

# Table of Contents

File 1993-0140

Name: Patterson Road Annexation – North of Patterson Rd. @ approx. 24 ¾ Road

<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>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		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
X	X	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	X	Resolution No. 3-94 - **	X	X	Patterson Road Enclave Annexation Map – Historical GIS Maps - **
X	X	Ordinance No. 2732, 2733 - **			
X	X	Correspondence			
X		Legal Ad			
X		Proof of Publication			
X		Planning Commission Notice of Public Hearing mail-out			
X	X	Annexation hand-out			
X	X	Annexation Area Fact Sheet			
X	X	City Council Minutes – 1/5/94, 2/16/94, 3/2/94 - **			
X	X	Agenda Item Summary			
X	X	Planning Commission Minutes - ** - 2/1/93			
X	X	Location Map			
X		Master List by Parcel # from Mesa County Assessor's Office			



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

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		4.7 acres	N of Patterson W of 25 road	PB	USES ALLOWED IN B-1 & B-3
<input checked="" type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

**APPLICANT REPRESENTATIVE**

Name	Name	Name
N/A	N/A	Karl G. Metzner
Address	Address	Address
		250 N. 5 <sup>th</sup> 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 \_\_\_\_\_ Date \_\_\_\_\_

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

PATTERSON ENCLAVE ANNEX:

A tract of land situated in the  $W\frac{1}{2}$   $SW\frac{1}{4}$   $SE\frac{1}{4}$   $SE\frac{1}{4}$  of Section 4, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said  $W\frac{1}{2}$   $SW\frac{1}{4}$   $SE\frac{1}{4}$   $SE\frac{1}{4}$ ;  
thence North a distance of 30.0 feet to the Point of Beginning;  
thence North a distance of 630.0 feet to the Northeast Corner of said  $W\frac{1}{2}$   $SW\frac{1}{4}$   $SE\frac{1}{4}$   $SE\frac{1}{4}$ ;  
thence West a distance of 330.0 feet to the Northwest Corner of said  $W\frac{1}{2}$   $SW\frac{1}{4}$   $SE\frac{1}{4}$   $SE\frac{1}{4}$ ;  
thence South a distance of 630.0 feet;  
thence East a distance of 330.0 feet to the Point of Beginning.

December 28, 1993

Ben E. Carnes  
Max A. Krey  
PO Box 3117  
Grand Junction, CO 81502-3117

RE: 2478 & 2480 F Road

Dear Mr. Carnes and Mr. Krey:

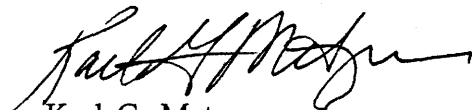
The City is in the process of annexing an area that has been surrounded by the City boundaries for more than three years, known as the Patterson Road Enclave Annexation. Mesa County records show that you own property within that area. Under Colorado State Statutes the City may unilaterally annex such enclaved areas which have been enclaved for more than three years.

The Grand Junction City Council is expected to pass a resolution of intent to annex this area at its regular meeting on January 5, 1994. First reading of the annexation ordinance will be on February 2, 1994 and second reading of the ordinance will be on February 16, 1994. All City Council meetings are held at 7:30 p.m. in the City Hall Auditorium at 5th Street and Rood Avenue. Although enclave annexations do not require a public hearing, we welcome you to attend.

I have enclosed additional information about the City and the services it provides. Please take a moment to review it, and keep it on hand for future reference. I would also be happy to meet with you to discuss how this annexation will effect you as a property owner. I can be reached at 244-1439.

We are very proud of our community and the quality services our City provides. We look forward to including the Patterson Road Enclave in the City and look forward to the opportunity to serve you.

Sincerely,



Karl G. Metzner  
Senior Planner

enclosure

*Karl,  
copies for the  
Patterson Rd Enclave  
& the Climax Mill  
Enclave annexation  
files.*

*B*



and Junction, Colorado  
81501-2668  
250 North Fifth Street

**ANNEXATION AREA FACT SHEET**

Name of Area: PATTERSON ROAD ENCLAVE Date: 12/28/93

Common Location: NORTH OF PATTERSON ROAD & WEST OF 25 ROAD

Existing Land Use: VACANT est. # Acres: 4.97

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

# Dwelling Units: NONE # of parcels owner occupied N/A

Est. Population: NONE

Service Providers and Special Districts

\* Water: UTE Sewer: CITY/COUNTY \* Fire: G.I. RURAL

\* Drainage: G.I. 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 P.C. Proposed City Zoning P.C.

\* SPECIAL DISTRICTS

GRAND JUNCTION CITY COUNCIL

DATE: Jan. 5, 1994

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

**ACTION REQUESTED:**

Adopting an ordinance to annex the Patterson Road Enclave.

**EXECUTIVE SUMMARY:**

The Patterson Road Enclave is located north of Patterson Road and west of 25 Road. This area, comprising 4.77 acres, has been totally surrounded by the City Limits for more than three years and is eligible for annexation under state statutes.

**FISCAL IMPACT:** n/a

**BACKGROUND/ISSUES/OPTIONS:**

This parcel of land has been enclaved by the City since Dec. 9, 1990. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city for more than 3 years. This parcel is vacant land zoned Planned Commercial under county zoning. The adopted Patterson Road Corridor Guidelines indicate business and light commercial uses done in a planned context are appropriate in this area.

**RECOMMENDATIONS:**

Adopt ordinance annexing Patterson Road Enclave.

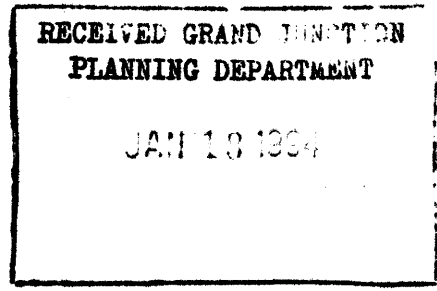
*Larry Timm*



City of Grand Junction, Colorado

81501-2668

250 North Fifth Street



January 18, 1993

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

Dear County Commissioners:

Attached is a copy of Resolution No. 3-94 adopted by the City Council on January 5, 1994. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Patterson Road Enclave Annexation.

By this resolution the City of Grand Junction is stating its intent to annex, and therefore, the City has now assumed jurisdiction of all land use proceedings within the area to be annexed. Accordingly, the processing of all development reviews, including but not necessarily limited to, planning clearances for building permits, fence permits, sign permits, subdivisions, planned developments, rezonings, conditional use permits, right-of-way vacations, and similar applications or proceedings, by the County, for lands within this annexation should be discontinued. Applicants, their agents or representatives, should be referred to the City Community Development Department. Please transmit forthwith all documents, maps, plans, plats and files relating to current or pending applications, reviews or approvals in the annexation area.

If you have questions or need additional information, please contact Mr. Larry Timm, Director of the Community Development Department at 244-1430. Thank you.

Sincerely,

*Stephanie Nye*  
Stephanie Nye, CMC  
City Clerk

SN:tm

cc: County Building Inspection Division  
County Planning Division  
City Department of Community Development ✓

STAFF REVIEW

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FILE #140-93

DATE: January 12, 1993

STAFF: Karl Metzner

REQUEST: Zone of Patterson Road Enclave Annexation to PB

LOCATION: North of Patterson Road and West of 25 Road

APPLICANT: City of Grand Junction

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EXISTING LAND USE: Vacant

PROPOSED LAND USE: Business

SURROUNDING LAND USE:

NORTH: Vacant  
EAST: Commercial  
SOUTH: Commercial  
WEST: Vacant

EXISTING ZONING: County PB

PROPOSED ZONING: City PB

SURROUNDING ZONING:

NORTH: PR-17  
EAST: PC  
SOUTH: C-2  
WEST: PB

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RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: Patterson Road Corridor guidelines recommend business uses in a planned context along this section of the Corridor.

STAFF ANALYSIS: The Patterson Road Enclave Annexation consists of two parcels of land which have been completely surrounded by the City for more than three years. The properties were zoned Planned Business under County zoning but the plan was reverted several years ago. The proposed Planned Business zoning would allow, subject to Planning Commission approval, all uses allowed, special, or conditional in the B-1 or B-3 zones. Any proposed use would require processing in accordance with Chapter 7 (Planned Development) of the Zoning and Development Code.

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



## STAFF REVIEW

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### FILE #140-93

DATE: February 16, 1994

STAFF: David Thornton

REQUEST: Zone of Patterson Road Enclave Annexation to PB

LOCATION: North of Patterson Road and West of 25 Road

APPLICANT: City of Grand Junction

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EXISTING LAND USE: Vacant

PROPOSED LAND USE: Business

#### SURROUNDING LAND USE:

NORTH: Vacant  
EAST: Commercial  
SOUTH: Commercial  
WEST: Vacant

EXISTING ZONING: County PB

PROPOSED ZONING: City PB

#### SURROUNDING ZONING:

NORTH: PR-17  
EAST: PC  
SOUTH: C-2  
WEST: PB

---

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: Patterson Road Corridor guidelines recommend business uses in a planned context along this section of the Corridor.

STAFF ANALYSIS: The Patterson Road Enclave Annexation consists of two parcels of land which have been completely surrounded by the City for more than three years. The properties were zoned Planned Business under County zoning but the plan was reverted several years ago. The proposed Planned Business zoning would allow, subject to Planning Commission approval, all uses allowed, special, or conditional in the B-1 or B-3 zones. Any proposed use would require processing in accordance with Chapter 7 (Planned Development) of the Zoning and Development Code.

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**STAFF RECOMMENDATION:** Approval of the requested zone of annexation.

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**PLANNING COMMISSION RECOMMENDATION:** Recommended approval by a vote of 6-0.



March 7, 1994

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

Ben E. Carnes  
Max A. Krey  
PO Box 3117  
Grand Junction, CO 81502-3117

Dear Ben Carnes and Max Krey:

On March 2, 1994 the City Council passed the second reading on the annexation of your property known as the Patterson Road Enclave Annexation. This annexation will become effective on April 5, 1994. Therefore, on behalf of the people of Grand Junction, I would like to welcome you to the City. We are very proud of our community and the services our City provides. The addition of the Patterson Road Enclave to our corporate limits will help to make Grand Junction even better.

Your new zone in the City is PB (Planned Business), the same as what it was in the County. The Planned Business zone would allow, subject to Planning Commission approval, all uses allowed, special and conditional in the B-1 and B-3 zone districts. The zoning received a public hearing before the City Planning Commission on February 1, 1994, where a recommendation of approval was made to City Council. The City Council had a first reading of the zoning ordinance on February 16, 1994 and held a final reading at a public hearing on March 2, 1994.

We strongly believe that the citizens of Grand Junction are the City's greatest asset. Therefore, we encourage your participation and support in all aspects of city government. If you need assistance, please call the appropriate number on the enclosed list. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Reford C. Theobold", is written over a large, stylized flourish.

Reford C. Theobold  
Mayor

enclosure

/bp

# CITY OF GRAND JUNCTION

## PHONE NUMBERS

Information .....	244-1509
Administrative and Financial Services	
Sales Tax .....	244-1521
City Council/City Administration .....	244-1508
City/County Building Department .....	244-1631
City Clerk .....	244-1511
Community Development Department	
Annexation, Planning and Zoning .....	244-1430
Code Enforcement .....	244-1593
Weed Abatement .....	244-1583
Fire Department	
Emergency .....	911
General Information .....	244-1400
Parks & Recreation Department	
Program Information .....	244-FUNN
Street Tree Program .....	244-1542
Police Department	
Emergency .....	911
General Information .....	244-3555
Neighborhood Watch Program Information .....	244-3587
Public Works Department	
General Information .....	244-1554
Streets Superintendent .....	244-1429
"Fresh as a Daisy" & Leaf Removal Program .....	244-1571
Solid Waste Management .....	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely) .....	242-1036
Utility Billing Information .....	244-1579

March 9, 1994



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

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

Gentlemen:

Re: Annexation - Patterson Road Enclave

Enclosed herewith is certified copy of Ordinance No. 2732 and map for Annexation which annexes approximately 4.77 acres to the City of Grand Junction, located north of Patterson Road and west of 25 Road.

Effective date of the annexation is April 5, 1994.

Sincerely,

*Stephanie Nye*  
Stephanie Nye, CMC  
City Clerk

SN:tm

Enclosures

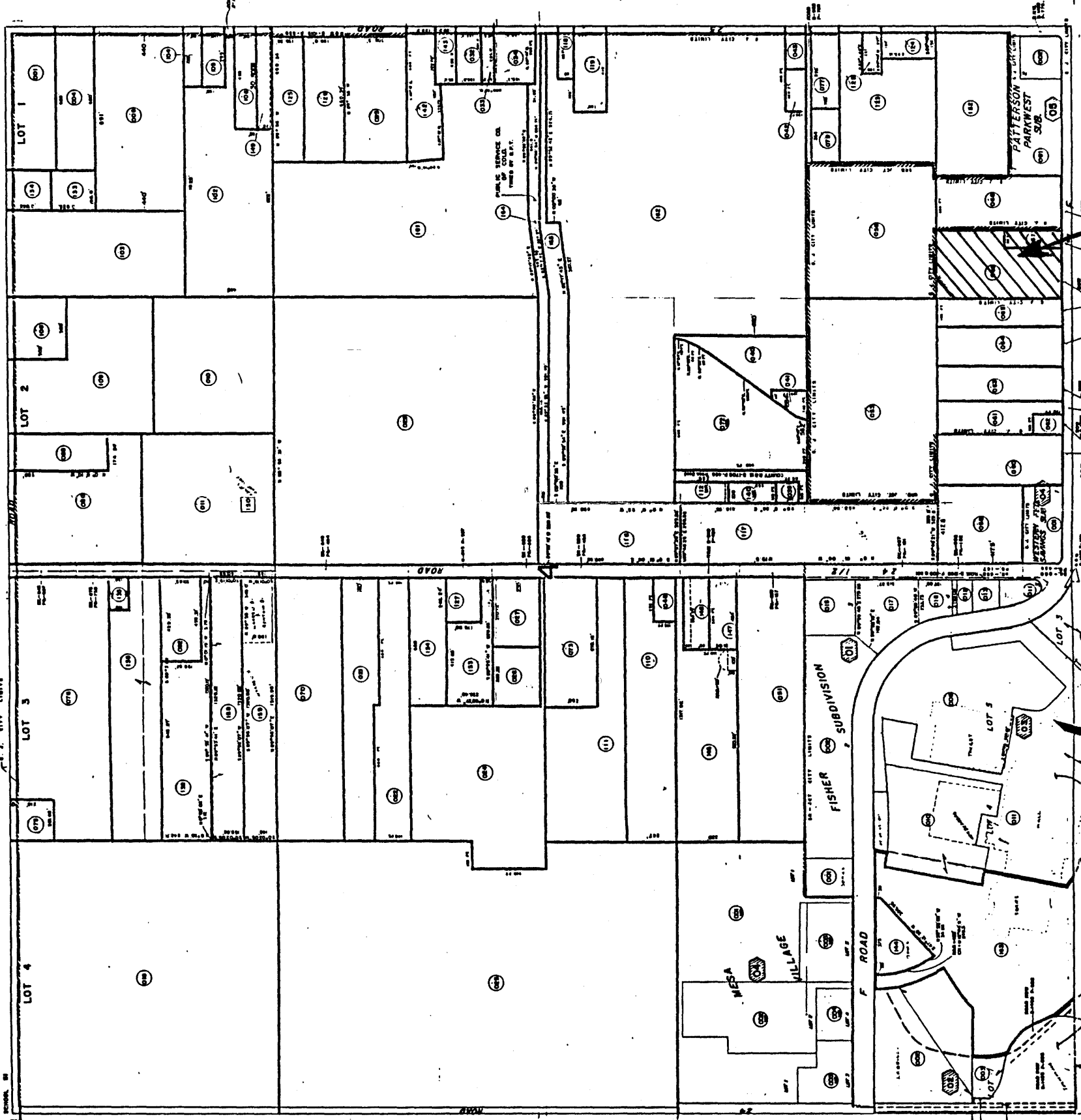
cc: Dennis Edwards, Public Service Company  
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power Lines  
Larry Axtell, Colorado Department of Highways  
Tom Worster, TCI Cablevision  
Lori Neve, U.S. West, Inc.  
Sgt. Wiseman, Colorado State Patrol  
Jan Matticks, Grand Junction Area Chamber of Commerce  
Division of Local Government  
Charles E. Stockton, Assistant Manager, Ute Water  
County Assessor  
County Engineering Department  
County Planning Department  
County Motor Vehicle Department  
County Road Department  
County Sheriff  
City Community Development, Planning Division ✓  
City Community Development, Code Enforcement Division  
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

Adjacent  
TIN R/W  
2701-33

Adjacent  
TIS R/W  
2945-03

TIS R/W SEC. 4  
2945-04

PATTERSON ROAD ENCLAVE  
ZONE TO PB



RECORDING INFORMATION

FILED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

PLAT: \_\_\_\_\_

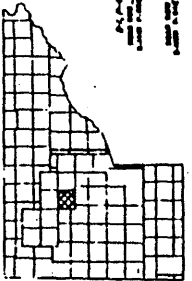
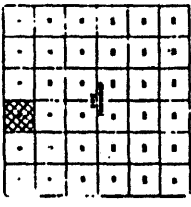
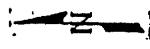
COMMISSION: \_\_\_\_\_

EXPIRES: \_\_\_\_\_

REMARKS: \_\_\_\_\_

Adjacent  
TIS R/W  
2945-05

Adjacent  
TIS R/W  
2945-06



2945-04