

Table of Contents

File 1991-0067

Name: Blue Heron Anx - Redlands Pwy/River Rd/Portions of D & RGW

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>
---------------------------------	---------------------------------	--

X	X	Table of Contents
		Review Sheet Summary
X	X	Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X		Various Warranty Deeds (not conveyed to the City)	X		Proof of Publication - 11/18/91
X	X	3 Power of Attorneys for 2389 1/2 , 2390, 2390 1/2 River Rd. - ** - sent to City Clerk for retention	X	X	Annexation Checklist
X	X	1 Power of Attorney for 569 24 1/4 Rd. - ** - sent to City Clerk for retention	X		Action Sheet - (blank)
X		Memo from Karl Metzner to Mark Achen - 9/12/88	X	X	Suggested Motions Sheet - APPROVED
X	X	Map of adjacent City owned lots	X	X	Annexation Map - ** - GIS Historical Maps
X	X	Form letter from Karl Metzner to Property Owner - 10/11/91			
X	X	City Council Minutes - ** - 11/4/91, 11/20/91, 6/3/92			
X	X	Correspondence			
X		E-mail from Bennett B. to Karl M - 1/24/92			
X	X	Ordinance No. 2549 - **			
X	X	Planning Commission Minutes - ** - 6/2/91			
X	X	Petition for Annexation			
X		Declaration of Annexations			
X	X	Blue Heron Annexation Location Map			

67-91
Blue Horizon

River Road Properties
Joint Venture
397 Ridges Boulevard
Grand Junction, CO 81503

Hytech Hydronic Systems, Inc.
2475 River Road
Grand Junction, CO 81505

Clifton L. Mays
PO Box 4124
Grand Junction, CO 81502

Keith F. & Stephen C. Matthews
2009 Wood Court
Grand Junction, CO 81503

Howard J. Nesbitt
636 Horizon Drive
Grand Junction, CO 81506

John D. Vanderhoof et. al
1023 Lakeside Drive
Grand Junction, CO 81506

Richard G. & Sharon C. Klassen
2978 Texas Avenue
Grand Junction, CO 81504

Terence L. & Camilla A. Hammer
203 Epps Drive
Grand Junction, CO 81501

Mesa County
PO Box 897
Grand Junction, CO 81501

Western Co. of North America
PO Box 186
Fort Worth, Texas 76101

Grand Path Ltd
c/o Holland & Hart
600 East Main Street
Aspen, Colorado 81611

Coors Porcelain Company
600 9th Street
Golden, Colorado 80401

Dillon Real Estate Co. Inc.
2700 East Fourth Street
Hutchinson, Kansas 67501

**PROJECT NARRATIVE- BLUE HERON
ZONE OF ANNEXATION**

The Blue Heron annexation is proposed for zoning to PI (planned industrial), I-1 (Light Industrial), and PZ (Public Zone). There are two Industrial areas in the Blue Heron Annex. The first, May's Concrete was zoned PUD under county zoning. The May's property contains the offices & equipment storage for their concrete business as well as 4 rental mobile home units. The PI zoning would allow these uses to continue under the previous county approval. The second industrial area, Mathews Subdivision consists of 12 condominium units and a mini-storage building. The condo units contain various users most of which are automotive repair businesses such as motor rebuilding, spring manufacturing, and machining. This subdivision was zoned Industrial in the county and is proposed for city I-1 zoning. The remainder of the Blue Heron Annexation is property owned by the City or the County and is part of the Riverfront trails complex. This property is proposed for PZ zoning.

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

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY
SOUTHERN PACIFIC TRANSPORTATION COMPANY



P.O. Box 5482 • Denver, Colorado 80217
REAL ESTATE DEPARTMENT



November 14, 1991

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Mr. Karl G. Metzner
Planner
Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668

Dear Mr. Metzner:

The Denver and Rio Grande Western Railroad Company, a property owner in the proposed "Blue Heron" annexation area, has no desire to be annexed into the City of Grand Junction. Further, we must advise that, should the annexation be consummated, we maintain current zoning "By Right" and that any future changes to public railroad crossings necessitated by such annexation be without cost to the Railroad Company.

Very truly yours,

W. F. Downes, Jr.

W. F. Downes, Jr.
Manager of Contracts

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:

BLUE HERON ANNEXATION

Lots 27, 28, & 29 of Orchard Grove Sub. lying south and ~~west~~^{EAST} of Redlands Parkway R.O.W.
including adjacent R.O.W. for 23 1/2 rd and all accreted land lying south of lots 23 & 29
Orchard Grove Sub. as per action No. 19066 B 959 P 269.

and

That part of GLO Lot 1 in section 8 T1S R1W lying south and east of Redlands Parkway
R.O.W.

and

That part of the NW 1/4 NE 1/4 section 8 T1S R1W lying south of Redlands Parkway
R.O.W.

and

That part of the SE 1/4 NW 1/4 lying north of the north bank of the Colorado River

and

That part of the NE 1/4 NE 1/4 section 8 T1S R1W and the West 46 ft. of the NW 1/4 NW
1/4 Section 9 T1S R1W all lying South and West of River Road R.O.W. except the following
described parcel; Beginning S 89 deg. 54 min. 36 sec. W 1327.51 ft. from the common corner
of Sections 4, 5, 8, and 9 T1S R1W thence N 0 deg. 00 min. 09 sec. E 312.04 ft. thence S 56
deg. 34 min. 41 sec. E 448.57 ft. along the R.O.W. for Redlands Parkway thence S 33 deg.
25 min. 19 sec. W 136.61 ft. thence S 0 deg 19 min. 47 sec. E 151.22 ft. thence S 03 deg. 43
min. 19 sec. W 240.60 ft. thence S 0 deg. 19 min. 47 sec. E 70 ft. thence S 37 deg. 51 min.
21 sec. W 65.15 ft. thence S 87 deg. 20 min. 42 sec. W 241.39 ft. to the west line NE 1/4 NE
1/4 section 8 T1S R1W thence N 0 deg. 22 min. 14 sec. W 572.99 ft. to the Point of
Beginning except all lands in the SE 1/4 SE 1/4 Section 5 T1S R1W.

and

All of Mathews Subdivision, a replat of part of Lots 9 & 10 Riverside Sub.

and

All of the public R.O.W. for River Rd. commencing at its intersection with the North line
of the SE 1/4 NW 1/4 Section 15 T1S R1W and extending Northwesterly through sections
15, 10, 9, 8, and 5 all in T1S R1W and termination at the SE corner extended of A Replat
of Lot 18 Smith and Bailey's Riverside Subdivision, section 6 T1S R1W

and

All public R.O.W. for U.S. Highway 6 & 50 located in Section 6 T1S R1W

and

All of the private R.O.W. of the Denver and Rio Grande Western Railroad beginning at the
East section line of section 8 T1S R1W and extending Northwesterly through sections 8, 5,
and 6 T1S R1W and terminating at the North line of section said section 6

and

Beginning at the NW Corner of the SW1/4 NW1/4 of Section 9, T1S, R1W of the Ute Meridian; thence along the West line of said SW1/4 NW1/4 S 0°08'51" E 1003.20 feet; thence S 63°53'59" E 152.38 feet; thence S 26°06'01" W 188.66 feet; thence S 0°08'51" E 135.65 feet; thence N 89°57'13" E 1059.74 feet; thence S 0°02'47" E 711.83 feet; thence N 90°00'00" E 200.00 feet to the East line of the W1/2 SW1/4 of said Section 9; thence along East line of said W1/2 SW1/4 S 0°02'50" E 468.59 feet to the North bank of the Colorado River; thence along said North bank the following ten courses: S 64°47'16" W 581.40 feet; thence N 85°56' W 251 feet; thence N 32°06' W 457 feet; thence N 40°24' W 452 feet; thence N 5°33' W 743.49 feet; thence N 11°14' W 163.66 feet; thence N 28°59' W 235 feet; thence N 32°55' W 265 feet; thence N 41°19' W 137 feet; thence N 32°41'09" W 514.21 feet; thence leaving said North bank N 0°09'00" W 188.10 feet; thence N 89°55'03" E 725.00 feet to the point of beginning.

and

Commencing at the Northwest Corner of the SW1/4 NW1/4 of Section 9, T1S, R1W of the Ute Meridian; thence S 89°55'03" W 725.00 feet; thence S 0°09'00" E 188.10 feet to the North bank of the Colorado River and the true point of beginning; thence S 9°00'00" E 200 feet more or less to the center of the Colorado River; thence Southeasterly along the center of the Colorado River to the East line of the W1/2 SW1/4 of said Section 9; thence N 0°02'50" W 370 feet more or less to the North bank of the Colorado River; thence along said North bank the following ten courses: S 64°47'16" W 581.40 feet; thence N 85°56' W 251 feet; thence N 32°06' W 457 feet; thence N 40°24' W 452 feet; thence N 5°33' W 743.49 feet; thence N 11°14' W 163.66 feet; thence N 28°59' W 235 feet; thence N 32°55' W 265 feet; thence N 41°19' W 137 feet; thence N 32°41'09" W 514.21 feet to the true point of beginning.

and

Commencing at the NE Corner of the SW1/4 NW1/4 of Section 9, T1S, R1W of the Ute Meridian; thence S 0°02'41" E 915.07 feet to the SE Corner of Blue Heron Industrial Park; thence S 89°57'19" W 242.41 feet to the true point of beginning; thence S 89°57'19" W 290.20 feet; thence along the arc of a curve to the right whose radius is 430 feet and whose long chord bears N 85°50'50" W 62.20 feet; thence N 81°45'00" W 474.70 feet; thence S 26°06'01" W 443.90 feet; thence S 0°08'51" E 135.65 feet; thence N 89°57'13" E 1059.74 feet; thence N 0°02'47" W 30.0 feet; thence S 89°57'13" W 42.40 feet; thence N 0°02'47" W 431.12 feet to the true point of beginning.

and

Commencing at the Northwest Corner of the NE1/4 SE1/4 of Section 9, T1S, R1W of the Ute Meridian; thence along the west line of said NE1/4 SW1/4 S 0°02'50" E 1241.63 feet to the North bank of the Colorado River and the true point of beginning; thence S 0°02'50" E 370 feet more or less to the center of the Colorado River; thence northeasterly along the center of the Colorado River to the east line of the NW1/4 SE1/4 of said Section 9; thence along said east line N 00°00'06" W 140 feet more or less to the North bank of the Colorado River; thence along said North bank the following fourteen courses: N 76°07'20" W 81.62 feet; thence N 62°58" W 122.00 feet; thence N 65°43' W 188.00 feet; thence N 78°16' W 181.00 feet; thence N 80°34' W 136.00 feet; thence N 85°42' W 193.00 feet; thence S 83°58' W 293.05 feet; thence S 78°41' W 160.00 feet; thence S 74°19'21" W 175.45 feet; thence S 70°35' W 247.00 feet; thence S 60°53' W 290.00 feet; thence S 66°55'45" W 370.63 feet; thence S 68°09' W 150.00 feet; thence S 73°38'44" W 183.61 feet to the true point of beginning, EXCEPTING THEREFROM the North 650 feet of the SE1/4 SW1/4, and ALSO EXCEPT Lots 14 and 15 of Riverside Subdivision, all in said Section 9.

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.

Lots 27 & 28 Orchard Grove Subdivision and all accreted land lying South of Lots 23 & 29 Orchard Grove Sub. & W 1/2 Lot 1 Lying Northerly of the Colorado River as per action No. 19066 B-959 P-269 all in section 8 T1S R1W.

City of Grand Junction
NAME

C W Shepherd
City of Grand Junction by Conner W. Shepherd,
President of the Council

250 N. 5th St. Grand Jct. Co.
ADDRESS

9/26/91
DATE

Beginning S 89 deg. 54 min. 36 sec. W 1327.51 ft. and S 0 deg. 22 min. 14 sec. E 672.99 ft. from the common corner Sections 4,5,8, and 9 T1S R1W thence S 89 deg. 10 min. 06 sec. E 240.65 ft. thence S 50 deg. 25 min. 12 sec. E 53.19 ft along the arc of a curve to the left with a radius of 193.24 ft. whose chord bears S 21 deg. 24 min. 28 sec. E 139.01 ft. thence S 0 deg. 19 min. 47 sec. W to the point of beginning

City of Grand Junction
NAME

C W Shepherd
City of Grand Junction by Conner W. Shepherd,
President of the Council

250 N. 5th St Grand Jct. Co.
ADDRESS

9/26/91
DATE

That part of Lot 1 in SE 1/4 NW 1/4 Sec 8 T1S R1W lying North of the Colorado River

Robert Elam
NAME

SIGNATURE

2866 Unaweep Ave
ADDRESS

DATE

E 3/4 NE 1/4 NE 1/4 Section 8 T1S R1W and SE 1/4 NE 1/4 said section 8 North of the Colorado River Except East 725 ft. and the NW 1/4 NW 1/4 Section 9 T1S R1W south of county road except that part of Blue Heron Industrial Park Filing # 2 and Also except that of Redlands Parkway as described in Book 1391 Pages 445 thru 448.

John and Lilly L. Foust
NAME

Neva B. Lockhart, CMX
John and Lilly L. Foust by their attorney
in fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book 1431
Pages 590, 591, 592

2389 1/2, 2390, 2390 1/2 River Rd. G.J. Co.
ADDRESS

DATE

All of Mathews Subdivision, a replat of part of Lots 9 & 10 Riverside Subdivision.

NAME

Signature

ADDRESS

Date

An undivided 70 % interest in: beginning N 89 deg 33 min 08 sec E 746 ft. & S 0 deg 23 min 01 sec E 659.10 ft. From the N 1/4 corner Section 8 T1S R1W thence N 89 deg 55 min 55 sec E 527.82 ft. thence S 0 eg. 03 min. 42 sec. E 15 ft. thence N 89 deg. 55 min. 55 sec. E 50 ft. thence S 0 deg. 03 min. 42 sec. E 636.09 ft. thence S 89 deg 56 min 18 sec. W 575.44 ft. thence N 0 deg 23 min. 01 sec. W 651.02 ft. to the point of beginning, except beginning S 0 deg. 23 min 01 sec E 929.1 ft. from the NW corner of East 18 acres of the NW 1/4 NE 1/4 said section 8 thence N 89 deg 55 min. 55 sec. E 576.3 ft. thence S 0 deg 03 min. 42 sec E 381.09 ft. thence S 89 deg. 56 min. 18 sec. W 575.44 ft. thence N 0 deg. 23 min. 01 sec W 381.02 ft. to the point of beginning.

City of Grand Junction
NAME

C W Shepherd

City of Grand Junction by Conner W. Shepherd,
President of the Council

250 N. 5th St. Grand Jct. Co.
ADDRESS

9/26/91
DATE

Lot 29 Orchard Grove Subdivision lying south and west of Redlands Parkway R.O.W.

County of Mesa, Colorado
NAME

SIGNATURE

750 Main St. Grand Jct. Co.
ADDRESS

DATE

Lots 4 & 5 Riverside Subdivision Section 9 T1S R1W

County of Mesa, Colorado
NAME

SIGNATURE

750 Main St. Grand Jct. Co.
ADDRESS

DATE

Beginning S 0 deg 23 min 01 sec E 929.1 ft. from the NW Corner of E 18 Acres of the NW 1/4 NE 1/4 Sec 8 T1S R1W thence N 89 deg 55 min 55 sec E 576.3 ft. thence S 0 deg 03 min. 42 sec. E 381.09 ft. thence S 89 deg. 56 min. 18 sec. W 575.44 ft. thence N 0 deg. 23 min. 01 sec. W 381.02 ft. to beginning.

County of Mesa, Colorado
NAME

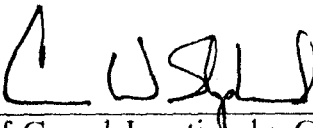
SIGNATURE

750 Main St. Grand Jct. Co.
ADDRESS

DATE

Beginning at the NW Corner of the SW1/4 NW1/4 of Section 9, T1S, R1W of the Ute Meridian; thence along the West line of said SW1/4 NW1/4 S 0°08'51" E 1003.20 feet; thence S 63°53'59" E 152.38 feet; thence S 26°06'01" W 188.66 feet; thence S 0°08'51" E 135.65 feet; thence N 89°57'13" E 1059.74 feet; thence S 0°02'47" E 711.83 feet; thence N 90°00'00" E 200.00 feet to the East line of the W1/2 SW1/4 of said Section 9; thence along East line of said W1/2 SW1/4 S 0°02'50" E 468.59 feet to the North bank of the Colorado River; thence along said North bank the following ten courses: S 64°47'16" W 581.40 feet; thence N 85°56' W 251 feet; thence N 32°06' W 457 feet; thence N 40°24' W 452 feet; thence N 5°33' W 743.49 feet; thence N 11°14' W 163.66 feet; thence N 28°59' W 235 feet; thence N 32°55' W 265 feet; thence N 41°19' W 137 feet; thence N 32°41'09" W 514.21 feet; thence leaving said North bank N 0°09'00" W 188.10 feet; thence N 89°55'03" E 725.00 feet to the point of beginning.

City of Grand Junction
NAME



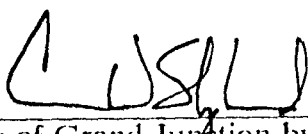
City of Grand Junction by Conner W. Shepherd,
President of the Council

250 N. 5th St. Grand Jct. Co.
ADDRESS

9/26/91
DATE

Commencing at the Northwest Corner of the SW1/4 NW1/4 of Section 9, T1S, R1W of the Ute Meridian; thence S 89°55'03" W 725.00 feet; thence S 0°09'00" E 188.10 feet to the North bank of the Colorado River and the true point of beginning; thence S 9°00'00" E 200 feet more or less to the center of the Colorado River; thence Southeasterly along the center of the Colorado River to the East line of the W1/2 SW1/4 of said Section 9; thence N 0°02'50" W 370 feet more or less to the North bank of the Colorado River; thence along said North bank the following ten courses: S 64°47'16" W 581.40 feet; thence N 85°56' W 251 feet; thence N 32°06' W 457 feet; thence N 40°24' W 452 feet; thence N 5°33' W 743.49 feet; thence N 11°14' W 163.66 feet; thence N 28°59' W 235 feet; thence N 32°55' W 265 feet; thence N 41°19' W 137 feet; thence N 32°41'09" W 514.21 feet to the true point of beginning.

City of Grand Junction
NAME

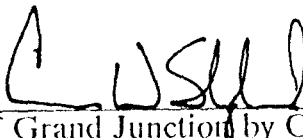

City of Grand Junction by Conner W. Shepherd,
President of the Council

250 N. 5th St. Grand Junction, Co.
ADDRESS

9/26/91
DATE

Commencing at the NE Corner of the SW1/4 NW1/4 of Section 9, T1S, R1W of the Ute Meridian; thence S 0°02'41" E 915.07 feet to the SE Corner of Blue Heron Industrial Park; thence S 89°57'19" W 242.41 feet to the true point of beginning; thence S 89°57'19" W 290.20 feet; thence along the arc of a curve to the right whose radius is 430 feet and whose long chord bears N 85°50'50" W 62.20 feet; thence N 81°45'00" W 474.70 feet; thence S 26°06'01" W 443.90 feet; thence S 0°08'51" E 135.65 feet; thence N 89°57'13" E 1059.74 feet; thence N 0°02'47" W 30.0 feet; thence S 89°57'13" W 42.40 feet; thence N 0°02'47" W 431.12 feet to the true point of beginning.

City of Grand Junction
NAME


City of Grand Junction by Conner W. Shepherd,
President of the Council

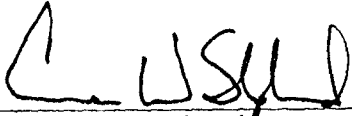
250 N. 5th St. Grand Jct. Co.
ADDRESS

9/26/91
Date

Commencing at the Northwest Corner of the NE1/4 SE1/4 of Section 9, T1S, R1W of the Ute Meridian; thence along the west line of said NE1/4 SW1/4 S 00°02'50"E 1241.63 feet to the North bank of the Colorado River and the true point of beginning; thence S 00°02'50"E 370 feet more or less to the center of the Colorado River; thence northeasterly along the center of the Colorado River to the east line of the NW1/4 SE1/4 of said Section 9; thence along said east line N 00°00'06" W 140 feet more or less to the North bank of the Colorado River; thence along said North bank the following fourteen courses: N 76°07'20" W 81.62 feet; thence N 62°58" W 122.00 feet; thence N 65°43' W 188.00 feet; thence N 78°16' W 181.00 feet; thence N 80°34' W 136.00 feet; thence N 85°42' W 193.00 feet; thence S 83°58' W 293.05 feet; thence S 78°41' W 160.00 feet; thence S 74°19'21" W 175.45 feet; thence S 70°35' W 247.00 feet; thence S 60°53' W 290.00 feet; thence S 66°55'45" W 370.63 feet; thence S 68°09' W 150.00 feet; thence S 73°38'44" W 183.61 feet to the true point of beginning, EXCEPTING THEREFROM the North 650 feet of the SE1/4 SW1/4, and ALSO EXCEPT Lots 14 and 15 of Riverside Subdivision, all in said Section 9.

City of Grand Junction
NAME

250 N. 5th St. Grand Jct. Co.
ADDRESS


City of Grand Junction by Conner W. Shepherd,
President of the Council

9/26/91
DATE

WE, (I), IntraWest Bank of Grand Junction
owner(s) of the real property situate in Mesa County, Colorado,
and described as: 2948 094 12 009
2481 River RD

SEE EXHIBIT A
which property is not presently eligible for annexation to the City of Grand Junction, but requires connection of the property to the City's sewerage system, as consideration for permission to connect to such system, do hereby designate and appoint the City Clerk of the City of Grand Junction as our Attorney in Fact to sign any petition for annexation of the described land to the City, when eligible, whether for the described land alone or in conjunction with other lands. Such authority shall be a covenant running with the land, shall be binding upon successors in interest and shall not cease upon my death (the death of either or both of us).

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

Further, the then owner or owners of this land or any portion of it shall not be permitted to vote in any annexation election but such vote may be cast by the City Clerk.

As a further covenant running with the land, it is understood that the City shall have the right, along with suit for collection of monies owing, to shut off sewerage service for failure to pay charges when the same are due, requiring payment for all costs, plus penalties, of such shutting off and opening before service will be resumed; and, in addition, such charges shall constitute a lien against the property enforceable by appropriate action.

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal(s) this 19th day of November, 1985.

IntraWest Bank of Grand Junction

By: Jay D. Dombach
Jay D. Dombach, Vice President

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19th day of November, 1985 by Jay D. Dombach, Vice President

Of IntraWest Bank of Grand Junction.

WITNESS my hand and official seal: 7

County, Colorado,
- 689

annexation to
of the
eration for
esignate and
ion as our
ion of the
for the
lands. Such
d, shall be
ease upon my

(I) agree
annexation
on purporting
s of no
ements.
or any
annexation

is under-
suit for
ce for
payment
opening
charges
e by

my hand(s)

ation

ident

SEE EXHIBIT A

ASSRREAL ACTION (INQRLP)
 PARCEL NO. (2945)(094)(12)(009)
 INDIVIDUAL OWNERS NAME:
 LAST () FIRST () MIDDLE () SUF ()
 COMPANY OWNERS NAME (INTRAWEST BANK OF GRAND JUNCTION)
 PROPERTY LOCATION: NUMBER (02481).(00) STREET (RIVER RD)
 DIRECTION () UNIT (E)
 1 (UNIT E RIVER ROAD COMMERCIAL CONDOS RECPT NO 1273684)
 2 (DECL RECD B-1339 P-366 THRU P-400 AMENDED B-1341 P-313)
 3 (MESA CO RECDS + 1/9 INT IN COMMON ELEMENTS SEC 9 1S 1W)
 4 ()
 5 ()
 6 ()
 7 ()
 8 ()
 9 ()
 10 ()
 11 ()
 12 ()
 13 ()
 14 ()
 15 ()
 16 ()

STATUS (A)

DECLARATIONS FOR ANNEXATIONS

THE COMMUNITY DEVELOPMENT DEPARTMENT HAS REVIEWED THE PROPOSED ANNEXATION AND HAS DETERMINED THAT:

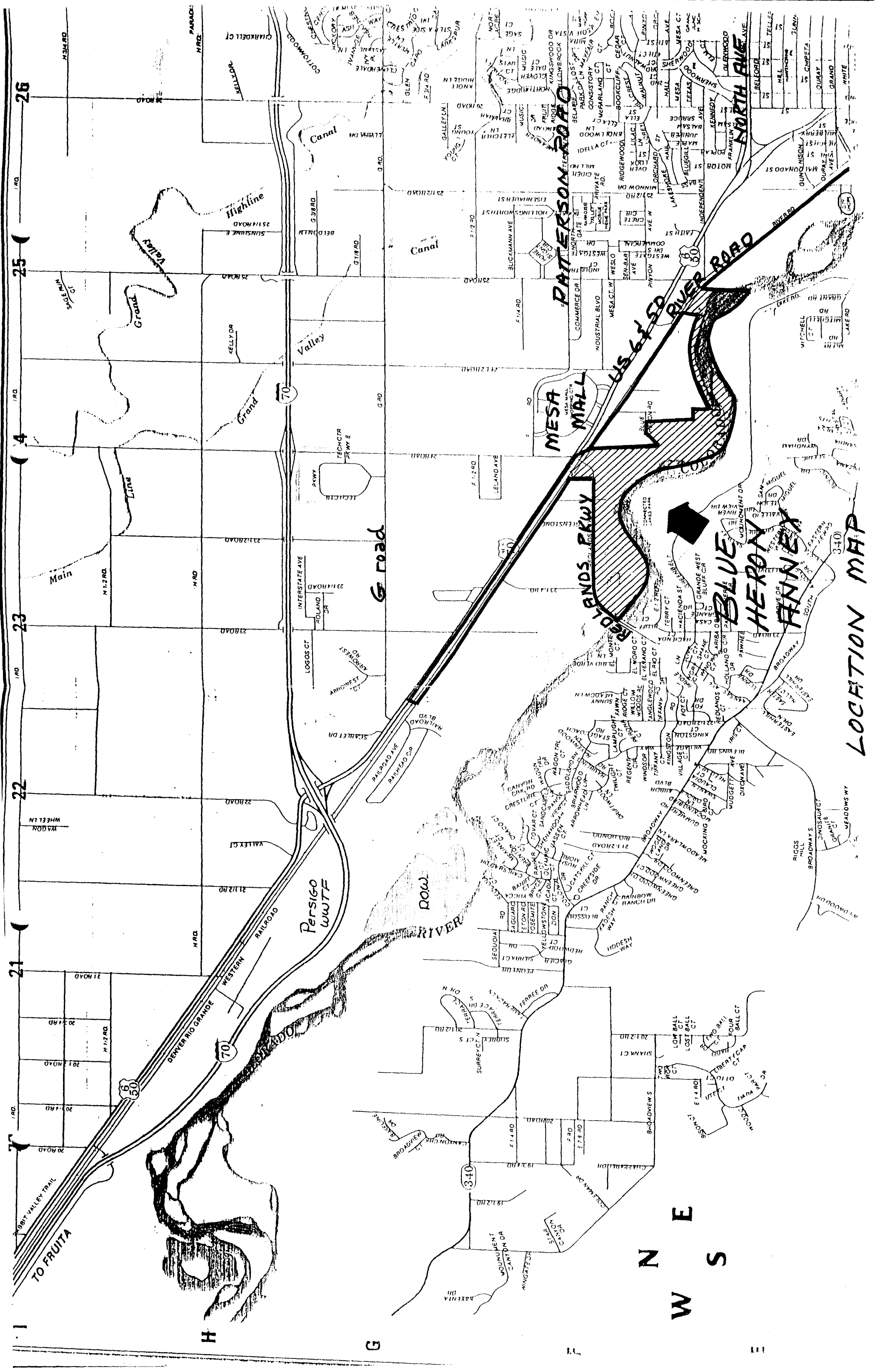
THE PETITION HAS BEEN SIGNED BY OWNERS OF MORE THAN 50 % OF THE PROPERTY DESCRIBED AND BY MORE THAN 50% OF THE OWNERS IN THE AREA DESCRIBED.

THE AREA HAS AT LEAST 1/6 CONTIGUITY WITH EXISTING CITY LIMITS

A COMMUNITY OF INTEREST EXISTS BETWEEN THE AREA TO BE ANNEXED AND THE CITY OF GRAND JUNCTION

THE AREA IS URBAN OR WILL BE URBANIZED IN THE NEAR FUTURE

THE AREA IS CAPABLE OF BEING INTEGRATED WITH THE CITY OF GRAND JUNCTION



26
25
24
23
22
21
1
1
2
3
4

LOCATION MAP

N
S
W
E

PATERSON ROAD

US 67 50

RIVER ROAD

NORTH AVE

MESA MALL

RED BENDS PKWY

BLUE HERON FINNEREX

Persigo WWT

ROW RIVER

Highline

Valley

G road

TO FRUITA

H

G

F

E

ANNEXATION CHECKLIST

BLUE HERON

ANNEXATION NAME

Date Completed

9/91 Establish development file for proposed annexation. Copies of petitions, legal descriptions, notices, location maps, etc. should be kept in the file.

9/91 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.

9/91 Get legal descriptions & ownerships of all properties to be included in annexation.

9/91 Prepare and proof outer perimeter legal description of entire area of proposed annexation.

9/91 Prepare and proof signature pages for petition.

9/91 Obtain applicable signatures (P.O.A.'s signed by city clerk.)

9/91 Complete certification page with notary.

10/91 Original and 4 copies of petition delivered to city clerk. Include note with approx. acres and common location.

10/91 Copy of perimeter description to public works drafting section. (within 24 hrs. of delivering petition to city clerk)

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

9/91 Petition accepted by council.

10/11/91 Send notice of council hearing date to owners in annexation area. (not more than one week after date of hearing is set)

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

2/20/91 Council Public Hearing (hearing cannot be less than 4 weeks after accepting petition.)

12/4/91 Council 2nd reading (usually next scheduled council meeting after hearing)

1/7/92 Effective Date

5/4/92 Initiate Zone of annexation process. (within 90 days of effective date of annexation)

SUGGESTED MOTIONS

ITEM: #67-91
PETITIONER: City of Grand Junction
PROPOSAL: Zone of Annexation for Blue Heron
STAFF: Karl Metzner

COMMENTS: See Review Agency Summary Sheet Comments

APPROVAL: "Mr. Chairman, on item #67-91, a request to zone land recently annexed to the City, also known as the Blue Heron Annexation, to Light Industrial (I-1), Planned Industrial (PI), and Public Zone (PZ) I move that we forward this on to City Council with the recommendation of approval subject to the review agency summary sheet comments."

DENIAL: "Mr. Chairman, on item #67-91, a request to zone land recently annexed to the City, also known as the Blue Heron Annexation, to Light Industrial (I-1), Planned Industrial (PI), and Public Zone (PZ), I move that we deny this for the following reasons." (STATE REASONS)