

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.

A tract of land located in Section 32 Township 1 North Range 1 West Ute Meridian more specifically described as follows:

The N 1/2 NW 1/4 SE 1/4 said section 32 except beginning 2574.83 ft. West and 1980 ft. North of the SE Corner said section 32; thence east 174.24 ft.; thence North 250 ft.; thence West 174.24 ft.; thence South to the Point of Beginning ; and, that part of the S 1/2 SW 1/4 NE 1/4 Section 32 T1S R1W lying South of Interstate 70.

La Roche Enterprises, Ltd
NAME



SIGNATURE

2412 1/2 Hidden Valley Dr. Grand Jct. Co.
ADDRESS

7/18-92

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 24 day of Sept., 19 92.

Witness my hand and official seal.

Theresa A. Martinez
Notary Public

250 N. 5th St. Grand Jct CO 81501
Address

My commission expires: June 13 1995

GRAND JUNCTION CITY COUNCIL

DATE: NOVEMBER 4, 1992

AGENDA ITEM SUMMARY:

STAFF: KARL METZNER

ACTION REQUESTED:

Accept petition for La Roche Annexation.

EXECUTIVE SUMMARY:

La Roche Annexation is located south of I-70 and east of 23 1/2 road. The property consists of 21 acres of vacant land and is zoned county commercial. This petition is for two parcels of land under single ownership and annexation is at the request of the owner. The property is contiguous to the existing city limits along its east and south property lines.

FISCAL IMPACT:

The property is currently vacant and will not require city services until development occurs. At the time of development standard city improvements and development fees will be required.

BACKGROUND/ISSUES/OPTIONS:

The owner of this property initiated contact with Community Development to request annexation. Development of the property is not proposed at this time but the property owner expressed the opinion that future development would be enhanced by being within the City.

RECOMMENDATIONS:

Accept petition and schedule hearing.

GRAND JUNCTION CITY COUNCIL

DATE: DEC. 16, 1992

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

ACTION REQUESTED:

Zoning of La Roche Annexation to C-2.

EXECUTIVE SUMMARY:

La Roche Annexation is located east of 23 1/2 road and south of I-70. The property is currently vacant land and was zoned C - Commercial in the county. Surrounding zoning is all commercial except for the undeveloped Neighbors R.V. Park proposal from the early 1980's which is zoned for Recreational Vehicle Resort. Proposed zoning for this annexation is C-2 (Heavy Commercial).

FISCAL IMPACT:

N/A

BACKGROUND/ISSUES/OPTIONS:

Three criteria are considered when a zone of annexation is proposed. 1) Existing County zoning; 2) existing uses; and 3) adopted plans and policies. The proposed C-2 zoning is consistent with the previous county commercial zoning, the surrounding commercial uses and zoning, and the recommendation of the Northwest plan that this area is suitable for commercial development.

RECOMMENDATIONS:

Approval of C-2 zoning. Planning Commission recommends approval 4-0.

STAFF REVIEW

FILE # 59-92

DATE: December 1, 1992

REQUEST: Zone La Roche Annexation to C-2

LOCATION: East of 23 1/2 road and South of I-70

APPLICANT: City of Grand Junction

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE:

NORTH-- Commercial/Industrial

EAST-- Vacant/Agricultural

SOUTH--Residential/Agricultural

West--Commercial

EXISTING ZONING: "C" Commercial (county)

PROPOSED ZONING: C-2

SURROUNDING ZONING:

NORTH--Planned Commercial

EAST-- PRVR (Planned Recreational Vehicle Resort)

SOUTH-- "C" Commercial (County) and C-2.

WEST-- "C" Commercial (county)

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: This property falls within the area of the Northwest plan which recommends commercial uses at this location.

STAFF ANALYSIS: This proposed zone of annexation is consistent with the previous county zoning and the character of the area. No specific development plans are available at this time.

STAFF RECOMMENDATION: Approval of C-2 Zoning

P.C. - 12/1/92 Approved

CiC - 12/16/92 approved

ANNEXATION AREA FACT SHEET

Name of Area: La Roche Date: 10/28/92
Common Location: South of I-10 & East of 23 1/2 road
Existing Land Use: Vacant est. # Acres: 21
Projected Land Use: Commercial # of Parcels: 2
Dwelling Units: 0 # of parcels owner occupied 0
Est. Population: 0

Service Providers and Special Districts

Water: UTE Sewer: city/country Fire: G.J. Rural
Drainage: G.J. Drainage School: School Dist. 51
Irrigation: Grand Valley Other: _____

Legal Requirements: (check as each requirement is confirmed)

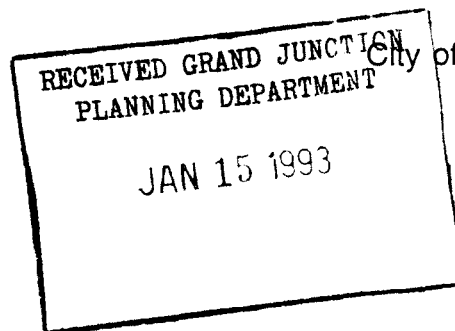
- One sixth contiguity to existing city limits
- Land held in identical ownership not divided w/o written consent
- Land in identical ownership greater than \$200,000 assessed valuation not included without written consent.
- Area is or will be urbanized
- Does not extend boundary more than 3 miles/year (except enterprise zone or City owned property)
- Entire width of platted streets included.
- More than 50% of owners and more than 50% land petitioned

Type of Petition: Property Owner P.O.A. _____ Enclave: _____
Existing County Zoning "C" Proposed City Zoning C-2



January 14, 1993

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



City of Grand Junction, Colorado
81501-2668
250 North Fifth Street
(303) 244-1511

Gentlemen:

Re: Annexation - La Roche

Enclosed herewith is certified copy of Ordinance No. 2629 and map for Annexation which annexes approximately 21.14 acres to the City of Grand Junction, located south of I-70 and east of 23-1/2 Road.

Effective date of the annexation is February 7, 1993.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Glaze".

Sandra Glaze
Acting City Clerk

.SG:tm

Enclosures

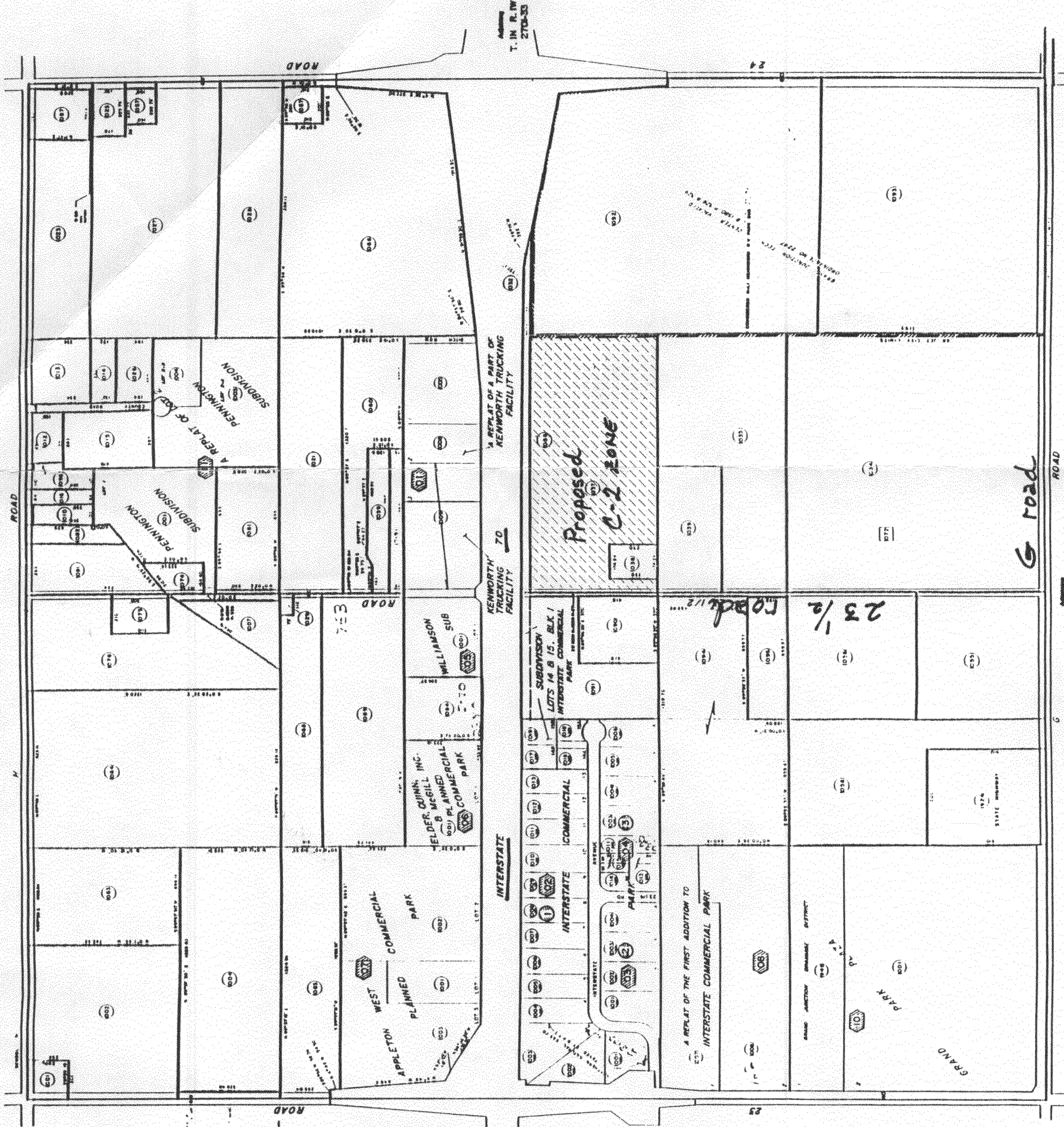
cc: Annexation Clerk, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power Lines, Inc.
Larry Axtell, Colorado Department of Highways
Tom Worster, TCI Cablevision
Lori Neve, U.S. West, Inc.
Sgt. Wiseman, Colorado State Patrol
Jan Matticks, Grand Junction Area Chamber of Commerce
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

LA ROCHE ANNEX

T. IN R. 1W
270-25

T. IN R. 1W
2701-32

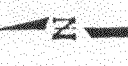
T. 15 R. 1W
2945-05



COUNTY	MESA
TOWNSHIP	2701-31
RANGE	2701-31
SECTION	31
LOT	1

OWNER	LA ROCHE ANNEX
ADDRESS	T. 15 R. 1W 2945-05
CITY	PHOENIX
STATE	ARIZONA
ZIP	85001

T. 15 R. 1W
2701-31
2701-314



SCALE 1" = 100'

