Table of Contents

Fi	le	1992-0059 Name: <u>La Roche Annexation - S. of 1-70 & E. of 23 ½ Road</u>						
P r e s e n t	S c a n n e d	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. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.						
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						
		Reduction of assessor's map.						
		Evidence of title, deeds, easements						
		*Mailing list to adjacent property owners						
		Public notice cards						
		Record of certified mail						
		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						
Щ		*Staff Reports						
		*Planning Commission staff report and exhibits						
-	*City Council staff report and exhibits							
		*Summary sheet of final conditions						
DOCUMENT DESCRIPTION:								
X	X	Correspondence						
	X	Planning Commission Minutes - 12/1/92						
	X	Petition for Annexation - 7/15/92						
X	\neg	Legal Ad						
	X	Agenda Item Summary - 11/4/92, 12/16/92						
	X	City Council Minutes - 1/6/92 - **						
	X	Ordinance No. 2629, 2636 - **						
	X	Staff Review - 12/1/92 - **						
-	X	Annexation Area Fact Sheet - 10/28/92						
_	X	Zone of Annexation Map						
X	X	Annexation Map - GIS Historical Maps - **						
	_							
	$\neg \neg$							
T	T							



DEVELOPMEN PLICATION

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

A	Receipt Date Rec'd By	
	File No) 2

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
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
[] Rezone				From: To:	
[] Planned Development	[] ODP [] Prelim [] Final				
[] Conditional Use					
[X] Zone of Annex		21 acres	5.07 I-70 \$ E. 09 23/12 Hd	C-2	VACAUT
[] Text Amendment					
[] Special Use					
[] Vacation					[] Right-of-Way [] Easement
[] PROPERTY OWN	IER	[] DI	EVELOPER] REPRESENTATIVE
				Oran of la	eased 4.4
Name		Name		Name	seand 9ct 59.
Address		Address		Address	JA. Co. 81501
City/State/Zip		City/State/Zip		City/State/Zip	
Business Phone No.		Business Phone No.		<i>J44- 1430</i> Business Phone No.	
business r none no.		Baomoss i non		Daomess Them	, , , , , , , , , , , , , , , , , , ,
NOTE: Legal property ow	rner is owner of record	on date of subr	nittal.		
foregoing information is trand the review comments	ue and complete to the s. We recognize that	best of our kno we or our repre	wledge, and that we assur sentative(s) must be pres	me the responsibility to sent at all hearings. In	preparation of this submittal, that the promonitor the status of the application in the event that the petitioner is not penses before it can again be placed
Signature of Person Completing Application				Date	

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 Λ ct 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	water of the second
NAME	SIGNATURE
2412 1/2 Hidden Valley Dr. Grand Jct. Co. ADDRESS	7//5-92 DATE

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

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.

Subscribed and sworn to before me this 24 day of 92.

Witness my hand and official seal.

Notary Publics

July Mitzun

250 M. 5th St. Drand Oct 60 81201 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 231/2 road		
Existing Land Use: Vacant	/ est. # Acres: 2 /		
Projected Land Use: Commercia	# of Parcels: 2		
# Dwelling Units:	# of parcels owner		
Est. Population:	occupied		
Service Providers and Special Districts			
Water: UNE Sewer: CINY/NOUNTY	Fire: 6.J. Poral		
Drainage: 6.7. Drainage School: School Dis	st. 51		
Irrigation: Grand Valley Other:			
Legal Requirements: (check as each requirement is confirme	ed)		
One sixth contiguity to existing city limits Land held in identical ownership not divided w Land in identical ownership greater than \$2000 included without written consent. Area is or will be urbanized Does not extend boundary more than 3 miles/ye City owned property) Entire width of platted streets included. More than 50% of owners and more than 50%	0,000 assessed valuation not ear (except enterprise zone or		
Type of Petition: Property Owner P.O.A	Enclave:		
Existing County Zoning "C" Proposed Cit	ty Zoning C-2		



January 14, 1993

Mesa County Clerk and Recorder Mesa County Court House 6th and Rood Grand Junction, Colorado 81501 RECEIVED GRAND JUNCT ICHY of Grand Junction, Colorado PLANNING DEPARTMENT JAN 15 1993

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,

Sandra Glaze

Acting City Clerk

.SG: tm

Enclosures

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

arou 2701-32 **(1)** (8) (2) (3) **(**3) Ĭ. (1) (3) LA ROCHE ANNEX Ò A REMAIN OF A MART OF KENWORTH TRUCKING FACILITY ((a) ; 1 (§) $\binom{\widehat{a}}{\widehat{a}}$ (3) **(B)** (a) (S) (g) P $\binom{\hat{n}}{\hat{g}}$ (1) (a) (3) 760 0 ij (👸) [2] 2 Ø (§) OYON 2019 PE 0" 10 BUZ CT. 7/27 (3) m ::: () (8) (8) (}) $(\frac{\bar{z}}{z})$ $(\frac{\tilde{s}}{\tilde{s}})$ (ž) (*) (3) (a) (ž) (a) (b) (b) (*) $(\frac{\tilde{g}}{g})$ WTE/FS7477 (g) TOS MENOS -A MERSTATE COMMENCIAL PARK 00 { Ž. (8) (8) (g) (3) [8] (ĝ) (°) $\binom{9}{9}$ **(3)** (ĝ) 9 (i) (B) (8) 1 • *