMARY

FILE # 120-78

ITEM ZONING OF NELSON STEWART ANNEXATION: PD-8, PD-B, R-1-A

MEETING DATE _____

CONCERNS:

- | | |
|---------------------------------|--|
| MOUNTAIN BELL | No objections |
| COUNTY ROAD | OK |
| GRAND VALLEY RURAL POWER | OK |
| CITY PLANNING | Conceptually good |
| PUBLIC SERVICE | No objections |
| SOIL CONSERVATION | The Majority of the soil on the property is classified as Rough Broken Land with smaller amounts of Rough Gullied Land and Persayo-Chipeta silty clay loams. Severe limitations exist for the current zoning and the proposed zoning as well due to slope, depth to shale or bedrock and shrink-swell - It is the policy of the Mesa SCS District to encourage higher density use of developed land in the hopes that the loss of valuable crop land can be curtailed - the soil limitations on this particular parcel, however, would be felt to a greater extent with higher density development. Your attention is also directed to Plate 35 of the Grand Junction, Colorado Flood Hazard Information study prepared by the Corps of Engineers - the entire East edge and South edge of the property falls within the 100 year overflow limit, the 500 year overflow limit, and/or the 500 year sheet flow limit - these flood limits cover an estimated 1/3 of the property - the Horizon Drive Channel has a past history of frequent high intensity flooding |
| CITY ENGINEERING | This was discussed November 4th in Wysocki' office with Connie and Del at a meeting regarding annexation policy. Traffic Impact upon 12th St and Horizon Drive must be considered - possibly this intersection would warrant a traffic signal if this business zoning were approved with the residential development - access to such property could be funneled to 27 Road but could be detrimental to the long frontage on Horizon Drive and could very well impact the intersection much greater |
| UTE WATER | No objection - there is an 18" AC water line located in "G" Rd to serve the area for domestic water - tap fees and extension policies in effect will apply - there is also an 8" line on South side of Horizon Dr between 12th St and Budlong St - there is also an 8" line (on an existing easement) extending from Horizon Dr to G Rd through this property on the easterly side. |
| CITY FIRE | OK - the 18" Ute main in G Rd is probably capable of providing required fire flows |
| COUNTY HEALTH | Water will be provided by the Ute Water and the sewer will be provided by the City of Grand Junction -
Three major drainage ditches exist on the property - the area is subject to flash floods as well as drainage problems - attention shall be given to building foundations and flooding possibilities |

PLANNING STAFF RECOMMENDATIONS: Recommend approval.

City Council - Approved - stipulated participation in signal at 12th & Horizon



February 18, 1986

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Mesa County Clerk and Recorder
Mesa County Court House
6th and Rood
Grand Junction, Colorado 81501

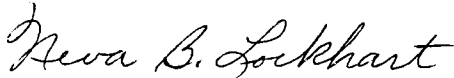
Gentlemen:

Re: Annexation - Revised Map on Nelson-Stewart Annexation

On September 26, 1978, you were mailed Ordinance No. 1764 annexing approximately 40 acres of land to the City of Grand Junction. The effective date was October 22, 1978. A map of the area was attached.

Please replace the original map with the attached revised map of the area, and update your City map accordingly.

Sincerely,



Neva B. Lockhart, CMC
City Clerk

NBL:tm

cc: Mr. Donald G. Mees, Insurance Services Office
Mr. Donald J. Johnson, Public Service Company
Mr. Howard Mizushima, Mountain Bell
Mr. Larry Axtell, Colorado Department of Highways
Mr. Lyle Shriver, Grand Valley Rural Power
County Assessor
Engineering
Utilities
Sanitation
Traffic
Greater Grand Valley Communications Center
Police Department
Fire Department
City-County Development ✓