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File 1990-0012

Name: Diamond Shamrock Annexation - Hwy 340 & Monument Road

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A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record. In some instances, entries are recorded documents designated to be scanned, copies kept for Commun Dev. and the original sent to City Clerk for retention, these files are denoted with (**) and will be found on the ISYS Query system in their designated categories.

There are also documents specific to certain files, not found on the standard checklist, they are listed on the bottom of the page and marked scanned.

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. Correspondence can be queried by contents or date.

When querying, 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
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		Reduction of assessor's map.
		Evidence of title, deeds, easements
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		Other bound or non-bound reports
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		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
X	X	*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Action Sheet	X	X	Memo from Mesa County Planning to Commun. Dev.
X	X	Mesa County Review Sheet - 2/12/91	X	X	Ordinance No. 2518 - **
X	X	Power of Attorney and Sewerage Service Agreement - ** Blanche E. Mancuso	X	X	Ordinance No. 2533 - **
X	X	Power of Attorney and Sewerage Service Agreement - ** - Fred Mursko and Joanne Mursko	X	X	Grading Plan
X		Assessor 's Real Property Legal Description			
X	X	City Council Minutes - ** - 4/17/91, 7/3/91, 7/17/91			
X	X	Planning Commission Minutes - ** - 7/9/91			
X	X	Legal Ad - 7/10/91			
X	X	Petition for Annexation - 3/4/91			
X	X	Planning Commission - Agenda - ** - 7/2/91			
X	X	Review Sheet Summary			
X	X	Site Plan			
X	X	Landscape Plan			

MEMORANDUM

TO: Mesa County Planning

FROM: Grand Junction Community Development, Karl Metzner

DATE: February 12, 1991

RE: File #C11-91, Diamond Shamrock at State Highway 340 & Monument Road

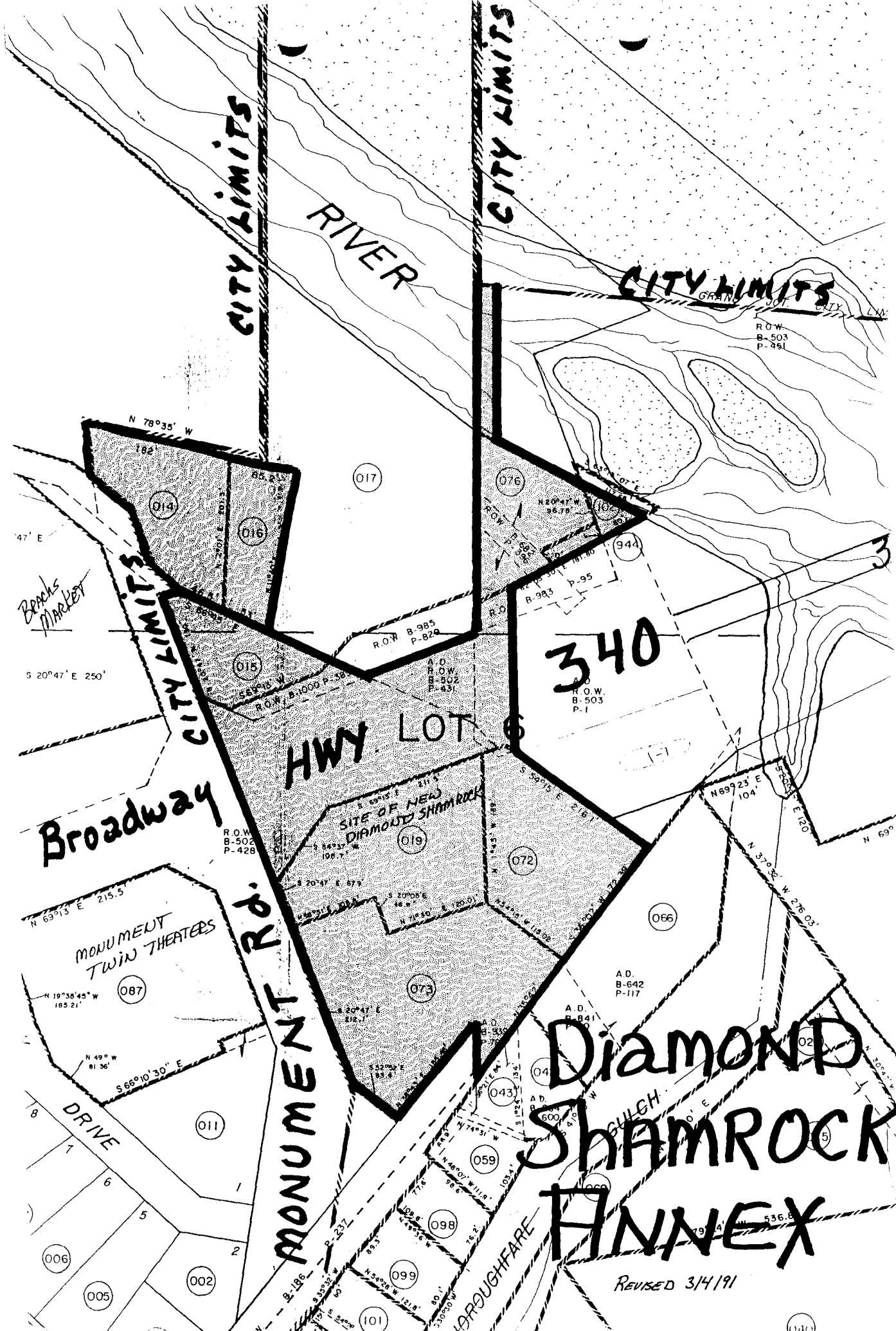
The City has initiated an annexation process for this property. Development should continue under County jurisdiction since annexation will not be finalized for some months.

The site plan seems well done, and we have only a few minor comments.

- On the plan, Broadway (State Highway 340) is erroneously labeled as South Broadway. Similarly, the address referenced on the plan, 2530 South Broadway, is incorrect. Assessor's records show the address as 2525 Broadway. A Monument Road address could also be used.
- The signage as shown appears to meet City Sign Code. In this location, however, a monument sign (similar to the Patterson Road location) would be more aesthetic and should still function as well.
- The drainage retention area is shown encroaching on the future carwash building. Is the retention area temporary? Have runoff calculations been done to ensure that the detention area is properly sized?
- Excellent landscape plan!

Thank you for the opportunity to review this development.

\bp



CITY LIMITS

CITY LIMITS

CITY LIMITS

RIVER

Brack's Market

Broadway

MONUMENT TWIN THEATERS

MONUMENT RD.

HWY LOT 6

SITE OF NEW DIAMOND SHAMROCK

340

Diamond SHAMROCK ANNEX

REVISIED 3/14/91

R.O.W.
B-503
P-991

R.O.W.
B-985
P-829

R.O.W.
B-503
P-1

R.O.W.
B-502
P-428

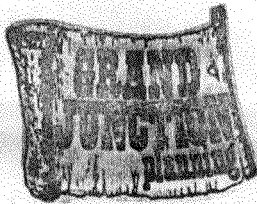
A.D.
B-642
P-117

A.D.
B-841
P-117

A.D.
B-600
P-117

(140)

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	6.73 acres		S.H. 340 E Monument Road	C-1	
<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 Petitioner DEVELOPER REPRESENTATIVE

Name: N/A City of Grand Jct. Karl Metzner
 Address: 250 N. 5th St. Address: same
 City/State: Grand Jct. Co. City/State: _____
 Business Phone #: 244-1430 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



Karl Metzner 6/3/91
 Signature of person completing application Date

N/A
 Signature of property owner(s) - attach additional sheets if necessary

PROJECT NARRATIVE
ZONE OF ANNEX TO C-1 FOR
DIAMOND SHAMROCK ANNEXATION

The Diamond Shamrock Annexation consists of 6.73 acres located on the north and south sides of S.H. 340 (Broadway) east of the intersection with Monument Road and Dike Road. Existing land uses include the new Diamond Shamrock Facility, a small ministorage building, a service station and 5 residential units. Anticipated future land uses are business/commercial uses catering to the traffic on Hwy 340 and Monument Road. County zoning of the annexed area was "C" Commercial. Existing city zoning adjacent to the annexed area is C-1.

Section 4-2-11 of the Zoning and Development Code describes the C-1 zone as being " primarily for retail and service business requiring direct access onto a major street system." Based on the characteristics of the area and the types of potential uses C-1 seems to be the most appropriate zoning for this annexation.

D.S. ↓

Howard J. Nesbitt
16015 El Lago Unit B-5
Fountain Hills, AZ 85268
2945-153-00-069

Aires Shilling
2531 S. Broadway
Grand Junction, CO 81503
2945-153-00-066

Jacquelyn Moran
623 26 Rd
Grand Junction, CO 81506
2945-153-00-042
2945-153-00-043

Mary Chilton
2525.5 S Broadway
Grand Junction, CO 81503
2945-153-00-059

Charles Waterland
2525 S. Broadway
Grand Junction, CO 81503
2945-153-00-098

John Martinez
2521 Broadway
Grand Junction, Co 81503
2945-153-00-099

Micheal Brach
2138 Baniff Ct.
Grand Junction, Co 81503
2945-153-03-011

Brach Enterprises
444 East Scenic Dr.
Grand Junction, CO 81503
2945-153-00-087

Pioneer Park Partnership
444 E. Scenic Dr.
Grand Junction, CO 81503
2945-153-00-018

Mesa Beverage CO
C/O George McElroy & Assoc. Inc.
2777 Stemmons Frwy. STE. 1625
Dallas, TX 75356

~~Huber D. Holland~~ D.S. ↓

Huber D. Holland
112 Power Rd.
Grand Junction, CO 81503
2945-153-00-017

Melvin Seevers
Box 104
Grand Junction, CO 81502
2945-153-00-014

Henry & Beth Ricci
P.O. Box 16169
Salt Lake City, UT 84116
2945-153-00-015

Blance E. Mancusco
1545 Main St.
Grand Junction, CO 81501
2945-153-00-019

Jay Kulhanek
1624 Hwy 6 & 50
Fruita, CO 81521
2945-153-00-072
2945-153-00-073

City of Grand Junction
250 N. 5th
Grand Junction, CO 81501
2945;-153-00-944

Jim Voyhilla
2449 H Rd
Grand Junction, CO 81501
2945-153-00-076

MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

The attached application has been sent to your office for your review and comments.

**PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: n/a MCC Hearing Date: n/a
File Number: C11-91
Project Name: Diamond Shamrock Site Plan
Phase: Building Permit clearance
Common Location: JH 340 + Monument Rd.

Engineer - Name:
Address:
Phone:

Petitioner - Name: Diamond Shamrock - Dan Lamb
Address: 520 E. 56th Ave
Denver CO 80216
Phone: 1-303-297-9777

Table with columns: REVIEW AGENCY, REVIEW AGENCY COMMENTS (PLEASE TYPE), YES, NO. Includes 'City-Community Development' and various checklist items like 'Is proposal within service area?'.

Other concerns and specific requirements:

SEE ATTACHED

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS+

Reviewing Office: G.J. Com. Dev.
Reviewed by: [Signature]
Date: 2/12/91

FAILURE TO OBJECT OR COMMENT BY _____ SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

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:

Beginning N46°25'E 1,476.40 feet and S20°47'E 67.90 feet from the Southwest corner Section 15, T1S R1W; thence S20°47'E 212.10 feet; thence S52°52'E 63.40 feet; thence N38°43'E 165.46 feet; thence South 65.42 feet; thence N36°02'E 348.35 feet; thence N54°15'W 216.10 feet; thence North to the Northerly right-of-way line of a right-of-way described in Book 983, Page 95, of the records of the Mesa County Clerk and Recorder; thence Easterly along said right-of-way to the Southerly bank of the Colorado River; thence Westerly along said South bank to a point one foot East of the West line of the NE1/4 SW1/4 Section 15, T1S R1W; thence North to the existing Grand Junction City limits; thence West one foot; thence South along the West line of the NE1/4 SW1/4, Section 15, T1S R1W, to the South line of a right-of-way described in Book 985, Page 829, of the records of the Mesa County Clerk and Recorder; thence Westerly along said South line to a point which bears N47°32'E 1,793.30 feet and N66°45'W 150.00 feet from the Southwest corner Section 15, T1S R1W; thence N66°45'W to a point on the Easterly right-of-way line of Dike Road; thence S69°13'E 24.50 feet; thence S20°47'E to the Point of Beginning.

and

From the Southwest corner Section 15, T1S R1W, N10°18'E 1,676.90 feet; thence S75°20'E 380.00 feet; thence S75°30'E 141.00 feet; thence S50°53'E 97.50 feet to the Point of Beginning; thence S50°53'E 138.50 feet; thence S66°45'E 99.50 feet; thence N11°40'E 207.20 feet; thence N78°35'W 267.20 feet; thence S08°32'E 132.00 feet to the Point of Beginning except Right-of-Way as described in Book 786, Page 303 of the Mesa County Records.

and

That portion of State Highway 340 Right-of-Way lying West of the East Right-of-Way lines of Monument Road and Dike Road.

As ground therefor, 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, alleys and city owned lands, 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.

INTERSTATE ANNEXATION

<u>NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>	<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
Fred P. and Joanne Mursko	<u>Neva B. Lockhart, CMC</u> Fred P. and Joanne Mursko by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. Recorded at Book <u>1007</u> Page <u>6</u>	<u>3-4-91</u>	2530 South Broadway Grand Junction CO	BEG N 47DEG32' E 1793.3FT FR SW COR SEC 15 1S 1W S 54DEG15 E 36.4FT TO SOUTH ROW COLO HWY 340 + THE POINT OF BEG S 54DEG15' E 216.1FT S 36 DEG02' W 172.39FT N 54DEG15' W 115.02FT N 1DEG45' W 189.0FT N 69DEG13'E 26.9FT TO BEG BEG N 46DEG25' E 1476.4FT + S 20DEG47' E 67.9FT FR SW COR SEC 15 1S 1W S 20 DEG47' E 212.1FT S 52DEG52 MIN E 63.4FT N 38DEG43' E 165.46FT S 65.42FT N 36DEG02' E 175.96 N 54DEG15' W 115.02FT S 71DEG30' W 130.8FT N 20DEG05'W 46.9FT S 6 8DEG31' W 106.8FT TO BEG AS DESC IN B-993 P-683 EXC B-1086 P-651 CO CLKS OFF
Blanche E. Mancuso	<u>Neva B. Lockhart, CMC</u> Blanche E. Mancuso by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. Recorded at Book <u>1212</u> Page <u>582</u>	<u>3-4-91</u>	1545 Main St Grand Junction CO 81501	BEG A PT N 46DEG25MIN E 1476.4FT FB SW COR SEC 15 1S 1W S 20DEG47MIN E 67.9FT N 68DEG31MIN E 106.8FT S 20DEG05MIN E 46.9FT N 71DEG30MIN E 130.8FT N 1DEF45MIN W 189FT TO S LI HWY 340 S 69DEG13MIN W 211.5FT S 34DEG37MIN W 105.7FT TO BEG

INTERSTATE ANNEXATION

<u>NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>	<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
Henry and Beth Ricci Partnership LTD	_____ Henry and Beth Ricci Partnership LTD	_____	PO Box 16169 Salt Lake City UT 84116	BEG N 47DEG32' E 1793.3FT + N 66DEG45' W 150.6FT FR SW COR SEC 15 1S 1W S 69 DEG13' W 152.1FT N 65DEG47' W 63.3FT N 20DEG47' W 130FT N 69DEG13' E 24.5FT S 66DEG45' E TO BEG EXC HWY IN B-1000 P-385 CO CLERKS OFF
Jim Voytilla	_____ Jim Voytilla	_____	2449 H. Road Grand Junction CO 81505	THAT PT OF LOT 7 SEC 15 1S 1W S + W OF COLOR + N + W OF STATE HWY ROW EXC HWY AS DESC IN B-983 P-95 + EXC S 20 FT OF THAT PT OF SD LOT 7 LYG S + W OF COLOR + N + W OF STATE HWY ROW EXC FOR THAT PT LYG S + W OF 30 FT EASEMENT AS DESC IN B-916 P-823 + 824 CO CLKS OFF

From the Southwest corner Section 15, T1S R1W, N10°18'E 1,676.90 feet; thence S75°20'E 380 feet; thence S75°30'E 141.00 feet; thence S50°53'E 97.50 feet to the Point of Beginning; thence S50°53'E 138.50 feet; thence S66°45'E 99.50 feet; thence N11°40'E 27.20 feet; thence N78°35'W 267.20 feet; thence S08°32'E 132.00 feet to the Point of Beginning except Right-of-Way as described in Book 786, Page 303 of the Mesa County Records.

Melvin B. Seevers

NAME

Melvin B Seevers

SIGNATURE

130 Power Road
Grand Junction, CO 81503

ADDRESS

3-4-1991

DATE

REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. #12-91 TITLE HEADING: Zone of Annexation
ACTIVITY: Zone of Annexation for Diamond Shamrock property
PETITIONER: City of Grand Junction
LOCATION: State Highway 340 and Monument Road.
STAFF REPRESENTATIVE: Karl Metzner (303) 244-1439

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS ARE REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

City Attorney 06/06/91
Dan Wilson 244-1505

None.

City Engineer 06/13/91
Don Newton 244-1559

No comment.

Community Development Department 06/21/91
Karl Metzner 244-1439

The Diamond Shamrock Annexation consists of 6.73 acres located on the north and south sides of S.H. 340 (Broadway) east of the intersection with Monument Road and Dike Road. Existing land uses include the new Diamond Shamrock Facility, a small mini-storage building, a service station and 5 residential units. Anticipated future land uses are business/commercial uses catering to the traffic on Highway 340 and Monument Road. County zoning of the annexed area was "C" Commercial. Existing city zoning adjacent to the annexed area is C-1.

Section 4-2-11 of the Zoning and Development Code describes the C-1 zone as being "primarily for retail and service business requiring direct access onto a major street system." Based on the characteristics of the area and the types of potential uses C-1 seems to be the most appropriate zoning for this annexation.

Missing comments from:

County Planning
City Property Agent

LEGAL AD

Page 1 of 4

File# 12-91

Publish One Time: July 10, 1991

Proof of Publication: Grand Junction City Clerk
 250 North 5th Street
 Grand Junction, CO 81501

PUBLIC HEARING

The Grand Junction City Council will be holding a public hearing at 7:30 pm on July 17, 1991 in the City Auditorium, 520 Rood Avenue to consider the following items:

- 12-91 ZONE OF ANNEXATION TO LIGHT COMMERCIAL (C-1)**
 A request to zone 6.73 acres also known as Diamond Shamrock No. 1 recently annexed to the City to a Light Commercial (C-1) zone.
 PETITIONER: City of Grand Junction
 LOCATION: State Highway 340 and Monument Road
 Consideration of a Zone of Annexation

Beginning N46°25'E 1,476.40 feet and S20°47'E 67.90 feet from the Southwest corner Section 15, T1S R1W; thence S20°47'E 212.10 feet; thence S52°52'E 63.40 feet; thence N38°43'E 165.46 feet; thence South 65.42 feet; thence N36°02'E 348.35 feet; thence N54°15'W 216.10 feet; thence North to the Northerly right-of-way line of a right-of-way described in Book 983, Page 95, of the records of the Mesa County Clerk and Recorder; thence Easterly along said right-of-way to the Southerly bank of the Colorado River; thence Westerly along said South bank to a point one foot East of the West line of the NE1/4 SW1/4 Section 15, T1S R1W; thence North to the existing Grand Junction City limits; thence West one foot; thence South along the West line of the NE1/4 SW1/4, Section 15, T1S R1W, to the South line of a right-of-way described in Book 985, Page 829, of the records of the Mesa County Clerk and Recorder; thence Westerly along said South line to a point which bears N47°32'E 1,793.30 feet and N66°45'W 150.00 feet from the Southwest corner Section 15, T1S R1W; thence N66°45'W to a point on the Easterly right-of-way line of Dike Road; thence S69°13'E 24.50 feet; thence S20°47'E to the Point of Beginning.

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