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File 1993-0016

Name: Interstate Enclave Annexation - Annexation - 2309, 2311 Interstate Ave.

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
		<b>*Review Comments</b>
		<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X		Annexation Area Fact Sheet - <b>Approved - 7/7/93</b>			
X	X	Petition for Annexation - 2/2/93			
X	X	Impact Report - 4/23/93			
X	X	City Council Minutes, Agenda - 4/21/93, 6/2/93, 6/16/93, 7/7/93			
X	X	Planning Commission Minutes - 6/1/93,			
X	X	Resolution No. 34-93 - **			
X	X	Ordinance No. 2694 **			
X	X	Ordinance No. 2684 - **			
X		Power of Atty - sent to City Clerk for retention and scanning - ** - Bk 1861/ Pg 650			
X		Display Ad - 5/31/93			
X	X	Interstate Annexation Map - GIS Historical Maps - **			



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

**A** Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. \_\_\_\_\_

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		2.5 acres	2309 & 2311 INTERSTATE Ave	Zone: I-1	VACANT
<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 checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
		PETITIONER
Name	Name	City of Grand Junction
Address	Address	250 N. 5 <sup>th</sup> ST
City/State/Zip	City/State/Zip	Grand Jct. Co. 81501
Business Phone No.	Business Phone No.	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]* \_\_\_\_\_ 5/3/93 \_\_\_\_\_  
 Signature of Person Completing Application Date

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

PROJECT NARRATIVE  
ZONE OF ANNEXATION  
INTERSTATE ENCLAVE ANNEXATION

Interstate Enclave Annexation is 2.5 acres located on Interstate Ave. east of 23 road. It consists of two undeveloped lots in Interstate Commercial Park Subdivision. The rest of the subdivision was annexed in 1991 and is zoned I-1 (Light Industrial). The previous county zoning was "C" commercial which is more equivalent to the City I-1 zone than the C-2 zone. Proposed zoning of Interstate Enclave Annexation is I-1 which is consistent with surrounding zoning as well as previous county zoning.

ANNEXATION AREA FACT SHEET

Name of Area: INTERSTATE ENCLAVE Date: 2/3/93

Common Location: 2309 & 2311 Interstate Ave

Existing Land Use: VACANT est. # Acres: 2.5

Projected Land Use: COMMERCIAL / INDUSTRIAL # of Parcels: 2

# Dwelling Units: N/A # of parcels owner occupied N/A

Est. Population: N/A

Service Providers and Special Districts

Water: UTE Sewer: CITY/COUNTY 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 I-2

*approved - 7/7/93*

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 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.

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 2 day of Feb.,  
19 93.

Witness my hand and official seal.

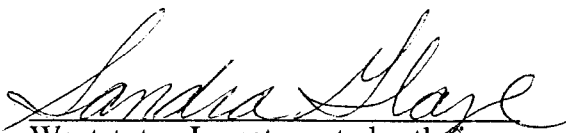
Theresa J. Martin  
Notary Public

250 N. 5th St. Grand Jet CO  
Address

My commission expires: June 13, 1995

Lots 1 and 2, Block 2 Interstate Commercial Park

WESTSTATES INVESTMENTS  
NAME

  
Weststates Investments by their  
Attorney in fact, acting City  
Clerk, Sandra Glaze, pursuant to  
P.O.A. recorded in Book 1861  
Page 650.

AGOURA HILLS, CA.  
ADDRESS

2/2/93  
DATE



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

April 23, 1993

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 Garrison Ranch, Blue Heron II, Interstate Enclave, Cambridge, and Country Club Heights Annexations. This report is required by CRS 31-12-108.5 for proposed annexations in excess of 10 acres. If you have any questions regarding this material, please contact Karl Metzner (244-1439) of this department.

Sincerely

A handwritten signature in black ink, appearing to read "Larry Timm", with a long horizontal flourish extending to the right.

Larry Timm  
Community Development Director