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File 1991-0051

Name: G.J. West Anx. - S of I-70 N. of 6 & 50 22 to 23 1/4 Rd

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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:

GRAND JUNCTION WEST ANNEXATION

The Northerly one foot of the southerly three feet of public right of way of Interstate 70 extending from the West R.O.W. line of 24 road to a point 38 ft. east of the west section line of section 32 T1N R1W and the southerly 3 ft. of public right of way of Interstate 70 from a point 38 ft. east of the west section line of section 32 T1N R1W to the NE Corner Lot 6 Sellars Sub. Replat #1, Section 31 T1N R1W and that part of the N 1/2 said section 31 lying south of the I-70 R.O.W.

and

The west 38 ft. of section 32 T1N R1W lying between the South R.O.W. line of Interstate 70 and the North R.O.W. line of G. road.

and

all of the SE1/4 Section 31 T1N R1W

and

all of the SW 1/4 Section 31 T1N R1W lying northeasterly of U.S. Highway 6 & 50, except R.O.W. for Interstate 70.

and

Lots 1, 2 & 3 of the replat of Lot 18 Smith & Bailey's Riverside Sub, Section 6 T1S R1W including all R.O.W. for G road abutting said lots

and

That part of Lots 16 & 17 Smith & Bailey's Riverside Sub, Section 6 T1S R1W lying west of the Independant Ranchman's Ditch and North of U.S. Hwy 6 & 50

and

Beginning at the intersection of the northerly R.O.W. line of U.S. HWY 6 & 50 and the west line of the NE 1/4 NE 1/4 Section 6 T1S R1W, thence S 56deg 44min 04sec E 419.54 ft. thence N 33deg 40min 59sec W 632.52 ft. thence South 296.20 ft. to beginning.

and

All of Midwest Commercial Subdivision Section 6 T1S R1W including all public R.O.W. for G road adjacent to said subdivision.

and

Lot Two Grand Park Plaza Subdivision Section 32 T1N R1W

and

Lots 1-5 of Monument View Commercial Park Subdivision, including all public R.O.W. for G road and 23 road adjacent to said subdivision.

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.

GRAND PARK PROPERTIES
C/O DAN HOPPER
110 15TH STREET SUITE C
DEL MAR, CA 92014
2701-323-10-001

~~ELDIN L. CARTER AND
HAZEL M. CARTER
C/O ALCAN SPRING
2295 LOGOS CT
GRAND JUNCTION, CO 81505~~
VET D
ELDIN L. CARTER AND
HAZEL M. CARTER
C/O ALCAN SPRING
2295 LOGOS CT
GRAND JUNCTION, CO 81505
2701-314-02-006

UNITED BANK OF GRAND JUNCTION
DOWNTOWN
339 MAIN STREET
GRAND JUNCTION, CO 81501
2701-314-02-002

2701-314-02-003
2701-314-02-004
2701-314-02-005

G. WAYNE ELWYN AND
HELEN W. ELWYN
3600 S. SAN PEDRO STREET
LOS ANGELES, CA 90011
2701-314-02-008

SPENCER INVESTMENTS, INC.
1605 EAST LINCOLN
FORT COLLINS, COLORADO 80521
2701-314-01-010

MOAB BIT AND TOOL COMPANY
995W 4TH N
MOAB, UTAH 84532
2701-314-01-008
2710-314-01-009

WILLIAM L. WEBB AND
LESLIE A. WEBB
1946 STAR CANYON DRIVE
GRAND JUNCTION, CO 81503
2701-314-01-007

CLIFTON PROPERTIES
P.O. BOX 368
GRAND JUNCTION, CO 81502
2701-314-01-001

G. MICHAEL FERRIS
2264 U.S. HIGHWAY 6 & 50
GRAND JUNCTION, CO 81505
2701-314-00-390

LAYMON V. GULLET
ETAL
2753 OLSON
GRAND JUNCTION, CO 81503
2701-314-00-217

JACK A. KEITHLEY AND
MARIE KEITHLEY
2264 G ROAD
GRAND JUNCTION, CO 81505
2710-314-00-389

MMBK LAND COMPANY
2580 H ROAD
GRAND JUNCTION, CO 81505
2701-314-00-387

EVELYN M. BOWERS
P.O. BOX 364
GLENWOOD SPRINGS, CO 81601

2701-314-00-209

BETTY J. WHITE
P.O. BOX 40
GRAND JUNCTION, CO 81502
2701-314-01-015

BEN E. CARNES
P.O. BOX 40
GRAND JUNCTION, CO 81502

2701-314-01-015

WILLIAM H. NELSON
P.O. BOX 40
GRAND JUNCTION, CO 81502

2701-314-01-015

ARROWEST COMMERCIAL PROPERTIES
P.O. BOX 40
GRAND JUNCTION, CO 81502

2701-314-01-004 2701-314-01-005

LANDMARK MORTGAGE COMPANY
300 WEST LLTH STREET
KANSAS CITY, MISSOURI 64116
2701-314-01-004 2701-314-01-005

REEG AND COMPANY
2040 SKYLINE DRIVE
FULLERTON, CA 92631

2701-314-00-388

WILLIAM F. JOHNSON AND
MARGARET E. JOHNSON
9650 TYLER DRIVE
ARVADA, CO 80002
2701-313-05-015

RICHARD L. SPARKMAN
P.O. BOX 1789
GRAND JUNCTION, CO 81502
2701-313-06-001 2701-313-06-002
2701-313-06-003 2701-313-06-004

2701-313-07-001 2701-313-07-002
2701-313-08-001 2701-313-09-002
2701-313-09-003 2701-313-09-007

KHALIL SAGHATOLESLAMI
BOX 693
ASPEN, CO 81611

2701-313-00-007

OCHS BROTHERS
P.O. BOX 603
COLORADO SPRINGS, CO 80901

2701-313-00-003

GAMBLE ENTERPRISES, INC
P.O. BOX 2906
GRAND JUNCTION, CO 81502

2701-313-09-005

LEE BIESECKER AND
MARY BIESECKER
702 IVY PLACE
GRAND JUNCTION, CO 81506
2701-313-00-001

~~PRIME INVESTMENTS, LTD.
1501 WEST 1ST AVE
P.O. BOX 344
BROOMFIELD, CO 80020~~
2945-061-12-001 2945-061-12-002
2945-061-12-003 2945-061-12-004
2945-061-12-005 2945-061-12-006
2945-061-12-007 2945-061-12-008
2945-061-13-001 2945-061-13-002
2945-061-13-003 2945-061-13-004
2945-061-13-005
VET D

PRIME INVESTMENTS, LTD.
P.O. BOX 3440
BROOMFIELD, CO 80020
2945-061-12-001 THRU 008
2945-061-13-001 THRU 017

MICHAEL G. FERRIS AND
ROBERT MATTICKS
2264 HIGHWAY 6 & 50
GRAND JUNCTION, CO 81505
2945-061-00-003

70

~~WALLACE G. BEARD AND
MARGUERITE H. BEARD
2041 N 8TH
GRAND JUNCTION, CO 81506
2945-061-00-004~~

LILLIAN E. NICHOLS AND
ALYCE A. SMYTH
3427 GRAND VALLEY CANAL RD
CLIFTON, CO 81520
2945-061-00-006

INTERCHANGE COMPANY
C/O DOUGLAS McCAWLEY
1471 SKYLINE DRIVE
FULLERTON, CA 92631
2945-052-05-001 THRU 005



January 21, 1992

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Mesa County Clerk and Recorder
Mesa County Court House
6th and Rood
Grand Junction, Colorado 81501

Gentlemen:

Re: Annexation - Grand Junction West

Enclosed herewith is certified copy of Ordinance No. 2555 and map for Annexation which annexes approximately one-half plus square mile of land to the City of Grand Junction, the area located between 22 to 23-1/4 Road, south of I-70, and north of U.S. Highway 6 & 50.

Effective date of the annexation is February 9, 1992.

Sincerely,

Neva B. Lockhart
Neva B. Lockhart, CMC
City Clerk

NBL:tm

Enclosures

cc: Annexation Clerk, Public Service Company
Michael Martin, U.S. West Communications (Denver)
Larry Axtell, Colorado Department of Highways
Jarrett Broughton, Grand Valley Rural Power Lines, Inc.
Tom Worster, United Artists Cable TV
County Assessor
County Engineering Department
County Planning Department
County Road Department
County Sheriff
City Community Development
City Engineering
City Sales Tax
City Sanitation
City Streets
City Traffic
City Utilities
City Parks & Recreation
City Police Department
City Fire Department
Greater Grand Valley Communications Center





Grand Junction Community Development Department
Planning, Zoning, Code Enforcement
150 North First Street
Grand Junction, Colorado 81501-2688
303 244-1400 FAX 303 244-599

March 4, 1992

GTE Spacenet
787 Valley Ct.
Grand Junction, Co. 81505

Dear Mr. Wallace:

Thank you for talking with me on Thursday concerning the City's annexation of your area. The City has annexed those areas that are urbanizing west of town to logically extend City services to those areas that are growing or expected to grow.

Additional services that you will enjoy as the result of being in the City are:

1. 24 hour police protection
2. regular road maintenance
3. possible lower fire insurance rates
4. ability to vote in City elections
5. City trash collection (optional for commercial and industrial users)

There will be a slight increase in property taxes (approximately .75 mills).

Overall we anticipate a healthy growth rate for this area with other businesses locating there over the coming years. Please let me know if you have additional questions.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner".

Karl G. Metzner
Senior Planner

March 3, 1992

Mr. Howard D. Smith
798 21 1/2 Road
Grand Junction, CO 81505

Dear Mr. Smith:

Thank you for talking to me on Friday. This letter will confirm that your property at 798 21 1/2 Road has been annexed into the City of Grand Junction. The reasons for including your parcel of land in the "Persigo Annexation" are the following:

1. The parcel of land is zoned "C" Commercial in the County and will be zoned into a similar category in the City. This zoning would allow more intensive development such as a convenience store or shopette and, therefore, is considered urban.
2. Your parcel of land is approximately 1000 feet from a sewer line in 21 1/2 Road. As the area develops this parcel has a high likelihood of being brought into the sewer system.
3. The parcel is immediately adjacent to the Valley West Industrial subdivision which has already developed into a significant commercial/industrial area.

You have asked us whether we would allow you to continue the current agricultural uses of your property such as the poultry. These uses would be allowed to remain after the annexation as would all of the existing uses including the house and your business.

These uses are considered "grandfathered" (pre-existing non conforming) except for the business use which is allowed in both the County zoning and the City zoning. They would be allowed to remain and continue indefinitely unless or until they are discontinued for more than one year or if more than 50% of the property were demolished or destroyed at which time they would have to meet the requirement of the Commercial zoning (i.e. only commercial uses allowed). This is currently the case in the County as well.

Your property will benefit from being in the City because:

- you will receive 24 hour police protection
- more frequent road maintenance
- ability to tap onto the sewer system
- lower fire insurance rates
- City trash collection at a saving over most private trash collection
- lower parks fees for the use of City Parks facilities such as Lincoln Park golf course, and the Tiara Rado golf course

Please let me know if you have additional questions.

Sincerely,

Bennett Boeschstein,
Community Development Director

cc. Mark Achen City Manager
Dan Wilson, City Attorney
Dept. Heads

March 6, 1992



Ms. Carla Peterson, Manager
Westgate Inn
2210 Highway 6 & 50
Grand Junction, CO 81505

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
303) 244-1480 FAX 303) 244-1599

Dear Ms. Peterson:

Thank you for talking with me last week concerning the annexation of your property into the City of Grand Junction.

The City has annexed those areas that are urbanizing west of town (either those areas on sewer or adjacent to those areas on sewer). The reason this area is being annexed is to logically extend City services to those areas outside of the City that are growing or expecting to grow.

The Westgate Inn's owner, Mr. Gluckman, contacted the City's Visitor and Convention Bureau (VCB) last year to inquire about annexation so that the motel could benefit from the VCB marketing.

We held two open houses at the Westgate Inn on March 13 and July 8, 1991. Now that the property has been annexed, the VCB has begun marketing. The Westgate Inn and I understand you met with Debbie Kovalik yesterday to work out the details of the transition.

We are sorry for the sudden notice you initially received.

Additional services that your establishment will enjoy as the result of being in the City are:

- 24 hour police protection
- regular road maintenance
- possible lower fire insurance
- City trash collection (optional for commercial and industrial users)

There will be a slight increase in property taxes (approximately .75 mills). Overall we anticipate a healthy growth rate for this area with other businesses locating there over the coming years.

Please let us know if you have additional questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bennett Boeschstein".

Bennett Boeschstein
Community Development Director

8/43 Lett - sent to ✓ ed owners 3/17/92

3/23/92
attach JK
memo

GRAND JUNCTION WEST

TENANT or OWNER

COMMENT

Arrowest Court

- 1. 707 Arrowest Ct, Gunns Generator Service
243-2249 2/28/92 3:59 p.m. called - left message.
- 2. 710 Arrowest Ct, Intermountain Lumber Co.
241-2316 2/28/92 Spoke with John Moore. Clayton Moore (the owner) was out of town. John felt everything was pretty well under control. He wa a bit surprised but admitted he didn't listen to the news anyway.
- 3. 711c Arrowest Ct, Bookcliff Manufacturing
241-7682 3/6/92 Aware of annexation one week before it took place. Has no problem with it. Appreciated my phone call. Was unaware of meetings held at the Westgate Inn. Their landlord (property owner) is located in Arizona.
- 4. 712 Arrowest Ct, USGS
243-3333 No answer. 3/6/92 - left message to have them call back.
- 5. 714 Arrowest Ct, Basic Industries, Inc.
243-7847 2/28/92 4:47 p.m. No answer
- 6. 715 Arrowest Ct, Westwood Windows, Inc.
243-2333 2/28/92, 3/5/92 Left message
- 7. 716 Arrowest Ct, Vacant
- 8. 717 Arrowest Ct, Mountain West Fabrication
241-5000 Moved to Fruita
- 9. 719 Arrowest Ct, Vacant

Arrowest Road

- 1. 719 Arrowest Rd, Coca Cola Bottlers
242-1132 Ivan Luster - try around 5:00 p.m.

G Road / 6 & 50 East

- | | | |
|----|--|---|
| 1. | 2264 Jack Keithly
241-6153 | |
| 2. | 2268 Margaret Keithly
243-4680 | Deceased. Property owned by
Jack Keithly |
| 3. | 2330 - 2375 Prime Investments LTD | Vacant |
| 4. | 2379 Prime Investments LTD | Vacant |
| 5. | 2458 & 2460 Hwy 6 & 50, Interstate Co.
243-8843 | Lois Lashbrook
Wants to see more information;
zoning in City is too restrictive;
too costly. |
| 6. | Grand Park Properties | Notified by mail. |
| 7. | Grand Junction Drainage District | 2/10/92 Talked to John Ballagh. |
| 8. | Evelyn Bowers | Notified by mail. |

Standford Drive / 6 & 50

- | | | |
|----|--|--|
| 1. | Otto's Restaurant & Westgate Inn
241-3020 | Carla will call back 3/5/92.
Sewer rate should be brought
down. (GJ West San. District)
Wishes it were more professional.
Two pieces of paper were left on
the desk. Was aware of open
houses. Notifications should have
come sooner. Has regular
customers who should have know
ahead of time. Thinks notice by
Finance was unprofessional. |
|----|--|--|

From Mailing List:

- | | | |
|----|---|---------------------|
| 1. | Eldin & Hazel Carter
c/o Alcan Spring
2295 Logos Ct
Grand Jct, CO 81505
2701-314-02-006 | Will send letter. ✓ |
|----|---|---------------------|

2. United Bank of Grand Jct, Downtown
339 Main Street
Grand Jct, CO 81501
2701-314-02-002, 003, 004, & 005

Keith Mumby, VP had extensive discussions with Dan Wilson concerning annexation.

3. G. Wayne & Helen Elwyn
3600 S. San Pedro Street
Los Angeles, CA 90011
2701-314-02-008

Will send letter. ✓

4. Spencer Investments, Inc.
1605 East Lincoln
Fort Collins, Colorado 80521
2701-314-01-010

Will send letter. ✓

5. Moab Bit & Tool Co
995 W 4th N
Moab, UT 84532
2701-314-01-008, 009

Will send letter. ✓

6. William & Leslie Webb
1946 Star Canyon Dr
Grand Jct, CO 81503
2701-314-01-007

Will send letter. ✓

7. Clifton Properties
PO Box 368
Grand Jct, CO 81502
2701-314-01-001

Will send letter. ✓

8. G. Michael Ferris
2264 U.S. Highway 6 & 50
Grand Jct, CO 81505
2701-314-00-390

3/5/92 Talked to Betty Schwall, Office Mgr - no problems, have been collecting City Sales Tax since they were on Main Street. Will talk to Darren Starr about trash collection.

9. Laymon V. Gullett, Etal
2753 Olson
Grand Jct, CO 81503
2701-314-00-217

Will send letter. ✓

10. MMBK Land Company
2580 H Road
Grand Jct, CO 81505
2701-314-00-387

Will send letter. ✓

11. Betty J. White
PO Box 40
Grand Jct, CO 81502
2701-314-01-015
Will send letter. ✓
12. Ben E. Carnes
PO Box 40
Grand Jct, CO 81502
2701-314-01-015
Extensive discussions with Dan Wilson at time of Sanitation Division District revisions - will send letter.
13. William H. Nelson
PO Box 40
Grand Jct, CO 81502
2701-314-01-015
Will send letter. ✓
14. Arrowest Commercial Properties
PO Box 40
Grand Jct, CO 81502
2701-314-01-004, 005
Will send letter. ✓
15. Landmark Mortgage Company
300 West 11th Street
Kansas City, MO 64116
2701-314-01-004, 005
Will send letter. ✓
16. Reeg and Company
2040 Skyline Drive
Fullerton, CA 92631
2701-314-00-388
Will send letter. ✓
17. William & Margaret Johnson
9650 Tyler Drive
Arvada, CO 80002
2701-313-05-015
Will send letter. ✓
18. Richard L. Sparkman
PO Box 1789
Grand Jct, CO 81502
2701-313-06-001, 002, 003, & 004
2701-313-07-001, 002
2701-313-08-001
2701-313-09-002, 003, 007
Will send letter. ✓
19. Khlil Saghatoleslami
Box 693
Aspen, CO 81611
2701-313-00-007
Will send letter. ✓

20. OCHS Brothers
PO Box 603
Colorado Springs, CO 80901
2701-313-00-003

Will send letter. ✓

21. Gamble Enterprises, Inc.
PO Box 2906
Grand Jct, CO 81502
2701-313-09-005

Will send letter. ✓

22. Lee & Mary Biesecker
702 Ivy Place
Grand Jct, CO 81506
2701-313-00-001

Will send letter. ✓

23. Michael Ferris & Robert Matticks
2264 Hwy 6 & 50
Grand Jct, CO 81505
2945-061-00-003

(see Western Slope Auto)

24. Lillian Nichols & Alyce Smyth
3427 Grand Valley Canal Rd
Clifton, CO 81520
2945-061-00-006

Will send letter. ✓

25. Interchange Company
c/o Douglas McCawley
1471 Skyline Drive
Fullerton, CA 92631
2945-052-05-001 thru 005

Will send letter. ✓

May 24, 1991

Mrs. Doralyn Genova, Chairperson
Mr. John Leane
Mr. Jim Spehar
Nessa County Board of County Commissioners
750 Main Street
Grand Junction, CO 81501

Re: ANNEXATION PROGRAM AND R-2T ZONE

Dear Commissioners:

Thank you for meeting with us on Wednesday to discuss the City's plans for annexation.

At the meeting Doralyn asked us about the R-2T zone and the possible Powers-of-Attorney that may have been granted along E Road through this process. We have looked into this issue and find that only 3 subdivisions east of the City have such designations. Each of these subdivisions were indicated on the Growth and Annexation Map.

We appreciate your interest in this subject and look forward to future meetings to coordinate our annexation plans.

Sincerely,

Bennett Roeschenstein,
Community Development Director

cc: Mark Achen, City Manager
Dan Wilson, City Attorney



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

February 19, 1991

Mr. Evan Gluckman, Manager
Westgate Inn
2210 US Highway 6 & 50
Grand Junction, CO

Re: INCLUSION OF WESTGATE INN IN VCB MARKETING
PROGRAM/ANNEXATION INTO THE CITY OF GRAND JUNCTION

Dear Mr. Gluckman:

Debbie Kovalik, the Director of the Grand Junction Visitor and Convention Bureau, has asked us to contact you concerning annexation into the City of Grand Junction and, thereby, automatic inclusion in the VCB's marketing efforts.

We are currently working with a number of property owners who wish to be annexed west of town in your area. With your permission, we would be happy to include the Westgate Inn in this annexation. As a City sponsored annexation, we would prepare most of the documentation including the legal descriptions and maps.

In addition to being automatically within the VCB, you would enjoy City Police protection and City road maintenance as a result of being within the City limits. Your property taxes would increase by 1.63 mil or approximately \$374.00 per year.

The added value of being part of the VCB's marketing should be well worth the effort.

The original developers of your property have already signed a Power of Attorney for annexation. We will include your property in our annexation project and will notify you of future scheduling.

Please call Karl Metzner or me at 244-1430 for more information on this project.

Sincerely,

BLUE HERON

October 11, 1991

Dear Property Owner,

Mesa County records show that you own property within an area proposed for annexation to the City of Grand Junction. This proposed annexation known as Blue Heron Annex will be scheduled for public hearing before the City Council on November 20, 1991 at 7:30 p.m. in the City/County Auditorium.

Enclosed is a brief packet of information about the city and its services and general effects of annexation. If you would like to discuss this proposal or have additional questions please call me at 244-1439.

Sincerely,

Karl Metzner



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
800 244-1400 FAX 800 244-1599

March 4, 1992

SEM Construction
773 Valley Ct.
Grand Junction, Co. 81505

Dear Mr. Muher:

Thank you for talking with me on Thursday concerning the City's annexation of your area. The City has annexed those areas that are urbanizing west of town to logically extend City services to those areas that are growing or expected to grow.

Additional services that you will enjoy as the result of being in the City are:

1. 24 hour police protection
2. regular road maintenance
3. possible lower fire insurance rates
4. ability to vote in City elections
5. City trash collection (optional for commercial and industrial users)

There will be a slight increase in property taxes (approximately .75 mills).

Overall we anticipate a healthy growth rate for this area with other businesses locating there over the coming years. Please let me know if you have additional questions.

Sincerely

A handwritten signature in cursive script that reads "Karl G. Metzner".

Karl G. Metzner
Senior Planner



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

December 18, 1991

Harlan Ochs
P.O. Box 603
Colorado Springs, CO 80901

Dear Mr. Ochs:

In follow-up to our phone conversation yesterday I am enclosing a copy of the proposed zone for the annexation which includes your properties. This zone will be heard by the City Planning Commission on January 7, 1992. I'm also including a copy of the City's Development Fees Schedule. I understand Randy Booth answered your questions about taxes. Annexation will not have an affect on the property's inclusion in the Grand Junction West Sanitation District. If you have questions on the status of that District you can contact Larry Beckner at 245-4300.

If you have further questions, please contact Bennett Boeschstein or Karl Metzner at 244-1430.

Sincerely,

Katherine M. Portner
Senior Planner

To: Dept. Heads

From: Community Development, Karl Metzner

KCM

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.

ANNEXATION CHECKLIST

74 LOTS w/o PETS
25 PETS

GRAND JUNCTION WEST

ANNEXATION NAME

Date Completed

7/23/91 Establish development file for proposed annexation. Copies of petitions, legal descriptions, notices, location maps, etc. should be kept in the file.

8/1/91 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.

5/91 Get legal descriptions & ownerships of all properties to be included in annexation.

5/91 Prepare and proof outer perimeter legal description of entire area of proposed annexation.

5/91 Prepare and proof signature pages for petition.

5/91 Obtain applicable signatures (P.O.A.'s signed by city clerk.)

5/91 Complete certification page with notary.

5/91 Original and 4 copies of petition delivered to city clerk. Include note with approx. acres and common location.

5/91 Copy of perimeter description to public works drafting section. (within 24 hrs. of delivering petition to city clerk)

7/8/91 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.

11/6/91 Petition accepted by council.

11/26/91 Send notice of council hearing date to owners in annexation area. (not more than one week after date of hearing is set)

12/3/91 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 10 Council Public Hearing (hearing cannot be less than 4 weeks after accepting petition.)

JAN 6 Council 2nd reading (usually next scheduled council meeting after hearing)

FEB 9, 1992 Effective Date

8/18/92 Initiate Zone of annexation process. (within 90 days of effective date of annexation)

SELLARS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Silvia A Sellars is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in the SW 1/4 of Section 31, T1N, R1W, of the Ute Meridian, as shown by the accompanying plat thereof: said tract being more specifically described by metes and bounds as follows:

Beginning at a point on the North R.O.W. of Highway 6 & 50 which bears South 1064.1 feet and S56°31'E. 1568.9 feet from the W 1/4 corner of Section 31, T1N, R1W of the Ute Meridian, thence N.40°52'W. 111.2 feet, thence N. 54°47'30''W. 340.7 feet, thence along the arc of a 1810.0 foot radius curve to the right 79.0 feet, the chord of which bears N. 50°01'W. 79.0 feet, thence N. 45°14'30''W. 340.7 feet, thence N. 43°31'W. 369.5 feet, thence N.01°06'W. 31.2 feet, thence N.38°46'E. 689.2 feet, thence N. 43°10'E. 287.5 feet, thence along the arc of a 586.7 foot radius curve to the right 81.1 feet, the chord of which bears N. 56°13'30''E. 81.0 feet, thence N.68°31'E. 288.5 feet, thence along the arc of a 5630.0' foot radius curve to the right 792.07 feet, the chord of which bears N. 7°8'20'30''E. 788.7 feet to the North line of the SW 1/4 of said Section 31, thence along said North line S. 89°56'30''E. 231.8 feet, thence S.24°26'E. 642.84 feet, to the East line of said SW 1/4 of Section 31, thence along said East line S. 0°12'30''W. 992.67 feet, thence N. 86°44'W. 1274.1 feet, thence South 455.0 feet to the North R.O.W. of U.S. Highway 6 & 50, thence along said North R.O.W. N 56°31'W. 5995 feet to the point of beginning.

That the said owner has caused the said real property to be laid out and surveyed as Sellars Subdivision, a subdivision of a part of the County of Mesa;

That said owner dose hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains; water mains; gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits;

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser --- not the County of Mesa.

IN WITNESS WHEREOF, said Silvia A. Sellars has caused her name to be hereunto subscribed this 4th day of March, A.D., 1966.

By Silvia A. Sellars
Silvia A. Sellars

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 4th day of March, A.D., 1966,

by Silvia A. Sellars

My Commission expires Febr 23, 1969
Witness my hand and official seal.

Fau B. Francis
Notary Public



CLERK AND RECORDER'S CERTIFICATE 913752

STATE OF COLORADO)
COUNTY OF MESA) ss.

I hereby certify that this instrument was filed in my office at 3:55 o'clock P. M., MAR. 14, 1966 A.D., 1966, and is duly recorded in Plat Book No. 10, Page 18.

Annice M. Dunston
Clerk and Recorder

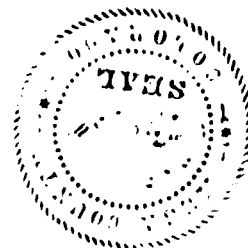
Fees \$ 10.00

By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of March, A.D., 1966.
County Planning Commission of the County of Mesa, Colorado.

By Marion Burman
Chairman



BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

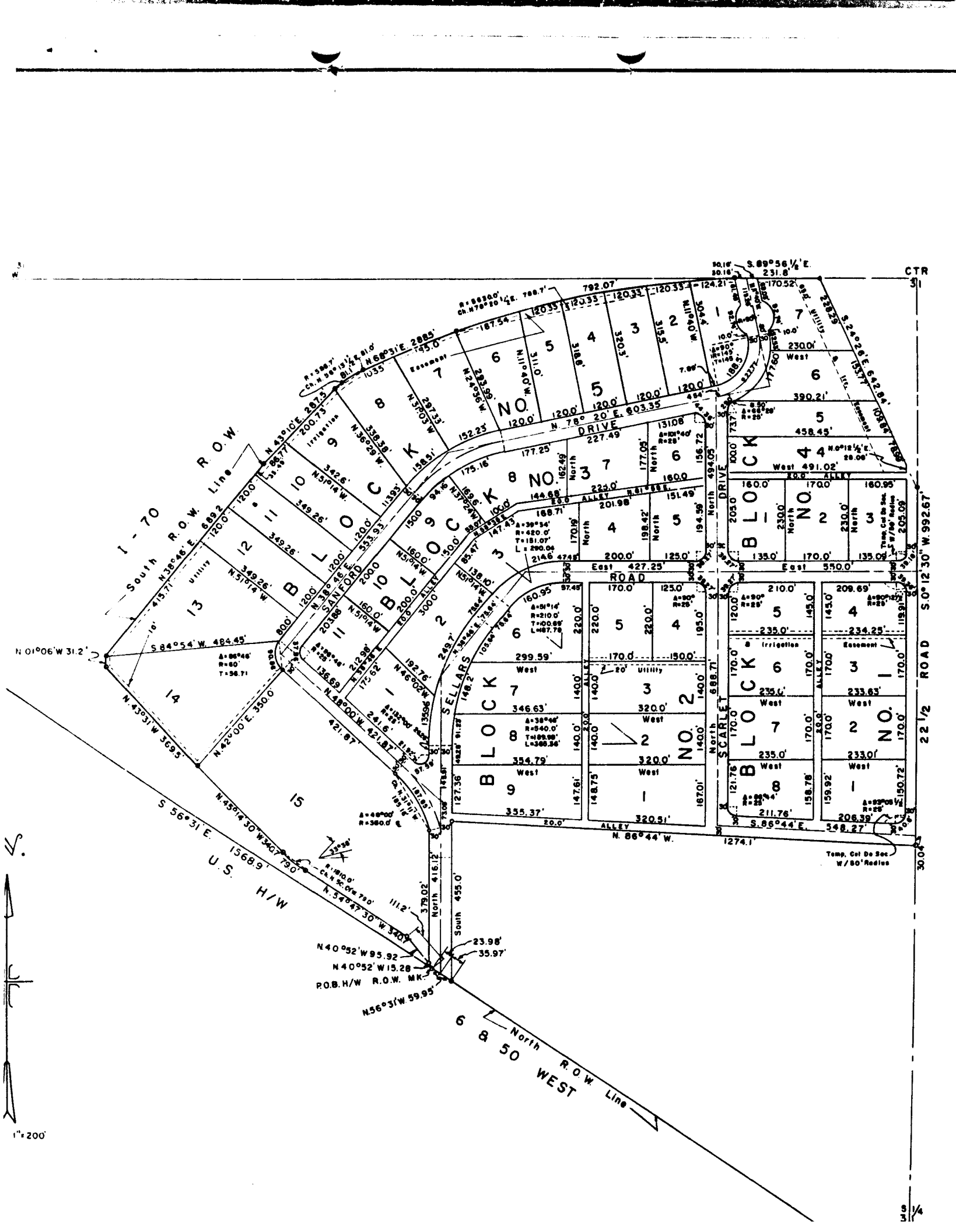
Approved this 14th day of March, A.D., 1966.
Board of County Commissioners of the County of Mesa, Colorado.

By Paul Heidel
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J. Mondeville, do hereby certify that the accompanying plat of Sellars Subdivision, a subdivision of _____ and accurately represents a field survey





1" = 200'

SELLARS SUBDIVISION REPLAT NO. 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Silvia A. Sellars, is the owner of that real property situated in the County of Mesa, State of Colorado, described as Block No. 2, Block No. 3, and Lots 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of Block No. 5, Sellars Subdivision, as filed in Plat Book 10, Page 18 in the office of the Mesa County Clerk and Recorder;

That due to the acquisition of lands for rights-of-way by the Colorado State Department of Highways, a replat of the above described real property is required, as shown hereon, the boundary of said replatted area being described by metes and bounds as follows:

Beginning at a point on the Northerly right-of-way of U. S. Highway 6 and 50 which point is South 1,064.1 feet, thence S 56°31'E 1568.9 feet from the West ¼ Corner of Section 31, Township 1 North Range 1 West of the Ute Meridian, thence N 40°52' W 68.11 feet, thence N 40°52' W 43.09 feet, thence N 45°20'30" W 288.6 feet, thence N 27°52' 30" W 933.3 feet, thence N 38°46'E 379.2 feet, thence N 43°10'E 140.0 feet, thence N 51°44'E 160.2 feet, thence N 64°11'E 394.9 feet to a point on the northerly line of Lot 6, Block 5 of said Sellars Subdivision, thence 141.14 feet along the arc of a curve having a radius of 5,630 feet, the chord of which bears N 69°42' 25" E 141.11 feet to the northeasterly corner of said Lot 6, thence S 11°40'E 341.0 feet along the easterly line of said Lot 6 projected to the centerline of Sanford Drive, thence N 78°20'E 483.35 feet along the centerline of said drive, thence South 1,212.8 feet along the centerline of Scarlet Drive to the southerly boundary of said Sellars Subdivision, thence along said southerly boundary N 86°44' W 725.95 feet, thence South 455.00 feet along the boundary of said Sellars Subdivision, thence N 56°31' W 5995 feet to the point of beginning.

That said owner has caused said real property to be laid out and surveyed as Sellars Subdivision-Replat No. 1, a subdivision of a part of the County of Mesa, State of Colorado;

That said owner does hereby dedicate and set apart all of the roads, drives and alleys as shown on the accompanying plat, to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines poles and cables; storm sewers and sanitary sewer mains; water mains; gas pipelines and those portions of real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits;

That all expenses for installation of utilities or ditches, grading or landscaping, street graveling and improvements shall be financed by the seller or purchaser---not the County of Mesa.

IN WITNESS WHEREOF, said Silvia A. Sellar has caused her name to be hereunto subscribed this 13th day of JUNE A. D. 1967.

By Silvia A. Sellars
Silvia A. Sellars

STATE OF COLORADO }
County of Mesa } ss

The foregoing instruments was acknowledged before me this 13th day of June A. D. 1967 by Silvia A. Sellars.

My Commission expires Aug 26, 1969
Witness my hand and official seal.

Albin Anderson
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of June A. D. 1967.
County Planning Commission of the County of Mesa, Colorado.

By John R. Simpson
Chairman

BOARD OF COUNTY COMMISSIONERS & CERTIFICATE OF VACATION & APPROVAL

In order to describe and replat public rights-of-way within Sellars Subdivision, a subdivision of a part of the County of Mesa, as filed in Plat Book 10, Page 18 in the office of the Mesa County Clerk and Recorder, portions of said rights-of-way, which are not in conformance with this Sellars Subdivision-Replat No. 1, are hereby vacated and this plat is hereby approved.

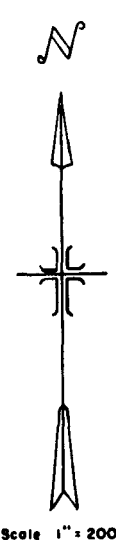
Approved this 26th day of June A. D. 1967 by the Board of County Commissioners of the County of Mesa, Colorado.

By Lynde Lowe
Chairman

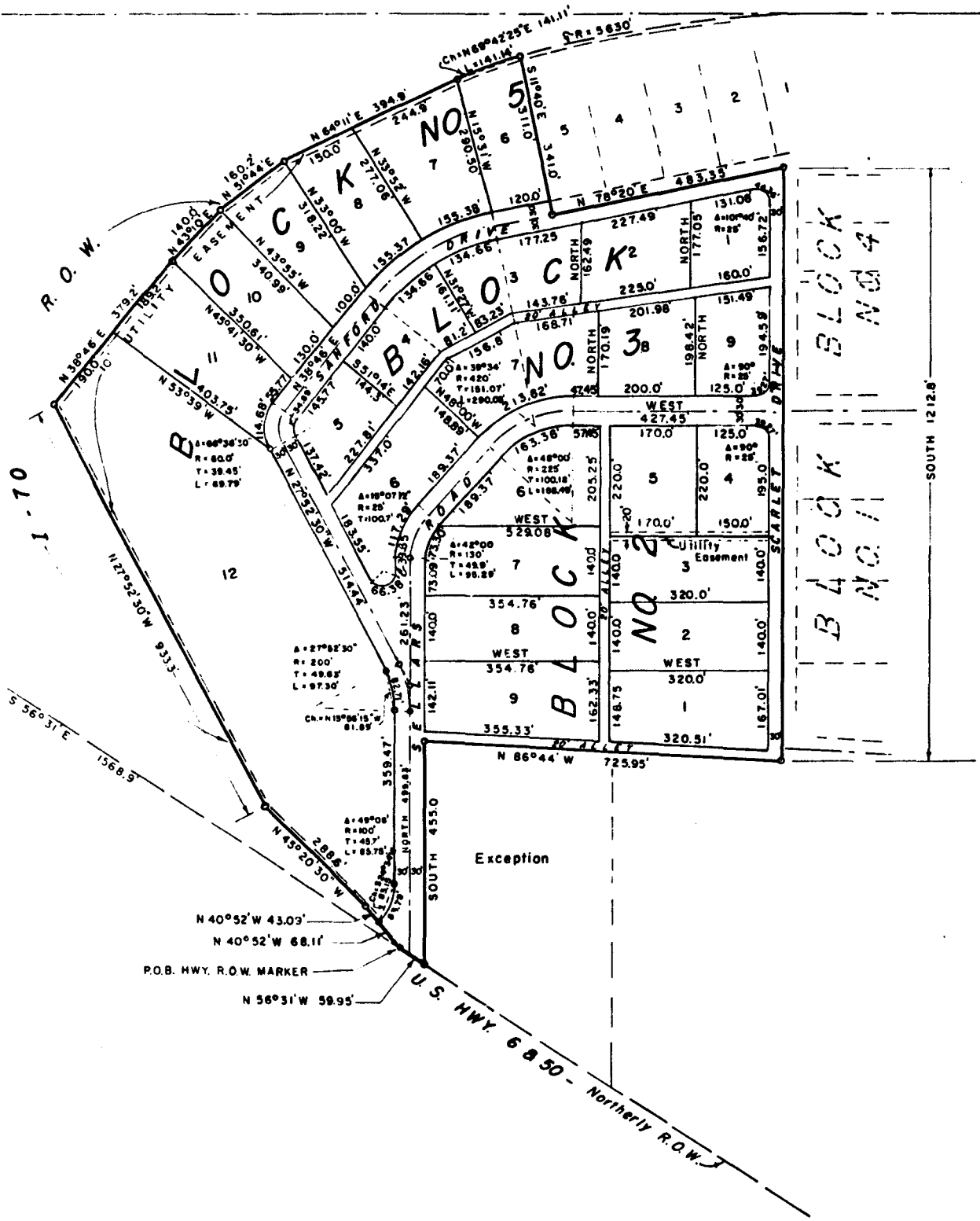
SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of Sellars Subdivision-Replat No. 1, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of the same and that the unreplatted portion of Sellars Subdivision is not changed by said replat





Scale 1" = 200'



N 40°52'W 43.03'
N 40°52'W 68.11'
P.O.B. HWY. R.O.W. MARKER
N 56°31'W 59.95'

Exception

U.S. HWY. 6 & 50 - Northernly R.O.W.

DIVISION

8 AND PART OF
DIVISION, AND BLOCK
NO 2 SELLARS

57°00' N
142° 00'

16th FEBRUARY

Richard Depatta
David B. Davis

Ryan Wilson

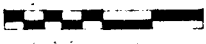
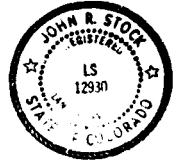
16th FEBRUARY

JANUARY 28, 1984

John L. Ballagh



John R. Stock



LEGEND

○ SET #5 REBAR IN CONCRETE WITH CAP MARKED "LUKE L.S. 14119"

4:10 P.M. 1256271 Book 12 Page 375
Edal Sawyer Fee 10.00
Hazel M. Huskey
10.00

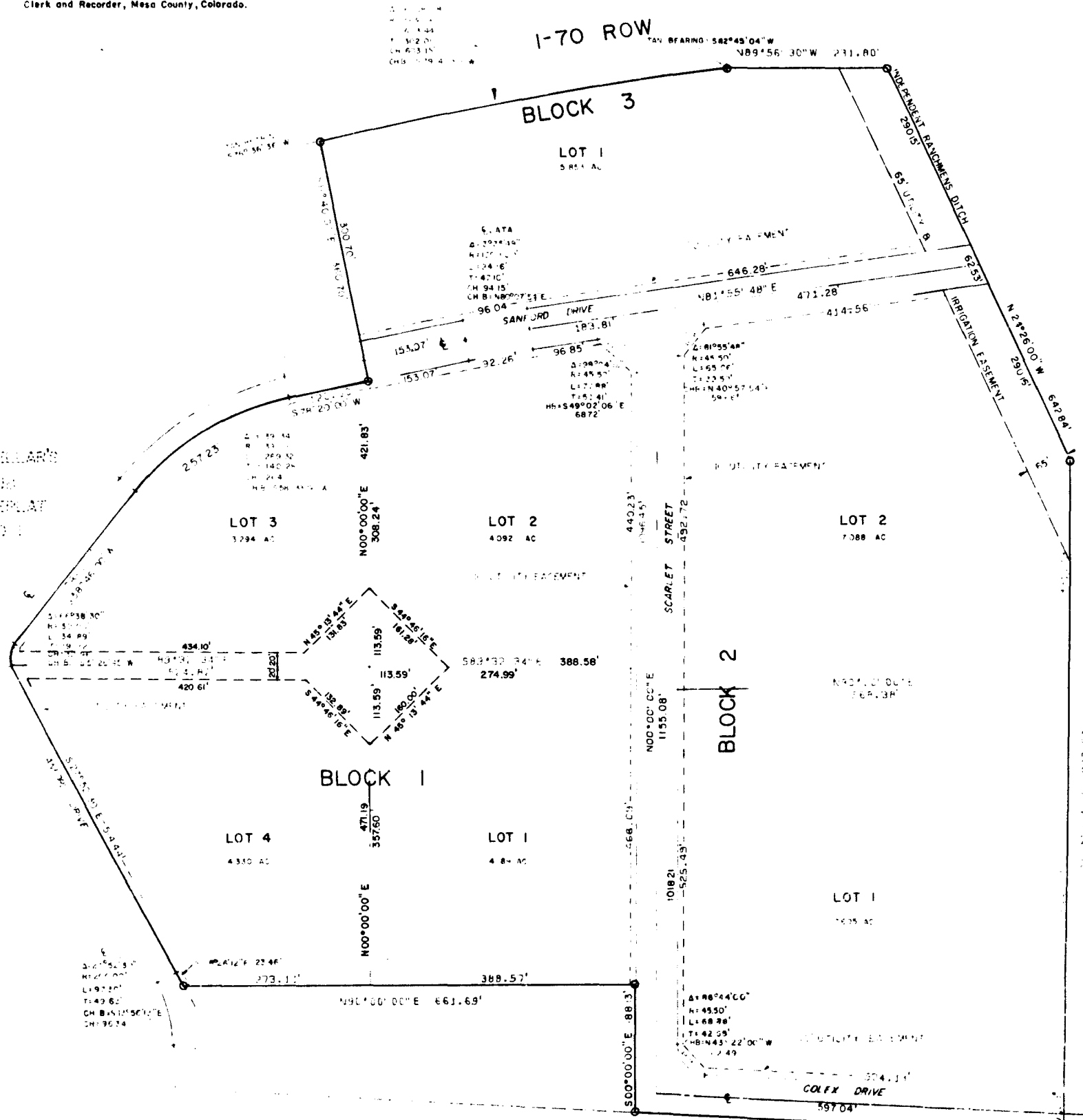
SWD SUBDIVISION

A REPLAT OF BLOCKS NO. 1 & 4 AND
BLOCK NO. 5 SELLARS SUBDIVISION, A
NO. 3 AND A PART OF BLOCK NO. 2
REPLAT NO. 1

STATEMENT OF VACATION

WHEREAS the road rights-of-way and utility easements contained within the boundary of the accompanying plat, a replat of part of Sellars Subdivision and part of Sellars Subdivision Replat No. 1 were not used and,

WHEREAS the accompanying plat of SWD Subdivision does dedicate certain rights-of-way and utility, drainage, and irrigation easements, the previously granted rights-of-way and easements were vacated by action of the Mesa County Commissioners by resolution No. MCM 81-95 recorded in Book 1311 at Page 385, in the records of the Mesa County Clerk and Recorder, Mesa County, Colorado.



ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned SWD Company, a Colorado General Partnership, is the owner of that real property situated in the SE1 of the SW4 Section 31, Township 1 North, Range 1 West of the 11th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the SE Corner of SWD Subdivision which is 00°12'30"E, 1059.45 feet from the found Mesa County survey monument set for the SE Corner of said Section 31, with all bearings herein being relative to N00°12'30"E on the North-South centerline of said Section; thence S00°12'30"W, 1059.45 feet to said SE Corner; thence N89°47'30"W, 30.00 feet to the Easterly boundary line projected southerly of a parcel of land described in Book 1011 Page 639 of the records of the Mesa County Clerk and Recorder; thence N00°12'30"E, 30.00 feet to the SE Corner of said parcel; thence continuing N00°12'30"E, 356.00 feet along said Easterly boundary line; thence N89°47'30"W, 207.00 feet along the Northerly boundary line of said parcel; thence S23°08'30"W, 326.75 feet along the Westerly boundary line of said parcel; the Northwesternly Right of Way line of U.S. Highway 6 & 50; thence N 56°59'55"W, 316.11 feet along said Right of Way line; thence departing said Right of Way N0°00'00"E, 836.62 feet to a corner of said SWD Subdivision; thence along the South line of said SWD Subdivision S86°44'00"E, a distance of 626.92 feet to the point of beginning, containing 11.918 acres, more or less.

That said owner has caused the real property to be laid out and surveyed as shown on the accompanying plat of SWD FIRST ADDITION. That the said owners do hereby dedicate to the PUBLIC all the streets, avenues, and roads as shown on the accompanying plat, forever, and dedicate to the PUBLIC UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities, and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for the installation, maintenance, and replacement of such lines; said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense of installation and utilities or ditches referred to above, for grading or landscaping and for street grading or improvements shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS THEREOF, said owner, SWD Company, has caused its name to be hereunto subscribed this _____ day of _____, A.D., 1981.

Richard L. Sparkman *Byron Wilson*
Richard L. Sparkman, Partner Byron Wilson, Partner

David G. Davis
David G. Davis, Partner

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of July, A. D., 1981, by Richard L. Sparkman, Byron Wilson, and David G. Davis, partners in SWD Company. Witness my hand and official seal.

Rudolph E. Schmidt
Notary Public

CERTIFICATE

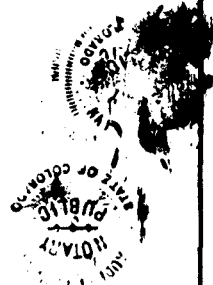
I, the undersigned, do hereby certify that the accompanying plat of SWD FIRST ADDITION, a subdivision of a part of the County of Mesa, has been prepared under my direction and authority and represents a field survey of same.

John R. Stock
Notary Public
State of Colorado

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss. 1268591
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 3:00 o'clock P. M. this 10 day of Sept, A.D., 1981, Reception No. 1268591 and duly recorded in Plat Book No. 12, Page 420

E. Schaefer
Clerk and Recorder
Lucy French
Deputy



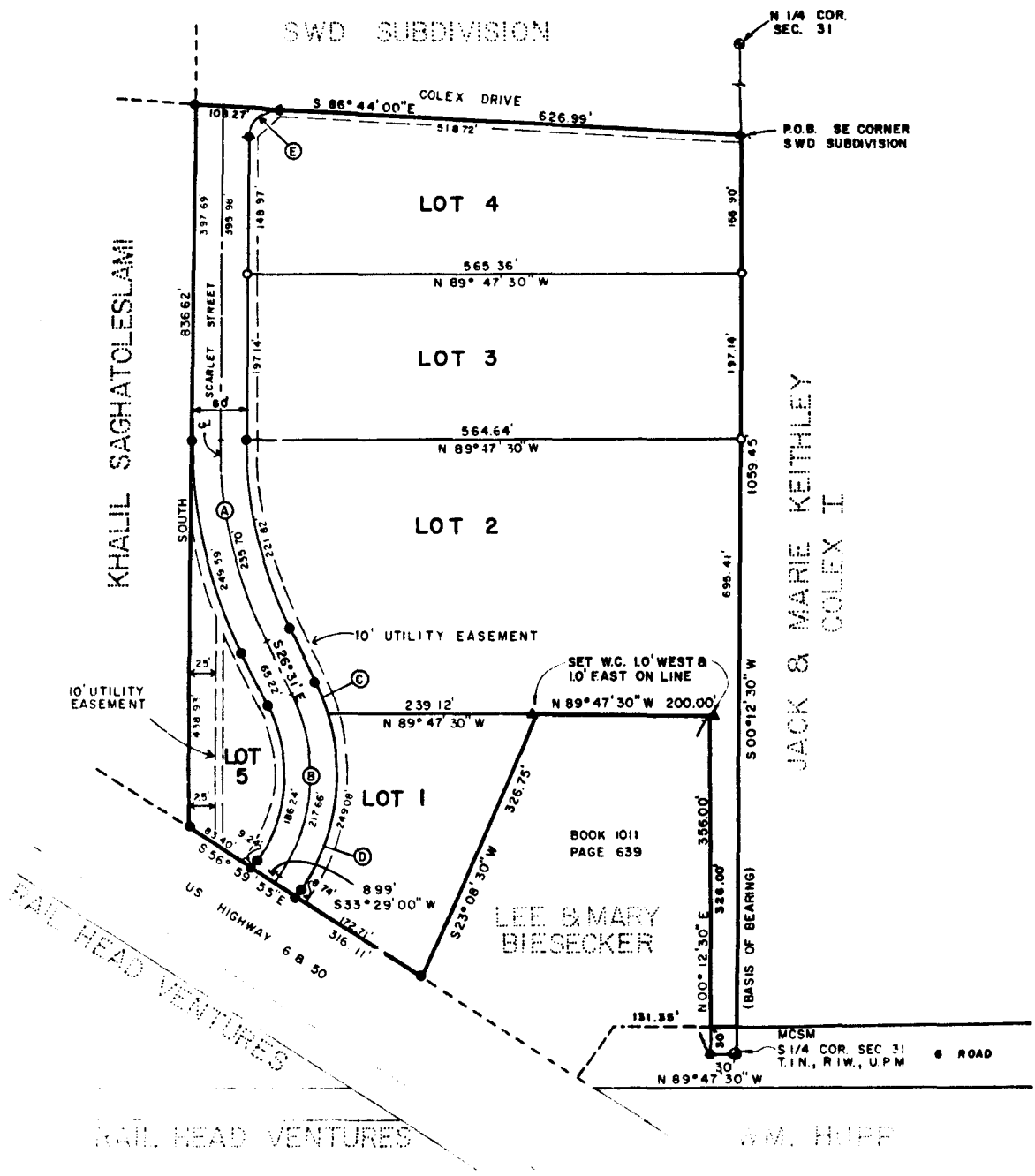
17 July 1981

A.D., 1981
of Mesa, Colorado.

Alfred

1000

SWD FII



CURVE DATA

Curve	Delta	Radius	Tangent	Length	Chord	Chord Bearing
CURVE A	26° 31' 00"	509.29'	120.00'	235.70'	233.60'	S 13° 15' 30" E
CURVE B	60° 00' 00"	207.85'	120.00'	217.66'	207.85'	S 3° 29' 00" W
CURVE C	9° 42' 30"	237.85'				
CURVE D	50° 17' 10"	237.85'	111.64'	208.75'	202.12'	S 6° 20' 24" W
CURVE E	93° 16' 00"	45.50'	48.17'	74.07'	66.15'	S 46° 38' 00" W

NOTE: BUILDING PERMIT FOR LOT NO 5 WILL NOT BE REQUESTED UNLESS ADJACENT PROPERTY TO THE WEST CAN BE ACQUIRED TO PROVIDE ADEQUATE BUILDING AREA

LEGEND

- FOUND MESA COUNTY SURVEY MARKER
- SET #5 REBAR & YELLOW PLASTIC CAP MARKED "LUKE" L.S. 14115
- SET #5 REBAR & YELLOW PLASTIC CAP MARKED "LUKE" L.S. 14115 IN CONCRETE
- ▲ WITNESS CORNER MONUMENT - #5 REBAR & CAP MARKED "LUKE" L.S. 14115

Thomas P. ...
CHAIRMAN UTILITY

COUNTY PL
Approved this 21
County Planning

BOARD
Approved this 2
Board of County

