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File 1991-038

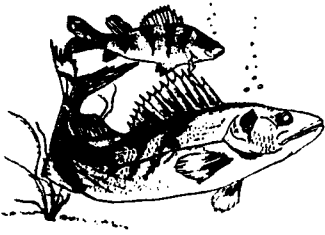
Name: Interstate East Annexation - N. of G Rd. - 23.25 / 23.75

P **S** 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.
r **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
s **e** 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.
n **e**
t **d**

X	X	Table of Contents
		Review Sheet Summary
		Application form
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		Receipts for fees paid for anything
		*Submittal checklist
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		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Planning Commission Minutes - 6/2/92 - **	X		Letter from Neva Lockhart to Mesa Co. Clerk and Recorder re: certified copy of Ordinance No. 2554 - 1/21/92
X		Action Sheet - no dates entered	X	X	Grand Junction City Council Agenda - 6/3/92 - **
X		Special Warranty Deed - Bk 1725 / Pg 133	X	X	Suggested Motions Sheet
X	X	Development Application - 3/25/92	X	X	Petition for Annexation
X		Letter from Bob Hirons to Bennett Boeschstein re: request for annexation - 4/18/91	X	X	Annexation Checklist
X	X	Power of Attorney - ** - Keith H. Paris and Mary H. Paris	X	X	Facility Construction Plan
X		Letter from Bob Hiron to Jim Robb and Bennett Boeschstein re: Earthship Restroom Concepts - preliminary design - 7/29/91	X	X	Operational Plan
X	X	Memo from C.D. to Dept. Heads re: Annexation Impact Statements - 9/27/91	X		Request for Zoning & Annexation
X	X	Zone of Annexation Map - ** - City Historical maps	X	X	Interstates East Annexation Map - ** - City Historical Maps
X		Annexation Status spreadsheet	X	X	Unsigned, unrecorded Power of Attorney - Lots 1 & 2 Block 2 - Interstate Commercial Park



**FISH
FARM,
INC.**

April 18, 1991

Mr. Bennett Boeschstein
City Planning Director
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

Dear Bennett:

Re: Request Annexation & Approved Zoning Use

Thank you for the opportunity to submit this request for annexation and approved zoning use for Fish Farms, Inc. operation to be located at 735 23 1/2 Road.

You will find the following data enclosed for your review and consideration:

1. Site Maps
2. Land owner and legal description
3. Facility construction plan
4. Operational plan
5. Request for zoning and annexation

Our Fishery Consultant, Neal Ward, will be able to answer questions that you have with respect to the Hydroponics Fish Farm construction and operation.

We will promptly provide you with any additional information that you may need in order to complete your review of our request.

Thank you.

Sincerely,

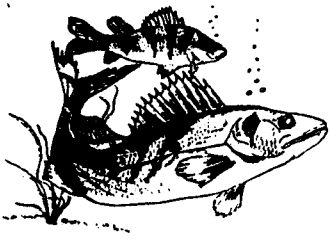
FISH FARMS, INC.

Bob Hirons



1000 North 9th Street, Suite 25 • P.O. Box 2026
Grand Junction, Colorado 81502-2026
Telephone 303-245-0310 • Fax 303-243-7976





FISH FARM, INC.

FACILITY CONSTRUCTION PLAN

1. Fish Farms operations will be totally enclosed in a solar greenhouse and built fully to code.
2. The greenhouse is presently located at 264 26 1/4 Road and will be converted to a solar greenhouse and assembled on the Paris property once the zoning use and annexation to the City of Grand Junction have been approved.
3. The greenhouse is approximately 40 ft. x 150 ft. = 6,000 s.f. & will consist of one operating system of 3,600 s.f.

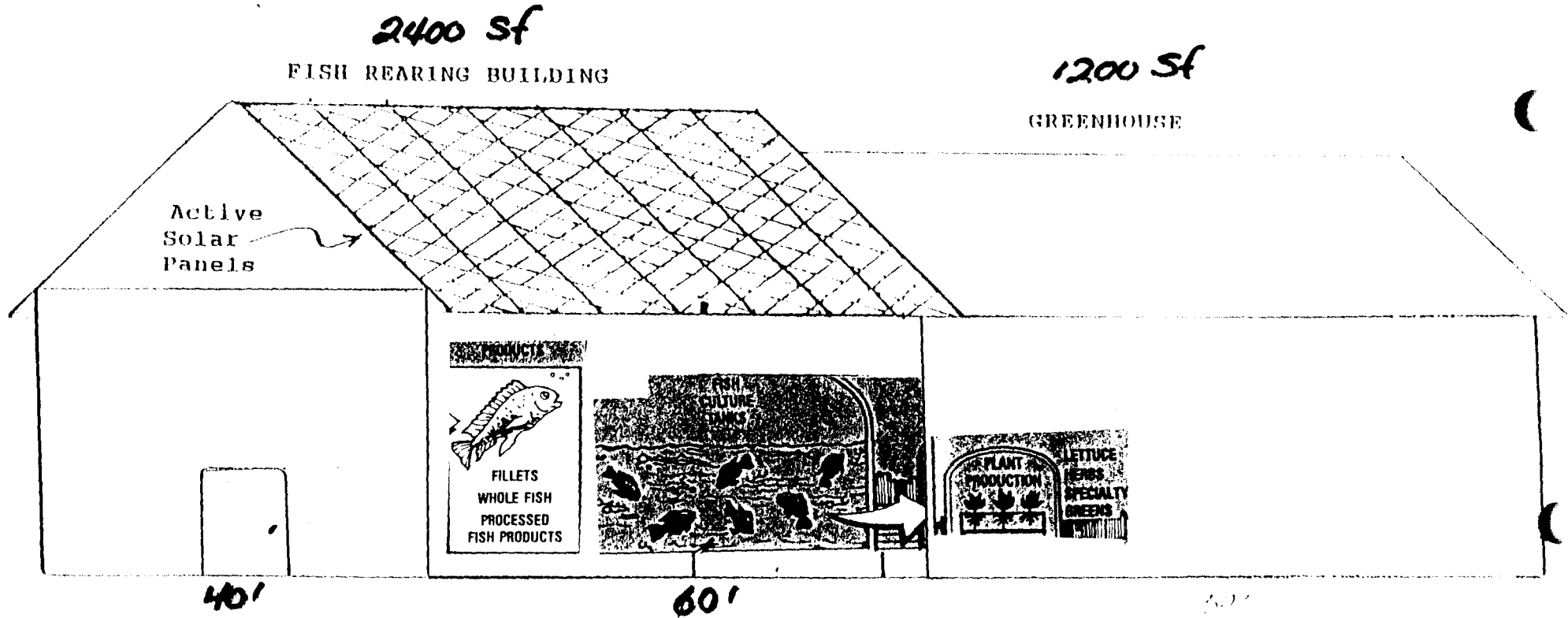
Fish rearing section	2,400 s.f.
Hydroponics vegie/fruit section	1,200 s.f.

4. The building is presently 18 ft. high and after conversion it will be approx 14 ft. high.

The greenhouse will be lowered into the ground 4-6 ft. depending on the basement soil conditions.

5. The excavated soil will be used to berm-up the North side of the building for solar mass.
6. The 880 ft. x 5 ft. fish growout tanks will be constructed on site with reinforced concrete.
7. The water system for fish and vegie production will provide for total re-circulation and virtually no discharge.
8. Heating will be solar with a back-up emergency hot water heater.
9. Electricity requirements are minimal and operation will have a stand-by generator for emergency back-up.
10. Hydroponics section will be solar greenhouse with re-circulation of water by gravity to the fish tanks. Solar heat will be circulated.
11. The processing area for fish & vegies will be located inside the building next to the fish rearing section and will be approximately 600-750 s.f.

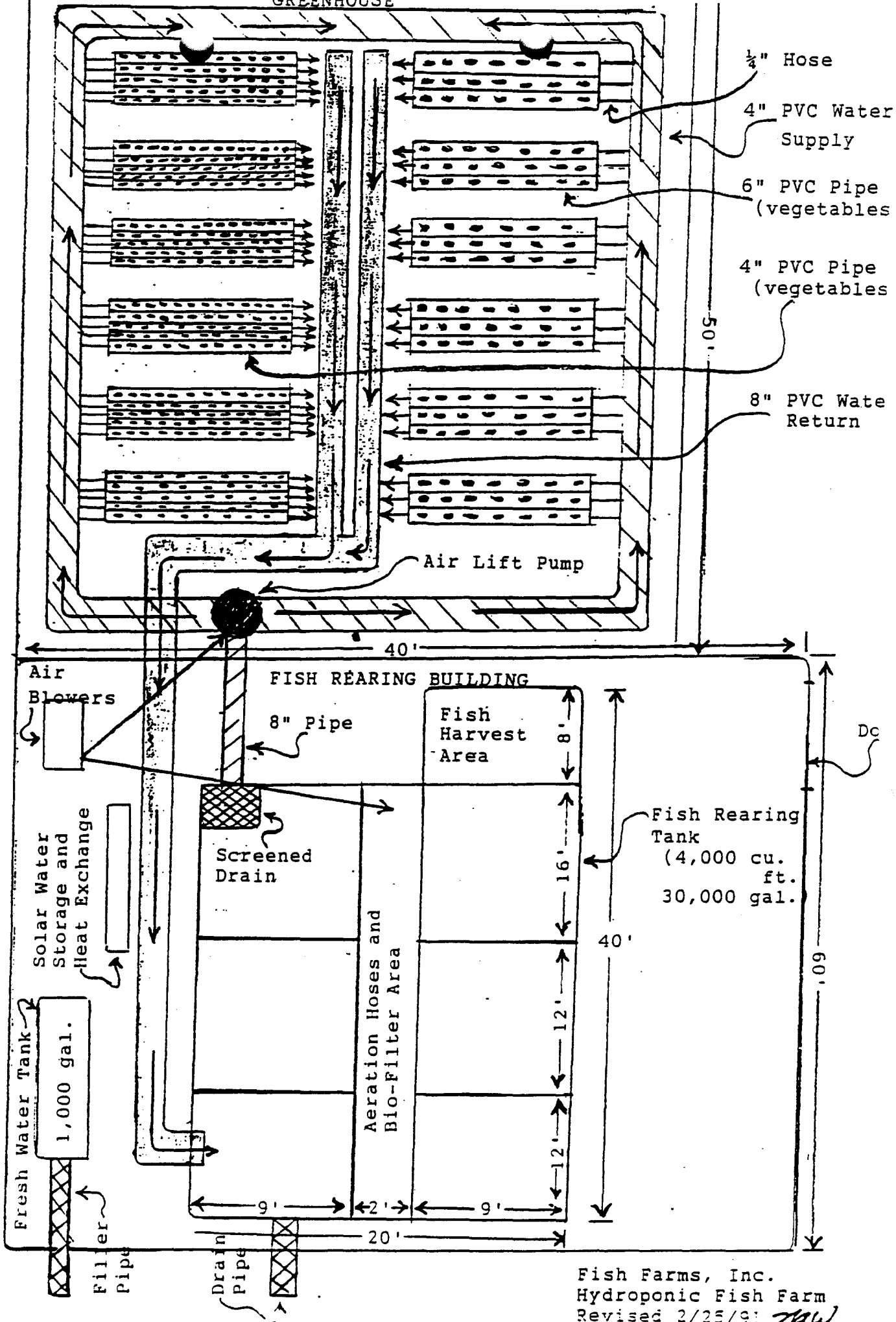
FISH FARM, INC.
REVISED LAYOUT OF FACILITIES

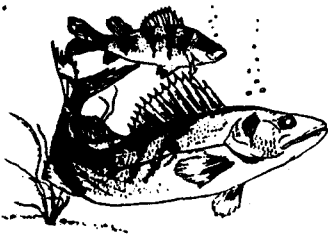


Fish Farms, Inc.
Hydroponic Fish Farm
2/23/91 JAW

2400
1200

3600 sf





FISH FARM, INC.

OPERATIONAL PLAN

1. Fish Farms will be managed by Robin Cherp & Jim Hanks under the guidance of our Fishery Consultant, Neal Ward.

Neal Ward is highly respected in the Aquaculture industry and has managed fish hatcheries throughout the United States for 32 years.

Neal retired from the US Fish & Wildlife in November 1990 and will be a very helpful consultant.

2. As soon as the facility is completed, 1,000 Tilapia will be reared to test the system. After the initial test period, the production will be increased monthly with a projected fish population of 50,000 within a year.

Fresh Tilapia will be sold locally as well as delivered to Western Colorado markets on a daily basis.

Eventually fresh Tilapia will be shipped via air express to customers outside our immediate area.

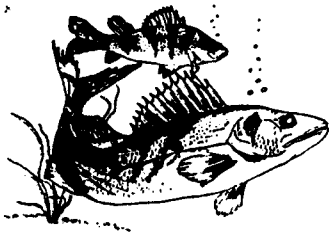
3. A second fish specie, most likely hybrid-stripped bass, will be raised in a second system inside the solar greenhouse.

4. On the vegie/fruit side of production, we will select from the following list that have been grown hydroponically:

artichokes, asparagus, beans, beets, broccoli, brussel sprouts, cabbages, caulifowers, carrots, celery, cucumbers, eggplants, leeks, lettuce, cantaloupes, muskmelons, watermelons, onions, parsnips, peas, potatoes, radishes, raspberries, rhubarb, spinach, squash, strawberries, tomatoes, and yams.

5. Sale of fingerlings will be added at a later date.

6. Fish Farms, Inc. is a Colorado Corporation and wholly owned by Robin Cherp, Jim Hanks and Bob Hiron.



**FISH
FARM,
INC.**

REQUEST FOR ZONING & ANNEXATION

Fish Farms, Inc. requests zoning approval for the construction and operation of our hydroponics fish farm located on property owned by Keith & Mary Paris.

EARTHSHIP RESTROOM CONCEPTS

The growing population with an increased emphasis on recreation, has created a need for expanded public restroom facilities. This population growth has surpassed the capacity of most public restroom facilities. Most restrooms are too small and improperly designed to be efficient. Traffic flow patterns usually result in bottlenecks, where people are standing in line or running into one another. Handicap access is difficult because doors are too heavy or difficult to open, and wheelchairs cannot enter or maneuver properly. There is not adequate room in many toilet stalls for a wheelchair to enter, which makes them unavailable to the handicapped. Many sinks and water fountains are also placed where they are not available to the handicapped.

The three Earthship Restroom Concepts are designed to provide uncongested traffic flow patterns, which makes them highly efficient in handling large numbers of users. The handicapped areas provide easy access as they are arranged for walk through or drive through with a wheelchair. The handicapped areas are also out of the main traffic flow, so as to provide ease and safety in using the facility. The Earthship designs are arranged so they can be enlarged or reduced to fit user needs.

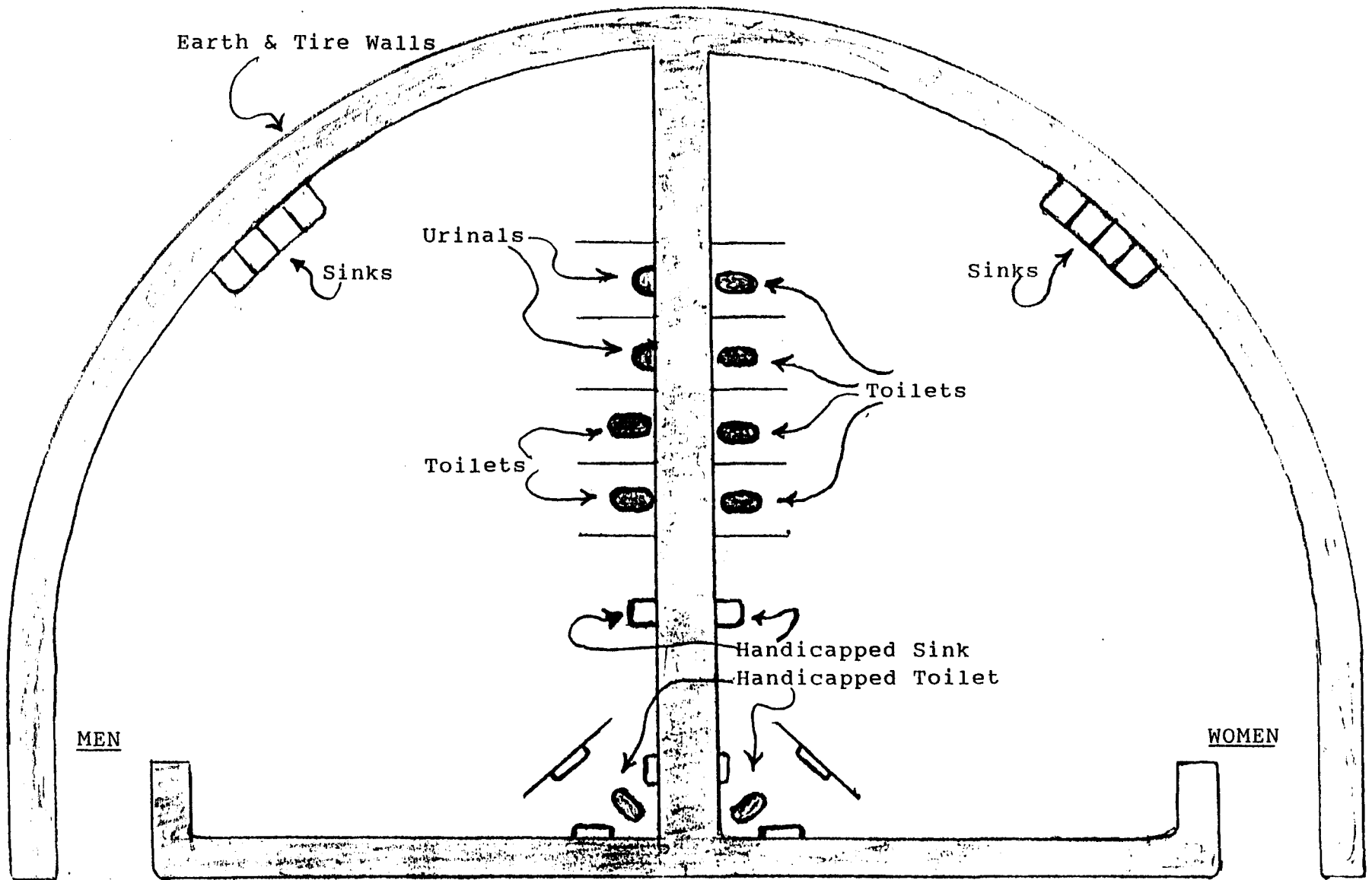
The Earthship Restroom would be lighted with photo-voltaic cells if desired, and would also have a skylight for passive light. The units can be constructed with or without doors. The same option exists for the toilet and urinal stalls. The Earthship concept can be constructed to blend in with the terrain, so as to provide an esthetic appearance. Construction costs should be lower than conventional construction, and maintenance should be a lower cost item.

In these days of diminishing natural resources as well as limited financial resources, new and bold concepts need to be developed to meet the needs of increasing public recreation. Old style designs which once were adequate no longer meet the needs. We should plan our facilities for future needs, with the ability to add on more units rather than to tear them down and build new ones as demand increases.

By: Fish Farms, Inc.

7/26/91 *[Signature]*

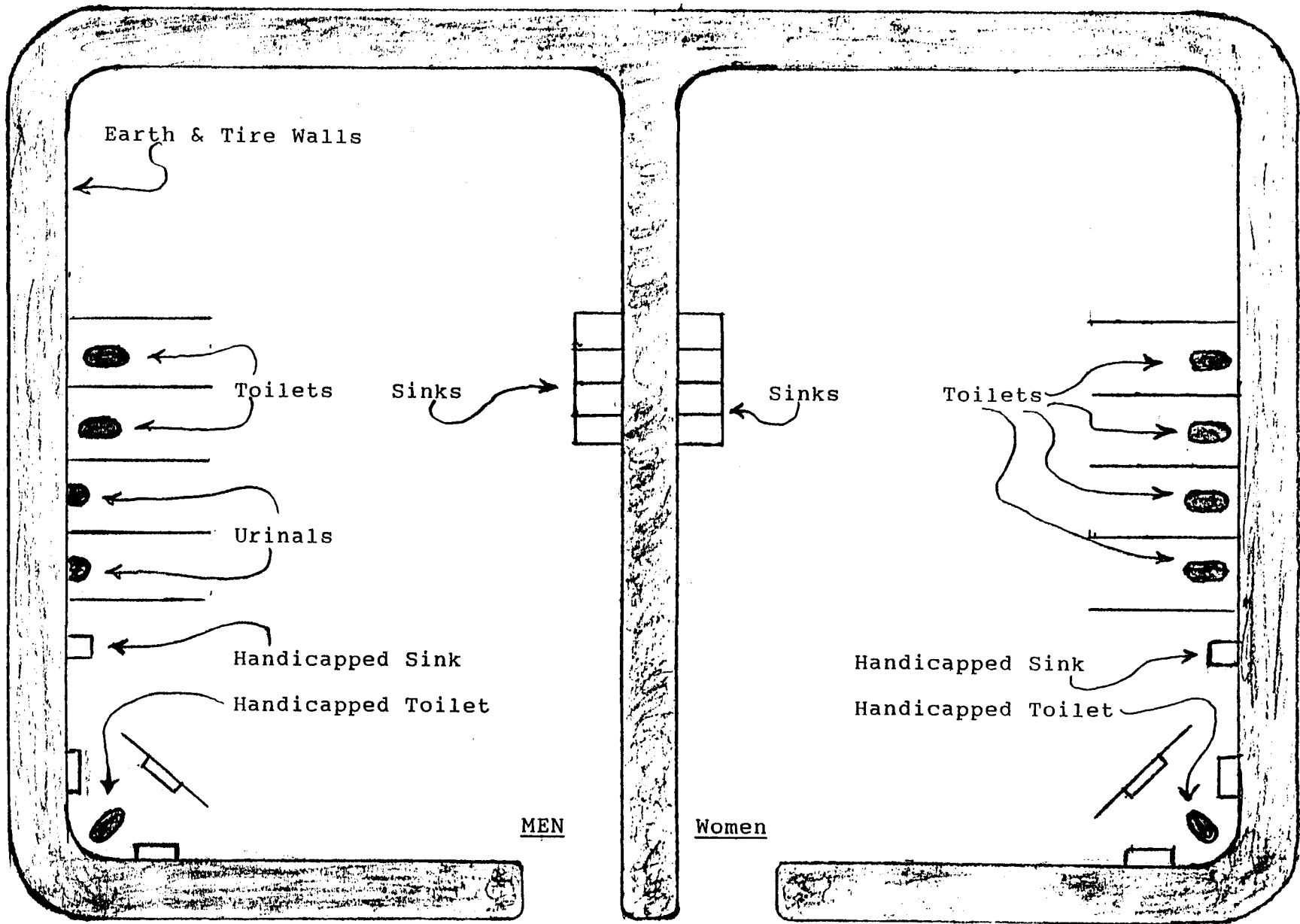
EARTHSHIP RESTROOM CONCEPT "A"



by Fish Farms, Inc.

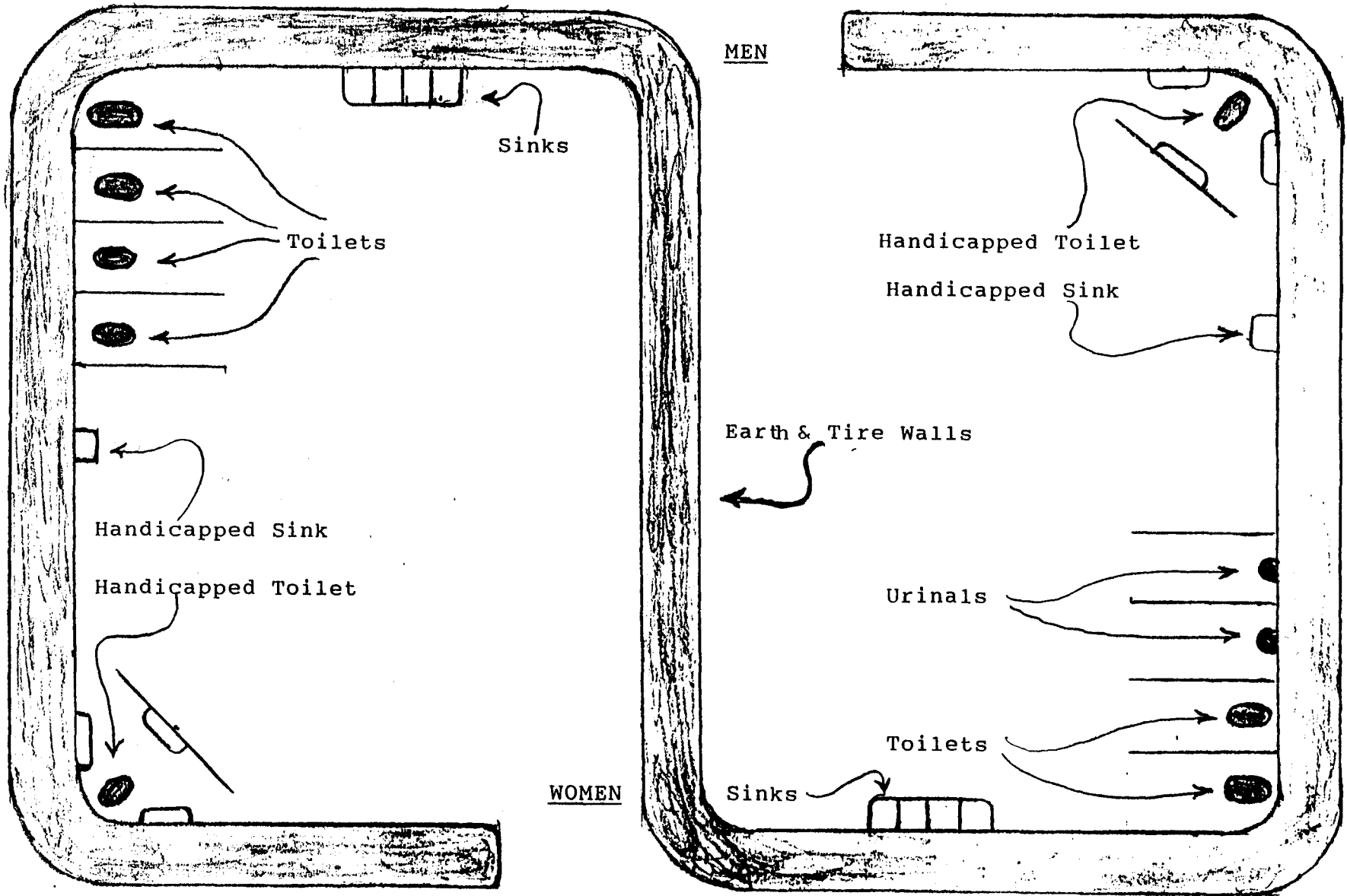
7/26/91 *Naw*

EARTHSHIP RESTROOM CONCEPT "B"

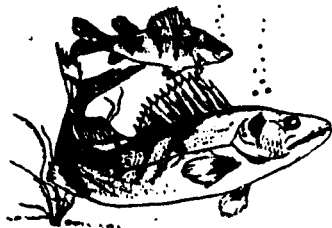


by: Fish Farms, Inc.
7/26/91 *now*

EARTHSHIP RESTROOM CONCEPT "C"



by: Fish Farms, Inc.
7/26/91 *now*



**FISH
FARM,
INC.**

July 29, 1991

To: Jim Robb & Bennett Boeschenstein

Re: EARTHSHIP RESTROOM CONCEPTS

Dear Jim & Bennett,

Robin Cherp and I asked Neal Ward, our fishery consultant for Fish Farms, Inc., to prepare some preliminary design concepts for a restroom facility for our fish farm out of recycled tires and cans.

We asked Neal to keep the Riverfront project in mind as he designed our restrooms to see if they could be adapted to the Riverfront project if so desired.

You will find a copy of Neal's report and preliminary design enclosed for you to review when it's convenient.

We will run a copy of Neal's workup to Craig Roberts at Ciavonne & Associates for his input.

If you think that this type of design might be of interest to the RiverFront Project, Robin and I would be happy to help coordinate this activity and report back to you.

We will have our hands full the next 4-months with the construction of the fish farm, installing the sewer lines, etc. but could meet with you from time to time.

Give us a call when it's convenient.

Sincerely,



Bob Hirons

Copy:

Robin Cherp & Craig Roberts



1000 North 9th Street, Suite 25 • P.O. Box 2026
Grand Junction, Colorado 81502-2026
Telephone 303-245-0310 • Fax 303-243-7976



To: Dept. Heads

From: Community Development, Karl Metzner

KOM

Re: Annexation Impact Statements

Date: Sept 27, 1991

In October we are anticipating 6 (thats right, six) annexation petitions to be sent to City Council for acceptance. All are over 10 acres and all will require impact reports to be sent to County Commissioners. The following is the Base information we have on these annexations. Also attached are location maps of the areas to be annexed. Please let me know if you have any questions about these. Due date for reports is Nov. 8, 1991. Approximate area of all these annexations combined is 2 square miles.

1. Wilson Ranch Annexation- this annex is comprised of Wilson Ranch Subdivision Filing # 1, a 8 acre tract of vacant land, and the LDS Church on the Corner of 25 1/2 road and G rd. all of 25 1/2 road from G rd. to G 3/8 is included. Wilson Ranch is a newly developing subdivision with 41 lots in Filing 1. Future land uses in this area can be expected to be single family residential with average densities not exceeding 4 units per acre.

2. Alpine Meadows Annexation- this annex is comprised of Alpine Meadows Subdivision and Filing # 3 of La Casa de Dominguez Subdivision. Alpine Meadows is a newly developing subdivision containing 43 units at 3.1 units per acre. La Casa de Dominguez is undeveloped but can be expected to develop to a density of 3-4 units per acre (30-40 units). This annex includes the west 1/2 of 27 rd. along the Alpine Meadows frontage. The east 1/2 is already within the city limits.

3. Blue Heron Annexation- this annex is comprised of City Property that is part of the Blue Heron Riverfront Trail (phase 1) and Blue Heron Lake it also includes the Mays Concrete operation at River Road and the Redlands Parkway, and the Mathews Subdivision located on River Road at approx. 24 3/4 line. Roadways included in the annex are; River road from the City Shops to the West link from River Rd. to the Parkway. It also includes that portion of the Parkway from the D&RGW tracks to the JSL Park and a portion of U.S. 6 & 50 along the Western Slope Auto frontage. Area of annexation is approx. 180 acres.

4. Interstate East Annexation- This annexation is north of G road and links the recent Interstate annexation with with the property currently in the city limits west of 24 road. Area of annexation is approx. 35 acres and includes a very short section of 23 1/2 rd. (apprx.150 ft.) Future land uses are expected to be Commercial/ Light Industrial. Current land uses are vacant/agricultural.

5. Grand Junction West Annexation- this annexation includes all lands lying south of I-70 and north of U.S. 6 & 50 from 23 road to the 22 road Interchange. 2 parcels north and south of G road east of 23 road (approx. 70 acres) are also included. 2 small parcels NE of 23 rd & the Highway are excluded. The larger land uses are Westgate Inn/Otto's, Western Slope Auto and a number of office/warehouse uses in Arrowest Commercial Park. Most of the remainder of the area is vacant/agricultural. The area included in the proposed annex is slightly over 1/2 square mile. Future development is expected to be Commercial/Light Industrial. Roads included in this annexation are: all of 23 road from F 3/4 line to I-70, all of G road from U.S. 6 & 50 to 23 1/4 line, Arrowest Rd., Arrowest Ct., Sanford Dr. & Scarlett St.

6. Persigo Annexation-this annex includes the area from the Grand Valley Irrigation drain west of 21 1/2 road to the 22 rd. interchange and from H rd. to I-70. Area of the proposed annex is slightly over 1/2 square mile. Existing land uses include Persigo WWTF, 84 Lumber, Veco Drilling, GTE Satellite Corp., KEXO/KKLY Radio station & other similar commercial uses. Approx. 60% - 70% of the area is still vacant/agricultural. Future development is expected to be commercial/light industrial. Road included in this annex are: I-70 interchange with U.S. 6 & 50, River road from I-70 to the above referenced drain, Valley Ct., and 21 1/2 rd. from the HWY to H rd.



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input checked="" type="checkbox"/> Zone of Annex		35 acres	E/W of 23rd South of I-70	C-2 & I-1	COMMERCIAL, VACANT, AGRICULTURAL
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

Name	Name	Name
N/A	N/A	City of Grand Junction
Address	Address	Address
		250 N. 5 th St.
City/State/Zip	City/State/Zip	City/State/Zip
		Grand Junction, Co.
Business Phone No.	Business Phone No.	Business Phone No.
		244-1430

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application: Karl Metzner Date: 3/25/92

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

38-91
Interstate

Keith and Mary Paris
735 23-1/2 Road
Grand Junction, CO 81505

Garrett Walker
2372 G Road
Grand Junction, CO 81505

John William Murry
724 23-1/2 Road
Grand Junction, CO 81505

Warren R. Jacobson
3402 Deep Creek Road
Gypsum, CO 81637

Weststates Investments
30343 Canwood St. #108
Agoura Hills, CA 91301

Basil E. and Vinca S. Williams
1258 Colorado Avenue
Grand Junction, CO 81501

Earl H. and Alice C. Davis
PO Box 2783
Grand Junction, CO 81502

W. Claude and Marsha K. Smith
1030 South Redwood Road
Salt Lake City, Utah 84104

James A. Perea
5255 Steele Street
Denver, Colorado 80216

LaRoche Enterprises, Ltd.
2412-1/2 Hidden Valley Dr
Grand Junction, CO 81503

Lily Silzell
2492 Independent Avenue
Grand Junction, CO 81505

James R. and Barbara Hardy
305 Beaver
Grand Junction, CO 81503

**PROJECT NARRATIVE- INTERSTATE
EAST ANNEXATION ZONE OF ANNEXATION**

Interstate East Annexation is proposed for zoning to C-2 (Heavy Commercial) and I-1 (Light Industrial). Interstate East Annex Contains 3 lots platted in the Interstate Subdivision. These lots are proposed for I-1 zoning to be compatible with the I-1 zoning given the rest of the Interstate Subdivision. The remainder of this annex consists of 2 metes and bounds parcels which were zoned "C" Commercial under county zoning. One of these parcels is the site of the proposed Fish Farm (commercial fish raising) the other parcel is currently agricultural with one single family home. Both of these parcels are proposed for C-2 zoning.

GRAND JUNCTION CITY COUNCIL

DATE: June 3, 1992

AGENDA ITEM SUMMARY:

STAFF: Karl Metzner
Community Development

ACTION REQUESTED:

A request to zone the land recently annexed to the City also known as the Interstate East Annexation to Heavy Commercial (C-2) and Light Industrial (I-1).

EXECUTIVE SUMMARY:

Interstate East Annexation is proposed for zoning to Heavy Commercial (C-2) and Light Industrial (I-1). Interstate East Annexation contains three lots platted in the Interstate Subdivision. These lots are proposed for I-1 zoning to be compatible with the I-1 zoning formerly given the rest of the same subdivision.

The remainder of this annexation consists of two metes and bounds parcels which were zoned "C" (Commercial) under county zoning. One of these parcels is the site of the proposed Fish Farm (commercial fish raising) and the other parcel is currently agricultural with one single family home. Both of these parcels are proposed for C-2 zoning.

FISCAL IMPACT:

None

BACKGROUND/ISSUES/OPTIONS:

This Annexation was completed February 9, 1992 (Ordinance #2554). It contains 35 acres north of G Road from 23 1/4 Road to 23 3/4 Road and is served by Ute water and had no sewer service. The currently proposed zoning is similar the zoning that existed in the county before the annexation took place.

RECOMMENDATION:

APPROVAL

SUGGESTED MOTIONS

ITEM: #38-91
PETITIONER: City of Grand Junction
PROPOSAL: Zone of Annexation for Interstate East Annexation
STAFF: Karl Metzner

COMMENTS: See Review Agency Summary Sheet Comments

APPROVAL: "Mr. Chairman, on item #38-91, a request to zone land recently annexed to the City, also known as the Interstate East Annexation, to Heavy Commercial (C-2) and Light Industrial (I-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 #38-91, a request to zone land recently annexed to the City, also known as the Interstate East Annexation, to Heavy Commercial (C-2) and Light Industrial (I-1), I move that we deny this for the following reasons." (STATE REASONS)

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:

The S1/2 NW 1/4 SE 1/4 Section 32 T1N R1W except the N 1/2 SW1/4 NW 1/4 SE 1/4 said section 32
and

Beginning S 0 deg 01 min 27 sec W 660.11 ft. from the Center of section 32 T1N R1W thence S 0 deg 01 min 27 sec W 462.02 ft. thence S 89 deg 55 min 32 sec W 659.72 ft. thence S 0 deg 00 min 31 sec W 198.09 ft. thence S 89 deg 55 min 32 sec W 659.67 ft. thence N 0 deg 00 min 26 sec E 660.15 ft. thence N 89 deg 55 min 44 sec E 1319.70 ft. to beginning.

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.

5 parcels
4 signed
G.O.A.

ANNEXATION CHECKLIST

INTERSTATE EAST

ANNEXATION NAME

Date Completed

APRIL, 1991 Establish development file for proposed annexation. Copies of petitions, legal descriptions, notices, location maps, etc. should be kept in the file.

APRIL, 1991 Calculate areas and # parcels annexable. Petitions must have signatures from owners of more than 50 % of the land AND more than 50 % of the owners of property.

APRIL, 1991 Get legal descriptions & ownerships of all properties to be included in annexation.

MAY 1991 Prepare and proof outer perimeter legal description of entire area of proposed annexation.

MAY 1991 Prepare and proof signature pages for petition.

AUG 12, 1991 Obtain applicable signatures (P.O.A.'s signed by city clerk.)

_____ Complete certification page with notary.

_____ Original and 4 copies of petition delivered to city clerk. Include note with approx. acres and common location.

_____ Copy of perimeter description to public works drafting section. (within 24 hrs. of delivering petition to city clerk)

_____ Set up date, time, place for neighborhood meeting (if needed) and mail notice to owners within annexation area. (meeting should be prior to council accepting petition if possible. Meeting should always be prior to council hearing date.

_____ Petition accepted by council.

_____ Send notice of council hearing date to owners in annexation area. (not more than one week after date of hearing is set)

_____ Prepare impact statement (annexations over 10 acres) and forward to county commissioners at least 25 days prior to the hearing. Send copy of annexation plat(s) to county planning.

DEC. 18 Council Public Hearing (hearing cannot be less than 4 weeks after accepting petition.)

JAN. 8, 1992 Council 2nd reading (usually next scheduled council meeting after hearing)

_____ Effective Date

_____ Initiate Zone of annexation process. (within 90 days of effective date of annexation)

POWER OF ATTORNEY

X

BE IT KNOWN, that I, as owner of the real property situated in Mesa County, Colorado, and described as:

LOTS 4,5, & 6 BLOCK 3 INTERSTATE COMMERCIAL PARK
LOTS 1B and 3, BLOCK 3 INTERSTATE COMMERCIAL PARK

COPY

do hereby designate and appoint the City Clerk of the City of Grand Junction as my/our Attorney in Fact granting said City Clerk full power and authority for me and in my stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I might do if personally present.

The authority granted by this instrument shall be a covenant running with the land, shall be binding upon successors in interest and shall not cease upon my death (the death of either or both of us) or dissolution.

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to a proposed annexation of the land is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

IN WITNESS WHEREOF, we (I) have hereunto set our(my) hand(s) and seal(s) this 12th day of August, 19 91.

COPY

Weststates Investment

BY [Signature]
William P. Klussman, Agent

California
STATE OF ~~COLORADO~~)
Los Angeles) ss:
COUNTY OF MESA)

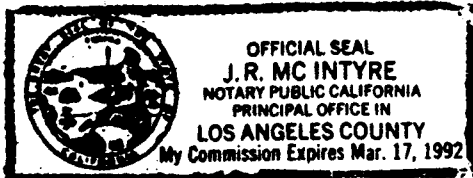
The foregoing instrument was acknowledged before me this 12th day of August, 19 91 by _____

William P. Klussman, Agent for Weststates Investment

WITNESS my hand and official seal:

[Signature]
Notary Public J. R. McIntyre

My Commission expires:
Mar 17, 1992



POWER OF ATTORNEY

BE IT KNOWN, that I, as owner of the real property situated in Mesa County, Colorado, and described as:

LOTS 4,5, & 6 BLOCK 3 INTERSTATE COMMERCIAL PARK
LOTS 1B and 3, BLOCK 3 INTERSTATE COMMERCIAL PARK

do hereby designate and appoint the City Clerk of the City of Grand Junction as my/our Attorney in Fact granting said City Clerk full power and authority for me and in my stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I might do if personally present.

The authority granted by this instrument shall be a covenant running with the land, shall be binding upon successors in interest and shall not cease upon my death (the death of either or both of us) or dissolution.

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to a proposed annexation of the land is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

IN WITNESS WHEREOF, we (I) have hereunto set our(my) hand(s) and seal(s) this 12th day of August, 19 91.

Weststates Investment

BY [Signature]
William P. Klussman, Agent

California
STATE OF ~~COLORADO~~)
Los Angeles) ss:
COUNTY OF ~~MESA~~)

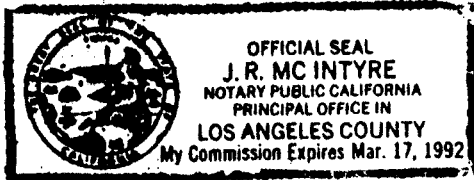
The foregoing instrument was acknowledged before me this 12th day of August, 19 91 by _____

William P. Klussman, Agent for Weststates Investment

WITNESS my hand and official seal:

[Signature]
Notary Public J. R. McIntyre

My Commission expires:
Mar 17, 1992



POWER OF ATTORNEY

BE IT KNOWN, that I, as owner of the real property situated in Mesa County, Colorado, and described as:

LOTS 1 & 2 BLOCK 2 INTERSTATE COMMERCIAL PARK

do hereby designate and appoint the City Clerk of the City of Grand Junction as my/our Attorney in Fact granting said City Clerk full power and authority for me and in my stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I might do if personally present.

The authority granted by this instrument shall be a covenant running with the land, shall be binding upon successors in interest and shall not cease upon my death (the death of either or both of us) or dissolution.

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to a proposed annexation of the land is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

IN WITNESS WHEREOF, we (I) have hereunto set our(my) hand(s) and seal(s) this _____ day of _____, 19 _____.

Weststates Investment

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____ by _____

WITNESS my hand and official seal:

Notary Public

My Commission expires:

POWER OF ATTORNEY

BE IT KNOWN, that I, as owner of the real property situated in Mesa County, Colorado, and described as:

LOTS 4,5, & 6 BLOCK 3 INTERSTATE COMMERCIAL PARK

do hereby designate and appoint the City Clerk of the City of Grand Junction as my/our Attorney in Fact granting said City Clerk full power and authority for me and in my stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I might do if personally present.

The authority granted by this instrument shall be a covenant running with the land, shall be binding upon successors in interest and shall not cease upon my death (the death of either or both of us) or dissolution.

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to a proposed annexation of the land is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

IN WITNESS WHEREOF, we (I) have hereunto set our(my) hand(s) and seal(s) this _____ day of _____, 19 _____.

Weststates Investment

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____ by _____

WITNESS my hand and official seal:

Notary Public
My Commission expires:
