

Table of Contents

File 1992-0036

Name: Wilson Ranch Annex. - G 1/2 Rd. E. of 26 1/2 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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X	X	Table of Contents
		*Review Sheet Summary
X		*Application form
X		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
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
X	X	*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		Various Deeds not conveyed to City			
X	X	Declaration for Annexation - blank			
X		Petition for Annexation			
X		Mesa Co. Assessor's Office Real Property Master List - 1992			
X	X	Correspondence			
X	X	Planning Commission - 1/5/93 - **			
X	X	City Council Minutes - 1/6/93, 1/20/93, 2/3/93			
X		Location Map			
X	X	Ordinance No. 2589, 2641 - **			
X		Notice of Public Hearing Mail-out - 1/5/93			
X		Legal Ad			
X		Annexation Area Fact Sheet - 11/3/92			
X	X	City Council Minutes and Agenda - 11/18/92 - **			

WILSON RANCH SURROUNDING PROPERTY OWNERS

Edward H. and Betty C. Settle
755 26 Rd.
Grand Junction, CO 81506

Oliver and Margaret Hall
627 Fletcher Lane
Grand Junction, CO 81505

GNT Development Corporation
P. O. Box 3957
Grand Junction, CO 81502

Rachelina Marasco
653 26 1/2 Rd.
Grand Junction, CO 81506

Elsa Daugherty
2561 G 1/2 Rd.
Grand Junction, CO 81505

Edward and Betty Settle
774 27 Rd.
Grand Junction, CO 81506

Christopher & Lynda Anastacio
P. O. Box 26149
Richmond, VA 23260-6149

William J. and Janice L. Rohr
2559 G 3/8 Rd.
Grand Junction, CO 81505

Sea-Me Corporation
2457 Industrial Blvd.
Grand Junction, CO 81503

Richard and Denise Hctor
727 Corral Dr.
Grand Junction, CO 81505

Robert G. Wilson
P. O. Box 604
Grand Junction, CO 81502

Ken and J. L. Nisbitt
716 25 1/2 Rd.
Grand Junction, CO 81505

Marion B. Lamm
2587 G 1/2 Rd.
Grand Junction, CO 81505

*GNT Development Corp.
P.O. Box 3957
GJ 81502*



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

November 23, 1992

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

Commissioners:

Subject: Wilson Ranch #4 Annexation -
Notice of Hearing, Resolution No. 81-92, 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. 81-92 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting November 18, 1992, giving notice of hearing on the proposed Wilson Ranch #4 Annexation. Also enclosed is a copy of the petition.

Sincerely,

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

NBL:tm

Enclosures

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

REVIEW COMMENTS

Page 1 of 2

FILE NO. #44-92

TITLE HEADING: Resubdivision

ACTIVITY: Wilson Ranch Resubdivision

LOCATION: Wilson Drive (Lots 14 & 15, Block 1, Filing 1)

PHASE:

ACRES:

PETITIONER: GNT Development/Dan Garrison

PETITIONER'S ADDRESS/TELEPHONE:

Box 4542
Grand Junction, CO 81502
(303) 245-1434

ENGINEER/REPRESENTATIVE: Dan Garrison

STAFF REPRESENTATIVE: Bennett Boeschenstein

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 27, 1992.

CITY UTILITIES ENGINEER 08/11/92
Bill Cheney 244-1590

from the "As Built" drawings that the water service to Lot 2 has been
before, an easement will be required to get the service to Lot 2 or
stalled to Lot 2.

*Jim Majors
Lawyer*

w. Joe Crocker

ENGINEER 08/11/92
244-1591

241-1616

600 Valley
Fed.

tructed in back of Lot 1 redirects sheet flow runoff to the southwest
orm of concentrated runoff. This may not be discharged onto Lot
to Wilson Drive within a required 5' drainage easement bordering
of Lot 1, that is, between the previous and new lot line shown.

FILE #44-92

Page 2 of 2

COMMUNITY DEVELOPMENT DEPT 08/06/92

Bennett Boeschstein 244-1438

1. Adjustment of property lines would seem to be fine as long as UCC approves and drainage issues are handled.
2. Drainage should be directed into a swale along property line or other drainage structure approved by City Public Works and covered by a drainage easement.
3. Minimum 5' drainage easement
4. Corner flair?



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

November 25, 1992

Mesa County Board of County Commissioners
750 Main Street
Grand Junction, Co. 81501

RE: Annexation Impact Report

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed Crestridge Heights and Wilson Ranch #4 Annexations. This report is required by CRS 31-12-108.5 for proposed annexations in excess of 10 acres. If you have any questions regarding this material, please contact Karl Metzner (244-1439) of this department.

Sincerely

Larry Timm
Community Development Director





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

January 22, 1993

GNC Development Corporation
Attn: Dan Garrison
PO Box 3957
Grand Junction, CO 81502

FILE

Dear Dan Garrison:

On January 20, 1993, the City Council passed the second reading on the annexation of Wilson Ranch Subdivision. The annexation will become effective on February 21, 1993.

The City is pleased that you chose to request your property to be annexed and, on behalf of the people of Grand Junction, I would like to welcome you to the City. The addition of the Wilson Ranch Subdivision annexation will help to make Grand Junction even better.

We encourage your participation and support in all aspects of City Government. If you have any questions, or need assistance, please call the appropriate phone number on the enclosed list.

Sincerely,

Reford C. Theobald
Mayor

RCT/bjp

WILSON RANCH ANNEXATION NO. 4

A tract of land located in a part of the E1/2 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Commencing at the Northwest corner of the SE1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 537.29 feet to the True Point of Beginning; thence continuing North 90°00'00" East along said North line of the SE1/4 of Section 34 a distance of 58.94 feet to a point on the North and East bank of the Grand Valley Canal; thence continuing North 90°00'00" East along said North line of the SE1/4 of Section 34 a distance of 12.60 feet; thence North 25°08'30" West a distance of 82.68 feet to a point on the South right-of-way of interstate 70; thence along said South right-of-way of Interstate 70 the following 6 courses and distances:

- 1) along the arc of a curve to the left whose radius is 2,965.00 feet and whose long chord bears North 79°15'22" East 60.20 feet;
- 2) North 76°40'49" East 305.10 feet;
- 3) North 75°40'19" East 175.00 feet;
- 4) North 76°39'26" East 229.99 feet;
- 5) North 76°41'12" East 64.92 feet;
- 6) along the arc of a curve to the right whose radius is 2,765.00 feet and whose long chord bears North 82°45'20" East 393.80 feet to a point on the centerline of Leach Creek;

thence along said centerline of Leach Creek by the following 2 courses and distances:

- 1) South 04°18'03" West 104.14 feet;
- 2) South 55°42'53" West 131.26 feet to the centerline of the Grand Valley Canal;

thence along said centerline of the Grand Valley Canal by the following 6 courses and distances:

- 1) North 64°03'24" West 59.02 feet;
- 2) South 88°41'25" West 35.29 feet;
- 3) South 79°34'22" West 41.76 feet;
- 4) South 61°21'09" West 89.95 feet;
- 5) South 45°25'42" West 125.11 feet;
- 6) South 29°34'51" West 30.01 feet to a point on the North line of the SE1/4 of said Section 34;

thence South 90°00'00" West along said North line of the SE1/4 of Section 34 a distance of 25.52 feet to the Northeast corner of the NW1/4 SE1/4 of said Section 34; thence South 00°13'29" West along the East line of the NW1/4 SE1/4 of said Section 34 a distance of 1,320.25 feet to the Southeast corner of the NW1/4 SE1/4 of said Section 34; thence North 89°56'30" West along the South line of the NW1/4 SE1/4 of said Section 34 a distance of 23.45 feet; thence North 00°06'00" East a distance of 20.70 feet; thence South 89°26'12" West a distance of 1,033.46 feet to the Southeast corner of Lot 16 in

Block 2 of Wilson Ranch Filing No. One as recorded in Plat Book 13 at Pages 282 & 283 in the office of the Mesa County Clerk and Recorder; thence along the Eastern Boundary of said Wilson Ranch Filing No. One the following 15 courses and distances:

- 1) North 00°33'48" West 100.00 feet;
- 2) along the arc of a non-tangent curve to the left whose radius is 50.00 feet and whose long chord bears North 06°23'22" West 50.26 feet;
- 3) North 00°33'48" West 123.66 feet;
- 4) North 68°56'30" East 327.38 feet;
- 5) North 21°03'30" West 100.00 feet;
- 6) North 68°56'30" East 37.36 feet;
- 7) North 21°03'30" West 50.00 feet;
- 8) along the arc of a non-tangent curve to the right whose radius is 175.00 feet and whose long chord bears North 76°33'58" East 46.44 feet;
- 9) North 03°16'10" East 111.86 feet;
- 10) South 86°43'50" East 85.00 feet;
- 11) North 08°11'00" East 169.29 feet;
- 12) North 81°49'00" West 100.42 feet;
- 13) North 08°11'00" East 166.87 feet;
- 14) North 53°33'43" West 69.37 feet;
- 15) North 06°52'51" West 261.08 feet to the True Point of Beginning.

WILSON RANCH ANNEXATION # 4

PARCEL 1:

A tract of land located in a part of the NW 1/4 SE 1/4 of Section 34, Township 1 North, Range 1 West of the Uta Meridian, said tract being more particularly described as follows:

Commencing at the Northwest corner of the SE 1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE 1/4 of said Section 34 a distance of 292.00 feet to the True Point of Beginning, thence continuing North 90°00'00" East along said North line of the SE 1/4 of Section 34 a distance of 245.29 feet to a point on the West right-of-way of the Grand Valley Canal, thence along the West and South right-of-way of the Grand Valley Canal by the following 6 courses and distances:

- 1) South 06°52'51" East 261.08 feet,
- 2) South 53°33'43" East 126.13 feet,
- 3) South 81°49'05" East 167.69 feet,
- 4) North 83°32'06" East 132.45 feet,
- 5) North 57°38'03" East 320.40 feet,
- 6) North 45°33'29" East 117.25 feet to a point on the East line of the NW 1/4 SE 1/4 said Section 34,

thence South 00°12'04" West 1,230.80 feet to the Southeast corner of the NW 1/4 SE 1/4 of said Section 34, thence North 89°56'30" West along the South line of the NW 1/4 SE 1/4 of said Section 34 a distance of 23.45 feet, thence North 00°06'00" East 20.70 feet, thence South 89°26'12" West 1,296.59 feet to a point on the West line of the SE 1/4 of said Section 34, thence North 00°06'00" East along said West line of the SE 1/4 of Section 34 a distance of 1,012.27 feet, thence South 89°52'00" East 11.20 feet, thence North 46°10'00" East 389.89 feet, thence North 00°08'00" East 30.00 feet to the True Point of Beginning,

EXCEPT All of Wilson Ranch Filing No. One,

PARCEL 2:

A tract of land located in a part of the E 1/2 of Section 34, Township 1 North, Range 1 West of the Uta Meridian, said tract being more particularly described as follows:

Commencing at the Northwest corner of the SE 1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE 1/4 of said Section 34 a distance of 596.23 feet to the True Point of Beginning, thence continuing North 90°00'00" East along said North line of the SE 1/4 of Section 34 a distance of 12.60 feet, thence North 25°08'30" West 82.68 feet to a point on the South right-of-way of Interstate 70, thence along said South right-of-way Interstate 70 by the following 4 courses and distances:

- 1) along the arc of a curve to the left whose radius is 2,965.00 feet and whose long chord bears North 79°15'22" East 60.20 feet,
- 2) North 76°40'49" East 305.10 feet,
- 3) North 75°40'19" East 175.00 feet,
- 4) North 78°39'26" East 229.99 feet,

thence South 00°03'30" West 247.06 feet to a point on the North bank of the Grand Valley Canal, thence along the North and East bank of the Grand Valley Canal by the following 7 courses and distances:

- 1) South 29°34'51" West 6.54 feet,
- 2) South 45°29'19" West 171.38 feet,
- 3) South 56°44'15" West 301.17 feet,
- 4) South 80°30'15" West 107.47 feet,
- 5) North 74°13'45" West 135.25 feet,
- 6) North 47°02'00" West 80.36 feet,
- 7) North 14°08'30" West 217.97 feet to the True Point of Beginning,

PARCEL 3:

A tract of land located in a part of the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 34, Township 1 North, Range 1 West of the Uta Meridian, said tract being more particularly described as follows:

Commencing at the Northwest corner of the SE 1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE 1/4 of said Section 34 a distance of 608.83 feet, thence North 25°08'30" West 82.68 feet to a point on the South right-of-way of Interstate 70, thence along said South right-of-way of Interstate 70 by the following 4 courses and distances:

1) along the arc of a curve to the left whose radius is 2,965.00 feet and whose long chord bears North $79^{\circ}15'22''$ East 60.20 feet,
 2) North $76^{\circ}40'49''$ East 305.10 feet,
 3) North $75^{\circ}40'19''$ East 175.00 feet,
 4) North $76^{\circ}39'26''$ East 229.99 feet to the True Point of Beginning, thence along said South right-of-way of Interstate 70 by the following 2 courses and distances:
 1) North $76^{\circ}41'12''$ East 64.92 feet,
 2) along the arc of a curve to the right whose radius is 2,765.00 feet and whose long chord bears North $82^{\circ}45'20''$ East 393.80 feet to a point on the centerline of Leach Creek, thence along said centerline of Leach Creek by the following 2 courses and distances:
 1) South $04^{\circ}18'03''$ West 104.14 feet,
 2) South $55^{\circ}42'53''$ West 131.26 feet to the centerline of the Grand Valley Canal, thence along said centerline of the Grand Valley Canal by the following 6 courses and distances:
 1) North $64^{\circ}03'24''$ West 59.02 feet,
 2) South $88^{\circ}41'25''$ West 35.29 feet,
 3) South $79^{\circ}34'22''$ West 41.76 feet,
 4) South $61^{\circ}21'09''$ West 89.95 feet,
 5) South $45^{\circ}25'42''$ West 125.11 feet,
 6) South $29^{\circ}34'51''$ West 30.01 feet to a point on the North line of the SE 1/4 of said Section 34,
 thence South $90^{\circ}00'00''$ West along said North line of the SE 1/4 of Section 34 a distance of 25.52 feet to the Northeast corner of the NW 1/4 SE 1/4 of said Section 34, thence North $00^{\circ}03'30''$ East 252.74 feet to the True Point of Beginning,

GNT Development Corp.,
 a Colorado Corporation
NAME


SIGNATURE

P.O. Box 3957, Grand Junction, Co.
ADDRESS

11-17-92
DATE

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

Karl G. Metzner, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

Karl G. Metzner

Subscribed and sworn to before me this 17th day of November 1992.

Witness my hand and official seal.

Neva B. Lockhart
Notary Public

575 28 1/2 Road #39
Address

My commission expires: 6-23-94 Grand Junction, Co. 81501

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:

SEE ATTACHED

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.

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.