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File 1991-0013

Name: Interstate Annexation #4 - S of I-70 and E. of 23 Rd.

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. 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>
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X	X	Table of Contents
X	X	Review Sheet Summary
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		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Action Sheet - no date	X	X	Letter form Karl Metzner to Weststates Investments re: packet of information about City sent to mailing list - 3/21/91
X	X	Memo from Commun.Dev. to All Dept. Heads re: Impact Statement - 2/21/91	X		City Council Workshop Agenda - 4/15/91
X		Responses from Impact team	X		Letter from City Clerk to Clerk and Recorder re: certified copy of Ordinance 2522 - 7/22/91
X		Mesa County's Assessor's Legal Description - no date	X		Legal Ad - published on 1/15/92
X	X	Memo from Bennett Boeschstein to Mark Achen re: legal description follow-up - 2/28/91	X	X	Suggested Motions for Proposal - no date
X	X	Petition for Annexation	X	X	Planning Commission Minutes - ** - 11/5/91
X		Memo from Karl Metzner to Dept. Heads re: Open House to be 3/13/91 - 3/4/91	X	X	Joint Public Hearing / Meeting Agenda - 12/3/91
X	X	Memo from Don Newton, City Eng. to Jim Shanks, PW director re: cost of improvements - 3/11/91	X	X	City Council Minutes - ** - 12/18/91
X	X	Meeting Notice for Open House	X	X	City Council Minutes - ** - 1/22/92
X	X	Land Use and Transportation Study	X	X	Planning Commission Minutes - ** - 1/7/92

MEMORANDUM

TO: All Department Heads
FROM: Community Development, Karl Metzner *KGM*
DATE: February 21, 1991
RE: Interstate Annexation Impact Statement

Interstate Annexation is a proposed annexation located south of Interstate 70 along 23 Road (see attached location map). This annexation is over 10 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 March 8, 1991.

The following base information may be helpful:

Population & Housing Units	0
Approximate Area of Annexation	<i>42</i> 115 acres
Estimated Street Mileage:	
Interstate Avenue	1,200 linear feet
23 1/4 Road	300 linear feet

EXISTING LAND USES:

Approximately 85 percent of the area is vacant land although all but one parcel has been subdivided. Developed lots contain office/warehouse structures with some associated outdoor storage. The majority of the existing businesses are associated with construction and/or the energy industry. The Grand Junction Drainage District offices and shops complex is the largest developed parcel in this proposed annexation.

FUTURE LAND USES:

The area can be expected to continue to develop with commercial uses similar to those existing. Predominant uses will likely be wholesale/storage facilities, commercial service business, light fabrication and headquarters/warehouse facilities for regional service and distribution.

**Impact Report
Interstate Annexation**

Area of Annexation: 42 acres

Population and Housing Units: 0

Existing Land Uses:

Existing developed parcels are characteristically office/warehouse structures with some associated outdoor storage. One exception is the Grand Junction Drainage District facilities which include equipment/heavy equipment storage, maintenance & repair facilities. Approximately 3/4 of the area to be annexed is vacant land.

Future Land Uses:

Due to the generally small lot sizes in the Interstate Commercial Subdivision future development will likely continue to be office/warehouse structures housing commercial/industrial service businesses. New development will be encouraged to follow the recommendations of the Colorado West Industrial Park study done for the Metropolitan Planning Organization.

INTERSTATE ANNEXATION COSTS - Developed Areas Only
 Street Maintenance Revised 02/26/91

Service Description	Year 1	Year 2	Year 3	Year 4	Year 5	Annual
Capital Costs						
Patching (major failed areas)	2,628	70	70	70	70	70
Overlay and reconstruction	0	0	0	0	1,718	1,718
Curb Gutter & Sidewalk Repair	557	557	186	186	186	186
Street Lights (Installation)	2,625	2,625	2,625	2,625	0	0
Recycle Overlay of Graveled Streets	0	0	0	0		
Operating Costs						
Street Lights (electrical)	231	462	693	924	924	924
Pavement Management System	174	25	25	25	25	25
Crack Sealing(Includes 52% Labor)	109	109	109	109	109	109
Chipseal (Includes 25% Labor)	0	0	0	0	3,745	199
Leaf & Trash	121	121	121	121	121	121
Street Cleaning	781	781	781	781	781	781
Snow & Ice Removal	249	249	249	249	249	249

	Miles	PQI < 4.0 Miles	PQI >4.0<6.0 Miles	PQI > 6.0 Miles
Paved Streets	0.00	0.00	0.00	0.00
Paved with C&G	0.29	0.00	0.00	0.29
Graveled	0.00	NA	NA	NA
Total Streets	0.29	0.00	0.00	0.29

Number of Locations Requiring Street Lights 7
 Number of Existing Street Lights 0

INTERSTATE ANNEXATION IMPACT STATEMENT
REVENUES

DESCRIPTION	FORMULA	
1) Property taxes	City levy - RFD levy * assessed valuation	498
2) Sales/use taxes:		
Businesses	estimates from survey	1,000
Auto purchases	1/4 of homes * \$10,000 * 2.75%	0
Appliances	purchases of \$140 per household	0
Building materials	7.4% * assessed val. * 2.75%	0
3) County sales taxes	no change	
4) Franchise fees:		
Public Service	21.739 per household/business	109
Cable TV	4.194 per house hold	0
5) Motor Vehicle Specific Ownership Taxes - no increase		
6) Highway users taxes	4,242.53 per mile	1,205
7) Cigarette taxes	increase by % increase of city sales tax	0
8) Lottery	3.275862 per person	0
9) Development fees	Community Development Dept. estimate	??
10) Interfund service charge 5% of trash fee increase		MINIMAL
11) Mineral leasing	1.03448 per person	0
12) Addl. Motor Vehicle Reg. & App. Highway Reg. Fees	3.48276 per person	0
	TOTAL	2,812

1991 PROPERTY TAX MILL LEVIES FOR GRAND JUNCTION/ MESA COUNTY, COLORADO

GOVERNMENTAL ENTITY:	TAX:	MILL LEVY	TOTAL MILLS	PERCENT OF TOTAL
City of Grand Junction	o City Property Tax	8.967	8.967	8.251
Mesa County	o Capital Expend.: Jail	1.373		
	o Capital Expend.	3.200		
	o General Fund	12.293		
	o Retirement Fund	0.693		
	o Lease Purchase Fund	1.810		
	o County Road & Bridge	2.156		
	o County Social Services	4.060		
	o Translater TV Fund	0.235		
	o Contingency	0.087		
	o Developmental Disabilities	0.341		
	o Museum Fund	1.000		
	o Library	2.890	30.138	27.730
School District 51:	o School District 51	38.300		
	o SD51 Bonds	7.950		
	o Abatement/Tax Credits	0.300		
	o SD51 Special Building Fund	9.480	56.030	51.553
Other Agencies:			13.549	12.466
Colo. River Conservation. Dist	o Property Tax	0.429		0.395
GJ Drainage District	o Property Tax	3.520		3.239
Downtown Development Authority	o Property Tax	5.000		4.600
Ute Water District	o Property Tax	2.000		1.840
Redlands Mosquito Control Dist	o Property Tax	2.600		2.392
TOTAL OF ALL TAXING JURISDICTIONS:			108.684	

TO: City Council Members
FROM: Jody M. Kole, Assistant to the City Manager
DATE: February 12, 1991
RE: Property Tax Mill Levy Comparisons



Attached is a brief comparison of property tax mill levies of vari governmental entities for 1991, five years ago in 1986, and ten ye ago in 1981. I thought you might find it interesting.

COMPARISON OF MILL LEVIES: 1981, 1986, AND 1991

Governmental Entity:	1981	1986	1991
City of Grand Junction	12.000	8.000	8.967
Mesa County	22.330	19.640	30.138
School Dist. 51	47.440	57.850	56.030
Other Districts:	13.290	13.506	13.549
Total Mill Levies:	95.060	98.996	108.684

PERCENT OF TOTAL MILL LEVY: 1981, 1986 and 1991

Governmental Entity:	1981	1986	1991
City of Grand Junction	12.624	8.081	8.251
Mesa County	23.490	19.839	27.730
School Dist. 51	49.905	58.437	51.553
Other Districts	13.981	13.643	12.466
TOTALS:	100.000	100.000	100.000

MEMO

February 28, 1993

TO: Mark Achen, City Manager

FROM: Bennett Boecheinstein, Community Development Director

SUBJECT: Northwest Annexations: Notice, Legal Descriptions, Follow-up

Last week a number of questions were raised concerning the northwest annexations. After talking to Karl who was the staff person in charge of this project in our office, I can report on the following:

1. NOTICE

The properties that were annexed in the northwest area have been grouped into six general geographic areas: (1) Interstate, (2) Grand Junction West, (3) Persigo, (4) Blue Heron and (5) Interstate East (6) Fountainhead.

The first three consist of properties which have had a majority of properties with powers of attorney for annexation which have been in place for 10-12 years. The powers of attorney were obtained in exchange for City sewer service which was extended to the commercial and industrial developments in the area. The power of attorney is recorded on the land records and is part of the title and run with the land so every property owner and subsequent property owner has a record that the city may annex their property.

As the City Council determined that the northwest area was to be a focus of annexation, a broad strategy of public notice evolved which included:

(1) Public open houses with mail out notices to property owners and other interested people, advertisements, and media publicity. There were two open houses. Both were held at the Westgate Inn. The first open house was intended for Interstate and the second was for all of the other areas proposed for annexation except for Blue heron.

(2) post cards notifying property owners of record of the Council Hearings

(3) 4 legal notices in the Daily Sentinel

(4) news stories in the Daily Sentinel, radio and TV

(5) legal notice advertising annexation after the effective date

(6) letters to certain annexed property owners such as 84 lumber

The Blue Heron area was not included in the open houses because all of the properties were either City owned or on powers of attorney. Individuals within these areas were, however, contacted before the annexation.

*Have letters (phone & mail)
1/10/77 and Groups - notice mail*

2. LEGAL DESCRIPTIONS

The method of legally describing the proposed, and finally annexed areas has included compiling all of the deeds of the affected properties and creating a combined legal description off of these deeds. Recorded deeds often contain faulty legal descriptions even though they are the basis for property ownership. This can cause legal descriptions to be inaccurate in annexation descriptions.

The 1/8 contiguity rule is factored in as is the consistency of the area to be annexed, its compatibility with other surrounding parcels, availability of urban services, and zoning consistency.

Until a more precise map is available, the Assessor's map often is used as the work map to calculate area and contiguity. These maps are often not accurate, but allow the calculation of approximate data for early analysis until a computer map (auto cad) can be generated.

Once the computer maps are generated, the calculations can be verified and adjustments can be made.

3. The Howard Smith case

We have investigated the case of Howard Smith of H Road and 21 1/2 Road. Mr. Smith was annexed as part of the Persigo (Valley West Industrial Subdivision) annexation. He is zoned C-Commercial under County zoning. He has a house and a business that he runs out of his property as well as a poultry operation. He has protested the annexation saying he was not told about it until a City public works employee knocked on his door to inform him that trash collection was about to begin. His parcel is not on sewer but is capable of being sewer since there is sewer available several hundred feet to the south on 21 1/2 road. His objections to annexation include: lack of notification and lack of a right to vote whether he wants to be annexed. Like the County Sheriff and County road maintenance over the City, does not see the need for sewer service in the future.

DO NOT ANNEX

Mr. Smith's parcel of land was annexed because it forms a logical part of the Valley West commercial district, it is zoned commercial and it is capable of being brought onto the sewer. Mr. Smith would not have to change his property or its use once he is brought into the City. He would probably reap the advantages of having lower fire insurance rates, ability to connect to the sewer system, and more police patrol and 24 hour service. He has asked to be removed from the annexed area and has stated that he will sue if he is not removed.

4. Suggestions for Improvement

It has suggested that a welcome to the city packet be sent out to property owners immediately after the annexation is effective, but before the City departments contact the occupants. The welcome to the City brochure has been rewritten by the respective city departments and is awaiting approval of the Assistant City Manager.

Once it is approved it can be used for this purpose. We have contacted most of the property owners and occupants in the northwest area by phone and have discussed the annexation with them.

We have discussed the legal description techniques that have been used and ways to improve them such as hiring a registered land surveyor or person with similar skills to prepare the original legal descriptions before they are sent to public works for mapping. We can do this if it seems necessary in future annexation especially when there are no platted subdivisions in the area.

It has been suggested that we write letters to rural/ranchette property owners assuring them that they will be allowed to continue their rural lifestyle even though they have been annexed into the City. We have done this in prior annexed areas and will continue to do this in this area.

We look forward to working with you and other departments cooperatively to continue the annexation program.

MEMORANDUM

DATE: March 11, 1991
TO: Jim Shanks, Public Works Director
FROM: Don Newton, City Engineer *DN*
SUBJ: Interstate Annexation

Major roads within the proposed annexation are G Road from Arrow Street to 23 1/4 Road and 23 Road from G Road to I-70. The cost to improve these roads to City standards is as follows:

G Road - Minor Arterial 2600' x \$170/ft.	=	\$442,000
23 Road - Collector 2800' x \$120/ft.	=	<u>\$336,000</u>
	TOTAL	<u>\$778,000</u>

Shanks
xc: Karl Metzner
John Kenney
File

file:DN:interann

skw

MEETING NOTICE



DATE: March 13, 1991

TIME: 7:00 p.m.

PLACE: Westgate Inn, 2146 Highway 6 & 50

Mesa County records show that you are a property owner in an area being considered for annexation to the City of Grand Junction.

On Wednesday, March 13, 1991 from 7:00 p.m. to 9:00 p.m., the City is hosting an informal open house at Westgate Inn. Representation of various City Departments will be available to answer questions about annexation and discuss City programs and services.

A frequent question in regard to annexation is the effect on property taxes. For the current tax year, annexation will result in a property tax increase of 1.629 mills. The dollar increase will vary according to a property's assessed valuation for example, a property with an assessed valuation of \$75,000 would experience an increase of approximately \$122.

We hope you will be able to attend this open house. If you can not attend, you may call Karl Metzner at 244-1439, and he will try to answer any questions you may have.

COLORADO WEST INDUSTRIAL PARK

A LAND USE AND TRANSPORTATION STUDY

INTRODUCTION

The Metropolitan Planning Organization, a combined effort between Mesa County and the City of Grand Junction, commissioned the Northwest Area Transportation Study to accomplish three goals:

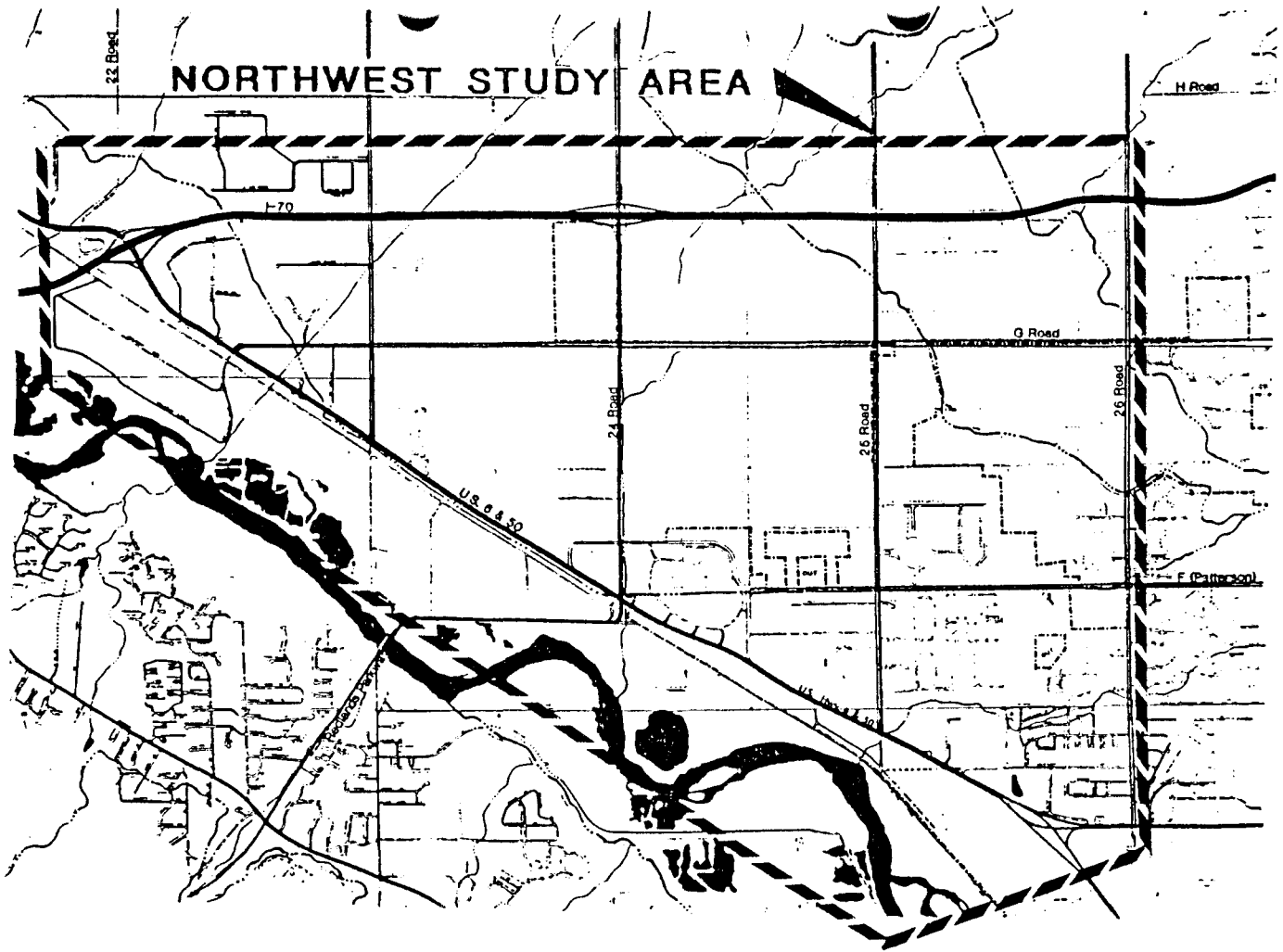
1. To investigate the implications of existing zoning and the land uses in Grand Junction Annexation Plan on future growth and development within the Northwest study area, shown in figure 1;
2. To project the roadway improvements necessary to accommodate the existing zoning and the land uses proposed in the Grand Junction Annexation plan for the study area;
3. To develop an alternate land use plan for the study area and project the roadway system necessary to best accommodate that plan.

A community wide analysis of projected growth and an evaluation of the study area's potential to serve this growth in relation to other areas of the community were used to determine the appropriateness of existing zoning and the land uses proposed in the Grand Junction Annexation plan.

The alternative land use plan was developed using projected market potentials and a detailed analysis of the assets of various segments of the study area in an effort to determine the highest and best use for each segment.

A computer model of the study area's roadway system was created and used to determine the necessary roadway capacity for the existing zoning, the proposed land uses in the Grand Junction annexation plan, and the alternative land use plan presented in this report.

The results are summarized in this report for use by the Grand Junction and Mesa County officials and staffs in their consideration of land use, zoning, roadway and capital improvement plans within the study area and elsewhere in the community.

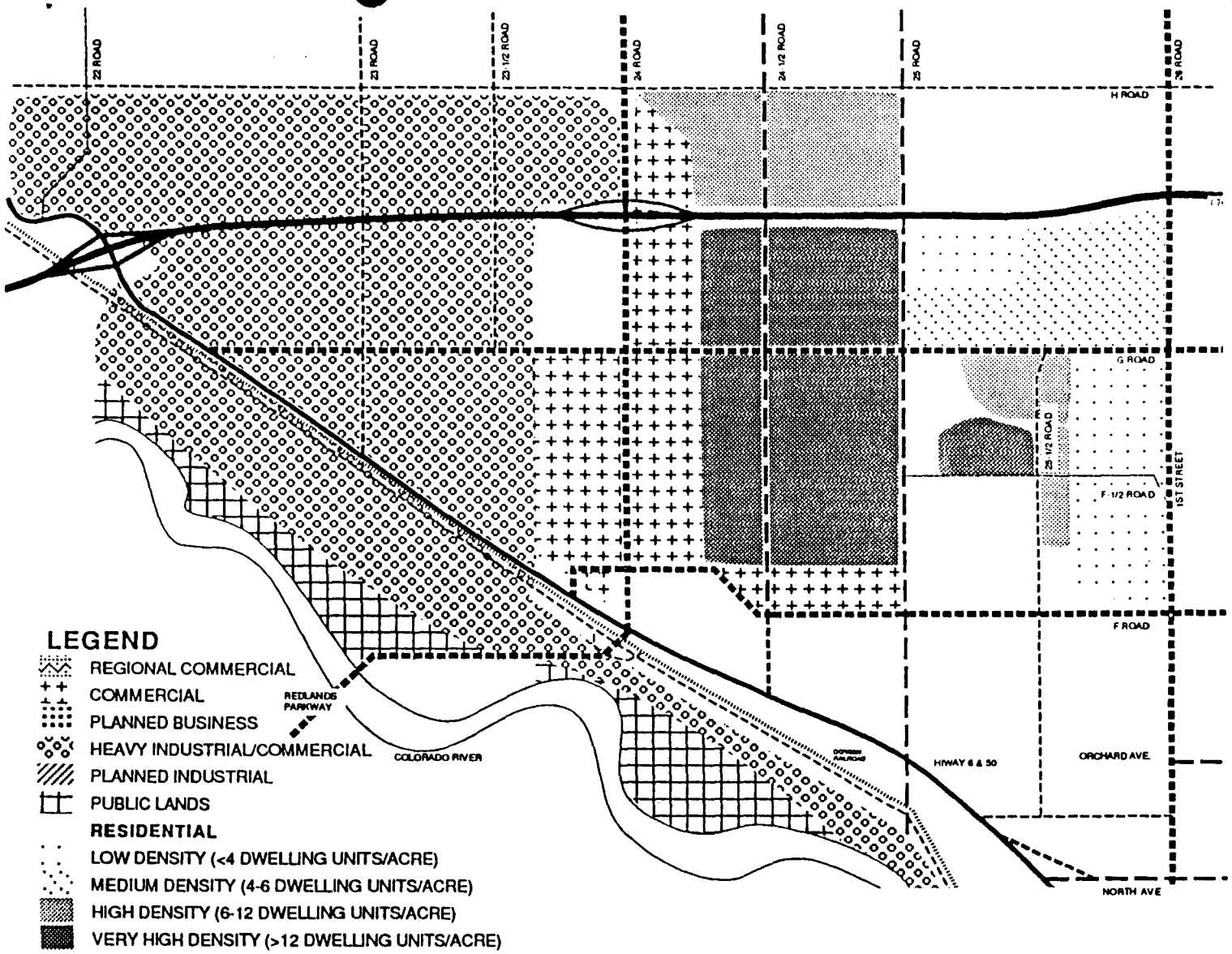


Northwest Area Land Use and Transportation Study Area
Figure 1

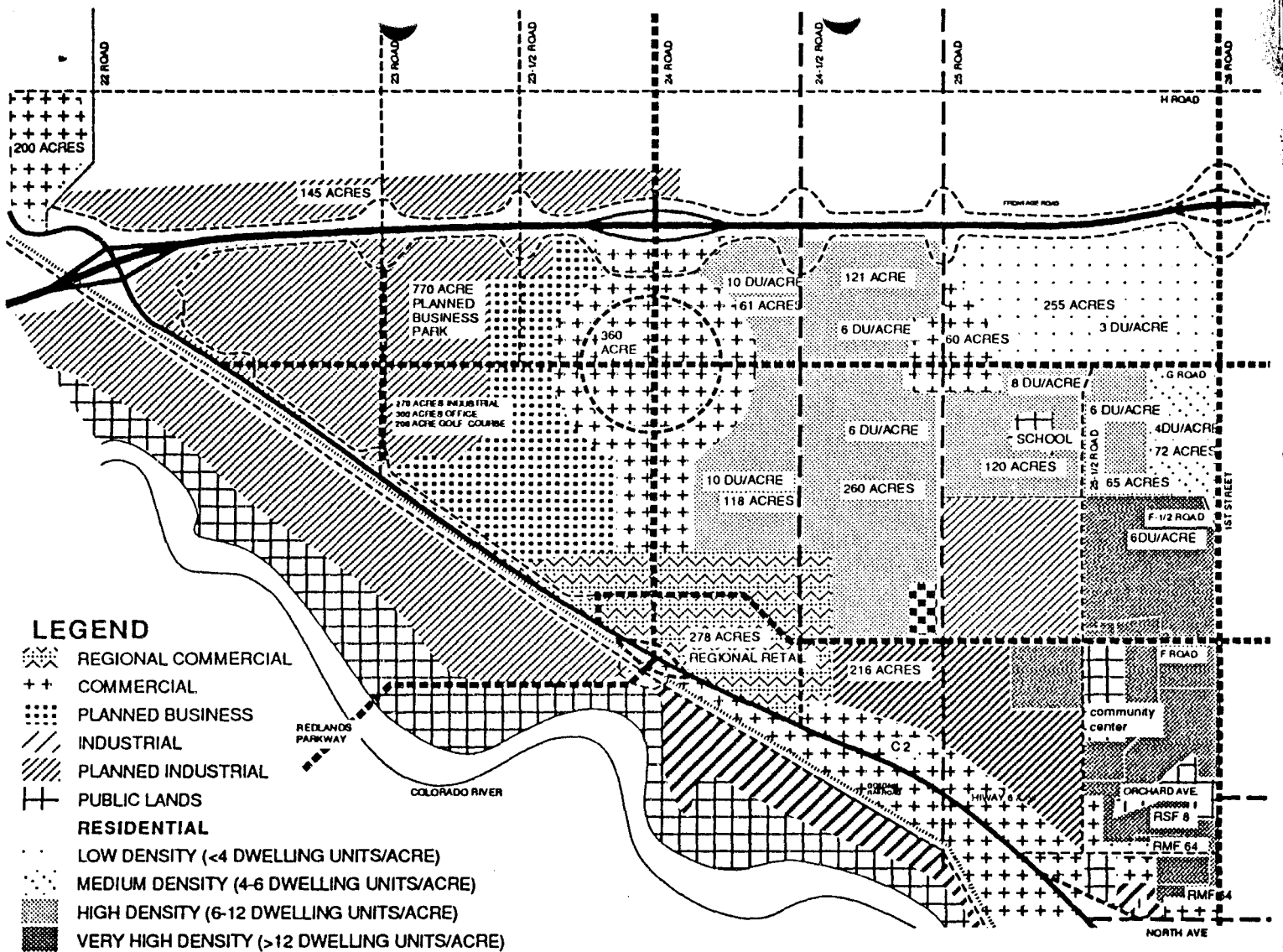
AREA	DATE POPULATION	*MERCHANDIZING									*OFFICE / GOVT. / INSTITUTION			*INDUSTRIAL		
		Neighborhood			Community			Regional & Major			Dem and	Zoned	Diff.	Warehouse/manufacturing		
		Dem and	Zoned	Diff.	Dem and	Zoned	Diff.	Dem and	Zoned	Diff.				Dem and	Zoned	Diff.
NORTHWEST STUDY AREA																
1990	11238	41	15	-26	76	1000	924	22	105	83	43	285	242	70	837	767
2000	13745	48	15	-33	93	1000	907	25	105	80	53	285	232	86	837	751
2010	15739	55	15	-40	107	1000	893	29	105	76	60	285	225	98	837	739
2020	18720	65	15	-50	127	1000	873	34	105	71	72	285	213	117	837	720
Buildout	25906	95	15	-80	176	1000	824	52	105	53	99	285	186	162	837	675
REDLANDS																
1990	11425	42	50	8	78	15	-63	23	0	-23	44	10	-34	71	10	-61
2000	14390	50	50	0	98	15	-83	26	0	-26	55	10	-45	90	10	-80
2010	16476	57	50	-7	112	15	-97	30	0	-30	63	10	-53	103	10	-93
2020	19600	68	50	-18	133	15	-118	36	0	-36	75	10	-65	123	10	-113
Buildout	64429	236	50	-186	438	15	-423	128	0	-128	246	10	-236	403	10	-393
NORTH CENTRAL																
1990	6430	22	12	-10	44	35	-9	12	20	8	25	30	5	40	100	60
2000	7735	27	12	-15	53	35	-18	14	20	6	30	30	0	48	100	52
2010	8857	31	12	-19	60	35	-25	16	20	4	34	30	-4	55	100	45
2020	10534	37	12	-25	72	35	-37	19	20	1	40	30	-10	66	100	34
Buildout	39209	144	12	-132	266	35	-231	78	20	-58	150	30	-120	245	100	-145
CENTRAL CITY																
1990	18495	68	144	76	126	364	238	37	50	13	71	394	323	116	540	424
2000	22480	78	144	66	153	364	211	41	50	9	86	394	308	141	540	399
2010	25740	90	144	54	175	364	189	47	50	3	98	394	296	161	540	379
2020	30616	107	144	37	208	364	156	56	50	-6	117	394	277	192	540	348
Buildout	70137	257	144	-113	476	364	-112	140	50	-90	268	394	126	439	540	101
FRUITVALE																
1990	11180	41	61	20	76	91	15	22	0	-22	43	12	-31	70	230	160
2000	14130	49	61	12	96	91	-5	26	0	-26	54	12	-42	88	230	142
2010	16179	56	61	5	143	91	-52	30	0	-30	62	12	-50	101	230	129
2020	19244	67	61	-6	170	91	-79	35	0	-35	74	12	-62	120	230	110
Buildout	38613	141	61	-80	262	91	-171	77	0	-77	148	12	-136	242	230	-12
CLIFTON																
1990	15940	58	102	44	108	88	-20	32	12	-20	61	50	-11	100	80	-20
2000	19470	68	102	34	132	88	-44	36	12	-24	74	50	-24	122	80	-42
2010	22293	78	102	24	151	88	-63	41	12	-29	85	50	-35	139	80	-59
2020	26516	93	102	9	180	88	-92	49	12	-37	101	50	-51	166	80	-86
Buildout	61900	227	102	-125	420	88	-332	123	12	-111	237	50	-187	387	80	-307
ORCHARD MESA																
1990	11105	41	70	29	75	35	-40	22	0	-22	42	28	-14	69	125	56
2000	13050	46	70	24	89	35	-54	24	0	-24	50	28	-22	82	125	43
2010	14943	52	70	18	102	35	-67	27	0	-27	57	28	-29	94	125	31
2020	17774	62	70	8	121	35	-86	33	0	-33	68	28	-40	111	125	14
Buildout	36879	135	70	-65	251	35	-216	73	0	-73	141	28	-113	231	125	-106
TOTAL																
1990	85813	313	454	141	583	1628	1045	170	187	17	328	809	481	537	1922	1385
2000	105000	366	454	88	713	1628	915	193	187	-6	402	809	407	657	1922	1265
2010	120226	420	454	34	850	1628	778	221	187	-34	460	809	349	752	1922	1170
2020	143002	499	454	-45	1011	1628	617	263	187	-76	547	809	262	895	1922	1027
Buildout	337073	1235	454	-781	2290	1628	-662	671	187	-484	1289	809	-480	2109	1922	-187
TOTAL ZONED MESA COUNTY																
1990	86000							6015						4809		

*all figures indicate area in acres

Market Potential Compared to Existing Zoning
Table 1



City of Grand Junction Annexation Plan
 Figure 3.



Alternative Land Use Plan
 Figure 4

INTERSTATE ANNEXATION OPEN HOUSE

Westgate Inn

**MARCH 13, 1991
7:00 p.m. to 9:00 p.m.**

TAC 10801

MILL LEVY 150.166

ASSESSED VALUES FOR THE YEAR 1990 / COLLECTED 1991.

1,348

County

(GJFD) Grand Jct Rural Fire	7.599
(D) Drainage	3.520
(U) Ute Water	2.000
(GJWWD) Grand Jct West Water	50.450
County	30.138
School District	56.030
Colorado River Water	.429

MILL LEVY	150.166
	=====

City

City	8.967
(D) Drainage	3.520
(U) Ute Water	2.000
(GJWWD) Grand Jct West Water	50.450
County	30.138
School District	56.030
Colorado River Water	.429

MILL LEVY	151.534
	=====

2701-323-03-004 2317 Interstate Avenue
AMERITRUST - DALLAS / GEARHART EMP TRST PL
PO Box 811234
Dallas, TX 75381

	<u>Assessed</u>
Current Land Value:	3,000
Current Improved Value:	70,190
County Tax	\$10,990.65
City Tax	\$11,090.77
NET INCREASE	\$100.12

2701-323-04-003 None
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,030
Current Improved Value:	0
County Tax	\$454.99
City Tax	\$459.15
NET INCREASE	\$4.16

2701-323-04-011 2325 Interstate Avenue
TIMECO INC.
2325 Interstate Ave
Grand Junction, CO 81505

	<u>Assessed</u>
Current Land Value:	2,030
Current Improved Value:	20,590
County Tax	\$3,396.76
City Tax	\$3,427.70
NET INCREASE	\$30.94

2701-323-04-013 710 23 1/4 Road
DONALD W. BOLLENBACHER
15216 Burbank Blvd, Suite 200
Van Nuys, CA 91411

	<u>Assessed</u>
Current Land Value:	2,030
Current Improved Value:	25,020
County Tax	\$4,061.98
City Tax	\$4,099.00
NET INCREASE	\$37.02

2701-323-04-014 2321 Interstate Avenue
DONALD W. BOLLENBACHER
15216 Burbank Blvd, Suite 200
Van Nuys, CA 91411

	<u>Assessed</u>
Current Land Value:	1,010
Current Improved Value:	24,140
County Tax	\$3,776.67
City Tax	\$3,811.08
NET INCREASE	\$34.41

2701-323-04-015 2323 Interstate Avenue
WESTSTATES INVESTMENT
30343 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	1,010
Current Improved Value:	0
County Tax	\$151.67
City Tax	\$153.05
NET INCREASE	\$1.38

2701-323-08-007 None
WESTERN STATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	4,360
Current Improved Value:	0
County Tax	\$654.72
City Tax	\$660.69
NET INCREASE	\$5.97

2701-323-08-008 None
PHYLLIS BESS
Etal c/o Howard J. Rowland
1208 Main Street
Grand Junction, CO 81501

	<u>Assessed</u>
Current Land Value:	1,440
Current Improved Value:	0
County Tax	\$216.25
City Tax	\$218.21
NET INCREASE	\$1.96

2701-323-10-001 722 23 Road
GRAND PARK PROPERTIES
PO Box 3188
Durango, CO 81302

	<u>Assessed</u>
Current Land Value:	25,280
Current Improved Value:	0
County Tax	\$3,796.22
City Tax	\$3,830.78
NET INCREASE	\$34.56

2701-323-10-946 None
GRAND JUNCTION DRAINAGE DISTRICT
2586 Highway 6 & 50
Grand Junction, CO 81505

	<u>Assessed</u>
Current Land Value:	9,550
Current Improved Value:	0
County Tax	\$0
City Tax	\$0
NET INCREASE	\$0

2701-314-00-217 701 23 Road
LAYMON V. GULLETT
2753 Olson
Grand Junction, CO 81503

	<u>Assessed</u>
Current Land Value:	27,480
Current Improved Value:	0
County Tax	\$4,126.58
City Tax	\$4,164.15
NET INCREASE	\$37.57

2701-314-02-008 727 23 Road
G. WAYNE ELWYN & HELEN W.
17801 Falkirk Ln
Huntington Beach, CA 92649

	<u>Assessed</u>
Current Land Value:	890
Current Improved Value:	36,680
County Tax	\$5,641.73
City Tax	\$5,693.13
NET INCREASE	\$51.40

2701-323-02-004 None
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,240
Current Improved Value:	0
County Tax	\$486.53
City Tax	\$490.97
NET INCREASE	\$4.44

2701-323-02-005 None
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,210
Current Improved Value:	0
County Tax	\$482.02
City Tax	\$486.42
NET INCREASE	\$4.40

2701-323-02-006 None
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,210
Current Improved Value:	0
County Tax	\$482.02
City Tax	\$486.42
NET INCREASE	\$4.40

2701-323-02-007 None
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,210
Current Improved Value:	0
County Tax	\$482.02
City Tax	\$486.42
NET INCREASE	\$4.40

2701-323-02-008 None
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,210
Current Improved Value:	0
County Tax	\$482.02
City Tax	\$486.42
NET INCREASE	\$4.40

2701-323-02-009 None
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,180
Current Improved Value:	0
County Tax	\$477.53
City Tax	\$481.88
NET INCREASE	\$4.35

2701-323-02-010 None
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,180
Current Improved Value:	0
County Tax	\$477.53
City Tax	\$481.88
NET INCREASE	\$4.35

2701-323-02-011 None
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,240
Current Improved Value:	0
County Tax	\$486.53
City Tax	\$490.97
NET INCREASE	\$4.44

2701-323-02-012 **None**
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,240
Current Improved Value:	0
County Tax	\$486.53
City Tax	\$490.97
NET INCREASE	\$4.44

2701-323-02-013 **None**
WESTSTATES INVESTMENT
30341 Canwood St, Suite 108
Agoura Hills, CA 91301

	<u>Assessed</u>
Current Land Value:	3,210
Current Improved Value:	0
County Tax	\$482.02
City Tax	\$486.42
NET INCREASE	\$4.40

2701-323-02-016 **2332 Interstate Avenue**
DONALD W. BOLLENBACHER
15216 Burbank Blvd, Suite 200
Van Nuys, CA 91411

	<u>Assessed</u>
Current Land Value:	1,210
Current Improved Value:	18,380
County Tax	\$2,941.76
City Tax	\$2,968.55
NET INCREASE	\$26.79

2701-323-02-017 **None**
DONALD W. BOLLENBACHER
15216 Burbank Blvd, Suite 200
Van Nuys, CA 91411

	<u>Assessed</u>
Current Land Value:	1,770
Current Improved Value:	0
County Tax	\$265.80
City Tax	\$268.22
NET INCREASE	\$2.42

2701-323-02-018 2334 Interstate Avenue
STEEL INC.
6245 Clermont Street
Commerce City, CO 80022

	<u>Assessed</u>
Current Land Value:	1,030
Current Improved Value:	18,350
County Tax	\$2,910.22
City Tax	\$2,936.73
NET INCREASE	\$26.51

2701-323-02-001 through 003 2304 Interstate Avenue
NORTHERN NATURAL GAS CO.
C/O Enron Gas Pipeline Co.
2304 Interstate Avenue
Grand Junction, CO 81505

	<u>Assessed</u>
Current Land Value:	?
Current Improved Value:	?
County Tax	\$
City Tax	\$
NET INCREASE	\$

* TOTAL ASSESSED VALUATION 321,050

*(Does not include 2701-323-10-946 / GRAND JUNCTION DRAINAGE DISTRICT)

*(Figures unavailable for 2701-323-02-001 through 003 / 2304 Interstate Avenue)

NOTE: REA FIGURES ARE CURRENTLY HIGHER THAN THOSE SHOWN. PSCO FIGURES HAVE NOT CHANGED.

- RESIDENTIAL ELECTRIC RATE COMPARISON -

Grand Valley Rural Power Lines (REA) vs. Public Service Co (PSCO)

August 3, 1990

<u>Typical Usage (kilowatt hours)</u>	<u>GVRPL/REA Schedule FH-1</u>	<u>PSCO Schedule R*</u>
300 kwh/mo	\$ 29.21	\$ 24.82
500 kwh/mo	42.01	38.03
700 kwh/mo	54.81	51.25
1,000 kwh/mo	74.02	71.07

* PSCO Schedule R (E030) includes current General Rate Schedule Adjustment totalling -4.26%, an average ECA for 1989 of \$0.00582/kwh and 3% Franchise Tax.

See attached sheet entitled, "FOR ALL-ELECTRIC CUSTOMERS"

SOME OF PSCO'S SERVICES

- Appliance Use Analysis -- helps customer understand how much his/her appliances cost to operate. Helps one make wise energy choices. No charge!
- Weatherization Analysis - Excellent way for customer to find out how energy efficient his/her home is. Will provide computerized information on weatherstripping, caulking, storm doors, windows, and insulation. Provides approximate weatherization costs, annual savings, and payback time. No charge!
- Residential Energy Management Programs (R.E.Ms.) - Eight Programs - 1. Electric Heating Conversion Analysis; 2. Electric Water Heating Conversion Analysis; 3. Solar Water Heating Analysis; 4. Rate Comparison & Load Management Analysis; 5. Economic Analysis of Mechanical Cooling Strategies; 6. Gas Heating System Analysis; 7. Heat Loss Analysis; 8. Conversion of Propane to Natural Gas.
- Budget Billing

REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. 13-91

TITLE HEADING: INTERSTATE ANNEXATION

ACTIVITY: Zone of Annexation to PUD-NW

PETITIONER: City of Grand Junction

LOCATION: South of Interstate 70 and east of 23 Road

STAFF REPRESENTATIVE: Karl Metzner 303-244-1439

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

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

No comment.

City Fire Department 8/6/91
George Bennett 244-1400

Fire hydrants are spaced along Interstate to meet Code. One additional hydrant should be installed at 23 Road & Interstate. The only other fire hydrant is in front of Grand Junction Drainage District's Building.

Police Department 8/12/91
Capt. H.L. Gorby 244-3577

This annexation is approximately one mile beyond present city limits. Due to distance for response and present calls for service load. This annexation will require additional man power and equipment.

Utilities Engineer 8/7/91
Bill Cheney 244-1590

Sewer services for these areas is through Grand Jct. West Sanitation District. This will not change with the annexation. There are no other city utilities available in the immediate area. No other comment.

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

Symbols for existing city limits and annexation boundary are reversed from the normal designation shown of other plats.

SUGGESTED MOTIONS

ITEM: #13-91 (Page 1 of 1)

PETITIONER: City of Grand Junction, Bennett Boeschstein

PROPOSAL: Zone of Annexation

PRESENTED BY: Bennett Boeschstein

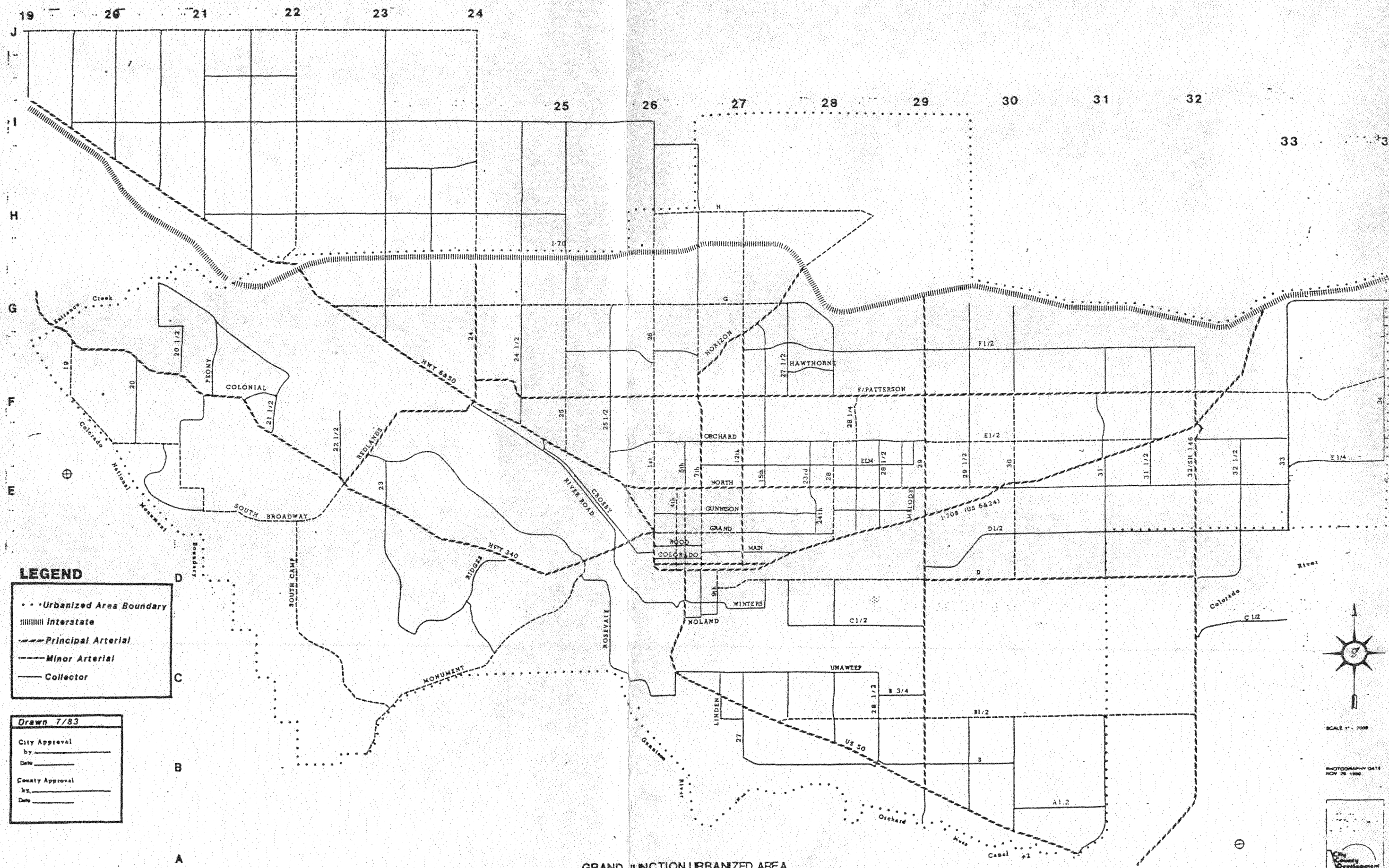
COMMENTS: SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

APPROVAL: "Mr. Chairman, on item #13-91, a request to zone 41.39 acres also know as Interstate Annexation to a Planned Unit Development Northwest (PUD-NW) zone, 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 #13-91, a request to zone 41.39 acres also know as Interstate Annexation to a Planned Unit Development Northwest (PUD-NW) zone, I move that we recommend denial for the following reasons:" **(STATE REASONS)**.

Interstate Annexation

- #1 - The Southerly one foot of public right-of-way for Interstate 70 extending to a point which is 2,130 feet West of the intersection of the Southerly right-of-way line of Interstate 70 and the West right-of-way line of 24 Road.
- #2 - The Northerly one foot of the Southerly two feet of public right-of-way for Interstate 70 extending from the West right-of-way line of 24 Road to a point 38 feet East of the West section line of Section 32, T1N R1W; and one foot of right-of-way for Interstate 70 contiguous to Lots 3 through 15, Block 1 as platted in Interstate Commercial Park Subdivision; and all of the public right-of-way for 23 Road lying more than 39 feet East of the West section line of Section 32, T1N R1W and extending 1,000 feet South of the South right-of-way line of Interstate 70.
- #3 - All of the public right-of-way of 23 Road lying more than 38 feet East of the West section line of Section 32, T1N R1W, from the South right-of-way line of Interstate 70 to the North right-of-way line of G Road except that part described in Interstate Annexation #2.
- #4 - Lots 1 through 13, Block 1, Interstate Commercial Park Subdivision; and Lots 14A, 14B, 15A, and 15B of the Subdivision of Lots 14 and 15, Block 1, Interstate Commercial Park Subdivision; and Lots 3 and 4, Block 2 and Lots 1, 2, and 3, Block 3, of Interstate Commercial Park Subdivision together with that portion of Interstate Avenue and 23 1/4 Road adjacent to said Lots, and Lot 1 of Grand Park Plaza Subdivision; and Lot 1 of a Replat of the First Addition to Interstate Commercial Park.



LEGEND

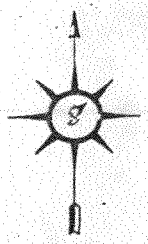
- Urbanized Area Boundary
- ==== Interstate
- ==== Principal Arterial
- Minor Arterial
- Collector

Drawn 7/83

City Approval
by _____
Date _____

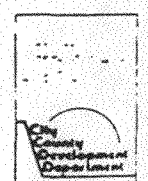
County Approval
by _____
Date _____

GRAND JUNCTION URBANIZED AREA
RIGHT OF WAY
FUNCTIONAL CLASSIFICATION

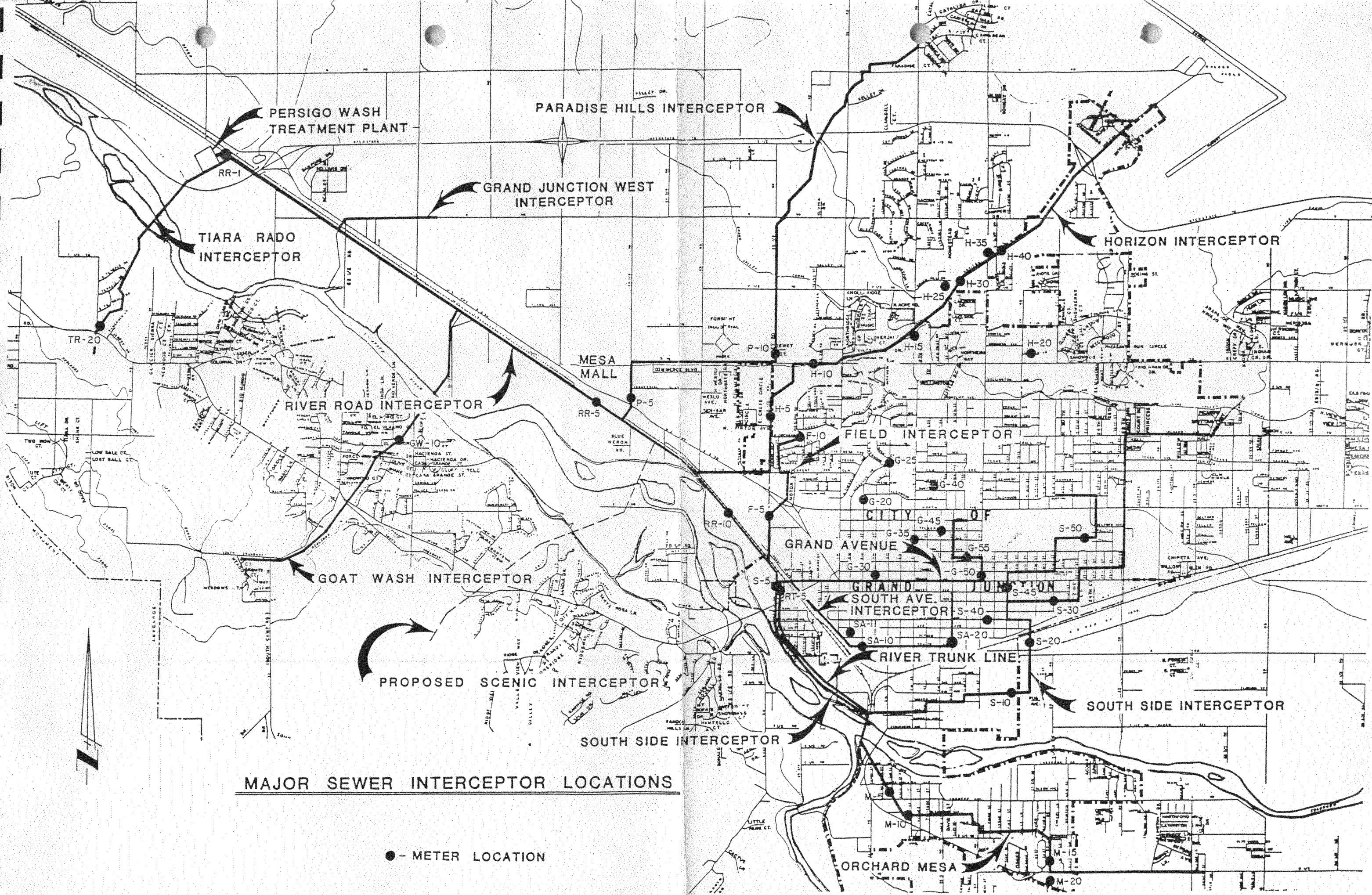


SCALE 1" = 7000'

PHOTOGRAPHY DATE
NOV 28 1980



MAP NO.
COMPOSITE



MAJOR SEWER INTERCEPTOR LOCATIONS

● - METER LOCATION

PERSIGO WASH
TREATMENT PLANT

PARADISE HILLS INTERCEPTOR

GRAND JUNCTION WEST
INTERCEPTOR

TIARA RADO
INTERCEPTOR

HORIZON INTERCEPTOR

RIVER ROAD INTERCEPTOR

MESA
MALL

FIELD INTERCEPTOR

GOAT WASH INTERCEPTOR

GRAND AVENUE

GRAND JUNCTION
SOUTH AVE.
INTERCEPTOR

PROPOSED SCENIC INTERCEPTOR

RIVER TRUNK LINE

SOUTH SIDE INTERCEPTOR

SOUTH SIDE INTERCEPTOR

ORCHARD MESA



AVENUE

MAJOR SEWER INTERCEPTOR LOCATIONS

● - METER LOCATION

PERSIGO WASH
TREATMENT PLANT

PARADISE HILLS INTERCEPTOR

GRAND JUNCTION WEST
INTERCEPTOR

TIARA RADO
INTERCEPTOR

HORIZON INTERCEPTOR

RIVER ROAD INTERCEPTOR

MESA
MALL

FIELD INTERCEPTOR

GOAT WASH INTERCEPTOR

GRAND AVENUE

GRAND JUNCTION
SOUTH AVE.
INTERCEPTOR

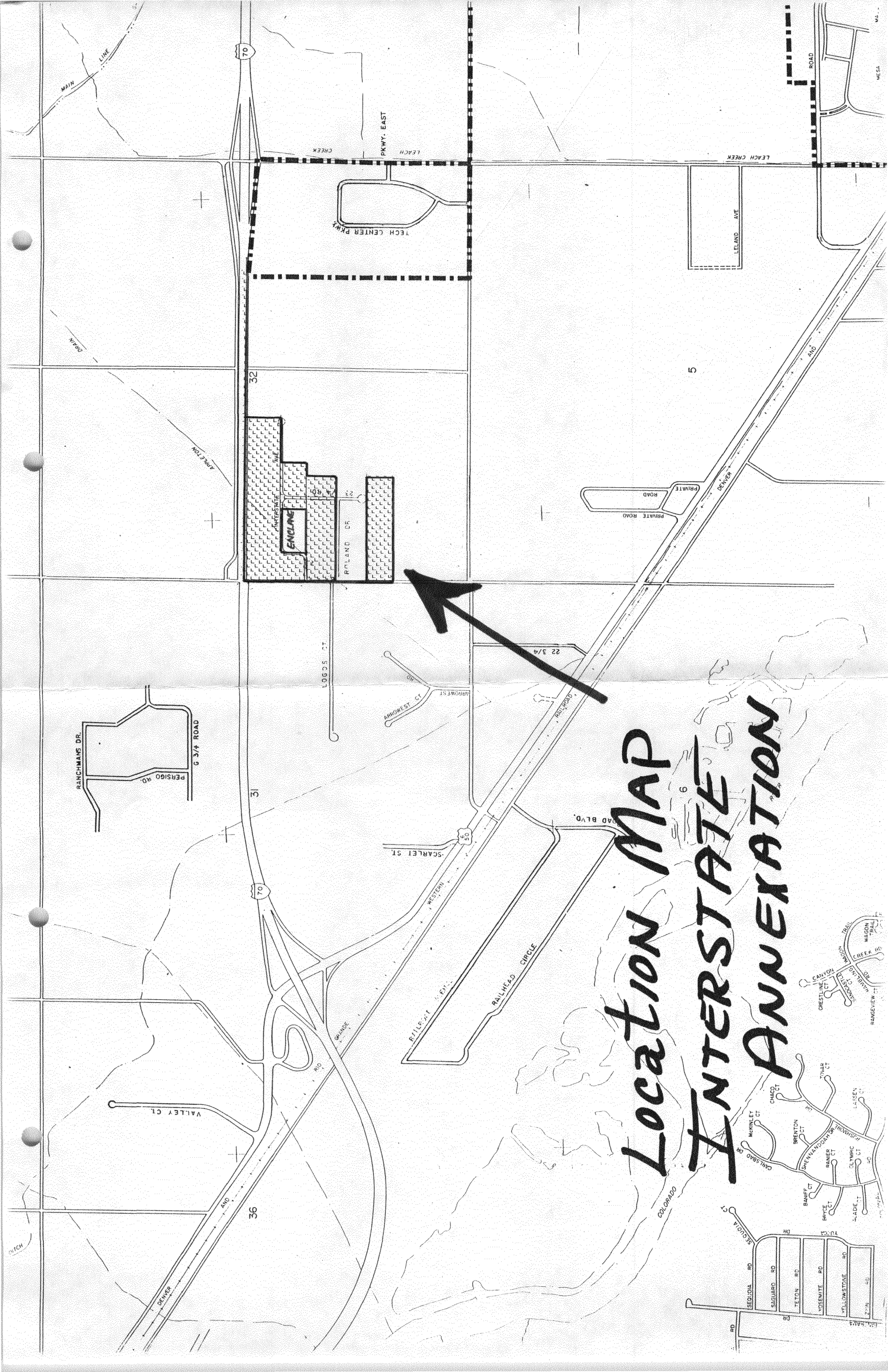
PROPOSED SCENIC INTERCEPTOR

RIVER TRUNK LINE

SOUTH SIDE INTERCEPTOR

SOUTH SIDE INTERCEPTOR

ORCHARD MESA



Location Map INTERSTATE ANNEXATION

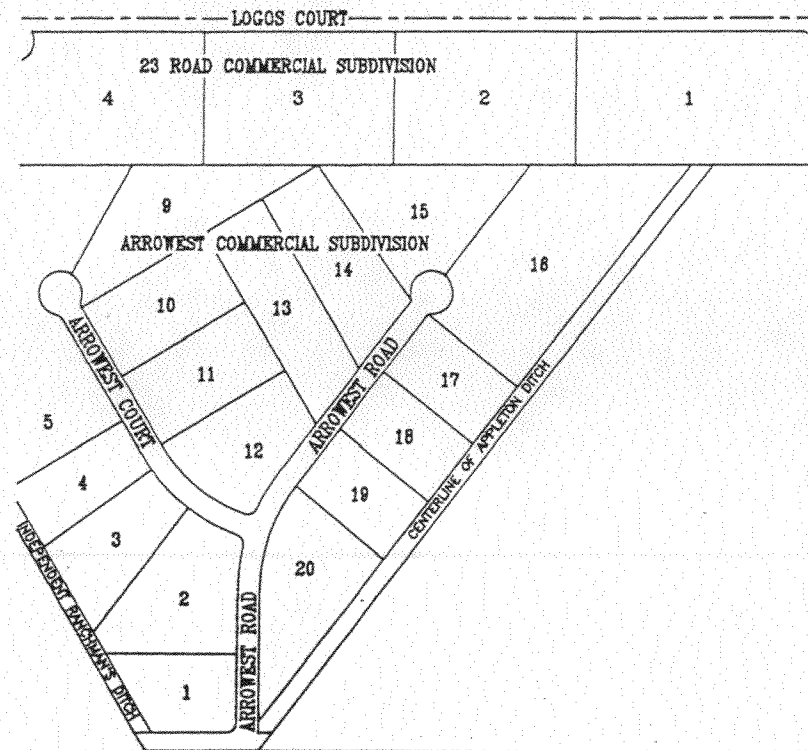
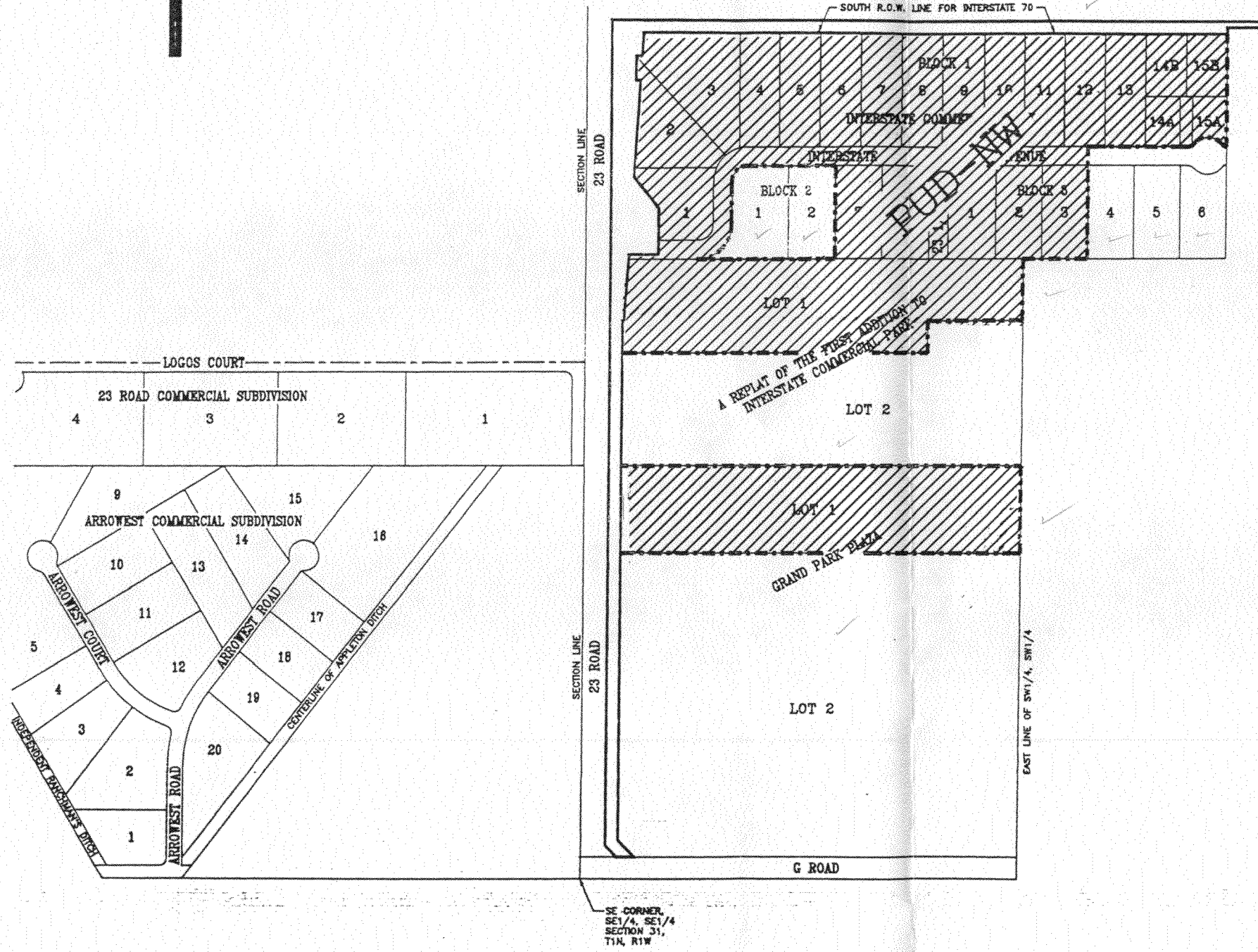
INTERSTATE ANNEXATION #4

ZONE OF ANNEX



PUBLIC R.O.W. FOR INTERSTATE 70

SOUTH R.O.W. LINE FOR INTERSTATE 70



DESCRIPTION

Lots 1 through 13, Block 1, Interstate Commercial Park Subdivision; and Lots 14A, 14B, 15A, and 15B of the Subdivision of Lots 14 and 15, Block 1, Interstate Commercial Park Subdivision; and Lots 3 and 4, Block 2 and Lots 1, 2, and 3, Block 3, of Interstate Commercial Park Subdivision together with that portion of Interstate Avenue and 23 1/4 Road adjacent to said Lots, and Lot 1 of Grand Park Plaza Subdivision; and Lot 1 of a Replat of the First Addition to Interstate Commercial Park.

LEGEND

- Annexation Boundary
- Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	9,171.95 FT.
Contiguous Perimeter	3,352.26 FT.
Area in Square Feet	1,802,886.52
Area in Acres	41.39

ORDINANCE NUMBER EFFECTIVE DATE

The Legal 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

SE CORNER, SE1/4, SE1/4 SECTION 31, T14, R1W

REVISION	DESCRIPTION	DATE	DRAWN BY	KADEL	DATE	4/91	SCALE	
REVISION			CHECKED BY		DATE		HORIZ	N.T.S.
REVISION			APPROVED BY	J.D.N.	DATE	4/91	HORIZ	
REVISION			FIELD BOOK NO.		PAGE		VERT.	

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

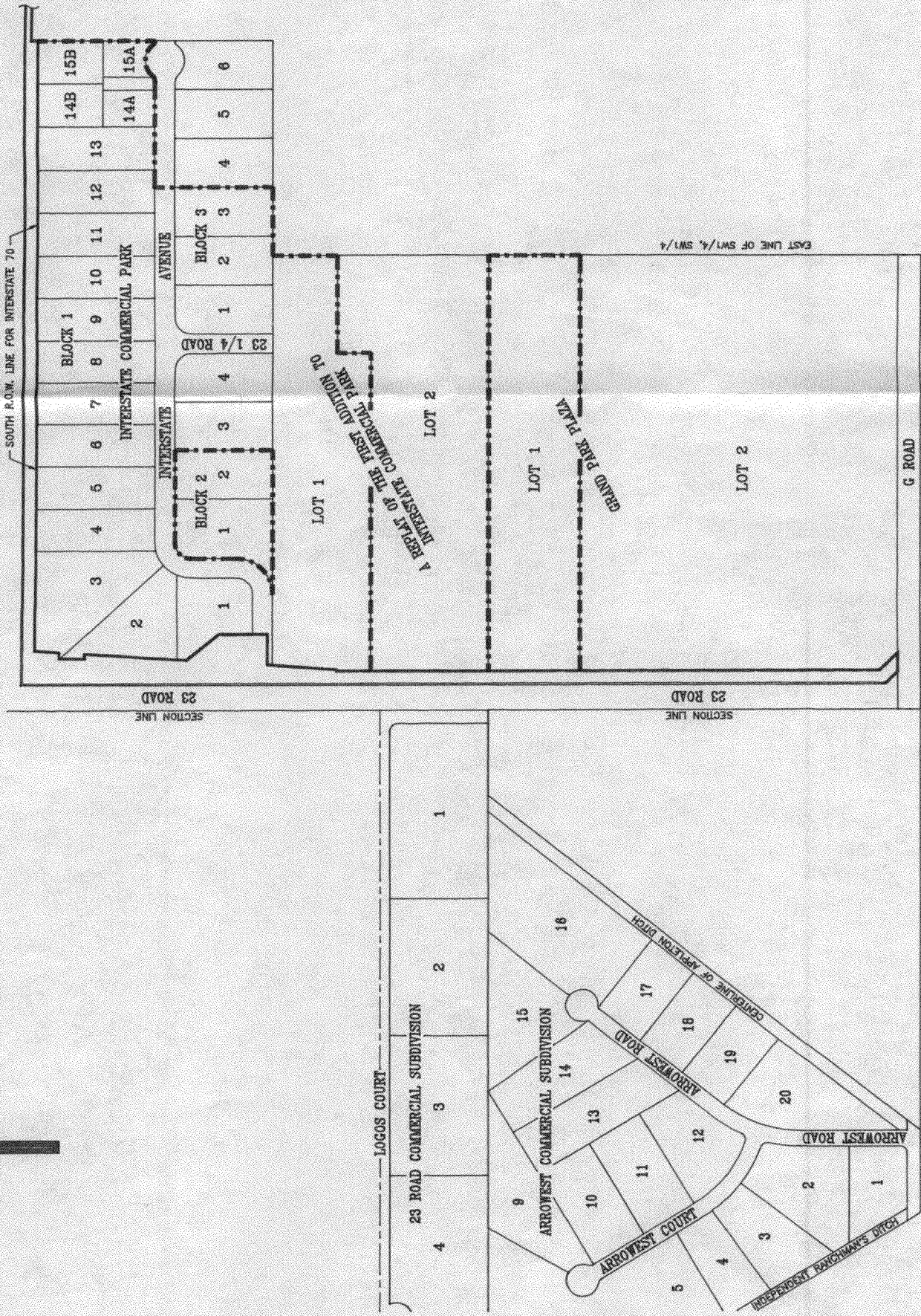
INTERSTATE ANNEXATION #4

SHEET NO.	1
OF	1
FILE NO.	INSTATE4.DWG

INTERSTATE ANNEXATION #4



PUBLIC R.O.W. FOR INTERSTATE 70



DESCRIPTION

Lots 1 through 13, Block 1, Interstate Commercial Park Subdivision; and Lots 14A, 14B, 15A, and 15B of the Subdivision of Lots 14 and 15, Block 1, Interstate Commercial Park Subdivision; and Lots 3 and 4, Block 2 and Lots 1, 2, and 3, Block 3, of Interstate Commercial Park Subdivision together with that portion of Interstate Avenue and 23 1/4 Road adjacent to said Lots, and Lot 1 of Grand Park Plaza Subdivision; and Lot 1 of a Replat of the First Addition to Interstate Commercial Park.

LEGEND

- Annexation Boundary
- Existing City Limits

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J. Don Newton, City Engineer

REVISION	DATE	BY
REVISION	DATE	BY
REVISION	DATE	BY

DESCRIPTION	DATE	DRAWN BY	DATE	4/91
		CHECKED BY	DATE	4/91
		APPROVED BY	DATE	4/91
		FIELD BOOK NO.	DATE	4/91

SCALE	PLAN	PROFILE
	HORIZ. N.T.S.	HORIZ. VERT.

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