

PETITION FOR ANNEXATION

"RAILHEAD" ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO.

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petitions the City Council of the City of Grand Junction for annexation to the City of Grand Junction of the territory described herein and shown on the map designated "Railhead Annexation". Four (4) copies of said map are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Grand Junction is set forth in "Exhibit A" attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege that:

- (1) It is desirable and necessary that the above described territory be annexed to the City of Grand Junction;
- (2) The requirements of Sections 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - a. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Grand Junction, Colorado;
 - b. A community of interest exists between the territory proposed to be annexed and the City of Grand Junction;
 - c. The territory sought to be annexed is integrated or is capable of being integrated with the City of Grand Junction;
- (3) In establishing the boundaries of the territory proposed to be annexed, no land 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, has been divided into separate parts or parcels of real estate without the written consent of the landowner or landowners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road or other public way;

- (4) In establishing the boundaries of the territory proposed to be annexed, no land 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 comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of \$200,000 for Ad Valorem tax purposes for the year next preceding the filing of the written petition for annexation, has been included within the territory proposed to be annexed without the written consent of the landowner or landowners;
- (5) The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Grand Junction was held within the twelve months preceding the filing of this petition;
- (6) The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Grand Junction;
- (7) The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town;
- (8) The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference;
- (9) The signer(s) of this petition comprise(s) more than fifty (50) percent of the landowners and owning more than fifty (50) percent of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of 100% of the property set forth in "Exhibit A" attached hereto and incorporated herein by reference;

Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

- (a) A written legal description of the boundaries of the area proposed to be annexed;
- (b) A map showing the boundary of the area proposed to be annexed;

- (c) Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land use, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of;
 - (d) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed;
 - (e) A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certified at least one-sixth (1/6) contiguity to the City of Grand Junction;
 - (f) Acceptance block describing the acceptance action of the City of Grand Junction, and providing for the effective date, and City Clerk and Mayor attest signatures; and
 - (g) Notary public signature block, attesting to the authority of the Mayor to execute acceptance of the annexation.
- (10) Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

THEREFORE, the undersigned respectfully petition to the City Council of the City of Grand Junction, to annex in ~~three~~ *four* consecutive phases, the territory described and referred to in "Exhibit A," to the City of Grand Junction in accordance with and pursuant to the statutes of the State of Colorado.

APPENDIX "A"

RAILHEAD 1

The south 50 ft. of the public right-of-way for Interstate 70 extend in 2,350 ft. west of the west right-of-way line of 24 Road.

RAILHEAD #2

The north 50 ft. of the south 100 ft. of the public right-of-way for Interstate 70 extending 2350 ft. west of the west right-of-way line of 24 Road and, the south 100 ft. of public right-of-way for Interstate 70 in the west 1/2 of Section 32, all of Section 31, T1N R2W and the E 1/2, SE 1/4, and SW 1/4 of Section 36, T1N R2W, Ute Meridian.

RAILHEAD #3

All of Railhead Industrial Park Subdivision as amended, recorded in Book 13, Pages 34 and 35, Mesa County Clerk and Recorder, which is located in Section 31, T1N R1W, Section 36, T1N R2W, and Section 14 T11S R101W.

RAILHEAD #4

All of Railhead Industrial Park Subidivision as amended, recorded in Book 13, Pages 34 and 35, Mesa County Clerk and Recorder, which is located in Section 6, T1S R1W, Ute Meridian.

_____	_____
NAME	ADDRESS
_____	_____
SIGNATURE	DATE

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO }
 } ss.
COUNTY OF MESA }

_____, being first duly sworn,
states upon oath that he is the circulator of the petition to which
this affidavit is attached and knows of his own knowledge that the
signature of each landowner appearing on said petition is the
signature of the person whose name it purports to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me
this _____ day of _____, 19_____, by

Witness my hand and official seal.

My commission expires: _____

(Notary Public)

APPENDIX "A"

RAILHEAD 1

The south 50 ft. of the public right-of-way for Interstate 70 extend in 2,350 ft. west of the west right-of-way line of 24 Road.

RAILHEAD #2

The north 50 ft. of the south 100 ft. of the public right-of-way for Interstate 70 extending 2350 ft. west of the west right-of-way line of 24 Road and, the north 50 ft. of the south 100 ft. of public right-of-way for Interstate 70 in the west 1/2 of Section 32, all of Section 31, T1N R2W and the E 1/2, SE 1/4, and SW 1/4 of Section 36, T1N R2W, Ute Meridian.

RAILHEAD #3

All of Railhead Industrial Park Subdivision as amended, recorded in Book 13, Pages 34 and 35, Mesa County Clerk and Recorder, which is located in Section 31, T1N R1W, Section 36, T1N R2W, and Section 14 T1S R10W.

RAILHEAD #4

All of Railhead Industrial Park Subidivision as amended, recorded in Book 13, Pages 34 and 35, Mesa County Clerk and Recorder, which is located in Section 6, T1S R1W, Ute Meridian.

NAME

ADDRESS

SIGNATURE

DATE

RAILHEAD INDUSTRIAL PARK

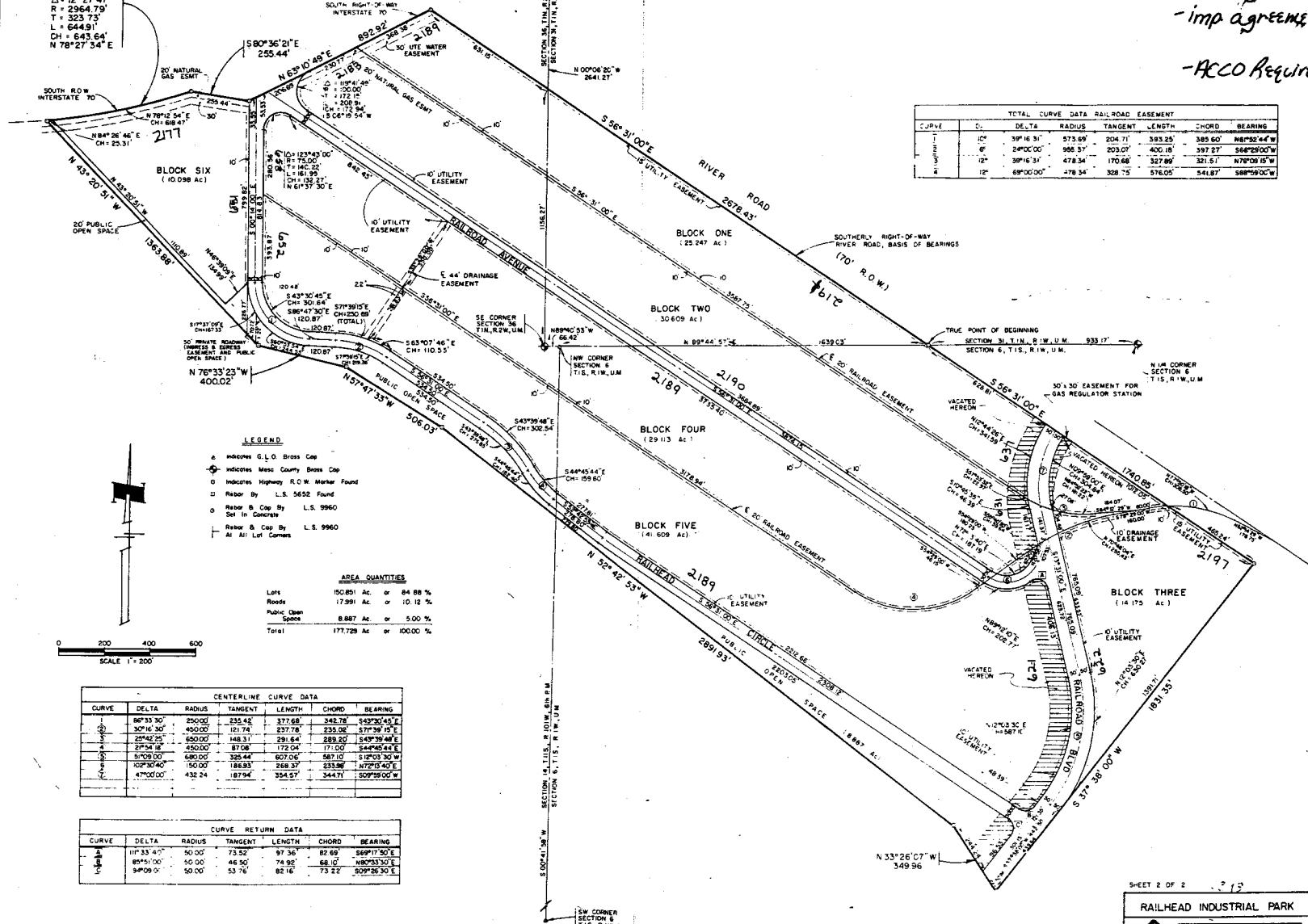
C 207-79
 -bank guarantee
 -imp agreements - completion date; 8/8:
 -ACCO Required

R CURVE DATA

Δ	12° 27' 47"
R	2364.75'
T	323.73'
L	644.91'
CH	643.64'
N	78° 27' 34" E

TOTAL CURVE DATA RAILROAD EASEMENT

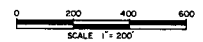
CURVE	Δ	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	12°	30° 16' 31"	573.69'	204.71'	333.25'	339.60'	N82° 52' 44" W
2	6°	24° 00' 00"	956.57'	203.07'	400.18'	397.27'	S64° 28' 00" W
3	12°	30° 16' 31"	478.34'	170.68'	327.89'	321.51'	N70° 08' 10" W
4	12°	68° 00' 00"	478.34'	328.75'	576.05'	541.87'	S68° 58' 00" W



- LEGEND**
- indicates G.L.O. Brass Cap
 - indicates Mass County Brass Cap
 - indicates Highway R.O.W. Marker Found
 - Rebar By L.S. 5652 Found
 - Rebar B Cap By L.S. 9960
 - Set in Concrete
 - ⊕ Rebar & Cap By L.S. 9960
 - ⊕ At All Lot Corners

AREA QUANTITIES

Lots	150.851 Ac	or	84.88 %
Roads	17.391 Ac	or	10.12 %
Public Open Space	8.887 Ac	or	5.00 %
Total	177.129 Ac	or	100.00 %



CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	80° 33' 30"	250.00'	235.42'	377.68'	342.78'	S43° 30' 45" E
2	30° 16' 30"	450.00'	191.74'	237.78'	235.02'	S77° 39' 10" E
3	25° 42' 25"	650.00'	148.31'	291.64'	289.30'	S45° 39' 48" E
4	25° 58' 18"	450.00'	271.08'	172.04'	171.00'	S44° 40' 42" E
5	51° 09' 00"	680.00'	325.44'	607.06'	587.10'	S12° 03' 30" W
6	102° 30' 40"	150.00'	188.93'	268.37'	233.96'	N72° 10' 40" E
7	47° 00' 00"	432.24'	354.57'	344.71'	S09° 59' 00" W	

CURVE RETURN DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	10° 33' 40"	50.00'	73.55'	97.36'	82.69'	S60° 17' 30" E
2	85° 09' 00"	50.00'	46.90'	74.92'	68.10'	N02° 33' 00" E
3	94° 09' 00"	50.00'	53.76'	82.16'	73.22'	S09° 28' 30" E

SHEET 2 OF 2

RAILHEAD INDUSTRIAL PARK

PARAGON ENGINEERING, INC.

June 6, 1988

RAILHEAD WATER AND SANITATION DISTRICT:

1. Square Miles of District	.027 Square Miles
2. Miles of Line	1.69 Miles
3. District Created	January 19, 1982
Assess Valuation	\$352,230
Mill Levy	.000
Revenue From Mill Levy	-0-
4. District Outstanding Debt	-0-
5. Annual Principle Payment	-0-
Annual Interest Payment	-0-
6. Date of Final Debt Payment	N/A
7. Board Selection	Elected
8. Current Board of Directors	
President: Linda Dittsworth	
Vice Pres: Richard Norris	
Secretary: Richard Weber	
Treasurer: Walter Aurav	
Board: John Congdon	
9. Number of Employees	-0-
10. Representative: Larry Beckner, Attorney at Law	
Phone No: 245-4300	
11. Number of Accounts as of May 1988	-0-

RESEARCH BY: RALPH STERRY, SPECIAL PROJECT COORDINATOR

To: !danw
End-of-Protocol:
Content-Type: text
Content-Length: 1207

This afternoon I had a longtalk with Roy Howard. He is very knowledgable about annexation issues. I told him of our problem with I -70 and the fact that we didn't necessarily want to annex the traveled portion of the highway but that we still some of the right of way to establish contiguity. Roy told me that he had successfully annexed an area in Larimer County when he was there by using a one foot strip of a road. He used the travel portion but did not see any difficulties with our using some form of the right of way, e.g. the shoulder or other right of way. The best suggestion that he had was a practical one. He suggested that we get the consent of the State highway division engineer before we take action. Roy said that he is aware of successful challenges by the state highway department as a landowner to annexations but if they were consulted before hand they usually are very amenable to the idea.

We also talked about 31-12-105(f); you were exactly right on the platted road issue. Mr. Howard said the legislative history shows that the section was introduced and passed primarily to benefit counties on their maintenance. Let me know what further action I shall take.

#3 1->PREV 2->NEXT 3->PRINT 4->DEL 5->ANSW 6->FORW 7->MOVE 8->DONE
ATTMAIL.ASP | VT102 | FDX | 19200 071 | LOG CLOSED | PRINT OFF | ATT3B2-1

14112 CG2B

Data Documents



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

September 21, 1990

Mr. Robert H. Gardner
743 Horizon Court
Grand Junction, Colorado 81506

Dear Bob:

The City appreciates your assistance in analyzing annexation of the Mid-America development. We agree that, if Gordon Plastics can be induced to relocate there, it will benefit both the community's economic development program and the industrial park.

This is in response to your questions regarding annexation.

Based upon current assessed valuation, annual property taxes would increase \$306 assuming levies by all jurisdictions remained the same. This is based upon the difference between the current levies of the Grand Junction Rural Fire District (6.991) and the City of Grand Junction (8.62). The City's levy will replace the former upon annexation. The city levy would represent 8.6% of the total property tax.

The City's public works department has evaluated streets in the development. The gutter pan is in good shape. However, trench failures appear in the west portion of the road parallel to I-70. Approximately 675 square yards of surface needs reconstruction involving removal of the asphalt, recompaction and new surfacing. This work is estimated to cost \$31,000. I expect the City will be able to budget for completion of this work in the 1992 construction season if annexation occurs.

I understand Public Service of Colorado has explained to you the differences between their and Grand Valley Rural Power's rates and installation costs. There are no imminent City plans to convert the Persigo sewer treatment plant from Grand Valley to PSC. If Mid-America considers conversion to PSC to be beneficial, we might consider simultaneous action.

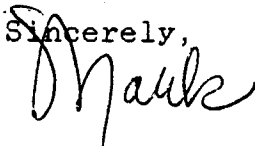
As you know, the City tax on retail sales is 2.75%. This rate is also applicable to personal tangible property, including manufacturing equipment, and to materials used in construction. The City is reviewing the use tax and possible modifications designed to encourage annexation and economic development. However, it is a complex and controversial issue that is not likely to be resolved before year's end.

Mr. Robert H. Gardner
September 21, 1990
Page 2 of 2

A formal petition for annexation of the Mid-America property is enclosed. Please let me know as soon as possible whether the owners desire to proceed. Note that additional signature lines should be added if more than one is required to commit the owners.

Please contact me, if you have any questions.

Sincerely,



Mark K. Achen
City Manager

c: R. James Nicholson
City Council Members

bc. Wilson
Cunne

2945-062-04-002

05-002

06-002

07-002

08-002

09-938

10-001

11-001

11/20/10
102010

123660

10060

117610

144950

173517

24890

49730

11/20/10
29580

35860

2920

34110

42040

21320

7220

14420

11/20/10
72070

72.070

72.070

72.070

72.070

72.070

72.070

72.070