

Table of Contents

File 1992-0015

Name: LDS Church - NW of 25 1/2 & G Rd - Petition for Annexation

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.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	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
		*Review Comments
		*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	X	Deeds - not conveyed to City			
X		Agenda Item Summary - 4/1/92, 11/18/92			
X	X	Correspondence			
X	X	Petition for Annexation - 2/18/92			
X	X	City Council Minutes - 5/20/92, 11/18/92, 12/2/92 - **			
X		Legal Ad - 10/27/92			
X	X	Planning Commission Minutes - 11/3/92 - **			
X	X	Ordinance No. 2573 - **			
X	X	Annexation Checklist			
X	X	Zone of Annexation Map			
X	X	LDS Annexation Map - GIS Maps - **			



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



A Receipt _____
 Date _____
 Rec'd By _____

File No. 15 92

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		5.82 a	NW. of 25 1/2 & G ROADS	RSF-2	VACANT
<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 type="checkbox"/> REPRESENTATIVE
Name <u>N/A</u>	Name <u>N/A</u>	Name <u>City of G.J.</u>
Address _____	Address _____	Address <u>250 N. 5th 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]
 Signature of Person Completing Application _____ Date _____

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

GRAND JUNCTION CITY COUNCIL

DATE: APRIL 1, 1992

AGENDA ITEM SUMMARY

STAFF: Karl Metzner

ACTION REQUESTED:

Accept petition for LDS Annexation.

EXECUTIVE SUMMARY:

A petition has been received from the LDS Church for annexation of property they own Northwest of 25 1/2 and G roads. This property lies north and west of another church owned property which was annexed as part of Wilson Ranch annexation # 1. This is currently vacant land comprised of a single parcel of approximately 5.8 acres. This is a 100 % annexation petition.

FISCAL IMPACT:

None at this time. This parcel is vacant land and all adjacent streets have previously been annexed.

BACKGROUND/ ISSUES /OPTIONS

Since an adjacent parcel owned by the Church has been annexed, Church leaders felt that annexation of this parcel would give more flexibility for future development.

RECOMMENDATIONS:

Accept petition

APR 1 1992
CITY CLERK
GRAND JUNCTION, CO



Grand Junction Community Development Department
Planning, Zoning, Code Enforcement
250 North Elm Street
Grand Junction, Colorado 81501-2688
(800) 244-1490 FAX (800) 244-1599

Mike Joyce, Director
Mesa County Planning Department
750 Main Street
Grand Junction, Co. 81501

Dear Mike:

On April 1, 1992 the Grand Junction City Council accepted a petition for annexation of property located north west of 25 1/2 and G roads. A map of this annexation, known as the LDS Annexation is enclosed. In accordance with CRS 31-12-115 the City elects to assume land use authority over the land contained in this annexation at this time.

Please let me know if you have any questions regarding this matter.

Sincerely

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

Karl G. Metzner
Senior Planner

xc: Bennett Boeschstein

#15 92
City of Grand Junction
Planning & Zoning
10/15/92



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

April 7, 1992

Board of Mesa County Commissioners
County Administration Building
750 Main Street
Grand Junction, Colorado 81501

Commissioners:

Subject: LDS (Latter Day Saints) Annexation
Notice of Hearing, Resolution No. 35-92, and Petition

In compliance with Title 31, Article 12, C.R.S., Part 1, entitled "Municipal Annexation Act of 1965," Section 31-12-108(2), I have enclosed a copy of Resolution No. 35-92 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting April 11, 1992, giving notice of hearing on the proposed LDS Annexation. Also enclosed is a copy of the petition.

Sincerely,

A handwritten signature in cursive script that reads "Theresa F. Martinez".

Theresa F. Martinez, CMC
Acting City Clerk

Enclosures

c: Mr. Lyle DeChant, County Attorney
Grand Junction Drainage District
Grand Junction Rural Fire District
Mesa County School District #51
Ute Water Conservancy District
Mr. Dan Wilson City Attorney
Mr. Bennett Boeschstein, Community Development Director ✓

#15 92
APR 10 1992

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:

PARCEL; 2701-343-00-959
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
50 E NORTH TEMPLE STREET 12TH FLOOR
SALT LAKE CITY, UT 84150-0012

SE4SE4SW4 SEC 34 1N 1W EXC E 440FT OF S 370FT THEREOF & EXC E
20FT & ALSO EXC S 30FT AS DESC IN B-1647 P-47
MESA CO RECORDS 5.98A

As ground therefore, 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, Sections 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 limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred per cent of the area of such territory to be annexed, exclusive of streets and alleys; 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.

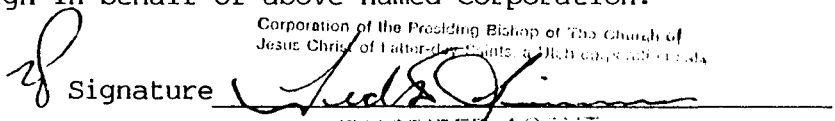
#15 92

City of Grand Junction
City Clerk's Office

NAME: Corporation of the Presiding Bishop of the
Church of Jesus Christ of Latter Day Saints
A Utah Corporation Sole

ADDRESS: Real Estate Department - 12th Floor
Attention of Gary Lee
50 East North Temple Street
Salt Lake City, Utah 84150-0012
Phone: 1-800-453-3866 Ext 4470

Undersigned Ted D. Simmons hereby declares that
the property located on 2536 G Road, Grand Junction, Colorado 81505
is indeed owned by the Corporation named above and that I am legally
authorized to sign in behalf of above named Corporation.

Signature 
Name: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION
AUTHORIZED AGENT

Current Date: Feb 18, 1992

The tax number of property to be annexed is:
2701-343-00-959

Legal Description:

SE4SE4SW4 SEC 34 1N 1W EXC E 440FT OF S 370FT THEREOF &
EXC E 20FT & ALSO EXC S 30FT AS DESC IN B-1647 P-47
MESA CO RECORDS 5.98A

#15 92
Printed
Do Not Remove
From Office



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

June 1, 1992

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

Gentlemen:

Re: Annexation - LDS

Enclosed herewith is certified copy of Ordinance No. 2573 and map for Annexation which annexes approximately 5.83 acres located northwest of 25-1/2 Road and G Road.

Effective date of the annexation is June 21, 1992.

Sincerely,

Theresa F. Martinez
Theresa F. Martinez, CMC
Acting City Clerk

Enclosures

cc: Annexation Clerk, Public Service Company
Jarrett Broughton, Grand Valley Rural Power Lines, Inc.
Larry Axtell, Colorado Department of Highways
Tom Worster, United Artists Cable TV
Avy Heineken, U.S. West, Inc.
Sgt. Wiseman, Colorado State Patrol
County Assessor
County Engineering Department
County Planning Department
County Motor Vehicle 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

ANNEXATION CHECKLIST

LDS ANNEX
ANNEXATION NAME

Date Completed

Feb 20, 1992 Establish development file for proposed annexation. Copies of petitions, legal descriptions, notices, location maps, etc. should be kept in the file.

Feb. 20, 1992 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.

Feb 20, 1992 Get legal descriptions & ownerships of all properties to be included in annexation.

Feb 20, 1992 Prepare and proof outer perimeter legal description of entire area of proposed annexation.

Feb 20, 1992 Prepare and proof signature pages for petition.

Feb. 27, 1992 Obtain applicable signatures (P.O.A.'s signed by city clerk.)

MARCH 2, 1992 Complete certification page with notary.

MARCH 2, 1992 Original and 4 copies of petition delivered to city clerk. Include note with approx. acres and common location.

MARCH 2, 1992 Copy of perimeter description to public works drafting section. (within 24 hrs. of delivering petition to city clerk)

N/A 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.

APRIL 1, 1992 Petition accepted by council.

APRIL 8, 1992 Send notice of council hearing date to owners in annexation area. (not more than one week after date of hearing is set)

N/A 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.

13 92
11-11-92
11-11-92

MAY 6, 1992 Council Public Hearing (hearing cannot be less than 4 weeks after accepting petition.)

MAY 20, 1992 Council 2nd reading (usually next scheduled council meeting after hearing)

21 JUNE 1992 Effective Date

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

#15 92
City of
City Office

DECLARATIONS FOR ANNEXATIONS

MY NAME IS _____ OF THE COMMUNITY DEVELOPMENT DEPARTMENT.
I HAVE REVIEWED THE PROPOSED ANNEXATION AND HAVE DETERMINED THAT:

1. 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.
2. THE AREA (AS SHOWN ON THE MAP BEHIND YOU) HAS AT LEAST 1/6TH CONTIGUITY WITH EXISTING CITY LIMITS. CONTIGUITY IS ESTABLISHED SERIALLY (IF APPLICABLE)
3. A COMMUNITY OF INTEREST EXISTS BETWEEN THE AREA TO BE ANNEXED AND THE CITY OF GRAND JUNCTION SINCE THE CENTRAL GRAND VALLEY IS ESSENTIALLY A SINGLE DEMOGRAPHIC AND ECONOMIC UNIT AND OCCUPANTS OF THE AREA CAN BE EXPECTED TO USE CITY STREETS, PARKS AND OTHER URBAN FACILITIES.
4. THE AREA IS URBAN OR WILL BE URBANIZED IN THE NEAR FUTURE.
5. THE AREA IS CAPABLE OF BEING INTEGRATED WITH THE CITY OF GRAND JUNCTION SINCE THE CITY HAS THE FACILITIES AND RESOURCES NECESSARY TO PROVIDE URBAN SERVICES.
6. NO LAND HELD IN IDENTICAL OWNERSHIP IS BEING DIVIDED WITHOUT WRITTEN CONSENT UNLESS THE DIVISION IS BY A DEDICATED ROAD.
7. NO LAND IN IDENTICAL OWNERSHIP COMPRISING 20 ACRES OR MORE WITH A VALUATION OF \$200,000 OR MORE IS INCLUDED WITHOUT THE OWNERS CONSENT.

LDS ANNEX

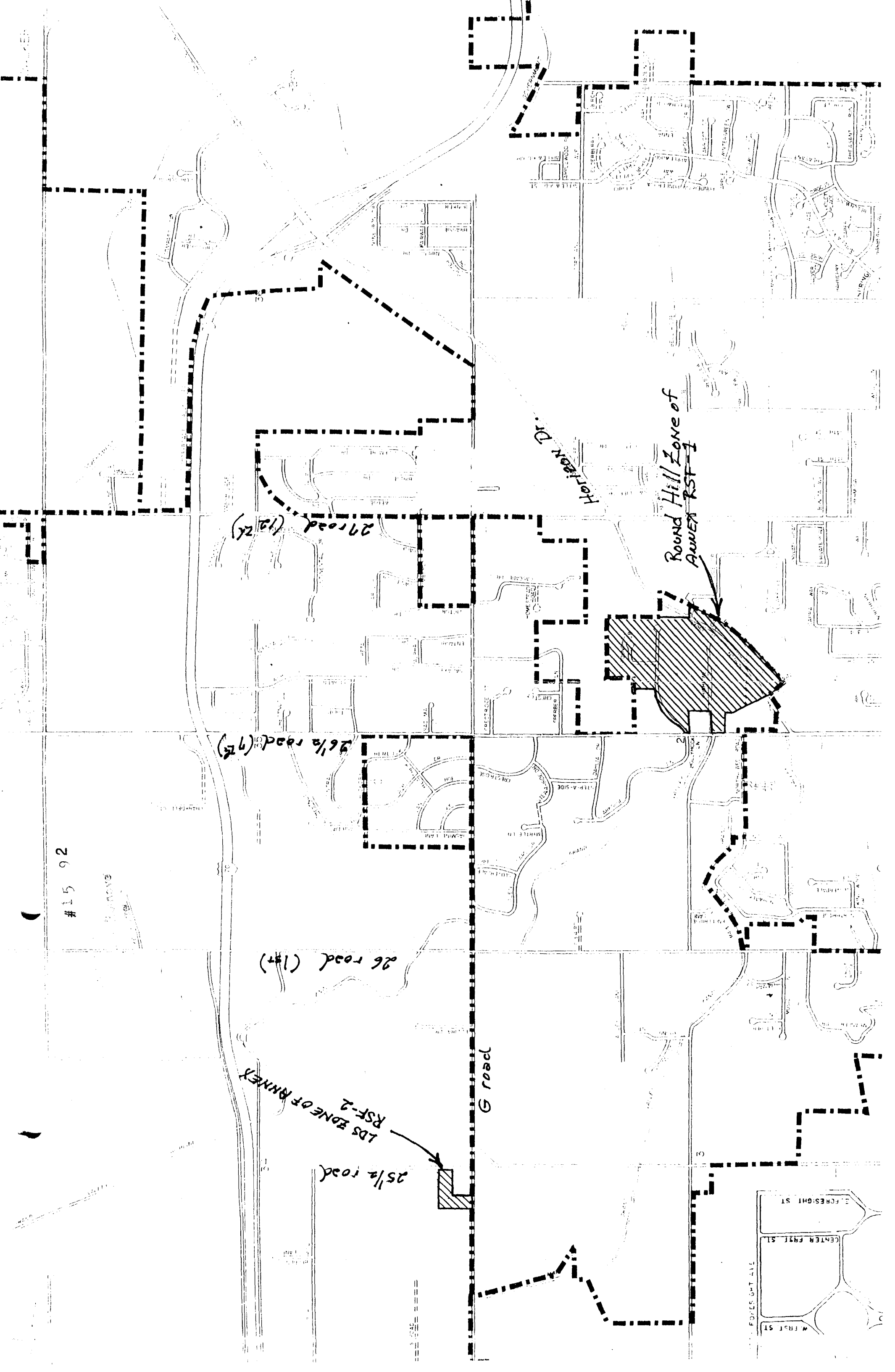
100% petition
1 property 1 owner

5.82 acres

rep. John Boogert
Does not require
impact statement.

#15 92

10/2/92
10/2/92



#15 92

29 road (1926)

26 1/2 road (97)

26 road (197)

LDS Zone of Annex RST-2

25 1/2 road

G road

Horizon Dr.

Round Hill Zone of Annex RST-1

W. FOREST ST
CENTER FIRST ST
E. FOREST ST

WATER

PARKING

Earl Sawyer Recorder.

JAMES E. HALE and CORINTHIA H. HALE

whose address is Grand Junction

County of Mesa, State of

Colorado, for the consideration of

Ten Dollars and Other Valuable Consideration

done, in hand paid, hereby sell(s) and convey(s) to

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole

whose legal address is 50 E North Temple Street, Salt Lake City 84150 County of

Salt Lake, and State of Utah / the following real property in the

County of Mesa, and State of Colorado, to wit:

The SE¼ SE¼ SW¼ of Section 34, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT a strip of land 20 feet wide along the East side as described in instrument recorded in Book 332 at Page 520.

Together with all water and water rights, ditches and ditch rights appurtenant thereto.

also known as street and number 2542 G Road, Grand Junction, CO 81501

with all its appurtenances, and warrant(s) the title to the same, subject to 1982 general taxes, payable in 1983, easements, restrictions, rights-of-way, covenants, conditions, reservations of record or in use and subject to the prior reservation of 25% of the oil, gas and mineral rights.

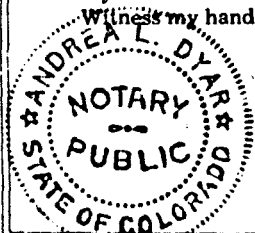
Signed this 23rd day of March, 1982

James E. Hale
James E. Hale
Corinthia H. Hale
Corinthia H. Hale

STATE OF COLORADO, } ss.
County of Mesa

The foregoing instrument was acknowledged before me this 23rd day of March, 1982, by James E. Hale and Corinthia H. Hale.

My commission expires 1/29/85
Witness my hand and official seal.



Andrea L. Dyar
Notary Public

2309 North Avenue, Suite 400
Grand Junction, CO 81501
MY COMMISSION EXPIRES 1-29-85

#15 92

Original Do NOT Remove From Office

Corinthia \$270,000.00

State Documentary Fee
MAR 23 1982
\$ 270.00

COMPARE
W. H. W.

WARRANTY DEED OR QUIT-CLAIM—Statutory Form—The C. F. Hunsdel Book Book & Lumber Co., Denver, Colo. 12778

Know all Men by these Presents, That *Elvina M. Measures, formerly Elvina M. Williams*
 of the County of *Mesa* and State of *Colorado* for the consideration of
\$100 and other good and valuable considerations
 in hand paid, hereby *sell* and convey to *Wesley J. Williams*
 of the County of *Mesa* and the State of *Colorado*, the following real property, ^{situate}
Mesa and State of Colorado, to-wit:

*That part of the SE 1/4 SE 1/4 SW 1/4 of Section 34, T. 17N., R. 1W., U. 7M.,
 lying east of the private driveway on said premises and east
 of the east line of said driveway, as extended northward to
 the north line of said SE 1/4 SE 1/4 SW 1/4 of Section 34, except a strip
 20 feet in width along the east side of said tract; together
 with five (5) shares of the capital stock of the Grand Valley
 Irrigation Company, and all ditch and water, rights
 appurtenant thereto;*

with all its appurtenances and warrant the title to the same

Signed and delivered this *11th* day of *April*, A. D. 19*32*.
 IN THE PRESENCE OF
Elvina M. Measures (Seal)
Formerly (Seal)
Elvina M. Williams (Seal)

STATE OF COLORADO,
 County of *Mesa*

I, The foregoing instrument was acknowledged in and
 County, in the State aforesaid, do hereby certify that before me this *11th* day of
April, 1932, by *Elvina M. Measures, formerly Elvina M. Williams*
 who personally known to me to be the person whose name subscribed in the foregoing deed, appeared before me this day in person
 and acknowledged that signed, sealed and delivered the said instrument of writing as free and voluntary act and deed, for
 the uses and purposes herein set forth.



Lucy E. Hogan
 Given under my hand and official seal, this _____ day of _____
 A. D. 19*32*
 My commission expires *January 23*, A. D. 19*33*.
Lucy E. Hogan
 Notary Public

15 92

Original NOT REMOVE
Office

Filed for Record the *9* day of *Mar*, A. D. 19*33*, at *2:22* o'clock P.M.
E. W. Jordan, RECORDER.
 Deputy.