

Table of Contents

File 1991-0009

Name: Diamond Shamrock Annexation-SE Corner of North Ave./29 Road

P r e s e n t	S c a n n e d	<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.</p> <p>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>
X	X	Table of Contents
X	X	Review Sheet Summary
X	X	Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
X		Public notice cards
		Record of certified mail
X	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
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
<u>DOCUMENT DESCRIPTION:</u>		
X	X	Zone of Annexation Action Sheet
X	X	Zone of Annexation Map - #2
X	X	City Council Minutes - ** - 9/18/91
X	X	Planning Commission Minutes - ** - 9/3/91
X	X	Planning Commission Meeting Agenda for - ** - 9/3/91
X	X	Ordinance No. 2525, 2552, 2546 - **
X	X	City Council Agenda - ** - 7/5/91
X	X	Petition for Annexation
X	X	CO. Dept of Highways - State Highway Access Permit-#391001
X		Transmittal letter from Diamond Shamrock - 2/5/91, . 4/23/91
X	X	Letter form Karl Metzner to High Green re: entire annexation petition - 2/21/91

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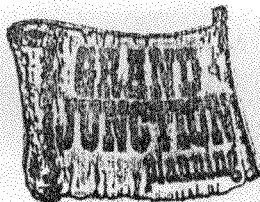
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X	X	Letter form Karl Metzner to High Green re: entire annexation petition - 2/21/91			

A



Receipt # _____

Date Rec. _____

Received By _____

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input checked="" type="radio"/> ZONE OF ANNEXATION			DIAMOND SHAMROCK ANNEX # 2, SE CORNER 29th & NORTH AVE	C-1 To	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

N/A ZONE OF ANNEXATION INITIATED BY CITY OF G.J.
 Name _____ Name _____ Name _____

Address _____ Address _____ Address _____

City/State _____ City/State _____ City/State _____

Business Phone # _____ Business Phone # _____ Business Phone # _____

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



Signature of person completing application _____ Date _____

Signature of property owner(s) - attach additional sheets if necessary _____

COLORADO DEPARTMENT OF HIGHWAYS STATE HIGHWAY ACCESS PERMIT

SH No/MP/Side: 340/12.50/R
Local Jurisdiction: Grand Junction
Dist/Section/Patrol: 30211
DOH Permit No.: 391001
Permit Fee: \$75.00
Date of Transmittal: 1-9-90

THE PERMITTEE:

DRM Funding, Inc
520 East 56th Avenue
Denver, CO 80216

Redlands Diamond Shamrock

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the south side of State Highway 340, a distance of 2615 feet east from Mile Post 12; 2530 South Broadway, Grand Junction.

ACCESS TO PROVIDE SERVICE TO:

Gasoline/Convenience Store (1503 sf) and One Bay Car Wash (792 sf).

OTHER TERMS AND CONDITIONS:

See Attached Sheet.

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) Not Required Date _____ Title _____

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. **The permittee shall notify** Dale Gilden **with the Colorado Department of Highways in** _____ **at** 242-4126 **at least 48 hours prior to commencing construction within the State Highway right-of-way.**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) *[Signature]* Date 1/28/91
ED KRESS AREA ENG.

This permit is not valid until signed by a duly authorized representative of the State Department of Highways.

STATE OF COLORADO, DIVISION OF HIGHWAYS
ROBERT L. CLEVINGER, CHIEF ENGINEER

By (X) *[Signature]* Date 1-31-91 Title Administrator,
(Date of issue) Access Committee

OPY DISTRIBUTION:

Required;
1. District (Original)
2. Applicant
3. Staff ROW

Make copies as necessary for;
Local Authority Inspector
MTCE Patrol Traffic Engineer

Previous Editions are Obsolete and will not be used
DOH Form 101
9/85

The following paragraphs are pertinent highlights of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the State Department of Highways (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

I Appeals

1. Should the permittee or applicant choose to object to any of the terms or conditions of the permit placed therein by the Department, an appeal must be filed with the Colorado Highway Commission within 60 days of transmittal of the permit for permittee signature. The request for the hearing shall be filed in writing and submitted to the Colorado Highway Commission, 4201 East Arkansas Avenue, Denver, Colorado 80222. The request shall include reasons for the appeal and may include recommendations by the permittee or applicant that would be acceptable to him.
2. The Department may consider any objections and requested revisions at the request of the applicant or permittee. If agreement is reached, the Department, with the approval of the local issuing authority (if applicable), may revise the permit accordingly, or issue a new permit, or require the applicant to submit a new application for reconsideration. Changes in the original application, proposed design or access use will normally require submittal of a new application.
3. Regardless of any communications, meetings, or negotiations with the Department regarding revisions and objections to the permit, if the permittee or applicant wishes to appeal the Department's decision to the Commission, the appeal must be brought to the Commission within 60 days of transmittal of the permit.
4. Any appeal by the applicant or permittee of action by the local issuing authority when it is the appropriate local authority (under subsection 2.4), shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
5. If the final action is not further appealed, the Department or local authority may record the decision with the County Clerk and Recorder.

II Construction standards and requirements

1. The access must be under construction within one year of the permit date. However, under certain conditions a one year time extension may be granted if requested in writing prior to permit expiration.
2. The applicant shall notify the office specified on the permit at least 48 hours prior to construction. A copy of the permit shall be available for review at the construction site. Inspections will be made during construction.
3. The access construction within highway right-of-way must be completed within 45 days.
4. It is the responsibility of the permittee to complete the construction of the access according to the terms and conditions of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included on the permit. The Department or issuing authority may order a halt to any unauthorized use of the access. Reconstruction or improvements to the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee is responsible for all repairs.
5. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.
6. A copy of the permit shall be available for review at the construction site. If necessary, minor changes and additions shall be ordered by the Department or local authority field inspector to meet unanticipated site conditions.
7. The access shall be constructed and maintained in a manner that shall not cause water to enter onto the roadway, and shall not interfere with the drainage system in the right-of-way.
8. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the work shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately.
9. Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways. This may include the use of signs, flashers, barricades and flaggers. This is also required by section 42-4-501, C.R.S. as amended. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

III Changes in use and violations

1. If there are changes in the use of the access, the access permit-issuing authority must be notified of the change. A change in property use which makes the existing access design or use in non-conformance with the Access Code or the terms and conditions of the permit, may require the reconstruction or relocation of the access. Examples of changes in access use are; an increase in vehicular volume by 20 percent, or an increase by 20 percent of a directional characteristic such as a left turn. The issuing authority will review the original permit; it may decide it is adequate or request that you apply for a new permit.
2. All terms and conditions of the permit are binding upon all assigns, successors-in-interest and heirs.
3. When a permitted driveway is constructed or used in violation of the Access Code, the local government or Department may obtain a court order to halt the violation. Such access permits may be revoked by the issuing authority.

IV Further information

1. When the permit holder wishes to make improvements to an existing legal access, he shall make his request by filing a completed permit application form with the issuing authority. The issuing authority may take action only on the request for improvement. Denial does not revoke the existing access.
2. The permittee, his heirs, successors-in-interest, and assigns, of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. The Department shall maintain in unincorporated areas the highway drainage system, including those culverts under the access which are part of that system within the right-of-way.
3. The issue date of the permit is the date the Department representative signs the permit which is after the permittee has returned the permit signed and paid any required fees.
4. The Department may, when necessary for the improved safety and operation of the roadway, rebuild, modify, remove, or redesign the highway including any auxiliary lane.
5. Any driveway, whether constructed before, on, or after June 30, 1979, may be required by the Department, with written concurrence of the appropriate local authority, to be reconstructed or relocated to conform to the Access Code, either at the property owner's expense if the reconstruction or relocation is necessitated by a change in the use of the property which results in a change in the type of driveway operation; or at the expense of the Department if the reconstruction or relocation is necessitated by changes in road or traffic conditions. The necessity for the relocation or reconstruction shall be determined by reference to the standards set forth in the Access Code.

- 1 Local ordinance requires a construction permit from City of Grand Junction.
- 2 This driveway is limited to right turns only. Left turns are not approved.
- 3 Driveway shall be constructed * feet wide with * foot radii. Surfacing for driveway approach is required as follows: 12" of class 1 gravel in 2, 6" lifts; 6" of class 6 gravel in 2, 3" lifts.
- 4 Also 3" of HBP in 2, 1.50" lifts of grade E, EX, or equivalent. The asphalt cement in the HBP shall be AC 10.
- 5 Fill/cut slopes shall be at a 6: 1 slope on the roadway and at 6:1 on the access approach.
- 6 *This access is permitted for right turn out only. Access shall be constructed as shown on design plans dated 11/20/90.
- 7 A new 18" CMP culvert shall be used. All culverts (side drains) installed in open ditches shall have flared end sections.
- 8 No drainage from this site shall enter onto the surface of the highway. All existing drainage structures shall be extended to accommodate all new construction and safety standards.
- 9 The new curb and gutter shall be Standard Type 2 (Sec. II B).
- 10 Construct a 6 feet wide 4" thick concrete sidewalk abutting or behind the curb. Construct handicap ramps at intersections of sidewalk and curbs.
- 11 Contractor shall follow the applicable construction specifications set for by the Department of Highways in the latest manual Standard Specifications for Road and Bridge Construction. The property owner is responsible for any utilities disrupted by the construction of this driveway and all expenses incurred for repair. Any damage to any existing Highway facilities shall be repaired prior to continuing other work.
- 12 Compaction of sub-grade, embankments and backfill shall comply with Section 203.11 of the Division of Highways Standard Specifications.
- 13 Compaction of Hot Bituminous Pavement (HBP) shall comply with Section 401.17 of the division of Highways Standard Specifications.
- 14 If frost is present in the sub-grade, no surfacing material shall be placed until all frost is gone or removed.
- 15 Saw or score asphalt to assure a straight edge for patching.
- 16 The first 20 feet beyond the closest highway lane, including speed change lanes, shall slope down and away from the highway at a 2% grade to ensure proper drainage control.
- 17 All excavations on Utility lines, culverts, other trenches or tunnels shall meet the requirements of Colorado Department of Highways, OSHA, Colorado Industrial Commission and the Colorado Division of Mines whichever applies.
- 18 The area around the new work shall be well graded to drain, top soiled, fertilized, mulched and reseeded.
- 19 Work shall BEGIN AFTER 8:30 A.M. and all equipment shall be off the roadway BEFORE 3:30 P.M. each day.

TYPE LEGAL DESCRIPTION (S) ~~LOW~~, USING ADDITIONAL SHEETS AS ~~NECESSARY~~. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Beginning at the Northwest Corner of Section 17 T1S R1E, Ute Meridian; thence S 89deg 45min 43sec E along the north line of said section 17 170 ft. thence S 00deg 00min 00sec E 40 ft. to the true point of beginning; thence S 00deg 00min 00sec E 224 ft. thence N 89deg 45min 43sec W 120 ft. thence N 00deg 00min 00sec E 224 ft. thence east to the true point of beginning.



Diamond Shamrock

Colorado Division
520 E. 56th Avenue
Denver, Colorado 80216
Phone: (303) 297-9777
Fax: (303) 292-5816

Hugh Green
Real Estate



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

February 21, 1991

Mr. Hugh Green
Diamond Shamrock, Colorado Division
520 East 56th Avenue
Denver, CO 80216

Dear Mr. Green:

Enclosed is the entire annexation petition for your new facility at the southwest corner of 29 Road and North Avenue. The only other documents involved in the process are the annexation plats which are prepared by our engineering section from your legal description from the surveys you provided us.

After Appendix "A" and the Affidavit are signed, please return the entire packet and I will enter it with our City Clerk for processing and to our engineering section for platting.

I hope that this will be sufficient for obtaining the necessary signatures. Please let me know if any other information is required.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karl G. Metzner".

Karl G. Metzner
Planner

\bp

STATE OF COLORADO }
COUNTY OF DENVER }

SS

AFFIDAVIT

Hugh Green, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

Hugh Green
Hugh Green

Subscribed and sworn to before me this 23rd day of April,
1991.

Witness my hand and official seal.

Judy A. Berger
Notary Public

4129 C. S. E. vanston Cr.
Address
Aurora, CO 80014-4180

My commission expires: My commission expires Jan. 26, 1993.

a:affdvt.doc

APPENDIX "A" TO ANNEXATION PETITION

LEGAL DESCRIPTION:

Commencing at the northwest corner of Section 17, Township 1 South, Range 1 East of the Ute Meridian from whence the southwest corner of the NW 1/4 NW 1/4 of said Section 17 bears S00°00'00"W 1319.37 feet; THENCE S60°06'13"E 80.84 feet to the True Point of Beginning; THENCE S89°45'43"E 99.92 feet along, adjoining, and adjacent to the south right-of-way line of North Avenue; THENCE S00°00'00"E 224.00 feet; THENCE N89°45'43"W 120.00 feet to the east right-of-way line of 29 Road; THENCE N00°00'00"E 203.92 feet along, adjoining, and adjacent to the east right-of-way line of 29 Road; THENCE along the arc of a curve to the right 31.50 feet whose radius is 20.00 feet and whose long chord bears N45°07'09"E 28.34 feet along, adjoining, and adjacent to the east right-of-way line of 29 Road to the True Point of Beginning. Said parcel contains 26,793.60 square feet or 0.6151 acres, more or less, Mesa County, Colorado,

DRM FUNDING, INC.
by and through its agent,
Diamond Shamrock Refining
and Marketing Company

BY: _____
Vice President

_____ Date

P.O. Box 696000
San Antonio, Texas 78269

a:appndx.doc

DECLARATIONS FOR ANNEXATIONS

THE COMMUNITY DEVELOPMENT DEPARTMENT HAS REVIEWED THE PROPOSED ANNEXATION AND HAS DETERMINED THAT:

THE PETITION HAS BEEN SIGNED BY OWNERS OF MORE THAN 50 % OF THE PROPERTY DESCRIBED AND BY MORE THAN 50% OF THE OWNERS IN THE AREA DESCRIBED.

THE AREA HAS AT LEAST 1/6 CONTIGUITY WITH EXISTING CITY LIMITS

A COMMUNITY OF INTEREST EXISTS BETWEEN THE AREA TO BE ANNEXED AND THE CITY OF GRAND JUNCTION

THE AREA IS URBAN OR WILL BE URBANIZED IN THE NEAR FUTURE

THE AREA IS CAPABLE OF BEING INTEGRATED WITH THE CITY OF GRAND JUNCTION

PETITION FOR ANNEXATION

#12 21

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:

Original
Do NOT Remove
From Office

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, Sections 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 limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred per cent of the area of such territory to be annexed, exclusive of streets and alleys; 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 as Appendix A.

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

REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. 9-91

TITLE HEADING: Diamond Shamrock #2

ACTIVITY: Zone of Annexation to C-1

PETITIONER: City of Grand Junction

LOCATION: Southeast corner of 29 Road and North Avenue

STAFF REPRESENTATIVE: Karl Metzner 303-244-1439

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED BY AUGUST 30, 1991.

City Police Department 8/7/91
Capt. H.L. Gorby 244-3577

The Police Department has no objection to, nor do we anticipate any major problems. However, the workload of the Police Department has reached the point where annexations may require additional manpower and equipment.

City Fire Department 8/5/91
George Bennett 244-1400

Okay, no problem.

City Property Agent 8/5/91
Tim Woodmansee 244-1565

No comment.

Utilities Engineer 8/12/91
Bill Cheney 244-1590

As per City Ordinance #2497, the City of Grand Junction could feasibly serve domestic water to the property in question. Property is within Fruitvale Sanitation District. No other comments.

City Engineer 08/19/91
Don Newton 244-1559

No comment.

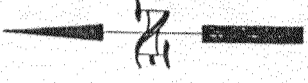
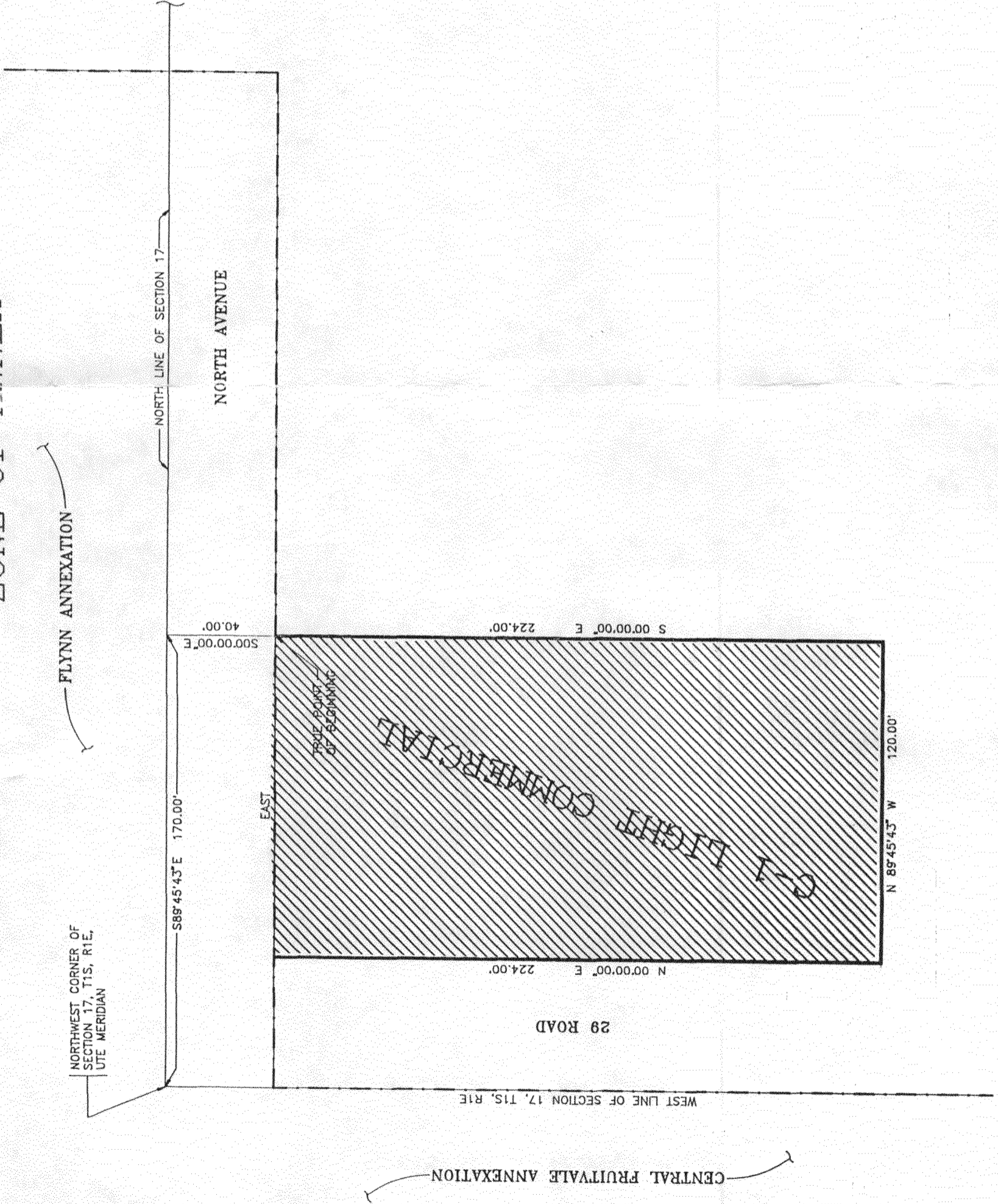
PROJECT NARRATIVE

ZONE OF ANNEX DIAMOND SHAMROCK ANNEX # 2 to C-1

The Diamond Shamrock Annex # 2 is located on the Southeast corner of 29 rd. and North Ave. It consists solely of the Diamond Shamrock convenience store and gas station. The site was previously zoned "C" Commercial in the county. Existing City zoning to the North and West is C-1 Light Commercial. As per the Zoning and development Code the C-1 zone " is primarily for retail and Service businesses requiring direct access onto a major street system." The proposed zoning is compatible with both existing and anticipated future uses in this area.

DIAMOND SHAMROCK ANNEXATION #2

ZONE OF ANNEX



DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, T1S, R1E, UTE MERIDIAN; THENCE S89°45'43"E ALONG THE NORTH LINE OF SAID SECTION 17 170.00 FEET; THENCE S00°00'00"E 40.00 FEET; TO THE TRUE POINT OF BEGINNING; THENCE S00°00'00"E 224.00 FEET; THENCE N89°45'43"W 120.00 FEET; THENCE N00°00'00"E 224.00 FEET; THENCE EAST TO THE TRUE POINT OF BEGINNING.

LEGEND

- Annexation Boundary
- - - Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	688.00 FT.
Contiguous Perimeter	120.00 FT.
Area in Square Feet	26,879.77
Area in Acres	0.62

ORDINANCE NUMBER 2525 EFFECTIVE DATE AUGUST 18, 1991

The Description(s) contained herein have been derived from subdivision plats and deed description as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

J. Don Newton, City Engineer

REVISION	DATE	DRAWN BY	KADEL	DATE	5/91	SCALE	PROJEL
REVISION	DATE	CHECKED BY	DATE	DATE	PAGE	PLAN	HORIZ
REVISION	DATE	APPROVED BY	DATE	DATE	PAGE	HORIZ	VERT
REVISION	DATE	FIELD BOOK NO.	DATE	DATE	PAGE	HORIZ	VERT

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

DIAMOND SHAMROCK ANNEX. #2

SHEET NO. 1
OF 1
FILE NO. DIAMOND.DWG



ACRES .62 FILE NUMBER 9-91
 UNITS N/A ZONE C-1
 DENSITY N/A TAX SCHEDULE # 2943-172-00-001
 ACTIVITY ZONING Diamond Shamrock AVEEX #2 to C-1
 PHASE N/A
 COMMON LOCATION S.E. CORNER of 29rd & North Ave
 DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____
 _____ DAY REVIEW PERIOD RETURN BY _____
 OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____
 RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES

	A	B	C	X	X	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	X	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
<input checked="" type="checkbox"/> Planning Department	●	●	●	●	●														●	●							●	●	●		●		
<input checked="" type="checkbox"/> City Engineer	●	●																	●	●							●	●					
<input type="checkbox"/> Transportation Engineer	●	●																	●	●							●	●					
<input type="checkbox"/> City Parks/Recreation	●	●		●															●	●							●	●					
<input checked="" type="checkbox"/> City Fire Department	●	●																	●	●							●	●					
<input checked="" type="checkbox"/> City Police Department	●	●																	●	●							●	●					
<input type="checkbox"/> County Planning	●	●																	●	●							●	●					
<input type="checkbox"/> County Engineer	●	●																	●	●							●	●					
<input type="checkbox"/> County Health	●	●																	●	●							●	●					
<input type="checkbox"/> Floodplain Administration	●	●																	●	●							●	●					
<input type="checkbox"/> G.J. Dept. of Energy	●	●																	●	●							●	●					
<input type="checkbox"/> Walker Field	●	●																	●	●							●	●					
<input type="checkbox"/> School District	●	●																	●	●							●	●					
<input type="checkbox"/> Irrigation	●	●																	●	●							●	●					
<input type="checkbox"/> Drainage	●	●																	●	●							●	●					
<input type="checkbox"/> Water (Ute, Clifton)	●	●																	●	●							●	●					
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●																	●	●							●	●					
<input type="checkbox"/> U.S. West	●	●																	●	●							●	●					
<input type="checkbox"/> Public Service (2 sets)	●	●																	●	●							●	●					
<input type="checkbox"/> State Highway Department	●	●																	●	●							●	●					
<input type="checkbox"/> State Geological	●	●																	●	●							●	●					
<input type="checkbox"/> State Health Department	●	●																	●	●							●	●					
<input checked="" type="checkbox"/> City Property Agent	●	●																	●	●							●	●					
<input checked="" type="checkbox"/> City Utilities Engineer	●	●																	●	●							●	●					
<input checked="" type="checkbox"/> City Attorney	●	●			●														●	●							●	●					
<input type="checkbox"/> Building Department	●	●																	●	●							●	●					
<input type="checkbox"/> DDA	●	●																	●	●							●	●					
<input checked="" type="checkbox"/> GJPC (7 packets)	●	●																	●	●							●	●					
<input checked="" type="checkbox"/> CIC (11 packets)	●	●																	●	●							●	●					
<input type="checkbox"/> Other	●	●																	●	●							●	●					
<input type="checkbox"/>																																	
<input type="checkbox"/>																																	
<input type="checkbox"/>																																	

TOTALS

BOARDS

DATE

P.C.

9/3/91

Rec. Approval

STAFF

APPLICATION FEE REQUIREMENTS



ITEM: #9-91 (Page 1 of 1)
PETITIONERS: City of Grand Junction
PROPOSAL: Zone of Annexation for Diamond Shamrock No. 2
PRESENTED BY: Karl Metzner

COMMENTS: SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

APPROVAL: "Mr. Chairman, on item #9-91, a request to zone 0.62 acres also known as Diamond Shamrock No. 2 to Light Commercial (C-1), I move that we forward this on to City Council with the recommendation of approval subject to the review agency summary sheet comments."

DENIAL: "Mr. Chairman, on item #9-91, a request to zone 0.62 acres also known as Diamond Shamrock No. 2 to Light Commercial (C-1), I move that we recommend denial for the following reasons." (STATE REASONS)

9-91

William Covey
2907 North Ave,
Grand Jct, Co. 81504

James Flynn
165 Willowbrock Dr.
Grand Jct, Co. 81506

Western Farms Dis.
2929 North Ave.
Grand Jct, Co. 81501

Omer Day
644 29½ Rd.
Grand Jct, Co. 81504

Nicola Belcastro
1215 N.1st St.
Grand Jct, Co. 81501

Terance Hammer
203 Epps Dr.
Grand Jct, Co. 81501

C. Enever
P.O. Box 239
Steamboat Sp. Co. 80477

Grand Junction Baptist Church
2897 North Ave.
Grand Jct, CO. 81501

Pierce Mangurian
P.O. Box 365
Boulder City, Nv. 89005

Thomas Mingus
610 Rushmore Dr.
Grand Jct, Co. 81503

Scott Stone
2894 North Ave.
Grand Jct, Co. 81501

Greenbiar Inc.
5970 NE 18th St. #711
Ft. Lauderdale, Fl. 33334