



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.

LOTS 1 THROUGH 5 GARRISON RANCH SUBDIVISION SECTION 35 T1N RIW,  
UTE MERIDIAN

GNT DEVELOPMENT CORP.  
NAME

  
GNT Development Corp. by  
their attorney in fact, acting  
City Clerk, Sandra Glaze,  
pursuant to P.O.A. recorded in  
Book 1863 Page 872.

GRAND JUNCTION, CO.  
ADDRESS

2/2/93  
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 2 day of Feb., 19 93.

Witness my hand and official seal.

Theresa A. Martinez  
Notary Public

250 N. 5th St. Grand Jct CO  
Address

My commission expires: June 13, 1995

## ANNEXATION AREA FACT SHEET

Name of Area: Garrison Ranch Date: 2/3/93  
 Common Location: H road and Garrison Ct.  
 Existing Land Use: Residential est. # Acres: 5.02  
 Projected Land Use: Residential # of Parcels: 5  
 # Dwelling Units: 2 # of parcels owner occupied 2  
 Est. Population: 8

### Service Providers and Special Districts

Water: UTE Sewer: CITY/COUNTY Fire: G.J. Rural  
 Drainage:                      School: School Dist. 51  
 Irrigation: USBR HIGHLINE 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. X Enclave:             
 Existing County Zoning PR Proposed City Zoning PR



February 22, 1993

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

Garry & Mary Lambert  
2449 Applewood Place  
Grand Junction, CO 81506

Dear Garry & Mary Lambert,

As you may know, the City is seeking to annex urban or urbanizing areas along its boundaries. Over the past year many of the subdivisions in your area north of G Road have been annexed and others are currently in process. Your subdivision, Garrison Ranch, is covered by a utility agreement allowing the City to annex. This agreement was given to the City by the developer of Garrison Ranch in exchange for sewer service to the subdivision. The City, therefore, plans to annex the Garrison Ranch Subdivision in the near future. However, the City believes you should have the facts covering annexation before any action takes place.

To help you understand the effects of annexation, we are enclosing some material that addresses many of the common questions about annexation. City staff members will also be happy to meet with you to answer questions or discuss any concerns you may have. At this time we anticipate initiating the annexation process in late March or early April. This is, however, still tentative, and we will send you more specific information on scheduling as it becomes available.

The key to our purpose in annexation is an interest in bringing the Grand Junction community together. Your neighborhood's voice and expertise can provide our community with a tremendous resource in helping guide local problem solving and decision-making. Your participation as a member of this community is needed to shape our future and ensure the quality of life we have all come to enjoy remains with us in the years ahead.

If you have any questions or would like to discuss annexation, please call Karl Metzner, of the Community Development Department, at 244-1439.

Sincerely,

Larry Timm  
Director of Community Development

LT/bp



February 22, 1993

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

David & Janet Terry  
3120 Beechwood Street  
Grand Junction, CO 81506

Dear David & Janet Terry,

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Larry Timm  
Director of Community Development

LT/bp



February 22, 1993

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

Craig & Jeannean Springer  
PO Box 2753  
Grand Junction, CO 81502

Dear Craig & Jeannean Springer,

As you may know, the City is seeking to annex urban or urbanizing areas along its boundaries. Over the past year many of the subdivisions in your area north of G Road have been annexed and others are currently in process. Your subdivision, Garrison Ranch, is covered by a utility agreement allowing the City to annex. This agreement was given to the City by the developer of Garrison Ranch in exchange for sewer service to the subdivision. The City, therefore, plans to annex the Garrison Ranch Subdivision in the near future. However, the City believes you should have the facts covering annexation before any action takes place.

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Larry Timm  
Director of Community Development

LT/bp





February 22, 1993

City of Grand Junction, Colorado

81501-2668

250 North Fifth Street

William D. Garrison  
805 La Paz Court  
Grand Junction, CO 81506

Dear Mr. Garrison,

As you may know, the City is seeking to annex urban or urbanizing areas along its boundaries. Over the past year many of the subdivisions in your area north of G Road have been annexed and others are currently in process. Your subdivision, Garrison Ranch, is covered by a utility agreement allowing the City to annex. This agreement was given to the City by the developer of Garrison Ranch in exchange for sewer service to the subdivision. The City, therefore, plans to annex the Garrison Ranch Subdivision in the near future. However, the City believes you should have the facts covering annexation before any action takes place.

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Sincerely,

Larry Timm  
Director of Community Development

LT/bp

On Feb. 22, 1993 you were sent a letter about the City's intent to annex the Harrison Ranch development. We now have specific scheduling for this annexation process.

- April 21, 1993 - Council to accept petition
- June 2, 1993 - 1st reading of ordinance to annex
- June 16, 1993 - 2nd reading and public hearing of ordinance to annex.

All meetings are in the city/country auditorium at 520 Road at 7:30 pm. If you have any questions and ~~we~~ would like to discuss annexation please call Karl M. 244-1439

Sincerely

Larry T.



**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		5 acres	SOUTH OF H. rd & West of 12th St	to: PR	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 checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
PETITIONER:		
Name	Name	Name
		City of Grand Jct.
Address	Address	Address
		250 N. 5th St.
City/State/Zip	City/State/Zip	City/State/Zip
		Grand Jct. Co. 81501
Business Phone No.	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 of Person Completing Application: Gail M. [Signature] Date: 5/3/93

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

CC approved 7/2/93



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

April 13, 1993

David & Janet Terry  
3120 Beechwood Street  
Grand Junction, CO 81506

Dear David & Janet Terry:

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April 21, 1993	Council to accept petition.
June 2, 1993	First reading of ordinance to annex.
June 16, 1993	Second reading and public hearing of ordinance to annex.

All meetings will be held in the City Auditorium located at 520 Rood Avenue at 7:30 p.m. If you have any questions and would like to discuss annexation, please call Karl Metzner at 244-1439.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Timm", is written over a horizontal line.

Larry Timm  
Director of Community Development

bp



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

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PO Box 2753  
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Director of Community Development

bp



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Larry Timm  
Director of Community Development

bp



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





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

April 23, 1993

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

Commissioners:

Subject: Garrison Ranch Annexation -  
Notice of Hearing, Resolution No. 25-93, 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. 25-93 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting April 21, 1993, giving notice of hearing on the proposed Garrison Ranch Annexation. Also enclosed is a copy of the petition.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC  
City Clerk

SN:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney  
Ute Water Conservancy District  
Grand Junction Rural Fire District  
School District #51  
Mr. Dan Wilson, City Attorney  
Mr. Larry Timm, Community Development Director

STAFF REVIEW

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FILE # 17-93

DATE: May 24, 1993

STAFF: Karl Metzner

REQUEST: Zone of Garrison Ranch Annexation to PR

LOCATION: South of H road and West of 27 road.

APPLICANT: City of Grand Junction

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EXISTING LAND USE: Vacant/Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential

EAST: Vacant

SOUTH: Vacant

WEST: Vacant

EXISTING ZONING: County PR

PROPOSED ZONING: City PR

SURROUNDING ZONING:

NORTH: County R-2

EAST: City PR

SOUTH: City PR

WEST: County AFT

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RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No plans or guidelines have been adopted for this area.

STAFF ANALYSIS: Garrison Ranch consists of 5 lots on approximately 5 acres. Two of the lots are developed with single family residences. In keeping with city policy Planned Residential is proposed and acceptance of the county plan for Garrison Ranch.

STAFF RECOMMENDATION: Recommend approval of the requested zone of annexation.