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File 1991-0003

Name: Knoch Annexation – South of Hale Avenue / North of Colorado River

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A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.

Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.

Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	Table of Contents
		Review Sheet Summary
		Application Form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Quit Claim Deed - Clarice Hotchkiss, Kathryn R. Knoch, and Kathryn R. Knoch as the sole successor in interest of William Knoch deceased conveys to City of Grand Junction – original to City Clerk	
X	X	Review Sheet Summary	X	X	Petition for Annexation – 1/23/91
X		Review Sheets	X		Notice of Public Hearing – 7/2/91
X	X	Development Summary	X	X	Zoning maps – in historical maps
X		Development Application – 6/3/91	X		Memo from Jim Bright, Fire Dept. to Planning re: only impact on fire dept. is the reduction in revenues from the rural district.- 2/25/91
X	X	Annexation Map – 5/19/91 - ** - Historic Maps	X		Planning Commission Public Hearing / meeting Agenda – 7/2/91
X	X	Memo from Karl Metzner to all Dept. Heads re: impact statement – 1/22/91	X		Letter from Neva B. Lockhart to Mesa County Clerk and Recorder – Effective date of the annexation is 5/19/91 – 5/3/91
X	X	Memo from Don Hobbs to Ted Novack re: nothing within the information that would indicate department would be impacted – 2/25/91			
X		Development Application – 6/3/91			
X		Legal Ad – 7/10/91			
X		Knoch Annexation Parcel List			
X		Impact Report			
X	X	Functional Classification Map			
X	X	Schools, Irrigation, Drainage and Utilities Report			

IMPACT REPORT
Knoch Annexation

Area of annexation: ^{46 acres}
~~11.52~~ acres

Population and Housing Units: 0

Existing Land Uses:

Hanson Container Corp. (barrel storage); Ethington Salvage Yard (Tom Lewis lease from Hanson Container Corp.); Radiator Repair Shop and portion of American Auto Salvage; vacant land (portion of vacant land is used for storage of City owned rip rap, other portions have been subjected to illegal dumping.)

Future Land Uses:

American Auto Salvage (including the radiator shop) will be phased out as per the purchase contract with the City. A strip along the river will be developed with a hike/bike trail as part of the Riverfront Project. Anticipated development of vacant land (as well as the existing Ethington yard) would be to commercial/industrial uses compatible with the Riverfront. Access improvements to the area are anticipated, but timing is uncertain.

KNOCH

KNOCH

Genevieve F. Springer
10801 N. 35th
Phoenix, AZ 85028
2945-154-26-009

Jack Himelwright
Box 543 Rt. 1
Caddyville, NY 12918
2945-154-26-016

Keith C. Puckett
542 Melody Lane
Grand Junction, CO 81501
2945-154-26-008

Sophia Archuleta
516 Chuluota Ave
Grand Junction, CO 81505
2945-154-27-016

Lawrence Leonard
P.O. Box 55001
Grand Junction, CO 81505
2945-154-27-015

Jose A. Nunez
444 Park Ave
Grand Junction, CO 81505
2945-154-27-014

Lorene McKissen
540 Chuluota Ave.
Grand Junction, CO 81505
2945-154-27-013

Ed Cluff
P.O. Box 2041
Grand Junction, CO 81502
2945-154-27-009

Eudoro Morfin
523 Rockaway
Grand Junction, CO 81505
2945-154-27-011

Tomasia Padilla
543 Rockaway
Grand Junction, Co 81503
2945-154-27-012

ADM Of VETS AFFAIRS
C/O Colonial Mortgage Ser Co
P.O. Box 83
Grand Junction, CO 81502
2945-154-28-006

Nick Herrera
526 Rockaway
Grand Junction, CO 81505
2945-154-28-005

Chris E. Hanson
1362 corona Vista
Bonnita, Ca 92002
2945-154-28-021
2945-154-29-013
2945-154-29-011

Florence Fitzpatrick
79301 Bowden Dr.
Bermuda Dunes, CA 92201
2945-154-28-033

Friendly Hills Development Inc.
P.O. Box 6226
Whittier, CA 90609
2945-154-28-029

Layton Brothers Drum Co.
C/O Chris Hanson Jr.
1362 Corona Vista
Bonnita, CA 92002
2945-154-28-024

Wanda Faussonne
221 Bothun Rd.
Berthound, CO 80513
2945-154-28-025

Zack Sanchez
525 Lawrence
Grand Junction, CO 81505
2945-154-29-010

Lena Huff
537 Lawrence
Grand Junction, CO 81501
2945-154-29-012

James D. Sutton
131 Columbine
Grand Junction, CO 81503
2945-154-29-011

Michelle C. Moran
623 26 RD
Grand Junction, CO 81501
2945-221-00-143

William Jarvis
2491 S. Broadway
Grand Junction, Co 81503
2945-221-00-080 (002)
2945-221-00-003 (001)

KNOCH
↓

Clarice Hotchkiss
125 Franklin St. #302
Grand Junction, CO 81505
2945-221-00-204

Barbara Domenici
7008 Las Anima NE
Albuquerque, NM 87110
2945-221-01-006

Betty J. Holmes
603 Lawrence
Grand Junction, Co 81505
2945-221-00-008

← CALL ABOUT STATUS of
her property after clean up
(505) 884-4545

KNOCH ANNEXATION

1. **2945-221-00-143**
Beginning 495.00 feet West and 180.00 feet South of the Northeast corner Section 22, T1S R1W; thence East 50.00 feet; thence South 130.00 feet; thence West 50.00 feet; thence North to the Point of Beginning

Michelle Moran
623 26 Road
Grand Junction, CO 81501

2. **2945-221-01-004**
Lots 8 through 13, Block 1, O'Boyles Subdivision.

Sam Montoya
636 Lawrence Avenue
Grand Junction, CO 81505

3. **2945-221-01-006**
Lots 1 through 8, Block 3, O'Boyles Subdivision.

Barbara Domenici
7008 Los Anima NE
Albuquerque, NM 87110

4. **2945-221-01-008**
The East 175.00 feet of Lot A and Lots 21 through 27, Block 2, O'Boyles Subdivision.

Betty Holmes
603 Lawrence Avenue
Grand Junction, CO 81505

5. **2945-221-01-204**
The part of GLO Lot 1 lying in the NW1/4 NE1/4 Section 22, T1S R1W, North of a line running East and West 975.00 feet South of the North line of said Lot 1 except that part lying South and West of a Right-of-Way recorded in Book 805, Page 14 of Mesa County Records.

Clarice Hotchkiss
125 Franklin Street #302
Grand Junction, CO 81505

6. **2945-221-00-190**

Beginning South 234.00 feet from the Northeast corner Section 22, T1S R1W; thence South 1,086.65 feet; thence N89°58'W 445.00 feet; thence North 792.39 feet; thence West 50.00 feet; thence North 158.00 feet; thence East 50.00 feet; thence North 370.00 feet; thence East 245.00 feet; thence S40°31'E 307.82 feet to the Point of Beginning except the South 50.00 feet for road Right-of-Way.

Layton Brothers Drum Co.
P.O. Box 765
Grand Junction, CO 81502

7. **2945-221-00-005**

Lot 7, Block 1, O'Boyles Subdivision.

Layton Brothers Drum Co.
P.O. Box 765
Grand Junction, CO 81502

KNOCH ANNEX

WEST OF
FIRST STREET
ANNEXATION

EXISTING
RSP-8

EXISTING
I-2

PARK AVE.

CHULUOTA AVE.

ROCKWAY AVE.

RAWFORD AVE.

LAWRENCE AVE.

HALE

AVE.

D & R.C.W.

P.R.

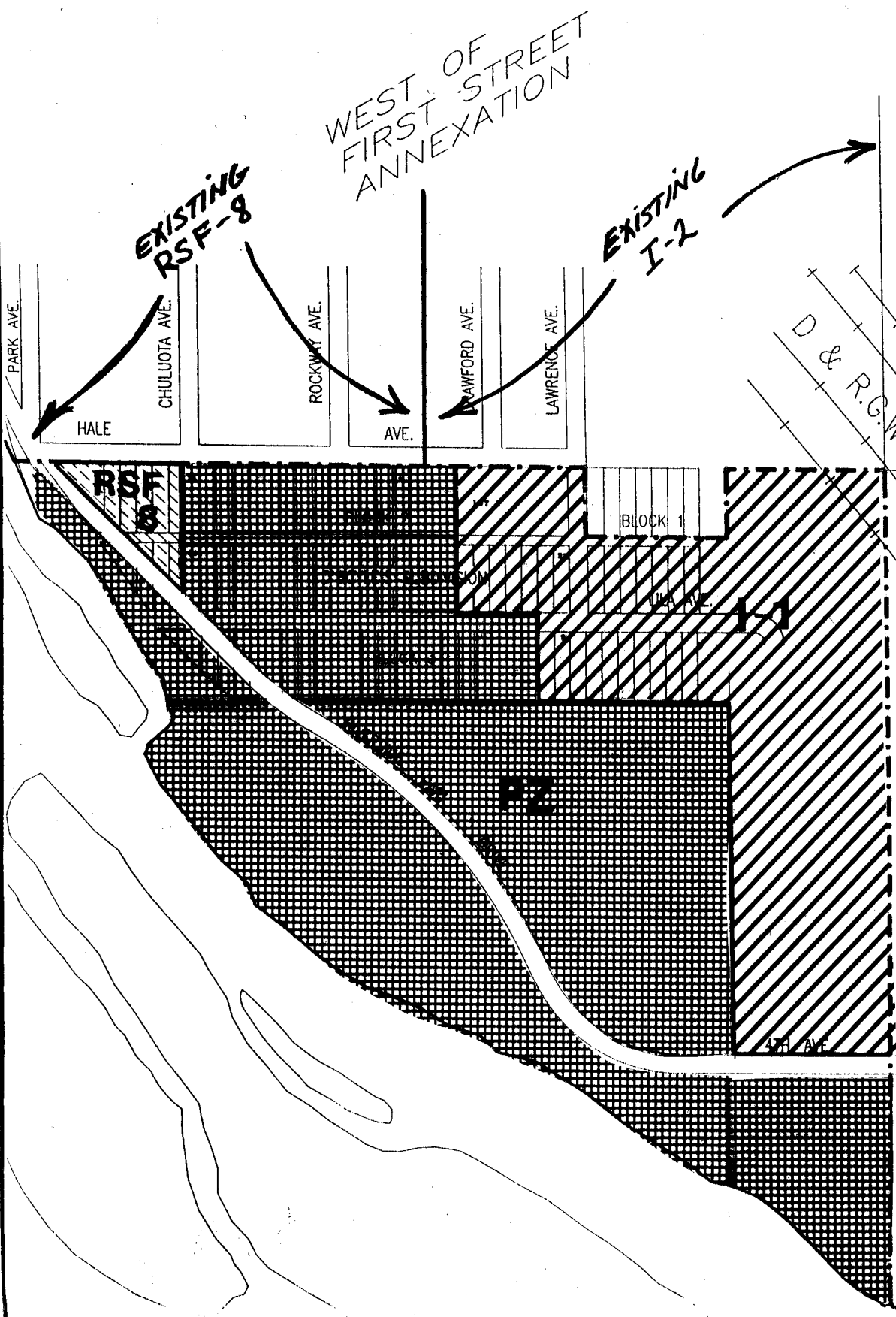
RSP
8

BLOCK 1

I-2

SSC
A

Proposed Zoning for Knoch Annexation



KNOCH ANNEX

WEST OF FIRST STREET
ANNEXATION

RSF-8
CHULIOTA AVE.
RSF-8
TRALE

ROCKWAY AVE.

CRAWFORD AVE.

LAWRENCE AVE.

I-2

D & R.G.W.

BLOCK 2

BLOCK 1

O'BOYLE'S SUBDIVISION

I-1

BLOCK 3

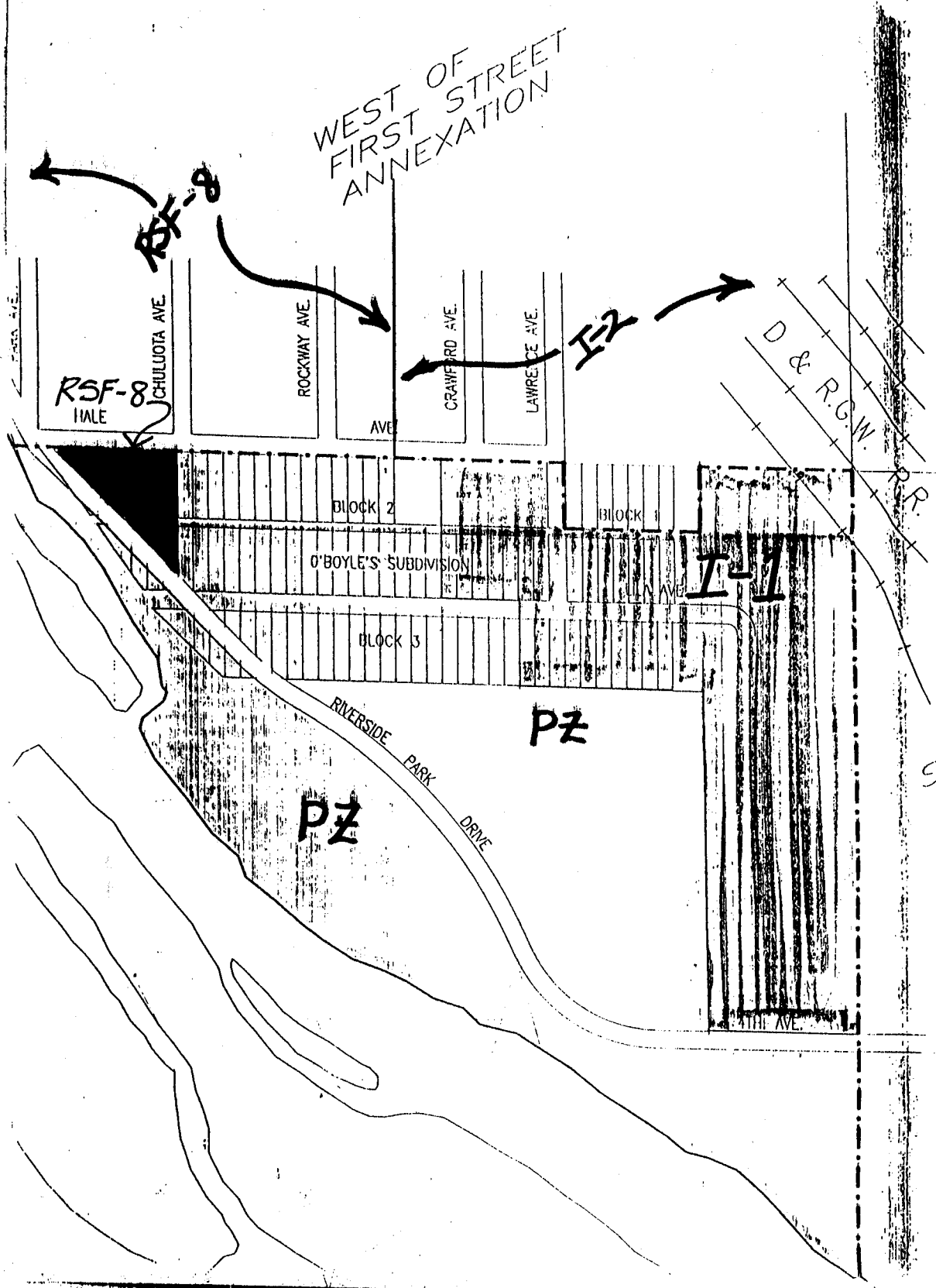
PZ

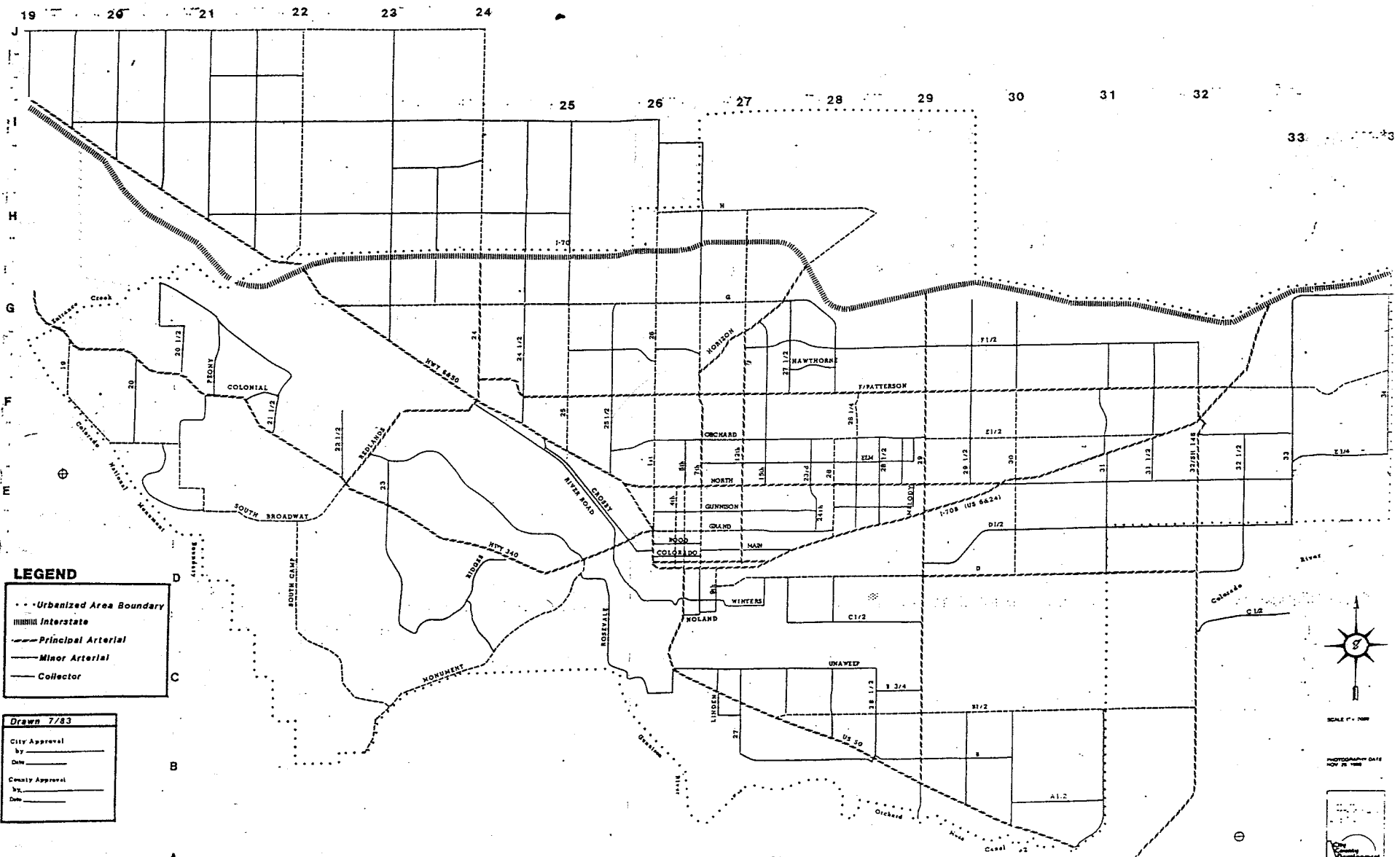
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RIVERSIDE PARK DRIVE

50' SCA

4TH AVE.





LEGEND

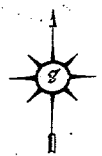
- - - Urbanized Area Boundary
- ==== Interstate
- Principal Arterial
- Minor Arterial
- Collector

Drawn 7/83

City Approval
by _____
Date _____

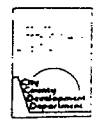
County Approval
by _____
Date _____

GRAND JUNCTION URBANIZED AREA
RIGHT OF WAY
FUNCTIONAL CLASSIFICATION



SCALE 1" = 1/2 MI

PHOTOGRAPHY DATE
NOV 26 1982



MAP No.
COMPOSITE

MEMORANDUM

TO: All Department Heads
FROM: Community Development, Karl Metzner *K.M.*
DATE: January 22, 1991
RE: Knoch Annexation Impact Statement

Knoch Annexation is a proposed annexation located south of Hale Avenue and west of the existing city limits to the Colorado River (see attached location map). This annexation is over ten acres; therefore, an impact statement must be filed with the Mesa County Commissioners.

Each department should prepare a short report identifying estimated costs and revenues of annexation and services that will be provided to the area annexed. Please submit this information to the Community Development Department by February 13, 1991.

The following base information may be helpful.

Population and Housing Units - 0

Approximate area of Annexation - 50 acres

Estimated Street Mileage:

Riverside Drive	2,430 l.f. paved
Hale Avenue	1,100 l.f. gravel
Lila Avenue	1,000 l.f. unimproved
Lawrence Avenue	400 l.f. unimproved

Existing Land Uses:

Hanson Container Corp. (barrel storage); Ethington Salvage Yard (Tom Lewis lease from Hanson Container Corp.); Radiator Repair Shop & portion of American Auto Salvage; vacant land (portion of vacant land is used for storage of City owned rip rap, other portions have been subjected to illegal dumping.)

Future Land Uses:

American Auto Salvage (including the radiator shop) will be phased out as per the purchase contract with the City. A strip along the river will be developed with a hike/bike trail as part of the Riverfront Project. Anticipated development of vacant land (as well as the existing Ethington yard) would be to commercial/industrial uses compatible with the Riverfront. Access improvements to the area are anticipated, but timing is uncertain.

attachment:

xc: Mark Achen
Dan Wilson
File #3-91

\bp

PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

All of that portion of the NE1/4 Section 22, T1S R1W, Ute Meridian, Northeasterly of the Northerly bank of the Colorado River, except Lots 1 through 6, Block 1, O'Boyles Subdivision, and except, beginning at the Northeast corner of Lot 1, Block 1, O'Boyles Subdivision; thence East 50 feet; thence South 125 feet; thence West 50 feet; thence North to the Point of Beginning.

As ground therefore, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Section 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limits lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys, and they total more than fifty percent of the landowners within the territory; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

All that part of the following described land which lies between the right-of-way recorded in Book 805, Page 14 Mesa County Records and the Colorado River, to wit: That part of General Land Office Lot 1, Section 22, T1S R1W, Ute Meridian, Mesa County, Colorado, lying in what would be NW1/4 NE1/4 of said Section 22 and North of a line running East and West 975 feet South of the North line of said Lot 1, except a right-of-way granted by deed recorded in Book 805, Page 14 of the Mesa County Records.

William E. McCurry, Mayor
NAME

William E. McCurry
SIGNATURE

250 North 5th Street
Grand Junction, Co 81501
ADDRESS

1-23-91
DATE

Beginning at a point on the North line of said Section 22 from whence the Northeast corner of said Section 22 bears S89°57'48"E 874.85 Feet; thence S00°12'34"W 310.0 feet; thence S89°57'48"E 175.0 feet; thence S00°12'34"W 60.0 feet; thence S89°57'48"E 5.0 feet; thence S00°12'34"W 158.0 feet; thence S89°57'48"E 249.85 feet; thence S00°12'34"W 792.12 feet to the South line of the NE1/4 NE1/4 of said Section 22; thence N89°58'50"W 870.90 feet to the Southwest corner of said NE1/4 NE1/4; thence N00°19'27"E 1319.65 feet along the West line of said NE1/4 NE1/4 to the Northwest corner of said NE1/4 NE1/4; thence S89°57'48"E 438.41 feet along the North line of said NE1/4 NE1/4 to the Point of Beginning, except Lots 1 through 14, Block 2; Lots 21 through 44, Block 2; and Lots 9 through 31, Block 3 all in O'Boyles Subdivision.

William E. McCurry, Mayor
NAME

William E. McCurry
SIGNATURE

250 North 5th Street
Grand Junction, Co 81501
ADDRESS

1-23-91
DATE

Lots 1 through 14, Block 2; Lots 21 through 44, Block 2; and Lots 9 through 31, Block 3 all in O'Boyles Subdivision.

William E. McCurry, Mayor
NAME

William E. McCurry
SIGNATURE

250 North 5th Street
Grand Junction, Co 81501
ADDRESS

1-23-91
DATE

The NE1/4 SE1/4 NE1/4 Section 22, T1S R1W, Ute Meridian lying North of the Colorado River.

William E. McCurry, Mayor
NAME

William E. McCurry
SIGNATURE

250 North 5th Street
Grand Junction, Co 81501
ADDRESS

1-23-91
DATE

TO: Community development

From: Public Works & Utilities - John Kenney

Date: January 25, 1991

RE: Knoch Annexation Impact Statement

The Knoch Annexation area can readily be served with water sewer and street maintenance. An analysis of costs for providing specific services is as follows:

Sanitary Sewer

There are two sanitary sewer lines crossing the property both of which have available capacity. There should be no additional capital or maintenance costs for sanitary sewer.

Water

Water is currently being provided to this area from both the north and from the southwest. We should be able to provide adequate water to the annexation area by extending lines into the area from our system directly adjacent on the east and north. It is reasonable to assume that revenues for new water services required would at least offset capital and operating expenses.

Sanitation

Commercial/industrial area would presumably be served by commercial tanks. There would be no impact until the area is developed and at that time should generate moderate additional revenue. The area would not cause the need for additional equipment at this time.

Streets

There 1,400 feet of unimproved streets, 1,100 feet of recycled asphalt surfacing and 2,430 feet of paved streets. There is no curb gutter & sidewalk in this area. It is assumed that any upgrading of the streets would be the responsibility of the adjacent property owners and/or developers. The 1,100 feet of Hale Avenue was surfaced with recycled asphalt in 1990 and should not require more than routine maintenance for several years. Riverside Drive is in poor condition with numerous sections showing base failure and should be reconstructed, however because an alternate is being considered for access to this area it would be advisable to improve the road with an overlay in anticipation that it would only have to be used for a few years. The cost of overlaying this 2,430 foot section of road is estimated to be \$34,000. Annual maintenance costs are estimated to be \$4,500 per year, including leaf and trash pickup.

Knoch Annexation Impact Statement

Traffic

Additional traffic signing is needed along Riverside Drive. It is estimated this would cost \$1,200. Routine maintenance cost would be similar to other areas of the City and are estimated to be \$400 per year.

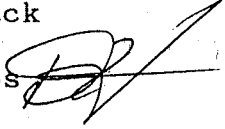
Storm Drainage

This areas proximity to the Colorado River makes storm drainage easy to address. There needs to be one drain installed near the intersection of Hale Ave and Riverside Drive. It is estimated that this would cost \$1,500 to install. Maintenance is estimated to cost \$100 per year.

Street Lighting

Existing street lighting along the south side of Hale Avenue is already being paid for by the City. It is estimated that an additional 6 street lights would need to be installed at a capital cost of \$6,600 and would create an annual cost of \$890 for operation.

TO: Ted Novack

FROM: Don Hobbs 

DATE: February 25, 1991

RE: Knoch Annexation

I have reviewed the documentation forwarded by Community Development concerning the Knoch annexation and have found nothing within the information that would indicate that our department would be impacted by annexation.

The eleven acre parcel is located south of the riverside residential area and Riverside Park. With the exception of the future development of the riverfront trail through the property, it is anticipated that the area will remain commercial in nature.

Schools, Irrigation, Drainage and Utilities

Electric, gas, telephone, and cable television are provided by public utility companies and not the City of Grand Junction. Annexation will have no affect on the provision of these utilities with the exception of customers served by Grand Valley Rural Power Lines, Inc. Through a private agreement between Public Service Company and Grand Valley Rural Power Lines, Public Service Company will provide electrical service to areas annexed to the City. Irrigation and major drainage facilities are similarly the responsibility of special districts or private companies, and the provision of these services are unaffected by annexation. New developments in annexed areas are reviewed to ensure that adequate utilities, including irrigation and drainage, are provided and that the provision of these services does not adversely affect existing uses.

In most annexed areas potable water is and will continue to be provided by the Ute Water Conservancy District. The City does however have a policy that, when feasible, new development will be connected to the City domestic water system. In the future, some areas currently served by Ute Water may be converted to the City system in accordance with such policies and contracts as may be established.

School District 51 serves both incorporated and unincorporated areas in the Grand Valley. Annexation of any area in the Grand Valley will have no affect on the numbers or distribution of children attending School District 51 facilities.

d:sid&u

