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File 1993-0018

Name: Blue Heron - Annexation and Zone of Annexation

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DOCUMENT DESCRIPTION:

X	X	Quit Claim Deed - **			
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X		Contract to buy and sell Real Estate by Mesa Co. Riverfront Commission - 12/14/92			
X	X	Annexation Area Fact Sheet - 2/3/93			
X		Petition for Annexation			
X		Display Ad - 5/31/06			
X	X	Ordinance No. 2685 - **			
X		Warranty Deed - not conveyed to City - Bk 1954/Pg 161			
X	X	Blue Heron II Annexation Map - ** - Historic GIS Maps			

ANNEXATION AREA FACT SHEET

Name of Area: BLUE HERON II Date: 2/3/93

Common Location: South of River Road at 25 road

Existing Land Use: Vacant est. # Acres: ~~25~~ 25

Projected Land Use: Co. River Trail # of Parcels: 1

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

Est. Population: N/A

Service Providers and Special Districts

Water: UTE Sewer: N/A Fire: G.Y. Rural

Drainage: G.Y. 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 I

Proposed City Zoning ~~I-1~~ I-1

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 10, 11, AND 12 RIVERSIDE SUBDIVISION, LYING IN SECTION 9 T1S R1W,
UTE MERIDIAN

COLORADO RIVERFRONT FOUNDATION, INC.
A COLORADO NON-PROFIT CORPORATION

SIGNATURES


CHAIRMAN


SECRETARY

P.O BOX 2477 GRAND JCT. CO.

Feb 2, 1993
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 J. Martinez
Notary Public

250 N. 5th St, Grand Jct CO
Address

My commission expires: June 13, 1995.

Blue Heron II Annexation:

A tract of land situated in the Southeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being a portion of Riverside Subdivision as recorded in Plat Book 1 at Page 28 in the office of the Mesa County Clerk and Recorder, said tract being more particularly described as follows:

Beginning at the Southeast Corner of Lot 11 of Riverside Subdivision; thence N 74°48' W along the Southerly line of said Lot 11 a distance of 523.29 feet to the Southeast Corner of Lot 12 of Riverside Subdivision; thence N 87°51'09" W along the Southerly line of said Lot 12 a distance of 400.28 feet to the Southwest Corner of said Lot 12; thence North a distance of 525.0 feet to the Northwest Corner of said Lot 12; thence North a distance of 50.0 feet to a point on the South line of Lot 10 of Riverside Subdivision; thence West a distance of 10.0 feet; thence North a distance of 512.52 feet to a point on the North line of said Lot 10, said line being common with the Southerly Right-of-Way for River Road; thence along the Southerly Right-of-Way for River Road the following three (3) courses and distances:

- 1) S 56°34' E a distance of 323.80 feet;
- 2) 651.52 feet along the arc of a curve to the right having a radius of 2437.70 feet and a long chord which bears S 48°40'30" E a distance of 669.39 feet;
- 3) S 40°47' E a distance of 223.53 feet to the Northeast Corner of Lot 11 of Riverside Subdivision;

thence S 00°30' W along the East line of said Lot 11 a distance of 450.0 feet to the Point of Beginning.

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PROJECT NARRATIVE
ZONE OF ANNEXATION
BLUE HERON II ANNEXATION

Blue Heron Two Annexation is 25 acres located South of River road at 25 road. It consists of one undeveloped parcel much of which lies under the Colorado River. The parcel was acquired by the Riverfront Commission for the extension of the Blue Heron Trail. A trail corridor will be retained by the Riverfront Commission and the remainder of the useable property will be sold to an adjacent property owner. The previous county zoning was "I" Industrial. Adjacent City zoning to the West is I-1. Proposed zoning for Blue Heron Annexation is I-1 which is consistent with existing City zoning and previous county zoning.

STAFF REVIEW

FILE # 18-93

DATE: May 24, 1993

STAFF: Karl Metzner

REQUEST: Zone of Blue Heron II Annexation to I-1.

LOCATION: South of River Road at 25 road

APPLICANT: City of Grand Junction

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial/Greenbelt

SURROUNDING LAND USE:

NORTH: D&RGW Railroad

EAST: Vacant

SOUTH: Colorado River

WEST: Repair/warehouse/service business

EXISTING ZONING: County I

PROPOSED ZONING: City I-1

SURROUNDING ZONING:

NORTH: C-2

EAST: County I

SOUTH: None

WEST: I-1

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

STAFF ANALYSIS: Blue Heron II Annexation consists of one parcel which was purchased by the Riverfront Commission and petitioned for annexation. A portion of the property will be used for the continuation of the Blue Heron trail. The remainder may be purchased by an adjacent property owner. Zoning is consistent with existing surrounding uses and zoning.

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

CC approved 7/7/93



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: Blue Heron II Annexation -
Notice of Hearing, Resolution No. 27-93, 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. 27-93 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 Blue Heron II 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
Grand Junction Drainage District
School District #51
Mr. Dan Wilson, City Attorney
Mr. Larry Timm, Community Development Director ✓



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", is written over a horizontal line.

Larry Timm
Community Development Director