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File 19910053

Name: Persigo Annexation - 21 ¼ to 22 Road - Betw I-70 & H 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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		<b>Review Sheet Summary</b>
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		Receipts for fees paid for anything
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**DOCUMENT DESCRIPTION:**

			X	Notice of Public Hearing Mail-out - 11/26/91
			X	Warranty Deeds
X	X	Meeting Notice - for mtg. 7/8/91		
X	X	Petition for Annexation		
X	X	Correspondence		
X	X	Ordinance No. 2556		
X	X	Form letter to Property owners ( one sample scanned of each)		
X	X	Compilation of tenant and owner comments		
X	X	City Council Minutes - ** - 11/6/91, 12/18/91, 1/8/92		
X	X	Status of Annexations for the year 1991		
X	X	Map of proposed Persigo Annexation		
X	X	Persigo Annexation No. 2 Map - ** - GIS historical maps		
X		Special Warranty Deeds		
X		Quit Claim Deeds		
X	X	Power of Attorneys for Sewerage Service Agrmt - delivered to City Clerk for scanning		
X		Commercial Property Appraisal Record		



**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		357 acres	N 5 HWY 6 1/2 WEST OF 22 rd	I-1 & PZ	commercial & INDUSTRIAL
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE PETITIONER
Name <u>N/A</u>	Name <u>N/A</u>	Name <u>City of Grand Junction</u>
Address _____	Address _____	Address <u>250 N. 5<sup>th</sup> St.</u>
City/State/Zip _____	City/State/Zip _____	City/State/Zip <u>Grand Junction, Co.</u>
Business Phone No. _____	Business Phone No. _____	Business Phone No. <u>244-1430</u>

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 *Kurt M. [Signature]* Date 3/25/92

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

Robert L. & Sylvia Beeman  
P.O. Box 788  
Moab, UT 84532

Jenkin Revocable Trust  
P.O. Box 1427  
Long Beach, CA 90801

Eddie B. Sawyer  
2177 H Road  
Grand Junction, CO 81505

W.T. Hall, Trustee  
748 22 Road  
Grand Junction, CO 81505

GTE Spacenet Corporation  
1700 Old Meadow Road  
McLean, VA 22102

Richard D. Spangler &  
Richard L. Spangler  
2175 H Road  
Grand Junction, CO 81505

O.L. Lee  
162 S. San Jose Drive  
Glendora, CA 91740

Larry C. and Jana L. Willcoxon  
378 Soapweed Court  
Grand Junction, CO 81503

Paul G. & Mary E. Patterson  
793 22 Road  
Grand Junction, CO 81505

Rocky Mountain Wireline Service  
P.O. Box 3045  
Grand Junction, CO 81502

Riverton Produce Company  
A Wyoming Corporation  
P.O. Box 2083  
Grand Junction, CO 81502

Republic Supply Company  
c/o E & H Industrial Supply  
7072 Salt Creek Route Box 7  
Casper, WY 82601

Donald L. and Anna L. Plein  
609 Viewpoint Drive  
Grand Junction, CO 81506

R.W. Properties  
A Colorado Partnership  
2627 W. Sixth Avenue  
Denver, CO 81502

Colorado Kendal Ltd.  
P.O. Box 24188  
San Jose, CA 95154

Veco Drilling Inc.  
A Delaware Corporation  
785 22 Road  
Grand Junction, CO 81505

Silco Partnership, Ltd.  
550 W. 700 South  
Salt Lake City, UT 84101

George A. Wilson, Trustee  
2627 W. Sixth Avenue  
Denver, CO 80204

Harold L. & Donna M. Oliver  
2912 Hermosa Court  
Grand Junction, CO 81504

Intrawest Bank of Grand Junction  
P.O. Box 908  
Grand Junction, CO 81502

Jesus M. & Jean Gorrino  
787 22 Road  
Grand Junction, CO 81505

Elvert Edgar Oest & Company  
A Colorado Partnership  
1856 K Road  
Fruita, CO 81521

84 Lumber Company  
c/o 84 Development Co.  
200 Rt. 519  
Eighty Four, PA 15330

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

Stan & Barbara Muhr  
773 Valley Court  
Grand Junction, CO 81505

w/ tax numbers

ROBERT L. BEEMAN AND  
SYLVIA M. BEEMAN  
P.O. BOX 788  
MOAB, UT 84532  
2697-364-00-025

JENKIN REVOCABLE TRUST  
P.O. BOX 1427  
LONG BEACH, CA 90801  
2697-362-04-002  
2697-362-04-003

EDDIE B. SAWYER  
2177 H RD  
GRAND JUNCTION, CO 81505  
2697-361-00-002

W.T. HALL, TRUSTEE  
748 22 ROAD  
GRAND JUNCTION, CO 81505  
  
2697-361-00-032

GTE SPACENET CORPORATION  
1700 OLD MEADOW ROAD  
McLEAN, VIRGINIA 22102  
2697-361-01-002

RICHARD D. SPANGLER AND  
RICHARD L. SPANGLER  
2175 H ROAD  
GRAND JUNCTION, CO 81505  
2697-361-00-003

O.L. LEE  
162 S. SAN JOSE DR  
GLENORA, CA 91740  
  
2697-364-00-026

LARRY C. WILLCOXON AND  
JANA L. WILLCOXON  
378 SOAPWEED COURT  
GRAND JUNCTION, CO 81503  
  
2697-361-01-006

PAUL G. PATTERSON AND  
MARY E. PATTERSON  
793 22 ROAD  
GRAND JUNCTION, CO 81505  
2697-361-00-055

ROCKY MOUNTAIN WIRELINE  
SERVICE, INC  
BOX 3045  
GRAND JUNCTION, CO 81502  
2697-362-00-081

RIVERTON PRODUCE CO.,  
A WYOMING CORPORATION  
P.O. BOX 2083  
GRAND JUNCTION, CO 81502  
2697-361-01-007 2697-361-01-005

REPUBLIC SUPPLY COMPANY  
C/O E & H INDUSTRIAL SUP INC.  
7072 SALT CREEK ROUTE BOX 7  
CASPER, WY 82601  
2697-361-03-014

DONALD L. PLEIN AND  
ANNA L. PLEIN  
609 VIEWPOINT DR  
GRAND JUNCTION, CO 81506  
2697-362-00-079 2697-362-00-082  
2697-362-00-080

R.W. PROPERTIES,  
A COLORADO PARTNERSHIP  
2627 WEST SIXTH AVENUE  
DENVER, CO 80204  
2697-361-02-006

COLORADO KENDAL LTD  
PO BOX 24188  
SAN JOSE, CA 95154  
  
2697-364-00-061

VECO DRILLING INC.,  
A DELAWARE CORPORATION  
785 22 ROAD  
GRAND JUNCTION, CO 81505  
2697-361-00-049

SILCO PARTNERSHIP LTD  
550 W 700 SOUTH  
SALT LAKE CITY, UT 84101  
2697-361-03-016  
2697-361-03-017

GEORGE A. WILSON, TRUSTEE  
2627 WEST 6TH AVENUE  
DENVER, CO 80204  
  
2697-361-02-007

HAROLD L. OLIVER AND  
DONNA M. OLIVER  
2912 HERMOSA CT  
GRAND JUNCTION, CO 81504  
2697-362-00-064

INTRAWEST BANK OF GRAND JUNCTION  
P.O. BOX 908  
GRAND JUNCTION, CO 81502  
2697-361-03-019 2697-361-03-008  
2697-361-03-009 2697-361-03-004  
2697-361-03-011

JESUS M. GORRINO AND  
JEAN GORRINO  
787 22 ROAD  
GRAND JUNCTION, CO 81505  
2697-361-00-050

ELVERT EDGAR OEST & COMPANY,  
A COLORADO PARTNERSHIP  
1856 K. ROAD  
FRUITA, COLORADO 81521  
2697-362-00-006 2697-362-00-016

2697-361-01-001 2697-361-01-003  
2697-361-02-002 2697-361-02-004  
2697-361-02-005

~~JENKIN REVOCABLE TRUST  
P.O. BOX 1427  
LONG BEACH, CA 90801  
2697-362-04-002 2697-362-04-003  
GTE SPACENET CORPORATION  
1700 OLD MEADOW ROAD  
McLEAN, VIRGINIA 22102~~

84 LUMBER CO  
C/O 84 DEV CO  
200 RT 519  
EIGHTY FOUR, PA 15330  
2697-361-02-003

STAN MUHR AND  
BARBARA L. MUHR  
773 VALLEY COURT  
GRAND JUNCTION, 81505  
2697-361-03-012

*24 owners*

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:

Persigo Annexation

The North one foot of the south 4 ft. of public R.O.W. of Interstate 70 from the West R.O.W. line of 24 road to the east line, extended, of lot 6 Sellars Sub. Replat No. 1

and

all of the public R.O.W. of I-70 lying in the SW 1/4 Section 31 T1N R1W

and

all of the NE 1/4 section 36 T1N R2W except the north 30 ft.

and

all of the NE 1/4 NW 1/4 section 36 T1N R2W lying south easterly of a R.O.W. for Prichard Wash recorded in B229 P27 and B230 P12 of the Mesa County Clerk and Recorder

and

all of the SE 1/4 NW 1/4 and NE 1/4 SW 1/4 and NW 1/4 SE 1/4 Section 36 T1N R2W lying north of I-70 R.O.W.

and

the NE 1/4 SE 1/4 Section 36 T1N R2W except that portion platted as Railhead Industrial Park Amended

and

all of the SW 1/4 SE 1/4 and SE 1/4 SW 1/4 Section 36 T1N R2W lying north of the I-70 R.O.W.

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.

## MEETING NOTICE

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**DATE:** July 8, 1991

**TIME:** 7:00 p.m. to 9:00 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 Monday, July 8, 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 1.368 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 \$102.

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.



City of Grand Junction, Development Department  
Planning, Zoning, Code Enforcement  
150 North Fifth Street  
Grand Junction, Colorado 81501-2888  
303-249-1400 Fax: 303-249-1599

84 Lumber  
Administrative Offices  
Building #4  
Route 519  
Eighty Four, Pa. 15384  
Attn: Bud Weber

Dear Mr. Weber:

As per your request, this letter is to confirm that the 84 Lumber property located at 779 22 road, Grand Junction, Co. has been annexed to the City of Grand Junction. This property was included as part of the Persigo Annexation which became effective on February 9, 1992. Please let me know if you have additional questions regarding this matter.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner", is written over the typed name.

Karl G. Metzner  
Senior Planner

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.



REPUBLIC SUPPLY COMPANY-DBA

*E & H Industrial Supplies, Inc.*

7072 Salt Creek Rte., Box 7  
Casper, Wyoming 82601  
(307) 235-1569

December 9, 1991

P.O. Box 1291  
Rock Springs, Wyoming 82902  
(307) 382-7131

Community Development Dept.  
250 North 5th St.  
Grand Junction, CO 81501

Route 3, Box 211  
Williston, North Dakota 58801  
(701) 774-8361

Re: File #5391

P.O. Box 2410  
Gillette, Wyoming 82716  
(307) 682-8990

We feel it would not serve the best interest of business in general should you proceed with the annexation plan. It would be better to offer some business incentive rather than further taxation.

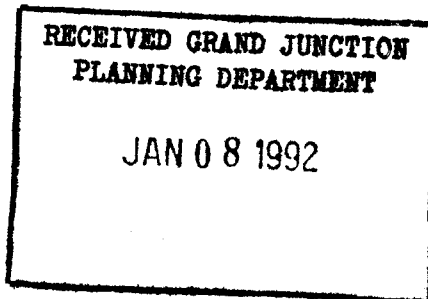
789 Valley Court  
Grand Junction, Colorado 81505  
(303) 243-1211

Therefore please accept this letter as our formal notice of protest.

Respectfully submitted,

Dave Donaldson  
General Manager

cc/ GJ office



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



Grand Junction Community Development Department  
Planning, Zoning, Code Enforcement  
150 North Fifth Street  
Grand Junction, Colorado 81501-2668  
800-244-1500 FAX 970-244-1509

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



March 6, 1992

Mr. Willcoxon  
R.D.B. Trucking  
760 21 1/2 Road  
Grand Junction, CO 81505

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

Dear Mr. Willcoxon:

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.

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



March 6, 1992

Mr. Clayton Moore  
Intermountain Lumber Company  
710 Arrowst Court  
Grand Junction, CO 81505

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1460 FAX (303) 244-1599

Dear Mr. Moore:

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.

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
- ability to vote in city elections
- 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 that reads "Bennett Boeschenstein".

Bennett Boeschenstein  
Community Development Director

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  
800/244-1480 FAX 800/244-1599

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, reading "Bennett Boeschenstein".

Bennett Boeschenstein  
Community Development Director





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

Dear Property Owner:

Over the last several years the City of Grand Junction has been in the process of annexing areas that are urbanized or are expected to urbanize in the near future. This will allow the city to logically plan and budget for the extension of urban services such as police protection, road maintenance, sanitation, and other regular city services. Our records indicate that you own property in an area that has recently been annexed to the City. If you have any questions about annexation or City services and facilities please call Bennett Boeschstein or myself at the Community Development Department, (303) 244-1430.

Sincerely

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

Karl G. Metzner  
Senior Planner

3/17/92



March 20, 1992

City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

Mr. Harry Smith  
P.O. Box 55113  
Grand Junction, CO 81505

Dear Mr. Smith:

Thank you for coming in to talk with Dan Wilson and me last Friday. We appreciated the opportunity to meet with you in person and to discuss the issues surrounding the annexation of your home on 21 1/2 Road. Your home was included in the Persigo Annexation, adopted by the City Council on January 8, 1992.

It is my understanding from our meeting that you did receive a certified letter regarding the annexation prior to the City Council hearing. The letter, however, was addressed to Howard D. Smith, not your correct name. The property ownership information the City obtained from the Mesa County Assessors Office. I apologize for the error.

If I understand your concerns with the annexation, they are three: your displeasure with the process to date; your perception of the higher cost of City services; and your anticipation of a more regulatory environment in the City than you have previously experienced in unincorporated Mesa County.

The City strives to ensure that people are advised of pending annexations that affect them. Although the notice you received showed an incorrect first name, it clearly shows the City's intent to notify you. In July and August, 1991, the City hosted two "open house" meetings at the Westgate Inn to visit with property owners about the pending annexation and to respond to residents' concerns. A flyer advertising these meetings was mailed to your address.

The City believes it important that residents feel that they have an opportunity for input in the annexation process. As Dan Wilson said Friday, staff has adopted new public involvement approaches in the annexation process to address this concern.

The City strives to provide quality community services at the lowest reasonable cost. I understand that you are paying less for your current trash service than the City's residential rate. You are one of the few residents in the Valley who will not realize a \$3-\$4 savings over their previous service charges.

The net increase in property taxes as a result of annexation should be minimal. The Grand Junction Rural Fire District has provided fire protection to your area in the past, and has levied a 7.303 mills property tax. When the City begins providing fire protection and oth-

er municipal services, the Rural Fire District's mill levy will be replaced by the City levy of 8.071. This is a net increase of only .786 mills, or less than \$10 annually on most homes in the Valley.

I've enclosed a copy of a flyer the City designed for another neighborhood following the Persigo Annexation. I hope it helps explain some of these issues. It also addresses some of the fears some residents have expressed about the regulations the City imposes being more stringent than those imposed by Mesa County. Many of these standards are nearly identical. As a practical matter, though, both entities enforce "nuisance" issues (weeds, junk, & rubbish) on a "complaint basis".

You expressed concern about the existing commercial zoning of your property and that, should your home be destroyed, the commercial zoning would prohibit rebuilding it on that site. As Dan Wilson mentioned, a rezoning to a residential zoning could be easily accomplished, and would protect you from that dilemma. If you decide to pursue that option, Community Development Director Bennett Boeschens-tein will be happy to assist you.

As cordial as our conversation was, we understood that it is still your desire that the City Council reconsider annexation of your property. Your request was considered by the City Council's Growth and Annexation Committee, which did not recommend approval. Your request, therefore, will not be scheduled for City Council consideration. As Dan Wilson has advised your attorney, James Robb, any citizen may raise issues with the City Council at its regularly scheduled meetings.

Please feel free to contact me or Dan Wilson if any other issues arise or if we can provide additional information about City services. Again, thank you for taking the time to talk with us about your concerns.

Sincerely,

Jody M. Kole  
Assistant to the City Manager

c: James Robb, Esq.

Letters sent to ✓ ed owners  
3/12/92

## PERSIGO

<u>TENANT or OWNER</u>	<u>COMMENT</u>
<b><u>21 1/2 Road</u></b>	
1. 760 21 1/2 Road, Forestate Rig Co 242-4518	Will call back.
2. R.D.B. Truckline 242-2669	2/28/92 Don't want it. City is getting greedy. Aware of it-not in favor.
3. 774 21 1/2 Road, Vacant	
4. 777 21 1/2 Road, U.P.S. 332-1333	2/28/92 Denver Phone Number
5. 785 21 1/2 Road, Dasil E. Rockwell 243-2858	Number disconnected.
6. 798 21 1/2 Road, Humerical Data Express 245-3170	245-3208 Doesn't like City; has livestock - 1/2 acre; birds - chickens / ducks. Nothing City can offer me. Already in GJ Rural Fire. No better police than County Sheriff. Doesn't want sewer. Nothing wrong with roads.
7. 798 21 1/2 Road, Harry D. Smith 245-3170	Ditto (above)
8. 799 21 1/2 Road, Vacant	
<b><u>H Road 21 1/2 - 22 Roads</u></b>	
1. 2175 H Road, S & H Trucking 245-4556	2/28/92, 3/5/92 No answer
2. 2177 H Road, Vacant	
<b><u>22 Road 6 &amp; 50 to H Road</u></b>	
1. 779 22 Road, 84 Lumber 245-8400	Letter sent on 2/20/92.

## Valley Court

- |                                                           |                                                                                                               |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| 1. 757 Valley Court, Ryall Electric<br>245-8682           | 2/27/92 3:35 p.m. Appreciated call, not terribly upset.                                                       |
| 2. 767 Valley Court, Dodd Diesel<br>243-3422              | 2/28/92 4:20 p.m., left message.<br>3/6/92 8:25 a.m., very upset, does not want to be in City. No advantage.  |
| 3. 769 Valley Court, McJunkin Corp<br>241-1951            | 2/27/92 3:45 p.m. Joe Caywood. Resigned to being in City. Manager hadn't paid attention to what was going on. |
| 4. 773 Valley Court, Sem Const<br>245-9426                | 2/28/92 1:25 p.m. Not owner, said tenants should be notified same as owners.                                  |
| 5. 777 Valley Court, Monument Well Service<br>243-5408    | 2/28/92 No answer. 3/6/92 10:10 a.m. thought that additional police protection might be worth annexation.     |
| 6. 786 Valley Court, KEXO - KKLY<br>243-1230              | 2/28/92 Moved - Building vacant.                                                                              |
| 7. 787 Valley Court, GTE Spacenet<br>241-8300             | 2/28/92 9:40 a.m. Notice sent to main office which did not notify branch. Not upset.                          |
| 8. 789 Valley Court, E & H Indus. Supply Inc.<br>243-1211 | 2/28/92 11:00 a.m. Doesn't really want to be in City but seemed resigned to annexation.                       |

## From Mailing List:

- |                                                                                |                                                                                    |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 1. Robert & Sylvia Beeman<br>PO Box 788<br>Moab, UT 84532<br>2697-364-00-025   | Will send letter. ✓                                                                |
| 2. W.T. Hall, Trustee<br>748 22 Road<br>Grand Jct, CO 81505<br>2697-361-00-032 | 3/4/92 Spoke to Tom Hall at counter. Opposed to annexation, had not been notified. |

3. O.L. Lee  
162 S. San Jose Dr  
Glendora, CA 91740  
2697-364-00-026  
Will send letter. ✓
4. Rocky Mountain Wireline Service, Inc  
Box 3045  
Grand Jct, CO 81502  
2697-362-00-081  
Will send letter. ✓
5. Donald & Anna Plein  
609 Viewpoint Dr  
Grand Jct, Co 81506  
2697-362-00-079, 080, 082  
Will send letter. ✓
6. Veco Drilling Inc.  
A Delaware Corporation  
785 22 Road  
Grand Jct, CO 81505  
2697-361-00-049  
Talked to Bob Cornelson  
2/28/92. Will cost additional  
sales tax when they buy trucks.  
Concerned about rigs and zoning.  
Why weren't Coors & City  
Market annexed? Will send  
letter.
7. Harold & Donna Oliver  
2912 Hermosa Ct  
Grand Jct, CO 81504  
2697-362-00-064  
Will send letter. ✓
8. Elvert Edgar Oest & Company,  
A Colorado Partnership  
1856 K Road  
Fruita, CO 81521  
2697-362-00-006, 016  
Talked to manager. Mr. Oest got  
notice & was at open house at  
Westgate Inn.
9. Jenkin Revocable Trust  
PO Box 1427  
Long Beach, CA 90801  
2697-362-04-002, 003  
Will send letter. ✓
10. Larry & Jana Willcoxon  
378 Soapweed Court  
Grand Jct, CO 81503  
2697-361-01-006  
No answer. Will send letter. ✓

11. Riverton Produce Co  
A Wyoming Corporation  
PO Box 2083  
Grand Jct, CO 81502  
2697-361-01-005, 007

Trucking Co.-Interested in more  
police protection. Prairie dog  
problem.

12. R.W. Properties,  
A Colorado Partnership  
2627 West Sixth Avenue  
Denver, CO 80204  
2697-361-02-006

Will send letter. ✓

13. Silco Partnership LTD  
550 W 700 South  
Salt Lake City, UT 84101  
2697-361-03-016, 017

Will send letter. ✓

14. Intrawest Bank of Grand Jct  
PO Box 908  
Grand Jct, CO 81502  
2697-361-03-004, 008, 009, 011, 019  
2697-361-01-001, 003  
2697-361-02-002, 004, 005

Keith Mumby at United Bank was  
aware and in favor.

15. Stan & Barbara Muhr  
773 Valley Court  
Grand Jct, CO 81505  
2697-361-03-012

Will send letter. ✓

16. Eddie B. Sawyer  
2177 H Rd  
Grand Jct, Co 81505  
2697-361-00-002

Will send letter. ✓

17. Richard D. & Richard L. Spangler  
2175 H Road  
Grand Jct, CO 81505  
2697-361-00-003

Will send letter. ✓

18. Paul & Mary Patterson  
793 22 Road  
Grand Jct, CO 81505  
2697-361-00-055

2/28/92 In favor-sewer hookup  
to cess pool will eliminate  
problems.

19. Colorado Kendal LTD  
PO Box 24188  
San Jose, CA 95154  
2697-364-00-061

Will send letter. ✓

20. George A. Wilson, Trustee  
2627 West 6th Avenue  
Denver, CO 80204  
2697-361-02-007

Will send letter. ✓

21. Jesus & Jean Gorrino  
787 22 Road  
Grand Jct, Co 81505  
2697-361-00-050

Will send letter. ✓



March 25, 1992

c: ~~BB~~ } fyi

Harry D. Smith  
798 - 21 1/2 Road  
P. O. Box 55113  
Grand Junction, CO. 81505

To the Honorable Mayor and City Council  
City of Grand Junction  
Grand Junction, CO. 81501

Gentlemen:

We have been advised by counsel to appear at the City Council meeting on April 1, 1992.

It is indeed distressing that an elected body of public servants would engage in the type of activities that this council seems to be pursuing.

On February 24, 1992, at approximately 10:30 a.m., a pickup truck owned by the City of Grand Junction and driven by an employee of the Sanitation Department entered my drive and delivered to me an envelope, addressed to me, with the salutation, "Dear Newly Annexed Resident:" and contained information on the trash collection schedule and fees. In the ensuing remainder of the day I spent attempting to gain information from various members of the city staff just what was going on and why had I not been adequately informed of annexation until after the fact. The only conversation of the day that made any sense was a telephone call to me from Mr Dan Wilson, City Attorney, who explained the various actions that has transpired. In the end he stated that he didn't think that I was within the annexation and that he would check with a member of the Planning Department. In a matter of a few minutes he called, once again, and advised me that a check of the map had revealed that I was not within the area of annexation.

On the afternoon of February 27, 1992, a Mr Bennett Boeschentien called, at my place of employment, to inform me that I was within the boundaries of the annexation and there was nothing that I could do about it.

On the afternoon of March 13, 1992, a meeting was held in the Office of the City Attorney with Mr Wilson, the City Manager's Assistant, my attorney Jim Robb, and myself in attendance with an aim to attempt to resolve this matter amiably. Several avenues were explored during which time a "certified" letter from Mr Boeschentien was read, wherein he detailed the many benefits I was to gain from this

annexation, none of which proved to be true with the exception of lower golfing fees at the city-owned golf course.

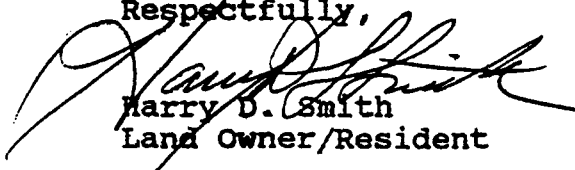
Since I have suffered two heart attacks and four strokes and do not play golf, I find little compensation for the added taxation I was about to incur.

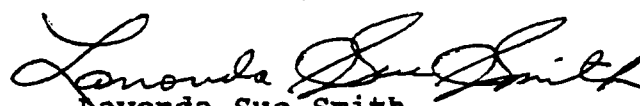
There are several things that deeply disturb me:

1. The manner in which the City of Grand Junction annexes outlying areas of Mesa County and the procedure employed to notify potential residents.
2. More stringent zoning restrictions imposed upon residence than previously experienced within the county.
3. Fabrications by city employees rather than truths.
4. Inefficiency on the part of city employees rather than research to insure that they do, in fact, know what they are talking about.
5. And the courtesy to at least know a persons right name.

The Colorado Statutes require that an aggrieved person file a letter to reconsider, with the city, within ten (10) days of the ordinance date of effect. This ten day period expire before I was first made aware of your procedure. Therefore, this letter is my request to you and for you to reconsider said action, and to request that you pass a resolution disconnecting me from the City of Grand Junction. My deadline to file suit against the City of Grand Junction is April 19, 1992.

Respectfully,

  
Harry D. Smith  
Land Owner/Resident

  
Lavonda Sue Smith  
Land Owner/Resident

c.c. DAN WILSON

## GRAND JUNCTION WEST

<u>TENANT or OWNER</u>	<u>COMMENT</u>
<u>Arrowest Court</u>	
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	
<u>Arrowest Road</u>	
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. Khilil 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.

# PERSIGO

## TENANT or OWNER

## COMMENT

### 21 1/2 Road

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### 22 Road 6 & 50 to H Road

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793 22 Road  
Grand Jct, CO 81505  
2697-361-00-055  
2/28/92 In favor-sewer hookup  
to cess pool will eliminate  
problems.
19. Colorado Kendal LTD  
PO Box 24188  
San Jose, CA 95154  
2697-364-00-061  
Will send letter.

20. George A. Wilson, Trustee  
2627 West 6th Avenue  
Denver, CO 80204  
2697-361-02-007

Will send letter.

21. Jesus & Jean Gorrino  
787 22 Road  
Grand Jct, Co 81505  
2697-361-00-050

Will send letter.

# ANNEXATION CHECKLIST

PERSIGO

## ANNEXATION NAME

Date Completed

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

MAY 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.

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

MAY 1991

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

MAY 1991 Prepare and proof signature pages for petition.

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

MAY 1991 Complete certification page with notary.

MAY 1991 Original and 4 copies of petition delivered to city clerk. Include note with approx. acres and common location.

MAY 1991 Copy of perimeter description to public works drafting section. ( within 24 hrs. of delivering petition to city clerk )

MEETING HELD:

JULY 8, 1991 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.

NOV 6, 1991 Petition accepted by council.

NOV 26, 1991 Send notice of council hearing date to owners in annexation area. ( not more than one week after date of hearing is set)

DEC 3, 1991 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, 1991 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)

FEB 9, 1992 Effective Date

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

road

24 road

I-90

G road

US 67.50

MESA MALL

INTERSTATE ANNEX  
3140

Proposed  
G.J. West  
Annex

Proposed  
Parsippany  
Annex

22 road

RANCHMANS DR.

PERSIBO RD.

G 3/4 ROAD

RAILROAD BLVD.

RAILHEAD CIRCLE

14

COLORADO

SEQUOIA CT

SEQUOIA DR

SEQUOIA RD

YETON DR

YOSEMITE DR

YOSEMITE DR

MEINLEY CT

BRENTON CT

BANKS CT

PRICE CT

YV CT

CHICO CT

CHICO CT

CHICO CT

CHICO CT

CHICO CT

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CRESTVIEW CT

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LEACH CREEK

PRWY. EAST

LEACH CREEK

LEACH CREEK

LELAND AVE

ROAD

MEIN LINE

70

road