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File 1992-0064

Name: Western Hills Annexation - S. of B 1/2 Rd and E. of 27 Rd.

P **S** 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.
r **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
s **a** 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.
n **n**
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			X	X	Planning Commission Minutes - ** - 12/1/92
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X	X	Western Hills Trailer Park Rental Agrmts for 7 trailers	X	X	Annexation Map - GIS Historical Maps - **
X	X	Power of Atty and Sewerage Service Agmt, for Lois Nickerson - delivered to City Clerk for retention and scanning - **			
X		Mesa Co. Assessors Office Real Master List by Parcel #s			
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X		Agenda Item Summary - 11/4/92			
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X	X	Quit Claim Deeds not conveyed to City			
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X	X	Annexation Area Fact Sheet - 10/28/92			



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

MEMORANDUM

TO: Jim Shanks
FROM: Karl Metzner *KMM*
DATE: August 10, 1988
RE: Annexation

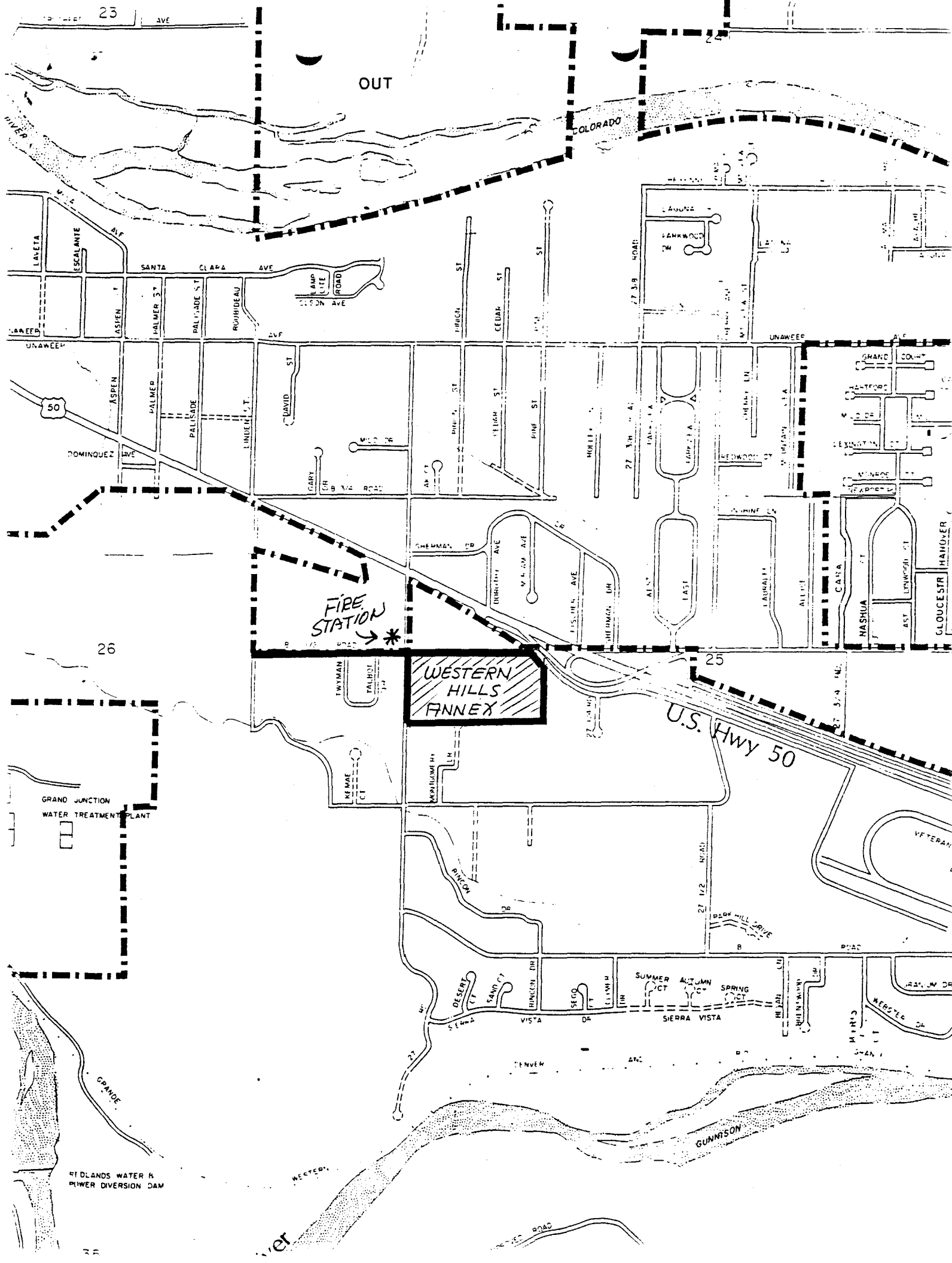
We have received a petition from Mr. Don Morris for annexation of approximately 18.5 acres on Orchard Mesa at Hwy 50 and B $\frac{1}{2}$ Road (location map attached). Most of the tract is occupied by Western Hills Mobile Home Park, with a mini-storage complex planned for the eastern portion. The property is currently served by city sewer and water. All streets within the tract are private, belonging to the mobile home park. We would be picking up a portion of the abutting B $\frac{1}{2}$ Road which is a standard paved county road section.

With the recent changes in annexation law, we will be required to prepare an impact report on this annexation and file it with the county. The report must generally set forth the costs and benefits of the annexation and specify what services the city will provide. Since we are already providing utilities service, I believe the only new services would be police protection, sanitation, and road maintenance for approximately 600 feet of B $\frac{1}{2}$ Road. Fire protection would transfer from Grand Junction Rural Fire. The Orchard Mesa Fire Station is adjacent to the west boundary of this property. In preparing the impact report, I would propose that each servicing department provide a short memo specifying the services they will provide and the estimated costs to the city. Finance Department could provide estimated revenues. Planning can then consolidate this information and process according the state laws.

KM/tt

Attachment

xc: Dan Wilson

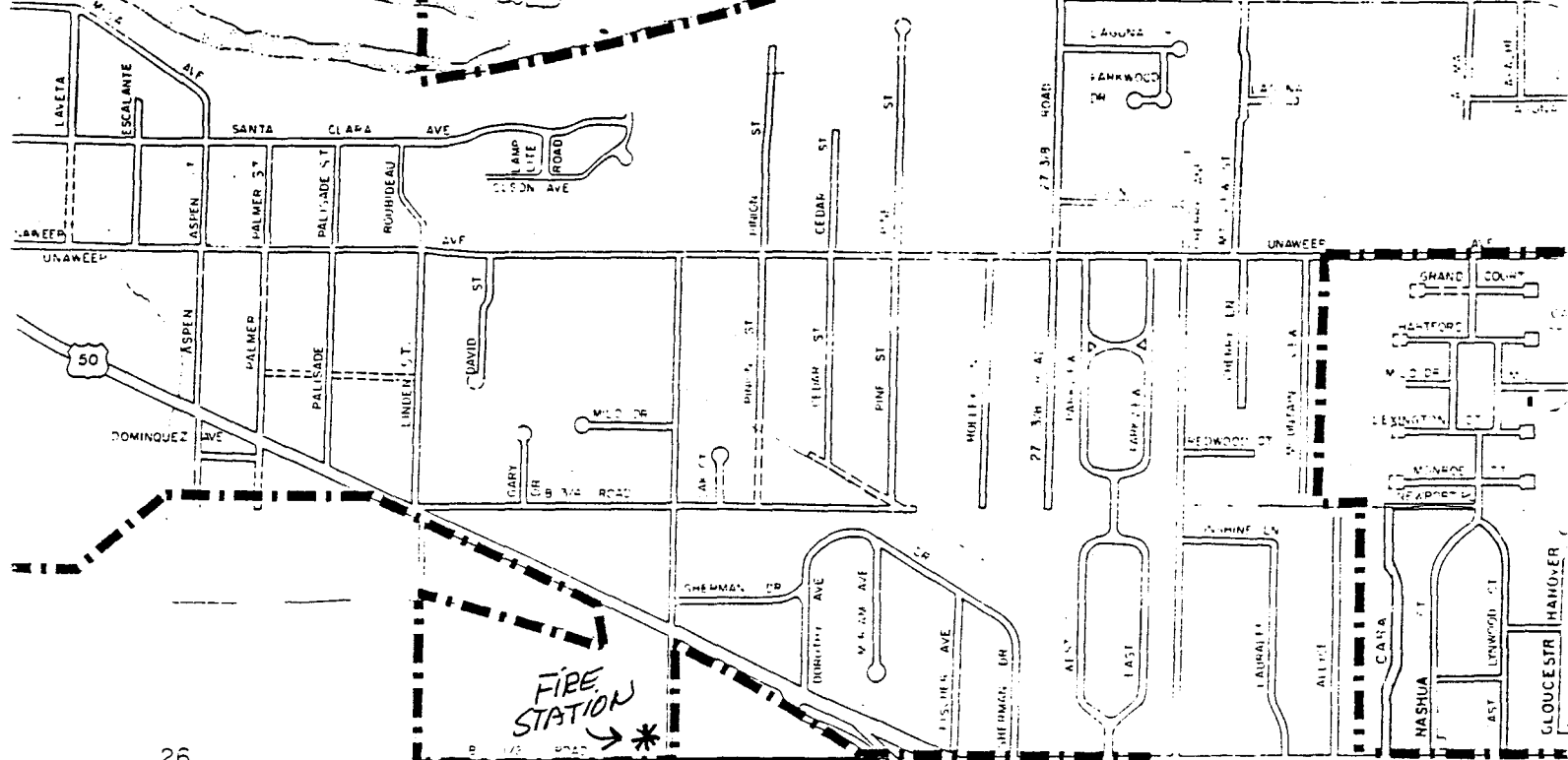


23

AVE

OUT

COLORADO

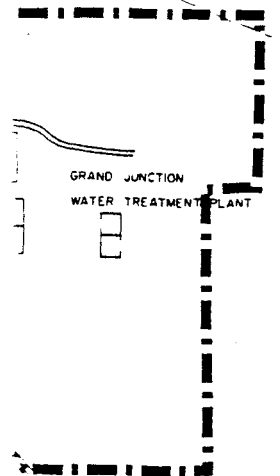


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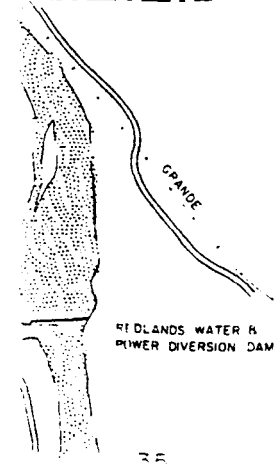
WESTERN HILLS ANNEX

25

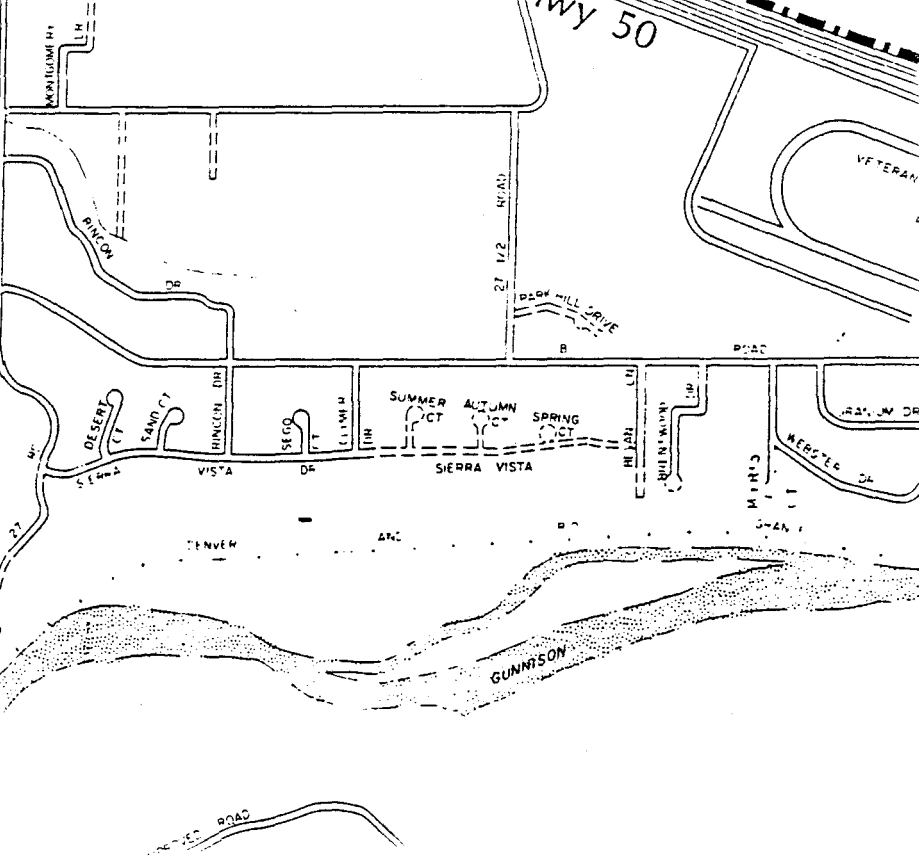
U.S. Hwy 50



GRAND JUNCTION WATER TREATMENT PLANT



REDLANDS WATER & POWER DIVERSION DAM



GUNNISON



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

A Receipt _____
 Date _____
 Rec'd By _____
 File No. #6A 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		20 acres	S of B 1/2 road E of J 1 road	PMH	RESIDENTIAL
<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	Name	Name
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
Business Phone No.	Business Phone No.	Business Phone No.

City of Grand Junction
250 N. 5th St.
Grand Jct. Co.
244-1430

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

WESTERN HILLS ANNEX # 1

BEGINNING AT THE SW CORNER SE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 26
T1S R1W, UTE MERIDIAN; THENCE EAST ALONG THE SOUTH
LINE OF THE N $\frac{1}{2}$ SAID SECTION 26, 2640 FT. TO
THE NE CORNER NW $\frac{1}{4}$ SECTION 25 T1S R1W; THENCE
SOUTH 25 FT. THENCE WEST 2640 FT. TO A POINT
25 FT SOUTH OF THE SW CORNER SE $\frac{1}{4}$ NE $\frac{1}{4}$ SAID
SECTION 26; THENCE NORTH ^{25'} TO THE POINT OF BEGINNING.

WESTERN HILLS ANNEX # 2

~~Parcel #~~

SECTION 25 T1S R1W
The NORTH $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ EXCEPT THE
NORTH 25 FT THERE OF.

AND

LOTS 10 AND 11 OF JENKINS SUBDIVISION INCLUDING
ALL ROAD RIGHT OF WAY ADJACENT TO, AND NORTH
OF SAID LOT 11.

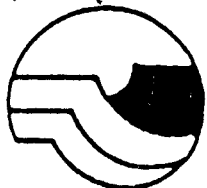
#64 92

Western Hills M.H. Park

in county - gas hook-ups done by park
owner & then inspected. In city it
takes a licensed plumber. For this
annexation can this requirement be
waived for 2 years? If so how
& what ~~is~~ is process. Will still
be inspected.

Don Morris 742-0472

#64 92



Mesa County Department of Public Works
Division of Planning

See

(303) 244-1636

750 Main Street P.O. Box 20,000 • Grand Junction, Colorado 81502-5022

August 2, 1991

Western Hills Mobile Home Park
Don Morris
2713 B 1/2 Road #144
Grand Junction, CO 81503

Dear Mr. Morris,

After researching files on your mobile home park and making an on-site inspection, I find that you are intitled to 7 recreational vehicle spaces in your moible home park.

The designated spaces are as follows:

~~A3W~~, ~~A4W~~, A5W, A6W, A7W, A8W and A10W.

If I can be of further help, pelase give me a call at 244-1774.

Sincerely,

Kirk Pittman
Zoning Administrator
Mesa County

xc: Public Service Company
Mesa County Building Department
File

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 ATTACHMENT A

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.

ATTACHMENT A

PARCEL 1: Beginning at a point 330 feet East of the Northwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 1 South, Range 1 West of the Ute Meridian, thence East 660 Feet, thence South to the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence West 660 Feet, thence North to the Point of Beginning,

PARCEL 2: The West 5 acres of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 1 South, Range 1 West of the Ute Meridian,

PARCEL 3: Lots 10 and 11 in THE JENKINS SUBDIVISION

PARCEL 4: The East 330 feet of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25 Township 1 South, Range 1 West of the Ute Meridian; EXCEPT that part deeded to the Department of Highways, State of Colorado by instrument recorded April 24, 1957 in Book 707 at Page 517, ALL IN MESA COUNTY, COLORADO

W. Don Morris
NAME


SIGNATURE

P. O. Box 3378
ADDRESS

10/19/92
DATE

7
#64 92

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

Karl 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 Metzner

Subscribed and sworn to before me this 20 day of October, 19 92.

Witness my hand and official seal.

Theresa A. Martinez
Notary Public

250 N. 5th St. Grand Jet Co
Address

My commission expires: 6-13-95

764 92

ANNEXATION AREA FACT SHEET

Name of Area: Western Hills Date: 10/28/92

Common Location: East of 27 road & South of B 1/2 road

Existing Land Use: Mobile Home Park est. # Acres: 20

Projected Land Use: same # of Parcels: 5

Dwelling Units: 136 # of parcels owner occupied 5

Est. Population: 313

Service Providers and Special Districts

Water: City (UTE Dist.) Sewer: City (O.M. Dist.) Fire: G.J. Rural

Drainage: Orchard Mesa School: School Dist. 51

Irrigation: Orchard Mesa 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

#64 92

Type of Petition: Property Owner P.O.A. _____ Enclave: _____

Existing County Zoning PMH & R-3 Proposed City Zoning PMH

Note: County has approved mini storage buildings within a portion of the Mobile Home Park. Owner wishes to retain this approval when annexed.



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

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

NOV 12 1992

November 12, 1992

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

Commissioners:

Subject: Western Hills Annexation #1 and #2-
Notice of Hearing, Resolution No. 75-92, 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. 75-92 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting November 4, 1992, giving notice of hearing on the proposed a Western Hills Annexation #1 and #2. 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
Mesa County School District #51
Grand Junction Rural Fire District
Orchard Mesa Sanitation District
Mr. Dan Wilson, City Attorney
Mr. Larry Timm, Community Development Director ✓

STAFF REVIEW

FILE # 64-92

DATE: December 1, 1992

REQUEST: Zoning Western Hills Annexation to PMH (Planned Mobile Home)

LOCATION: East of 27 road and South of B 1/2 road.

APPLICANT: City of Grand Junction

EXISTING LAND USE: Mobile Home Park

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:

NORTH-- Commercial

EAST-- Commercial

SOUTH-- Residential

WEST-- Commercial

EXISTING ZONING: PMH (county)

PROPOSED ZONING: PMH

SURROUNDING ZONING:

NORTH: "B" Business (county)

EAST: "C" Commercial (county)

SOUTH: R-2 (residential county)

WEST: R-2

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: n/a

STAFF ANALYSIS: This annexation is an existing 136 unit mobile home park and is proposed for Planned Mobile Home zoning as it had in the county. The park is fully developed except for 2 mini storage buildings which were approved for the eastern portion of the park. That approval has transferred with the annexation. It is expected that the occupants of the mobile home park will be the prime users of the storage units.

STAFF RECOMMENDATIONS: Approval of PMH zoning for Western Hills Mobile Home Park.

P.C. - 12/1/92 approved

Cic - 12/16/92 approved

GRAND JUNCTION CITY COUNCIL

DATE: DEC. 16, 1992

AGENDA ITEM SUMMARY

STAFF:KARL METZNER

ACTION REQUESTED:

Zoning of Western Hills Annexation to PMH (Planned Mobile Home).

EXECUTIVE SUMMARY:

Western Hills Annexation is an existing Mobile Home Park located south of B 1/2 road and east of 27 road on Orchard Mesa. The previous county zoning was PMH. Surrounding zoning is commercial except to the south which is residential. The property owner has received county approval to construct two mini-storage buildings on the easterly portion of the site and has requested the city to honor that approval. Since it is anticipated that the majority of the mini storage units would be used by the occupants of the mobile home park, staff has no concerns about accepting this approval.

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 PMH zoning is consistent with the previous county zoning and the existing uses. There are no adopted plans for this area.

RECOMMENDATIONS:

Approval of PMH zoning. Planning Commission recommends approval 4-0.



January 14, 1993

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

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

Gentlemen:

Re: Annexation - Western Hills #1 and #2

Enclosed herewith is certified copy of Ordinance No. 2628 and map for Annexation which annexes approximately 20.0 acres to the City of Grand Junction, located east of 27 Road and south of B-1/2 Road

Effective date of the annexation is February 7, 1993.

Sincerely,

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

*file in Western Hills Annexation
file # 64-92*

MEMORANDUM

TO: File #C6-76

FROM: Kathy Portner *K*

DATE: June 7, 1993

RE: Designated R.V. spaces in Western Hills Mobile Home Park
2713 B 1/2 Road

As per a letter dated August 2, 1992 from Kirk Pittman to Western Hills Mobile Home Park, spaces A3W, A4W, A5W, A6W, A7W, A8W and A10W are designated for recreational vehicles. Those spaces may be used only for R.V.'s. All other spaces in the park are for mobile homes at this time.

216-0476



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

August 24, 1994

Mr. Don Morris
Western Hills Mobile Home Park
2713 B 1/2 Road #144
Grand Junction, CO 81503

Dear Mr. Morris:

According to correspondence in City development file #64-92 and County development file #C6-76 the Western Hills Mobile Home Park has 7 spaces designated for recreational vehicles. Those spaces are A3W, A4W, A5W, A6W, A7W, A8W and A10W. Because the park was not designed as an RV park with the required accessory facilities, the above listed RV spaces are considered to be non-conforming. As with all other mobile home parks that have non-conforming RV spaces, once a space designated for RV's is used for a mobile home it loses its non-conforming status and cannot be used for RV's again. We do not allow spaces to be used for both RV's and mobile homes to convert back and forth.

We are still scheduled to discuss this further on Friday, September, 2nd at 10:00 a.m.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

December 16, 1994

W. Don Morris
Western Hills Mobile Home Park
2713 B $\frac{1}{2}$ Road, No. 144
Grand Junction, CO 81503

Dear Mr. Morris:

The purpose of this letter is to memorialize the agreement and understanding that was reached at a meeting had October 4, 1994, between you, Dan Wilson and me. The agreement is as follows:

1. The terms of this agreement shall apply only during your ownership and operation of Western Hills Mobile Home Park. If all or a portion of the property is transferred or sold, voluntarily or not, the terms of this agreement will terminate (*i.e.* this is not transferable or assignable.) When this agreement terminates, any prior agreements (City or County) also terminate; the property will be subject to the terms of the then applicable zoning and land use regulations of the City. "You" is limited to W. Don Morris (you) and R. Darlyn Morris (your wife) or the survivor of either.

2. You will not rent or lease RV spaces, on a daily or weekly basis, but only for a minimum term of 30 days pursuant to a rental agreement the current form of which is in the Planning file. If you violate this term, the space(s) improperly rented or leased shall thereafter not be eligible to be occupied by an RV, but only as a mobile home space. While we did not discuss it in our meeting, we suggest that if a dispute arises, the Planning Commission shall be the final arbiter.

3. You will only rent and or lease to owners of an RV that you described as "totally self-contained", *i.e.* which contains a furnace, a water system and full shower and bath facilities.

4. By way of example, if one of the enumerated RV spaces (A3W, A4W, A5W, A6W, A7W, A8W, A10W) are occupied by a mobile home, then you will rent or lease for RV use the remaining enumerated spaces. No lots in the Park which are not enumerated above may be used by an RV. Any of the enumerated spaces can be occupied by an RV or a mobile home and are not limited to mobile homes once occupied by a mobile home (*i.e.* the enumerated spaces can switch back and forth between mobile homes and RVs.)

5. An exception to the 30 day term limit would be situations where you will evict a tenant for failure to pay or for violating of the park rules or similar circumstances.

6. Of course, building and other codes continue to apply.

This letter reflects my and Dan Wilson's recollections of our conversation. You agreed to take the time to verify that this letter is accurate, and to obtain review that you feel is necessary, including legal counsel of your choice. If you agree that this letter constitutes an agreement, please sign as shown and return a signed original for our files.

Sincerely,



Kathy Portner
Planning Supervisor

c: Dan Wilson, City Attorney

I agree to the terms of this letter.

W. Don Morris

Date

QUIT CLAIM DEED

AZCO INVESTMENT

whose address is P.O. Box 1
Ophir, Co 81426
County of San Miguel, and State of

Colorado, for the consideration of Ten Dollars and
other good valuable consideration ~~Dollars~~, in hand paid,

hereby sell(s) and quit claim(s) to W. Don Morris and R. Darlyn Morris

whose address is P.O. Box 3378
Grand Junction, CO 81502
County of _____, and State of Colorado, the following real

property, in the County of Mesa, and State of Colorado, to wit:

PARCEL 1: Beginning at a point 330 feet East of the Northwest corner of the
NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 1 South, Range 1 West of the Ute Meridian,
thence East 660 Feet, thence South to the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence
West 660 Feet, thence North to the Point of Beginning,

PARCEL 2: The West 5 acres of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 1 South,
Range 1 West of the Ute Meridian,

PARCEL 3: Lots 10 and 11 in THE JENKINS SUBDIVISION

PARCEL 4: The East 330 feet of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25 Township 1 South,
Range 1 West of the Ute Meridian; EXCEPT that part deeded to the Department
of Highways, State of Colorado by instrument recorded April 24, 1957 in Book
707 at Page 517, ALL IN MESA COUNTY, COLORADO

together with any and all water and water rights, ditch and ditch rights
appurtenant to or used in connection with the property.

also known as street and number 2721 B $\frac{1}{2}$ Road
Grand Junction, CO 81503
with all its appurtenances

Signed this _____ day of _____, 19 _____

W. Don Morris

Ben Peak

#6492

STATE OF COLORADO, }
County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____
19 _____, by _____
My commission expires _____

WITNESS my hand and official seal.

Notary Public

A G R E E M E N T

THIS AGREEMENT, Made and entered into this 29 day of April 1975, by and between the CITY OF GRAND JUNCTION, hereinafter referred to as the "City" and ED. H. HONNEN CO., hereinafter referred to as MC COY CO.; WITNESSETH:

WHEREAS, McCoy Co. owns real property and place of business located in an area southeast of the City of Grand Junction; and

WHEREAS, the City has sewage treatment facilities available;

BY MUTUAL COVENANTS HEREIN CONTAINED, IT IS AGREED AS FOLLOWS:

1. McCoy Co. agrees to construct a sewage collection system to serve the McCoy Co. place of business and to connect with the City's sewage collection and disposal facilities. Such system shall be constructed in accordance with the engineering standards set by the City of Grand Junction and the State of Colorado Health Department.

2. Following the construction of the system and its approval by the City, McCoy Co. will transfer full ownership and responsibility of the system from the point of connection to the existing city system to the City.

3. McCoy Co. shall obtain an easement or permit in the name of the City for the construction, repair and maintenance of the sewage collection system from the State Highway Department and property owners which the proposed collection system crosses.

4. McCoy Co. agrees to execute a power of attorney designating the City Clerk as its attorney-in-fact to execute annexation petitions or to seek annexation to the City at such time as this may be possible. In addition, a power of attorney shall be obtained by the City from each additional property owner for each additional sewer tap that is requested by any person desiring to tap into the said collection system.

5. City agrees to accept full ownership and responsibility for the operation and maintenance of the sewage collection system following its completion and transfer to the City.

6. City agrees to permit McCoy Co. to use the easements or permits obtained by McCoy Co. in the name of the City for the purpose of the construction of the system.

7. McCoy Co. agrees, in addition to the construction and transfer of the collection system, to pay to the City the plant investment fee, inspection fee and monthly service charge for each service connection which the City charges for such service.

8. Design, engineering, inspection and certificate required by the City to be paid to Armstrong Engineering by McCoy Co.

9. In the event McCoy Co. does not undertake the construction of the system, this agreement shall be of no force or effect.

IN WITNESS WHEREOF, the parties have set their hands and seals this 29 day of April, 1975.

CITY OF GRAND JUNCTION

By James E. Patterson
Utilities Director

ED. H. BONNEN CO.

By [Signature]

ATTEST:

Marion H. Packard
Deputy City Clerk

THIS DEED, Made this _____ th _____ day of September in the year of our Lord one thousand nine hundred and fifty-nine between

LUTZ JOHNSON

of the _____ County of Mesa and State of Colorado, of the first part, and

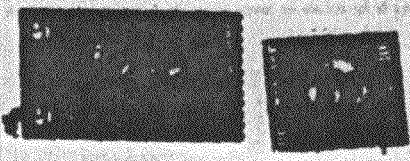
E. C. JONES and VERNA L. JONES

of the _____ County of Mesa and State of Colorado, of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of One Dollar and Other Valuable Consideration-----

to the said part Y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, he granted, bargained, sold and conveyed, and by these presents do as grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcels of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

Beginning at a point North 0°01'30" East 368 feet and 30 feet East of the Southwest Corner of the Northwest Quarter of Section 25, Township 1 South, Range 1 West of the Ute Meridian, thence East 150.1 feet, thence North 0°03'10" West 170.4 feet, thence North 64°53' West 165.4 feet, thence South 0°01'30" West 240.1 feet more or less to the point of beginning, together with all water, ditches and lateral rights used therewith or appurtenant thereto, except that certain tract deeded to the Department of Highways, State of Colorado, by Warranty Deed recorded March 15, 1957, in Book 705 at Page 9 of the records of the County Clerk and Recorder of Mesa County, Colorado, to-wit: A tract or parcel of land, No. 11 of Grantee's Project No. P (19-1) (4) containing 1.000 acres, more less, in the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 25, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows: Beginning at a point on the Southerly right of way line of Project FAP 299-N from which point the West Quarter Corner of Section 25, Township 1 South, Range 1 West bears South 5°09' West a distance of 599.8 feet; thence North 64°53' West along the Southerly right of way line of Project a distance of 26.4 feet to the West line of the property; thence South along the West line of the property a distance of 11.1 feet; thence South 89°39'30" East a distance of 23.9 feet, more or less, to the point of beginning;



TOGETHER with all and singular the hereditaments and appurtenances thereto in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever of the said part Y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

2940-252-00-040
77127
75187
794-194
1945 P.M.
SEP 10 1959

41731

REV 35.20
FEB 3.20

751817

WARRANTY DEED
JOINT TENANTS

No. _____

TO

STATE OF COLORADO

County of MEP

hereby certify that this instrument was filed
record in my office this

of SEP 10 1958 A. D. 19

45 o'clock P. M., and duly recorded in

766 Page 194

Emile M. Dunston

265 33

100

50

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100

100

100

100

100

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or person lawfully claiming or to claim the whole or any part thereof, the said part Y of the first part shall and with WARRANTY AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said part Y of the first part he Y hereunto set his hand and seal the day and year first above written.

Signed, sealed and Delivered in the Presence of

[Signature] [SEAL]
[Signature] [SEAL]
[Signature] [SEAL]

STATE OF COLORADO

County of H E S A

The foregoing instrument was acknowledged before me this 31 day of September 1958 by Lutz Johnson

My commission expires Aug. 3, 1963

[Signature] Notary Public



#64 92

Earl Sawyer

93335

TYRUS G. HARBERT and MARY C. HARBERT,
husband and wife

whose address is

County of Mesa, State of

Colorado, for the consideration of
Eleven Thousand and No/100-----
dollars, in hand paid, hereby sell(s) and convey(s) to

EDWARD C. JONES and VERNA L. JONES, as joint tenants and not
as tenants in common,
whose address is 2995 Highway 50, Grand Junction, County of

Mesa, and State of Colorado the following real property in the
County of Mesa, and State of Colorado, to wit:

Beginning at a point that is South 89°53'10" East 255 feet
and North 03'10" West 348 feet from the Southwest Corner of
the Northwest Quarter of Section 25, T 1 S, R 1 W of the
Ute Meridian, thence North 0°03'10" West 155.1 feet, thence
along the South line of the United States Highway Numbered
50 North 64°53' West 82.7 feet, thence Southerly to a point
that is North 66°26'30" West 81.5 feet from the place of
beginning, thence South 66°26'30" East 81.5 feet to the
place of beginning. AND ALSO Beginning at a point that is
North 0°01'30" East 348 feet and 180.1 feet East of the
Southwest Corner of the Northwest Quarter of Section 25,
T 1 S, R 1 W of the Ute Meridian, thence North 0°03'10"
West 32.4 feet, thence South 66°26'30" East 81.5 feet, thence
West 74.9 feet to the place of beginning, together with all
water and water rights, ditches and ditch rights used there-
with or appurtenant thereto.

with all its appurtenances, and warrant(s) the title to the same, subject to

#64 92

Signed this 6th day of April 1976

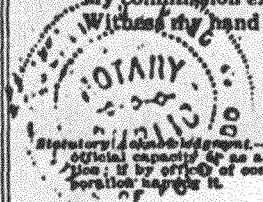
Tyrus G. Harbert
Tyrus G. Harbert

Mary C. Harbert
Mary C. Harbert
Husband and wife

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 6th
day of April, 1976, by Tyrus G. Harbert and Mary C. Harbert
husband and wife.

My commission expires Sept. 10, 1977
Witness my hand and official seal.



David B. Hale
Notary Public

2946-252-00-039

251726

Title 10:52 Book 1064 Page 198 #1105310

1976

2945-252-00-043
-044

THIS DEED, Made this **25th** day of **February**
is **31** between **ED H. HONNEN COMPANY**

a corporation duly organized and existing under and by virtue of the laws of
the State of **Colorado** of the first part, and **DOTTY CORP. OF
COLORADO**, a Colorado corporation,

whose legal address is **6000 Dahlia, Commerce City,
Colorado 80022**
of the **County of Adams** and State of
Colorado of the second part:

Recorder's Stamp
State Documentary Fee
APR 1 1981
50 60

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **Five Hundred
Six Thousand and No/100 Dollars (\$506,000.00)** ~~XXXXXX~~
to the said party of the first part in hand paid by the said part **Y** of the second part, the receipt whereof is
hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant,
bargain, sell, convey and confirm unto the said part **Y** of the second part, **its successors** and assigns
forever, all of the following described lot or parcel of land, situate, lying and being in the
County of **Mesa** and State of Colorado, to wit:

As set forth on Exhibit A attached hereto and hereby made
a part hereof;

also known as street and number **2705 Highway 50, Grand Junction, Colorado**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion or reversions, remainders, rents issues and profits thereof; and all the estate, right,
title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the
above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said
part **Y** of the second part, **its successors** and assigns forever. And the said **ED H. HONNEN
COMPANY**

party of the first part, for itself,
and its successors, does covenant, grant, bargain and agree to and with the said part **Y** of the second part,
its successors and assigns, that at the time of the ensembling and delivery of these presents it is well
seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in
law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in
and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales,
liens, taxes, assessments and incumbrances of whatever kind or nature soever; **except general
property taxes and special assessments for 1981 and thereafter;
reservations, rights of way and easements of record and
subject to conveyance recorded January 3, 1908 in Book 93
at Page 561,**

and the above bargained premises in the quiet and peaceable possession of the said part **Y** of the second part
its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole
or any part thereof, the said party of the first part shall and will **WARRANT AND FOREVER DEFEND**.

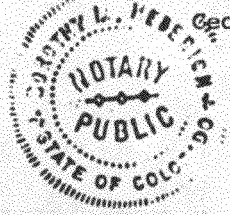
IN WITNESS WHEREOF, The said party of the first part has caused its corporate name to be hereunto subscribed
by its **Secretary**, and its corporate seal to be hereunto affixed, attested by its
Secretary, the day and year first above written.

Attest
George V. C. Shuger
George V. C. Shuger Secretary

FD H. HONNEN COMPANY
By *R. Earle Honnen*
R. Earle Honnen President

STATE OF COLORADO,
County of **ARAPAHOE** ss.

The foregoing instrument was acknowledged before me this **25th** day of **February**
19 **81** by **R. Earle Honnen** as **President and**
George V. C. Shuger as **Secretary of**
a corporation.



My notarial commission expires **December 7, 1983**
Witness my hand and official seal.
George V. C. Shuger
Notary Public

EXHIBIT A
TO WARRANTY DEED OF
ED H. HONNEN COMANY
TO DOTTY CORP. OF COLORADO, A Colorado corporation
DATED February 25 1981

A tract of land located in a part of the Northwest Quarter (NW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the West Quarter Corner (W1/4 Cor.) of said Section 25; thence South 89°51'48" East along the South line of the Northwest Quarter (NW1/4) of Section 25 a distance of 255.00 feet; thence North 00°04'32" East 30.00 feet to the True Point of Beginning; thence continuing North 00°04'32" East 470.99 feet and along the West line of tract described in Book 507 at Page 548 to a point on the Southerly Right-of-way line of U.S. Highway No. 50; thence along said Southerly Right-of-way line of U.S. Highway No. 50 by the following four courses and distances:

- South 64°53'00" East 333.35 feet,
- South 35°08'54" East 173.23 feet,
- South 64°19'24" East 337.23 feet,
- South 60°46'51" East 89.31 feet,

thence North 89°51'48" West 784.06 feet to the True Point of Beginning.

#64 92

QUIT CLAIM DEED

W. Don Morris and R. Darlyn Morris

BOOK 1711 PAGE 548

whose address is P.O. Box 3378
Grand Junction, CO 81502
County of Mesa, and State of

1496576 DOC NO FEE 03:48 PM
SEP 23, 1988 E.SAWYER, CLK&REC MESA CTY.

Colorado, for the consideration of Ten Dollars and
other good valuable consideration ~~XXXXXX~~, in hand paid,

hereby sell(s) and quit claim(s) to Azco Investment

whose address is P.O. Box 1
Ophir, CO 81426
County of San Miguel, and State of Colorado, the following real

property, in the _____ County of _____, and State of Colorado, to wit:

PARCEL 1: Beginning at a point 330 feet East of the Northwest corner of the
NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 1 South, Range 1 West of the Ute Meridian,
thence East 660 Feet, thence South to the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence
West 660 Feet, thence North to the Point of Beginning.

PARCEL 2: The West 5 acres of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 1 South,
Range 1 West of the Ute Meridian,

PARCEL 3: Lots 10 and 11 in THE JENKINS SUBDIVISION

PARCEL 4: The East 330 feet of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25 Township 1 South,
Range 1 West of the Ute Meridian; EXCEPT that part deeded to the Department
of Highways, State of Colorado by instrument recorded April 24, 1957 in Book
707 at Page 517, ALL IN MESA COUNTY, COLORADO

together with any and all water and water rights, ditch and ditch rights
appurtenant to or used in connection with the property.

also known as street and number 2721 B $\frac{1}{2}$ Road
Grand Junction, CO 81503
with all its appurtenances

Signed this 28 day of Sept. 1988
W. Don Morris
R. Darlyn Morris

STATE OF COLORADO,

County of Mesa ss.

The foregoing instrument was acknowledged before me this 28th day of September
1988 by W. Don Morris and R. Darlyn Morris.

My commission expires 3/9/89 jfp

WITNESS my hand and official seal.

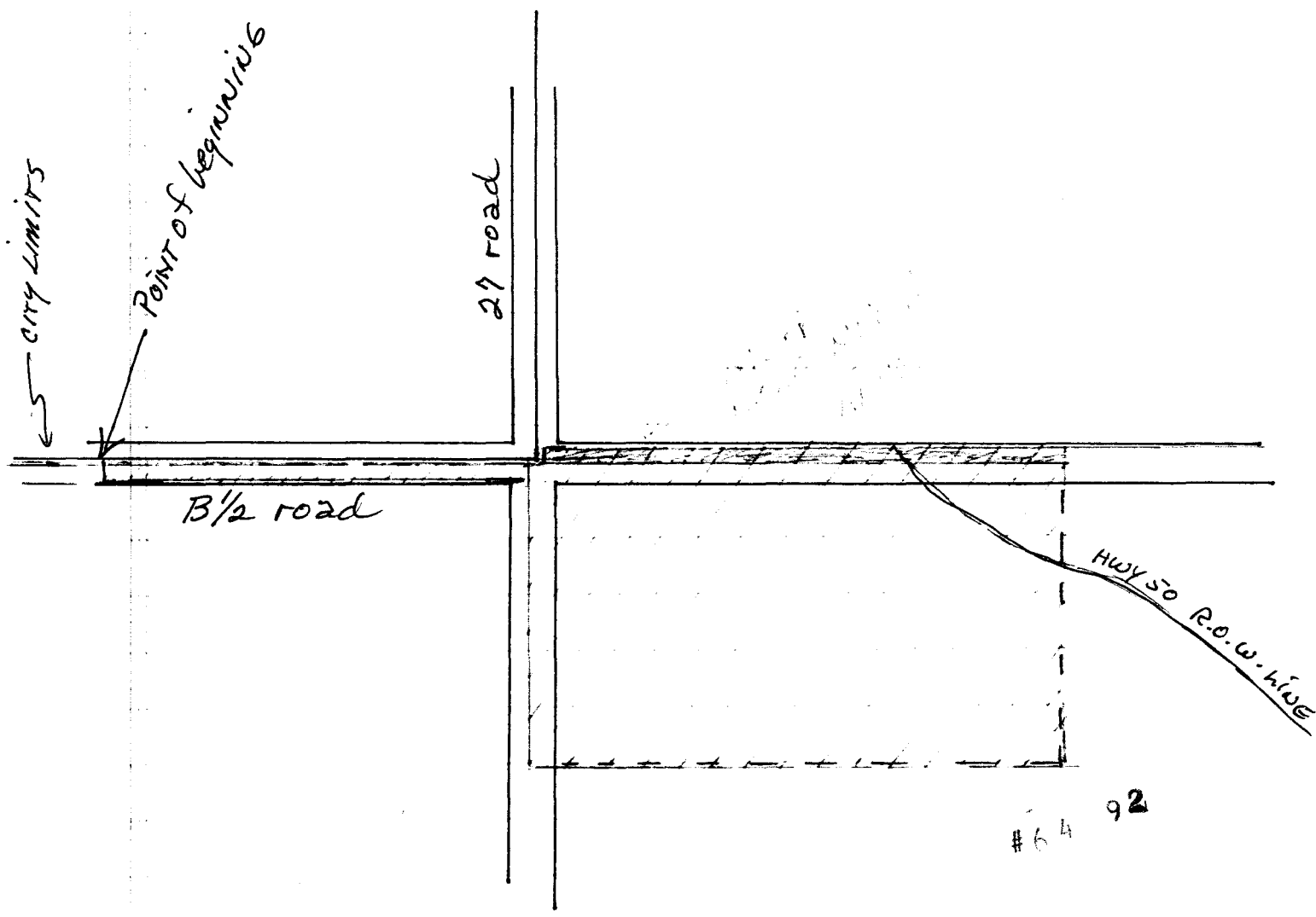
Janice L. Lyland
Notary Public



2945-253-001-002-003
Correction Deed

#64 92

WESTERN HILLS ANNEX 53-92



Beginning at the SW CORNER SE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 26
 T15 R1W; thence EAST ALONG THE SOUTH LINE OF THE
 N $\frac{1}{2}$ said section 26 2640 ft. to the NE CORNER
 NW $\frac{1}{4}$ SECTION 25 T15 R1W; thence ~~660'~~ SOUTH ^{660'} TO THE
 SE CORNER SE CORNER NE $\frac{1}{4}$ NW $\frac{1}{4}$ said section 25; thence
 WEST 1320 ft. to the SW CORNER NW $\frac{1}{4}$ NW $\frac{1}{4}$ said
 section 25; thence NORTH 635 ft. ^{along the west line said} to a point ^{section 25}
 25 ft. south of the NW corner SW $\frac{1}{4}$ said section 25;
 thence west 1320 ft to the NW corner NE $\frac{1}{4}$ SE $\frac{1}{4}$
 section 26 T15 R1W; thence NORTH 25 ft. to the
 point of beginning.