



GRAND JUNCTION ORTHOPAEDIC ASSOCIATES, P.C.

C. MKA
OW
CH

8/21/92

550 Patterson Road, Grand Junction, Colorado 81506 Phone (303) 243-8140

General Orthopaedics
Hand Surgery
Sports Medicine
Physical Therapy
Arthritis and Joint Disease

William R. Patterson, M.D.
David P. Fisher, M.D.
David M. Mayer, M.D.
Ronald C. Pinson, M.D.
Steven J. Heil, M.D.

August 10, 1882

Mr. Reford Theobold, President
GRAND JUNCTION CITY COUNCIL
2812 Mesa Avenue
Grand Junction, Colorado 81501

Dear Mr. Theobold:

I wanted to state again what Dr. Fisher and I are requesting with respect to our property on South Camp Road.

We would like to withdraw our petition for annexation and reconsider the matter as to whether we wish to be in the city or the county. We are not doing this because we are yielding to the pressures of the people who are opposed to annexation, but rather because we feel we haven't given it adequate thought. I appreciate even more now the fact that this is an emotional issue. If we are allowed to withdraw our petition we will come in and discuss the matter with the City Planning Department, as well as with the County. As you are probably aware, our site is totally agricultural at the present time. It has no buildings on it whatsoever. There are lots of other sites that are more obviously a part of the city than this one that are currently in the county. We are somewhat concerned about city regulations that state that weeds must be cut which seems inappropriate for a site like ours.

We will appreciate it if you will give thought to our request.

Sincerely yours,

GRAND JUNCTION ORTHOPAEDIC ASSOCIATES, P.C.

William R. Patterson

WILLIAM R. PATTERSON, M.D.

WRP/dgm

xc:



City of Grand Junction, Colorado
31501-2668
200 West Fifth Street

November 27, 1991

Bernarr B. Johnson
14628 State Hwy 133
Carbondale, CO 81623

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 Ridges Annex will be scheduled for public hearing before the City Council on January 8, 1992 at 7:30 p.m. in the City/County Auditorium.

Enclosed is a location map showing the general boundaries of the proposed annexation. If you would like to discuss this proposal or have additional questions please call me at 244-1439.

Sincerely

Karl G. Metzner

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:

A tract of land in section 35, Township 11 South, Range 101 West of the 6th Principle Meridian, Mesa County, Colorado being more specifically described as follows:

Beginning at a point 30.00 ft. west of the SE Corner of Government Lot 1; thence N 00 deg. 02 min. 00 sec. E, parallel with the east line of said lot 1, a distance of 637.87 ft. to a point; thence S 89 deg. 18 min. 00 sec. W along the north line of the south 1/2 of said lot 1 a distance of 1389.28 ft. to a point on the west line of said lot 1; thence S 00 deg. 04 min. 05 sec. W along the west line of said lot 1 a distance of 656.01 ft. to the SW Corner of said lot 1; thence S 00 deg. 10 min. 07 sec. E along the west line of Government Lot 2 of said section 35 a distance of 1318.14 ft. to the SW Corner of said lot 2; thence N 89 deg. 54 min. 21 sec. E along the south line of said lot 2 a distance of 705.95 ft. to a point; thence N 00 deg. 02 min. 46 sec. W a distance of 846.0 ft. to the Centerline of the Redlands Water and Power 3rd Lift Canal; thence S 89 deg. 51 min. 47 sec. E a distance of 678.25 ft. to a point, said point being 30 ft. west of the East line of said section 35; thence N 00 deg. 02 min. 00 sec. E parallel with the East Line of said Section 35 a distance of 509.85 ft. to the point of beginning.

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.

THE WEST 1/2 SOUTH 1/2 OF GOVERNMENT LOT ONE, EXCEPT THE NORTH 20 FEET THEREOF, AND THE WEST 1/2 OF GOVERNMENT LOT 2, ALL IN SECTION 35, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PM.

William R. Patterson
NAME

William R Patterson
SIGNATURE

550 PATTERSON RD. GRAND JCT. CO.
ADDRESS

6-25-92
DATE

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT ONE IN SECTION 35 T11S, R101W, OF THE 6TH PM; THENCE N 0 DEG. 02 MIN. E 637.87 FT.; THENCE WEST 710.68 FT. TO THE WEST LINE OF THE EAST 1/2 SOUTH 1/2 OF SAID LOT 1; THENCE S 0 DEG. 13 MIN. 15 SEC. E 638.32 FT.; THENCE S 0 DEG. 02 MIN. 42 SEC. E 470.95 FT. TO THE CENTERLINE OF THE REDLANDS WATER AND POWER CO. 3RD LIFT CANAL; THENCE S 86 DEG. 51 MIN. 47 SEC. E 708.25 FT.; THENCE N 0 DEG. 02 MIN. E 509.85 FT. TO THE POINT OF BEGINNING, EXCEPT THE EAST 30 FT. FOR ROAD RIGHT OF WAY AS RECORDED IN BOOK 976 PAGE 558 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER.

William R. Patterson
NAME

William R Patterson
SIGNATURE

550 PATTERSON RD. GRAND JCT. CO.
ADDRESS

6-25-92
DATE

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

Kael 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.

Kael G. Metzner

Subscribed and sworn to before me this 25 day of June, 19 92.

Witness my hand and official seal.

Barbara J. Martinez
Notary Public

250 N. 5th St. Grand Jet Co
Address

My commission expires: June 13 1995

Department of Planning & Development
City of Grand Junction
1000 North Grand Avenue
Grand Junction, CO 81501
Phone: (970) 244-1439
Fax: (970) 244-1440

January 15, 1992

Bernarr B. Johnson
14628 State Hwy 133
Carbondale, CO 81623

Dear Property Owner:

You were previously sent two notices of dates for public hearing on the Ridges Majority Annexation. We apologize for the confusion, but the schedule for hearing has once again been revised.

The Ridges Majority Annexation petition will be accepted by City Council on January 22, 1992 at which time they will schedule the public hearing for February 19, 1992 at 7:30 p.m. in the City/County Auditorium. If you wish to submit written comments, please address them to the Grand Junction City Council in care of this Department prior to February 19, 1992. You may also appear at the public hearing to present any verbal testimony you may have regarding this annexation.

If you have any questions regarding this proposal, or the effects of annexation, please call me at 244-1439.

Sincerely,



Karl G. Metzner
Senior Planner

KGM/bp

C




City of Grand Junction, Development Department
Planning and Code Enforcement
101 West Fifth Street
Grand Junction, Colorado 81501-4268
303-244-4331 Fax 303-244-1399

Bernarr B. Johnson
14628 State Hwy 133
Carbondale, CO 81623

Dear Property Owner:

You were previously notified of a hearing date for the Ridges Majority Annexation. Because of the complexities involved in the legal description for this large of an annexation and the City of Grand Junctions desire to ensure that all annexation requirements and processes are fully met, the hearing on this annexation has been postponed. As soon as the hearing has been rescheduled you will be notified. Please call me at (303) 244-1439 if you have any questions regarding this matter.

Sincerely


Karl G. Metzner 3/5/92

Senior Planner



City of Grand Junction, Colorado
250 North Fifth Street
31501-2663
FAX: (303) 244-1593

March 6, 1992

Bernard B. Johnson
14628 State Highway 133
Carbondale, CO 81623

Dear Mr. Johnson:

This letter is to inform you of the scheduling of the Public Hearing regarding the Ridges Majority Annexation.

The hearing is set for Wednesday, April 1, 1992 at 7:30 p.m. at the Grand Junction City & County Auditorium located at 250 N. 5th St., Grand Junction, Colorado.

If you have any questions please contact me at (303)244-1430.

Sincerely,

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

Karl G. Metzner
Senior Planner

C



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

May 1, 1992

Bernard & Dorothy Johnson
14628 State Hwy 133
Carbondale, CO 81623

RE: 2947-352-00-052, Ridges Majority Annexation

Dear Bernard & Dorothy Johnson:

The City Council decided at their retreat on April 25, 1992 that the Ridges proposed annexation would be reduced to de-annex those property owners who objected to the annexation. Your property, therefore, is being proposed for de-annexation at the next regularly scheduled City Council Hearing, May 6, 1992 at 7:30 p.m. in the City/County Auditorium.

Thank you for your participation in this matter. If you have further questions, please call the Community Development Department at 244-1430.

Sincerely,

A handwritten signature in cursive script that reads "Bennett Boeschstein".

Bennett Boeschstein
Community Development Director

xc: Mark Achen, City Manager
Dan Wilson, City Attorney
Jody Kole, Assistant to the City Manager



May 8, 1992

Bernard B. Johnson
14628 State Highway 133
Carbondale, CO 81623

Dear Mr. Johnson:

On May 6, 1992 the City Council conducted the scheduled First Reading of an ordinance disconnecting certain properties within the Ridges Majority Annexation Area. Your property was among those proposed for disconnection from the City (de-annexation) and included in the ordinance.

The City Council has scheduled a public hearing regarding final passage of this ordinance on May 20, 1992 at 7:30 p.m. in the City/County Auditorium located at 520 Rood Ave., Grand Junction, Colorado. If the ordinance is passed, your property will be disconnected from the City.

If you wish your property to remain within the City limits, please inform us, in writing, of your desire by May 20, 1992. Thank you for your participation in this process. If you have further questions, please call the Community Development Department at 244-1430.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bennett Boeschstein", is written over the typed name.

Bennett Boeschstein
Community Development Director

A handwritten mark resembling the letter "C" is written in the right margin of the letter.

xc: Mark Achen, City Manager
Dan Wilson, City Attorney
Jody Kole, Assistant to the City Manager



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

June 30, 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 P and F Annexation. 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

A handwritten signature in cursive script, appearing to read "Claudia Hazelhurst".

Claudia Hazelhurst
acting Community Development Director

IMPACT Report

NOTE TO FILE
IMPACT REPORT
TO COMMISSIONERS
included Road
Classification MAP
SEWER MAP and
ANNEX PLAN.

6/30/92
A handwritten signature in cursive script, appearing to read "Karl Metzner".

Schools, Irrigation, Drainage and Utilities

Electric, gas, telephone, and cable television are provided by public utility companies and not the City of Grand Junction. Annexation will have no affect on the provision of these utilities with the exception of customers served by Grand Valley Rural Power Lines, Inc. Through a private agreement between Public Service Company and Grand Valley Rural Power Lines, Public Service Company will provide electrical service to areas annexed to the City. Irrigation and major drainage facilities are similarly the responsibility of special districts or private companies, and the provision of these services are unaffected by annexation. New developments in annexed areas are reviewed to ensure that adequate utilities, including irrigation and drainage, are provided and that the provision of these services does not adversely affect existing uses.

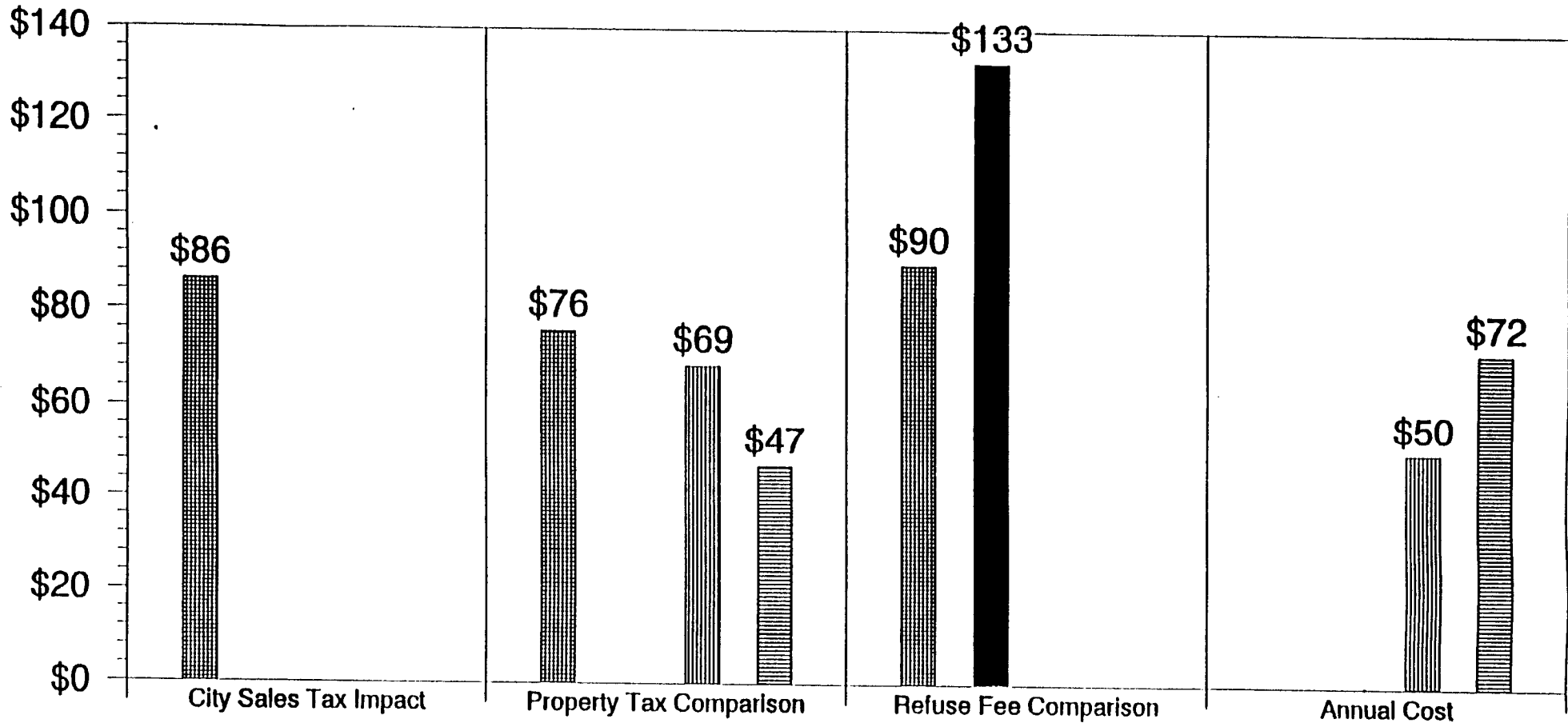
In most annexed areas potable water is and will continue to be provided by the Ute Water Conservancy District. The City does however have a policy that, when feasible, new development will be connected to the City domestic water system. In the future, some areas currently served by Ute Water may be converted to the City system in accordance with such policies and contracts as may be established.

School District 51 serves both incorporated and unincorporated areas in the Grand Valley. Annexation of any area in the Grand Valley will have no affect on the numbers or distribution of children attending School District 51 facilities.

d:sid&u

YEARLY HOUSEHOLD COST OF ANNEXATION

PREPARED BY; CITY OF GRAND JUNCTION, ADMINISTRATIVE SERVICES DEPARTMENT
(01/27/92)



CURRENT RESIDENT CHARGES
 G.J. RURAL FIRE DISTRICT, RESIDENTS

CURRENT NON-RESIDENT CHARGES
 CLIFTON FIRE DISTRICT, RESIDENTS

Based on median household income of \$27,797, and a median home value of \$62,700 in Mesa County for 1990

TOTAL ANNUAL ESTIMATED COST OF ANNEXATION PER HOUSEHOLD
FOR HOUSEHOLDS RESIDING WITHIN THE
CLIFTON FIRE PROTECTION DISTRICT

PROPERTY MARKET VALUE	ASSESSED VALUE (@ 15%)	CLIFTON FIRE DIST. MILL LEVY	PROPERTY TAX ASSESSMENT	CITY OF GRAND JCT. MILL LEVY	PROPERTY TAX ASSESSMENT	PROPERTY TAX COST INCREASE AS A RESULT OF ANNEXATION	SALES TAX INCREASE	REFUSE SERVICE SAVINGS	TOTAL PER HOUSEHOLD COST OF ANNEXATION
\$40,000	\$6,000	5.023	\$30.14	8.071	\$48.43	\$18.29	\$86.38	\$43.20	\$61.47
\$45,000	\$6,750	5.023	\$33.91	8.071	\$54.48	\$20.57	\$86.38	\$43.20	\$63.75
\$50,000	\$7,500	5.023	\$37.67	8.071	\$60.53	\$22.86	\$86.38	\$43.20	\$66.04
\$55,000	\$8,250	5.023	\$41.44	8.071	\$66.59	\$25.15	\$86.38	\$43.20	\$68.33
\$60,000	\$9,000	5.023	\$45.21	8.071	\$72.64	\$27.43	\$86.38	\$43.20	\$70.61
\$65,000	\$9,750	5.023	\$48.97	8.071	\$78.69	\$29.72	\$86.38	\$43.20	\$72.90
\$70,000	\$10,500	5.023	\$52.74	8.071	\$84.75	\$32.00	\$86.38	\$43.20	\$75.18
\$75,000	\$11,250	5.023	\$56.51	8.071	\$90.80	\$34.29	\$86.38	\$43.20	\$77.47
\$80,000	\$12,000	5.023	\$60.28	8.071	\$96.85	\$36.58	\$86.38	\$43.20	\$79.76
\$85,000	\$12,750	5.023	\$64.04	8.071	\$102.91	\$38.86	\$86.38	\$43.20	\$82.04
\$90,000	\$13,500	5.023	\$67.81	8.071	\$108.96	\$41.15	\$86.38	\$43.20	\$84.33
\$95,000	\$14,250	5.023	\$71.58	8.071	\$115.01	\$43.43	\$86.38	\$43.20	\$86.61
\$100,000	\$15,000	5.023	\$75.35	8.071	\$121.07	\$45.72	\$86.38	\$43.20	\$88.90

ANNUAL HOUSEHOLD COST OF ANNEXATION

 Prepared by; City of Grand Junction, Administrative Services Department

SALES TAX IMPACT:

Items Previously Not Taxed	\$ VALUE	X	TAX RATE	=	TAX IMPACT
(1) -Motor Vehicles	\$1,640.00		0.0275		\$45.10
(2) -Furniture & Appliances	\$1,501.00		0.0275		\$41.28
TOTALS:	\$3,141.00				\$86.38

NOTES:

- (1) Nationally, 5.9% of Household Income is spent on Motor Vehicles
Source: Bureau of Labor Statistics, Consumer Expenditure Survey; April 1985
- (2) Nationally, 5.4% of Household Income is spent on Furniture and Appliances
Source: Bureau of Labor Statistics, Consumer Expenditure Survey; April 1985

Average expenditures are based on the median Mesa County household income of \$27,797. Source: Mesa County; 1990 Survey Of Buying Power

PROPERTY TAX IMPACT:

	MILL LEVY	(4) TAXABLE VALUE	TAX IMPACT
GRAND JUNCTION RURAL FIRE DISTRICT			
(5) City of Grand Junction	8.071	\$9,405.00	\$75.91
(6) G.J. Rural Fire District	7.303	\$9,405.00	\$68.68
		NET COST:	\$7.22
CLIFTON FIRE PROTECTION DISTRICT			
(5) City of Grand Junction	8.071	\$9,405.00	\$75.91
(7) Clifton Fire District	5.023	\$9,405.00	\$47.24
		NET COST:	\$28.67

NOTES:

- (4) The Taxable Value (\$9,405) is calculated from the assessment rate of 15% for residential property, based on the median value of a single family home in Mesa County of \$62,700. Source: 1990 Census
- (5) Source: Tax Levy Certification, City Resolution No. 88-91
- (6,7) Source: Mesa County Assessor's Office

RESIDENTIAL REFUSE REMOVAL:

	MONTHLY RATE	X	MONTHS	=	ANNUAL CHARGE
(8) City of Grand Junction	\$7.50		12		\$90.00
(9) Other Trash Haulers (average)	\$11.10		12		\$133.20
			NET SAVINGS:		(\$43.20)

NOTES:

- (8) City Ordinance No. 2557
- (9) Based on the average of the monthly rate of the two major trash haulers (\$11.45 for B.F.I., and \$10.75 for United Waste).
Rates obtained 01/27/92 by the City's Sanitation Division.

TOTAL NET COST:	
Grand Junction Rural Fire District	\$50.40
Clifton Fire Protection District	\$71.84
AVERAGE NET COST:	\$61.12



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

July 6, 1992

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

Commissioners:

Subject: P & S Annexation - Notice of Hearing, Resolution No. 48-92,
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. 48-92 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting July 1, 1992, giving notice of hearing on the proposed P & S 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

NBL:tm

Enclosures

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



\$11/92

C: COUNCIL
MKA
Claudia H (original)
Karl M

14628 Highway 133
Redstone, CO 81623
August 8, 1992

Mr. Dan Wilson
Grand Junction City Attorney
250 N. 5th Street
Grand Junction CO 81501

Dear Mr. Wilson:

We are writing to clarify some of the problems concerning the annexation of our former 120 acres on the Redlands.

My wife and I received the several registered letters sent out by Karl G. Metzner concerning the Ridges Annexation. We considered the situation and rejected the annexation of the 120 acres. Immediately adjacent is 34 acres we own with Dr. Patterson. He felt the land should be annexed to be in line for sewers proposed for South Camp Road. We did not object to this - only for the 34 acres. Dr. Patterson wrote a note expressing this, but in no way did he represent us and our separate land.

The last letter we received was concerning de-annexation. If we did not return a letter indicating we wanted to stay annexed to the city, the land would be de-annexed. We did not send back a letter.

Before Mr. McCallum purchased the 120 acres, we assured him that it had not been annexed to the city. The realtor, Mr. John Watson, phoned the city and was told that it was annexed! In conversation with Mr. Metzner, he was told that we would have to submit a letter to the city council, for consideration of de-annexation.

On the night of July 14th or 15th I attempted to contact Mr. Metzner at home, left a message with a lady, but the call was not returned. The next morning I tried your office and Mr. Metzner's, requesting a return call. That afternoon Mr. Metzner called back. He was adamant that a letter would have to be sent, therefore we sent a registered letter on July 16th.

We are amazed at the assumptions the city government made without checking on ownership! Any transaction we've made with county or city governments has required titles, legal descriptions, etc.

The city still claims it did not make a mistake - only an erroneous assumption. Taking an expression from Mayor Reford Theobald this is, "shabby".

My wife and I plan to attend the council meeting on the 19th if the matter has not been settled.

We hope this clarifies our position.

Sincerely,

Dorothy O. Johnson
Bernarr B. Johnson

Dorothy O. Johnson
Bernarr B. Johnson



GRAND JUNCTION ORTHOPAEDIC ASSOCIATES, P.C.

550 Patterson Road, Grand Junction, Colorado 81506 Phone (303) 243-8140

General Orthopaedics
Hand Surgery
Sports Medicine
Physical Therapy
Arthritis and Joint Disease

William R. Patterson, M.D.
David P. Fisher, M.D.
David M. Mayer, M.D.
Ronald C. Pinson, M.D.

5 August 1992

City Planning Department
250 North 5th Street
Grand Jct., CO 81501

RE: Annexation of land on South Camp Road to City of Grand Junction

To whom it may concern:

Dr. David P. Fisher and I, Dr. William R. Patterson, wish to withdraw our petition for annexation of our property on South Camp Road to the City of Grand Junction.

Sincerely yours,

GRAND JUNCTION ORTHOPAEDIC ASSOCIATES, P.C.

William R. Patterson

William R. Patterson, M.D.

WRP/lgb

xc

Post-It™ brand fax transmittal memo 67671		# of pages ▶
To <i>City of Grand Jct.</i>	From <i>W. R. Patterson</i>	
Co. <i>Planning Dept</i>	Co.	
Dept. <i>11</i>	Phone # <i>244-2099</i>	
Fax # <i>244-1599</i>	Fax # <i>244-2099</i>	



City Of Grand Junction, Colorado
Community Development Department
250 North Fifth Street
81501-2668

To: File 37-92

August 19, 1992 City Council
Approved Dr. Patterson Request
to withdraw P&F
ANNEXATION petition.

KGM



Colorado
970-266-8
Main Street

August 20, 1992

Dr. William R. Patterson
550 Patterson Road
Grand Junction, Co. 81506

Re: P & F Annexation Petition

Dear Bill:

On August 19, 1992, the City Council approved your request to withdraw your petition to annex the above referenced properties west of South Camp Road on the Redlands. The Council understands your desire to give additional thought to the benefits and impacts of annexation.

There are many misconceptions about how annexation will affect a property owner. For example your letter expressed concerns about having to cut weeds but our weed inspector has looked at your property and found no weed violations. I am enclosing a newsletter on annexation developed for North Area Subdivisions which may respond to some of your questions. Since your Redlands property is undeveloped I'm sure you will have some more specific questions on development standards, utilities, etc. I would encourage you to discuss your concerns with us so that any future decisions you make concerning annexation is based on accurate information.

Despite the unpleasant circumstances surrounding your petition process, I hope it has not discouraged you from considering annexation as a positive force in the future development of your property.

I look forward to discussing this matter with you further at your convenience.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner", is written over a horizontal line.

Karl G. Metzner
Senior Planner

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:

A tract of land in section 35, Township 11 South, Range 101 West of the 6th Principle Meridian, Mesa County, Colorado being more specifically described as follows:

Beginning at a point 30.00 ft. west of the SE Corner of Government Lot 1; thence N 00 deg. 02 min. 00 sec. E, parallel with the east line of said lot 1, a distance of 637.87 ft. to a point; thence S 89 deg. 18 min. 00 sec. W along the north line of the south 1/2 of said lot 1 a distance of 1389.28 ft. to a point on the west line of said lot 1; thence S 00 deg. 04 min. 05 sec. W along the west line of said lot 1 a distance of 656.01 ft. to the SW Corner of said lot 1; thence S 00 deg. 10 min. 07 sec. E along the west line of Government Lot 2 of said section 35 a distance of 1318.14 ft. to the SW Corner of said lot 2; thence N 89 deg. 54 min. 21 sec. E along the south line of said lot 2 a distance of 705.95 ft. to a point; thence N 00 deg. 02 min. 46 sec. W a distance of 846.0 ft. to the Centerline of the Redlands Water and Power 3rd Lift Canal; thence S 89 deg. 51 min. 47 sec. E a distance of 678.25 ft. to a point, said point being 30 ft. west of the East line of said section 35; thence N 00 deg. 02 min. 00 sec. E parallel with the East Line of said Section 35 a distance of 509.85 ft. to the point of beginning.

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.

P&F ANNEXATIO

THE WEST 1/2 SOUTH 1/2 OF GOVERNMENT LOT ONE, EXCEPT THE NORTH 20 FEET THEREOF, AND THE WEST 1/2 OF GOVERNMENT LOT 2, ALL IN SECTION 35, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PM.

William R. Patterson
NAME

SIGNATURE

550 PATTERSON RD. GRAND JCT. CO.
ADDRESS

DATE

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT ONE IN SECTION 35 T11S, R101W, OF THE 6TH PM; THENCE N 0 DEG. 02 MIN. E 637.87 FT.; THENCE WEST 710.68 FT. TO THE WEST LINE OF THE EAST 1/2 SOUTH 1/2 OF SAID LOT 1; THENCE S 0 DEG. 13 MIN. 15 SEC. E 638.32 FT.; THENCE S 0 DEG. 02 MIN. 42 SEC. E 470.95 FT. TO THE CENTERLINE OF THE REDLANDS WATER AND POWER CO. 3RD LIFT CANAL; THENCE S 86 DEG. 51 MIN. 47 SEC. E 708.25 FT.; THENCE N 0 DEG. 02 MIN. E 509.85 FT. TO THE POINT OF BEGINNING, EXCEPT THE EAST 30 FT. FOR ROAD RIGHT OF WAY AS RECORDED IN BOOK 976 PAGE 558 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER.

William R. Patterson
NAME

SIGNATURE

550 PATTERSON RD. GRAND JCT. CO.
ADDRESS

DATE

To: Grand Junction City Council

From: Karl Metzner, Community Development



Re: Notifications to Dr. Johnson For Ridges Annexation

Attached as requested are the notification letters sent for the Ridges Annex and deannex. The three with a "C" on them were the ones sent certified. Dr. Patterson has stated that at the time of the Ridges Annex he was under the impression that Dr. Johnson did not object to the annexation of his property and that was why Dr. Patterson's letter asking to remain in the City was structured in the plural.

We have also contacted the County Building and Planning Departments for information on County development requirements. Tim Ryan and Bob Lee of the Building Department confirm that there are no differences in code requirements for city and county. The building department requires engineered foundations in both jurisdictions when there is any reason to suspect that soils are not adequate for standard foundations. One difference that does exist is that contractors must be licensed in the city but not in the county. However, a person building their own home, intended for owner occupancy for more than one year, is not considered a contractor and does not have to be licensed. Bob Lee also mentioned that Steve McCallum had checked into getting licensed as a general contractor but after looking at the test decided not to pursue it.

Keith Fife, assistant county planning director, confirmed that the County does not allow property splits less than 35 acres based on physical features. A non-subdivision split (exemption) is allowed only when there is a legal third party separation. Examples of this would be a public right of way dividing a property or an irrigation canal controlled by a legally established irrigation company or district. Any other property division would require a subdivision. Since the subject property does not front on a dedicated road, I asked Keith about county access requirements. Essentially they are the same as the City's. Lots are required to have frontage on a dedicated road. Occasionally exceptions have been made in a Planned Zone where a limited number of lots (2 or 3) have been allowed to access through a common easement. Steve McCallum has a non-exclusive ingress and egress easement to his (Dr. Johnson's) property across the property owned jointly by Patterson and Fisher to access South Camp Road. This easement was granted prior to McCallum's ownership of the property. Other County subdivision standards and requirements (soils tests, utilities, road standards, etc.) are now very similar to the City's. Based on my discussions with McCallum, he does intend to divide and sell portions of the parcel but he did not

indicate the number or size of the divisions.

In summary, differences in City and County standards occur only if an individual intends to develop a property for multiple lots and structures. In this case a contractors license is required. Any division of property in the City less than 35 acres requires a subdivision regardless of a third party separation. We do not have an exemption process. All other requirements appear to be very similar.

At the Council workshop on August 3, Steve McCallum was requested to provide the date that he purchased the property from Dr. Johnson. He has provided a copy of a warranty deed from the Johnsons to the McCallums dated, as signed, on July 20, 1992 with a recording date of July 27, 1992.

Please let me know if I can provide you with additional information.

xc: Mark Achen
Dan Wilson
Claudia Hazelhurst