

Approved S-0

STAFF REVIEW

FILE: #172-94 VILLA CORONADO ANNEXATION 1, 2 & 3

DATE: February 6, 1996

STAFF: David Thornton, Senior Planner

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council the proposed zoning for the ~~Sunset~~ Villa ~~village~~ Coronado Annexation.

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion of all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

PETITIONERS: MR. and Mrs. Green, Kline Family Trust, Mr. and Mrs. Wolfe, and Mr. and Mrs. Flynn

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Villa Coronado Annexation 1, 2, & 3 has been annexed into the City. The City is required to zone all property annexed into the City within 90 days of the annexation. Staff recommends approval of the proposed zoning of Planned Residential with a maximum of 5 units per acre (PR-5) for the four lots on Villa Street and Planned Airport Development (PAD) for the Walker Field Airport properties.

EXISTING LAND USE: Airport Property - Vacant
Villa Street Lots - Single Family Residential

PROPOSED LAND USE: Airport Properties - Airport uses
Villa Street Lots - No change

SURROUNDING LAND USE

airport:

NORTH: vacant
SOUTH: airport
EAST: vacant
WEST: airport

Villa Street:

NORTH: residential/vacant
SOUTH: I-70 B, then commercial
EAST: residential
WEST: residential

EXISTING COUNTY ZONING:

airport:

AFT

Villa Street:

PR-5

PROPOSED CITY ZONING:

airport:
PAD

Villa Street:
PR-5

SURROUNDING ZONING

airport:
NORTH: AFT (Mesa Co)
SOUTH: PAD (City)
EAST: AFT (Mesa Co)
WEST: PAD (City)

Villa Street:
NORTH: PR-5 (Mesa Co)
SOUTH: Planned Commercial
EAST: R2 (Mesa Co)
WEST: R2 (Mesa Co)

STAFF ANALYSIS:

The Villa Coronado Annexation includes 4 lots in the Villa Coronado Subdivision as well as a portion of 9 parcels owned by Walker Field Airport Authority. Existing zoning in the County for the airport properties is AFT which allows 1 unit per 5 acres. Since the properties are located adjacent to existing airport facilities and under airport ownership, Planned Airport Development (PAD) zoning is appropriate.

Existing zoning in the County for the Villa Street properties is Planned Residential with a maximum of 5 units per acre (PR-5). The established uses for these four lots are single family residential.

Setback requirements are:

- Front = 20' from property line
- Rear = 20' from property line
- Side = 5' from property line

and there is a 15' building separation requirement between principle structures.

The four lots annexed on Villa Street are a part of a larger development approved in Mesa County that is zoned PR-5. To avoid making the four single family lots nonconforming in a City zone district, a PR-5 zone with the same requirements as per Mesa County approval is proposed. Staff proposes that PAD and PR-5 with the above requirements be applied to this annexation.

STAFF RECOMMENDATION:

The proposed zoning meets the rezoning criteria as established in Section 4-4-4 and 4-11 of the City Zoning and Development Code.

Staff recommends that the proposed zone district of PAD be applied to the Airport properties and PR-5 be applied to the four residential lots on Villa Street within the Villa Coronado 1, 2, & 3 Zone of Annexation.

PLANNING COMMISSION MOTION:

Mr. Chairman, on item 172-94, I recommend that we forward on to City Council the zoning of PR-5 for the Villa Street Properties and PAD for the Airport properties within the Villa Coronado 1, 2 & 3 Zone of Annexation.

AFT - PAD

STAFF REVIEW

FILE: #172-94 VILLA CORONADO ANNEXATION 1, 2 & 3

DATE: February 21, 1996

STAFF: David Thornton, Senior Planner

ACTION REQUESTED: Staff requests that City Council approve on first reading the zone of annexation for the Villa Coronado 1, 2 & 3 Annexation.

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion of all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

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Villa Street Lots - Single Family Residential

PROPOSED LAND USE: Airport Properties - Airport uses
Villa Street Lots - No change

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NORTH: vacant
SOUTH: airport
EAST: vacant
WEST: airport

Villa Street:

NORTH: residential/vacant
SOUTH: I-70 B, then commercial
EAST: residential
WEST: residential

EXISTING COUNTY ZONING:

airport:

AFT

Villa Street:

PR-5

PROPOSED CITY ZONING:

airport:
PAD

Villa Street:
PR-5

SURROUNDING ZONING

airport:
NORTH: AFT (Mesa Co)
SOUTH: PAD (City)
EAST: AFT (Mesa Co)
WEST: PAD (City)

Villa Street:
NORTH: PR-5 (Mesa Co)
SOUTH: Planned Commercial
EAST: R2 (Mesa Co)
WEST: R2 (Mesa Co)

STAFF ANALYSIS:

The Villa Coronado Annexation includes 4 lots in the Villa Coronado Subdivision as well as a portion of 9 parcels owned by Walker Field Airport Authority. Existing zoning in the County for the airport properties is AFT which allows 1 unit per 5 acres. Since the properties are located adjacent to existing airport facilities and under airport ownership, Planned Airport Development (PAD) zoning is appropriate.

Existing zoning in the County for the Villa Street properties is Planned Residential with a maximum of 5 units per acre (PR-5). The established uses for these four lots are single family residential.

Setback requirements are:

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Side = 5' from property line

and there is a 15' building separation requirement between principle structures.

The four lots annexed on Villa Street are a part of a larger development approved in Mesa County that is zoned PR-5. To avoid making the four single family lots nonconforming in a City zone district, a PR-5 zone with the same requirements as per Mesa County approval is proposed. Staff proposes that PAD and PR-5 with the above requirements be applied to this annexation.

STAFF RECOMMENDATION:

The proposed zoning meets the rezoning criteria as established in Section 4-4-4 and 4-11 of the City Zoning and Development Code.

Staff recommends that the proposed zone district of PAD be applied to the Airport properties and PR-5 be applied to the four residential lots on Villa Street within the Villa Coronado 1, 2, & 3 Zone of Annexation.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval (5-0) for the zoning of PR-5 for the Villa Street Properties and PAD for the Airport properties within the Villa Coronado 1, 2 & 3 Zone of Annexation.

(vilzone.rpt)

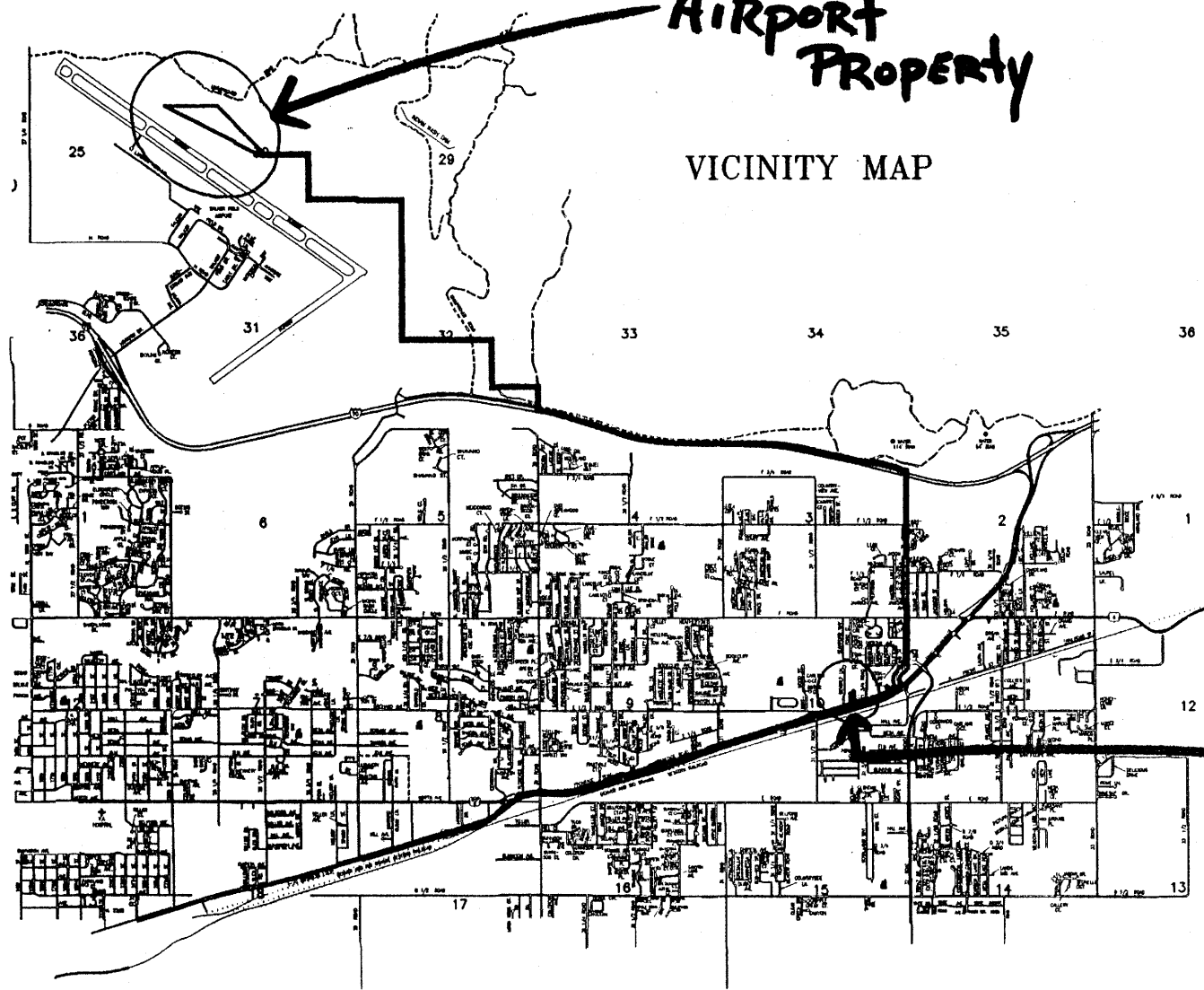
VILLA CORONADO ANNEXATION

**Airport
Property**

**ZONE
OF
ANNEXATION**

NOT TO SCALE

VICINITY MAP



VILLA STREET

ORDINANCE NUMBER _____ EFFECTIVE DATE _____
? ?

The Description(s) enclosed hereto have been derived from subdivision plats and deed descriptions on file in the office of the Grand County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

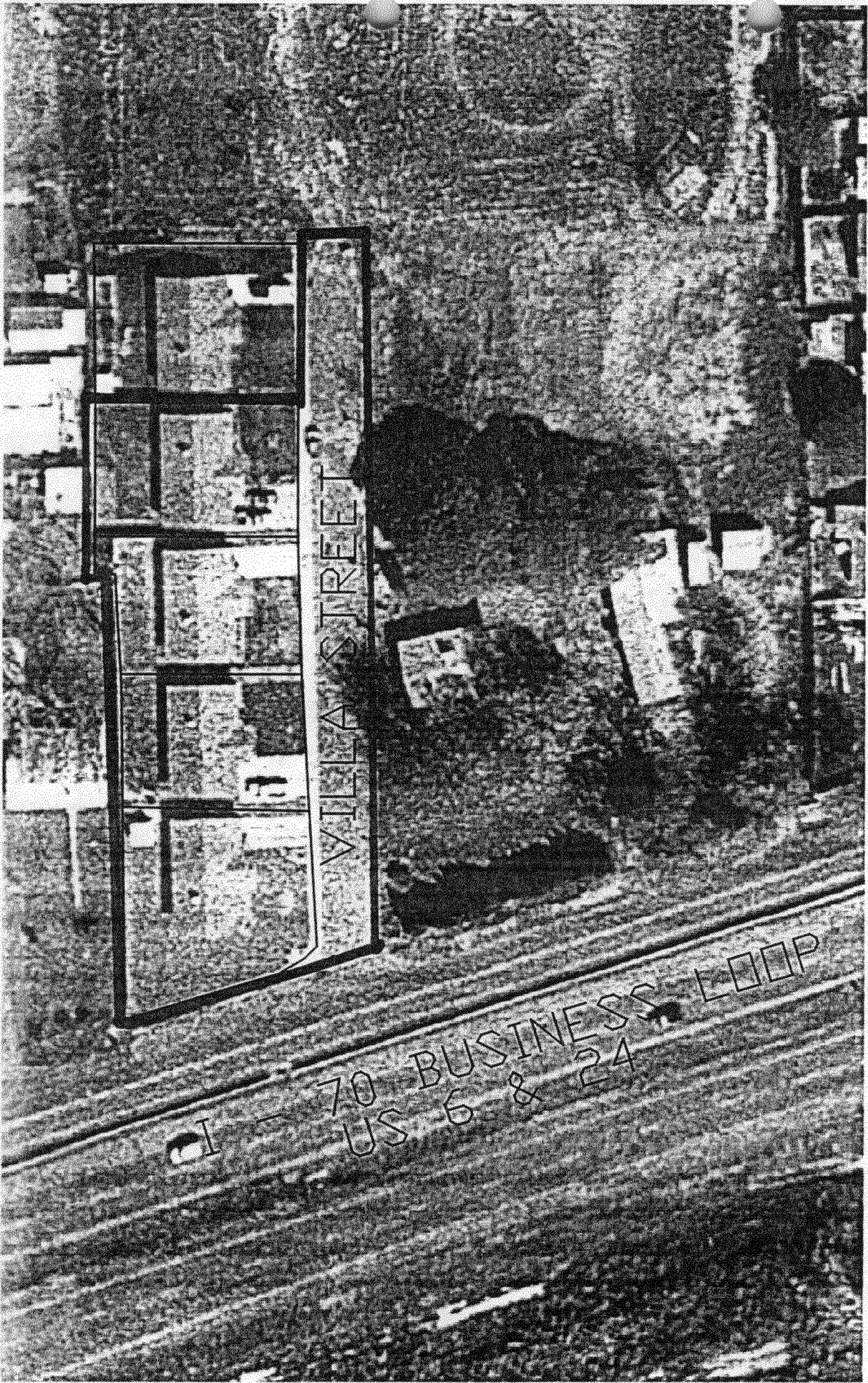
JAMES L. BURKE, DIRECTOR OF PUBLIC WORKS & UTILITIES

SECTION	DATE	DRAWN BY	M.A.P.	DATE	11/14/84	SCALE	PROFILE
		CHECKED BY	?	DATE	?	PLAN	
		APPROVED BY	?	DATE	?	HORIZ.	N.T.S.
		FIELD BOOK NO.		PAGE		HORIZ.	VERT.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION
CITY OF GRAND JUNCTION, COLORADO

VILLA CORONADO ANNEXATION
ANNEXATION

SHEET NO. 1
OF 7
FILE NO. FRUITWO.DWG



VILLA STREET

I - 70 BUSINESS LOOP
US 6 & 24

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Ordinance Zoning the Villa Coronado 1, 2 & 3 Annexations

Recitals.

The following properties have been annexed to the City of Grand Junction as part of the Villa Coronado 1, 2 & 3 Annexations and require a City zoning designation be applied to the properties.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the following zones of annexation.

The City Council finds that the requested zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described properties be zoned as follows:

The following tract of land shall be zoned Planned Airport Development (PAD):

A tract of land in Sections 30, 31, 32 and 33, Township 1N, Range 1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of the SW 1/4, NW 1/4 of said Section 30; thence south $62^{\circ}54'45''$ east a distance of 2941.79 feet to a point; thence east a distance of 20 feet to a point on the east line of the NE 1/4, SW 1/4 of said Section 30; thence east parallel with the north line of the NW 1/4, SE 1/4 of said Section 30 a distance of 1320 feet to a point on the east line of the NW 1/4, SE 1/4 of said Section 30; thence south along the west line of the NE 1/4, SE 1/4 of said Section 30 a distance of 1280 feet to a point; thence east parallel with the south line of the NE 1/4, SE 1/4 a distance of 1320 feet to a point on the west line of the NW 1/4, SW 1/4 of said Section 29; thence east parallel with the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence south a distance of 20.0 feet to a point on the south line of the NW 1/4, SW 1/4 of said Section 29; thence east along the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to the southeast corner of the NW 1/4, SW 1/4 of said Section 29; thence south along the east line of the SW 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to a point; thence east parallel with the south line of the SE 1/4, SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence south a distance of 20.0 feet to a point on the south line of the SE 1/4, SW 1/4 of said Section 29; thence south parallel with the west line of the NE 1/4, NW 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the NE 1/4, NW 1/4 of said Section 32; thence south parallel with the west line of the SE 1/4, NW 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the SE 1/4, NW 1/4 of said Section 32; thence east along the north lines of the NE 1/4, SW 1/4 and the NW 1/4, SE 1/4 of said Section 32 a distance of 2600 feet to a point; thence south parallel to

the east line of the NW 1/4, SE 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the NW 1/4, SE 1/4 of said Section 32; thence south parallel with the east line of the SW 1/4, SE 1/4 of said Section 32 a distance of 20.0 feet to a point; thence east a distance of 20.0 feet to a point on the east line of the SW 1/4, SE 1/4 of said Section 32; thence east parallel with the north line of the SE 1/4, SE 1/4 of said Section 32 a distance of 1300 feet to a point; thence south 00°25' east parallel with the east line of the SE 1/4, SE 1/4 of said Section 32 a distance of 642.04 ft. to a point on the north right-of-way line of Interstate Highway 70; thence south 79°40'00" east along said north right-of-way line a distance of 2.00 feet point, said point being 19.0 feet west of the east line of the SE 1/4, SE 1/4 of Section 32; thence north 00°25' west parallel with the east line of the SE 1/4, SE 1/4 of said Section 32 a distance of 642.91 feet to a point, said point being 19.0 feet west and 19.0 feet south of the northeast corner of the SE 1/4, SE 1/4 of said Section 32; thence west parallel with the north line of the SE 1/4, SE 1/4 of said Section 32 a distance of 1320 feet to a point, said point being 19.0 feet west and 19.0 feet south of the northeast corner of the SW 1/4, SE 1/4 of said Section 32; thence north parallel with the east line of the NW 1/4, SE 1/4 of said Section 32 a distance of 1340 feet to a point, said point being 19.0 feet west and 1.0 feet north of the northeast corner of the NW 1/4, SE 1/4 of said Section 32; thence west parallel with the south lines of the SW 1/4, NE 1/4 and the SE 1/4, NW 1/4 a distance of 2600 feet to a point, said point being 1.0 feet north and 21.0 feet east of the southwest corner of the SE 1/4, NW 1/4 of said Section 32; thence north parallel with the west lines of the SE 1/4, NW 1/4 and the NE 1/4, NW 1/4 of said Section 32 a distance of 2660 feet to a point; said point being 21.0 feet north and 21.0 feet east of the southwest corner of the SE 1/4, SW 1/4 of Section 29; thence west parallel with the south line of the SE 1/4, SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence north parallel with the west line of the SE 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to a point, said point being 1.0 feet north and 1.0 feet east of the southwest corner of the NE 1/4, SW 1/4 of said Section 29; thence west parallel with the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to a point, said point being 21.0 feet east and 1.0 feet north of the southwest corner of the NW 1/4, SW 1/4 of said Section 29; thence north 20.0 feet to a point; thence west parallel with the south line of the NE 1/4, SE 1/4 of Section 30 a distance of 1340 feet to a point, said point being 21.0 feet north and 1.0 feet east of the southwest corner of the NE 1/4, SE 1/4 of said Section 30; thence north parallel with the west line of the NE 1/4, SE 1/4 of said Section 30 a distance of 1280 feet to a point, said point being 19.0 feet south and 1.0 feet east of the northwest corner of the NE 1/4, SE 1/4 of said Section 30; thence west parallel with the north line of the NW 1/4, SE 1/4 of said Section 30 a distance of 1321 feet to a point on the west line of the NW 1/4, SE 1/4 of said Section 30, said point also being 19.0 feet south of the northwest corner of NW 1/4, SE 1/4 of said Section 30; thence west parallel to the north line of the NE 1/4, SW 1/4 of said Section 30 a distance of 20.0 feet to a point; thence north a distance of 19.0 feet to a point on the north line of the NE 1/4, SW 1/4 of said Section 30, said point being 20.0 feet west of the southeast corner of the SE 1/4, NW 1/4 of said Section 30; thence north 44°33'45" west a distance of 1852.7 feet to the northwest corner of the SE 1/4, NW 1/4 of said Section 30; thence west along the north line of the SW 1/4, NW 1/4 of said Section 30 a distance of 1320 feet to the POINT OF BEGINNING.

The following tract of land shall be zoned Planned Residential with a maximum of 5 units per acre (PR-5) with the conditions as specified below:

Lots 1 through 4, Block 1, Villa Coronado Subdivision filing No. 1, Section 10 1S 1E, Mesa County, Colorado.

LAND USES: Single Family Residential

BULK REQUIREMENTS:

Setback requirements are:

Front = 20' from property line

Rear = 20' from property line

Side = 5' from property line

and there is a 15' building separation requirement between principle structures.

Introduced on first reading this 21st day of February, 1996.

PASSED and ADOPTED on second reading this 6th day of March, 1996.

Mayor

ATTEST:

City Clerk

(villzone.ord)

STAFF REVIEW

FILE: #172-94

VILLA CORONADO ANNEXATION 1, 2 & 3
ZONE OF ANNEXATION

DATE: March 6, 1996

STAFF: David Thornton, Senior Planner

ACTION REQUESTED: Staff requests that City Council approve on second reading the zone of annexation for the Villa Coronado 1, 2 & 3 Annexation.

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion of all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

PETITIONERS: MR. and Mrs. Green, Kline Family Trust, Mr. and Mrs. Wolfe, and Mr. and Mrs. Flynn

APPLICANT: City of Grand Junction

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EXISTING COUNTY ZONING:

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AFT

Villa Street:

PR-5

PROPOSED CITY ZONING:

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PAD

Villa Street:
PR-5

SURROUNDING ZONING

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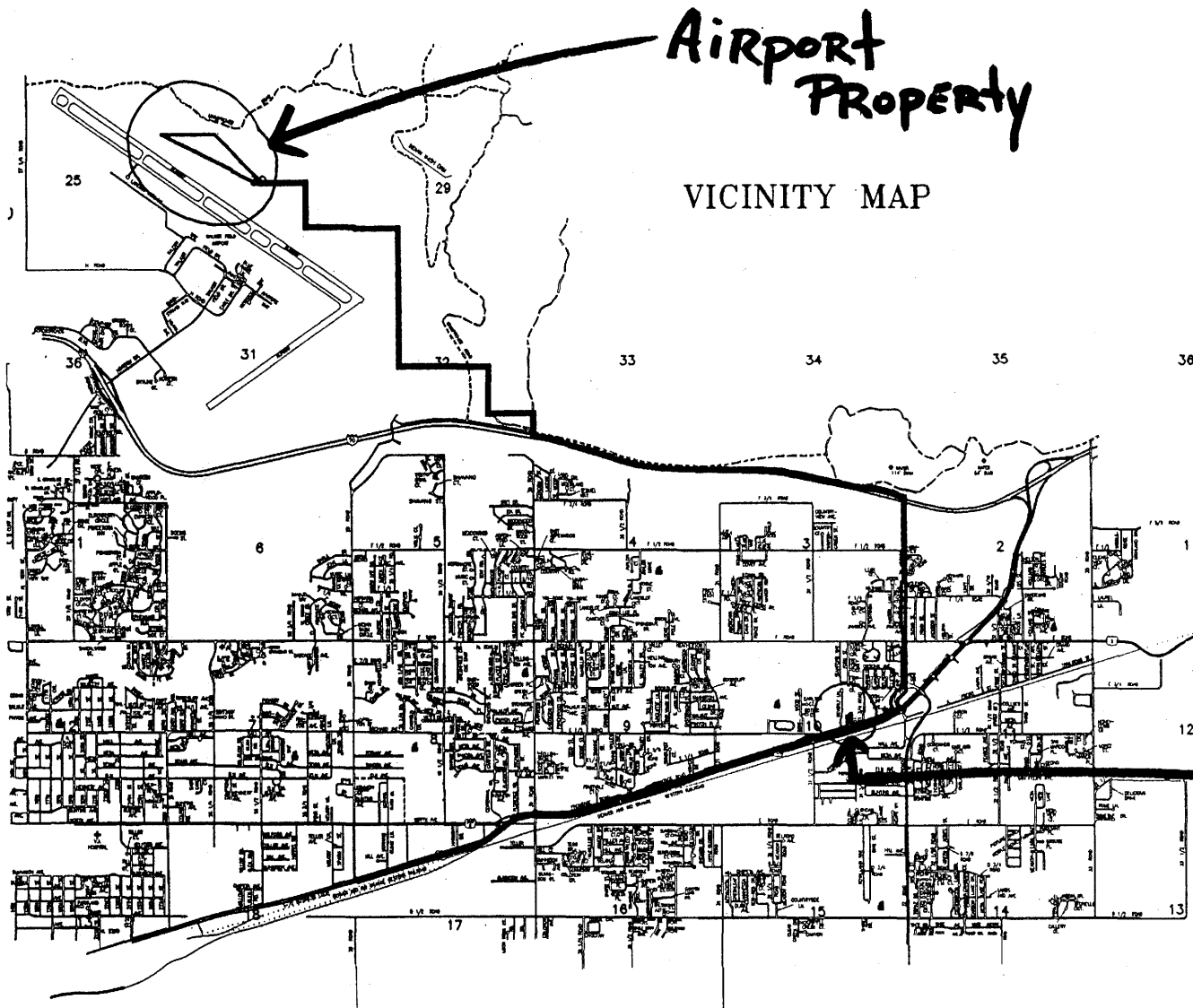
PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval (5-0) for the zoning of PR-5 for the Villa Street Properties and PAD for the Airport properties within the Villa Coronado 1, 2 & 3 Zone of Annexation.

(vilzone.rpt)

*City Council
Approved
5-1
one Abstained*

VILLA CORONADO ANNEXATION



Airport
Property

VICINITY MAP

ZONE
OF
ANNEXATION



NOT TO SCALE

Villa Street

ORDINANCE NUMBER: ? EFFECTIVE DATE: ?

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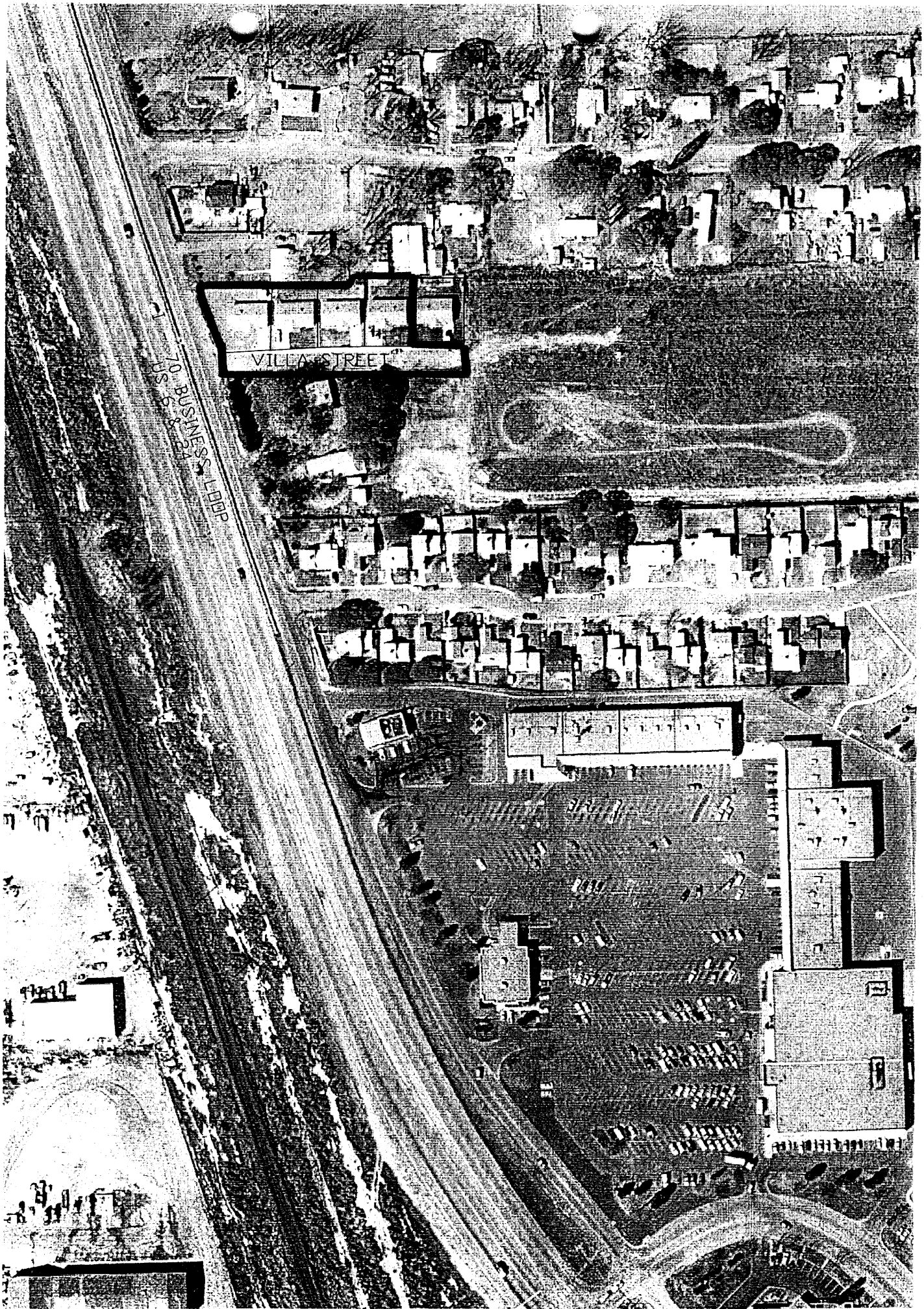
JAMES L. BURKE, DIRECTOR OF PUBLIC WORKS & UTILITIES

DESIGN	DATE	DRAWN BY	M.A.P.	DATE	11/14/24	SCALE
		CHECKED BY		DATE		PLAN
		APPROVED BY		DATE		PROFILE
						HORIZ. V.T.S. HORIZ.

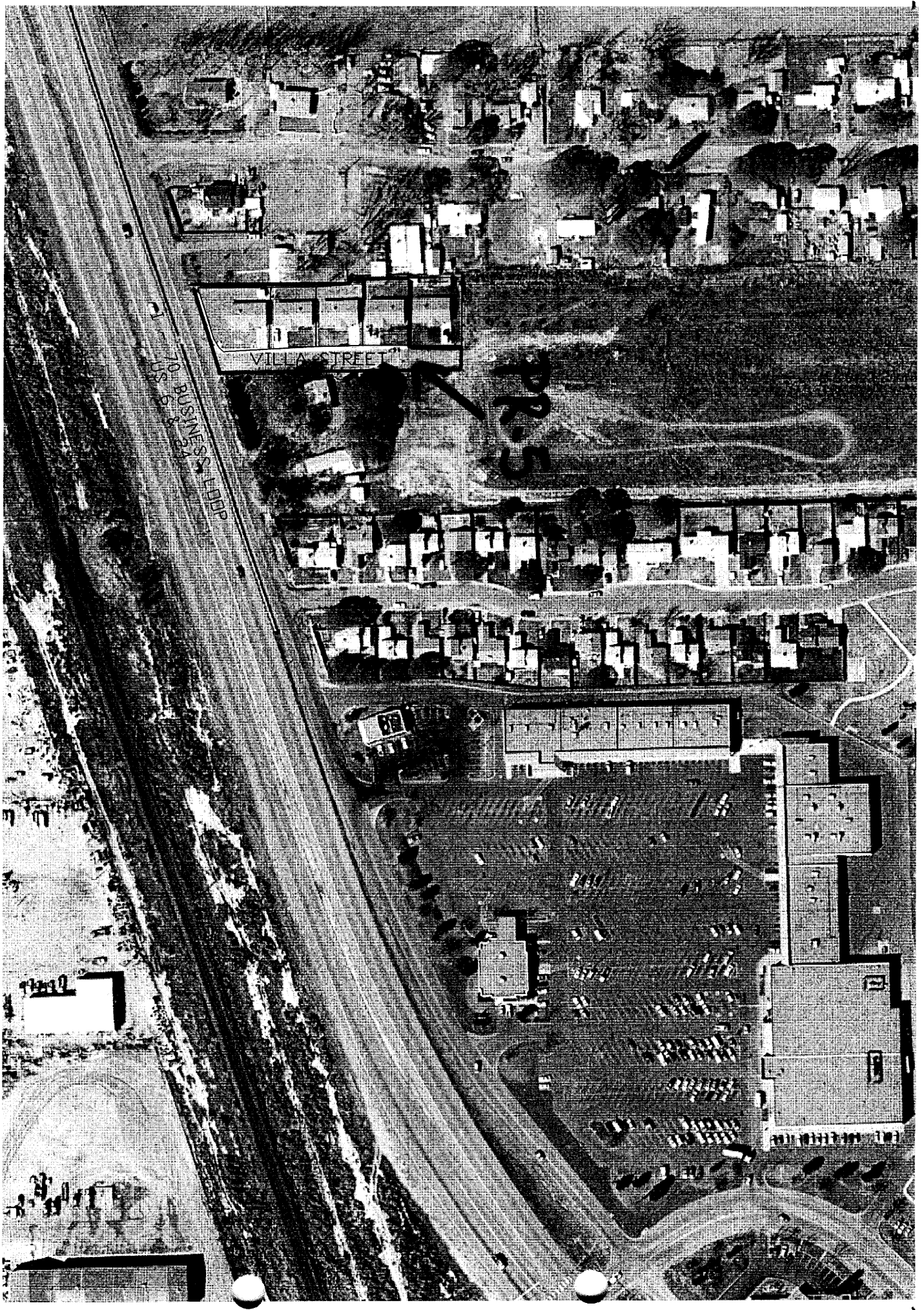
DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION
CITY OF GRAND JUNCTION, COLORADO

VILLA CORONADO ANNEXATION
ANNEXATION

SHEET NO. 1
OF 7
FILE NO.



ANX # 94-172





VILLA STREET

I - 70 BUSINESS LOOP
US 6 & 24

VILLA CORONADO ANNEXATION

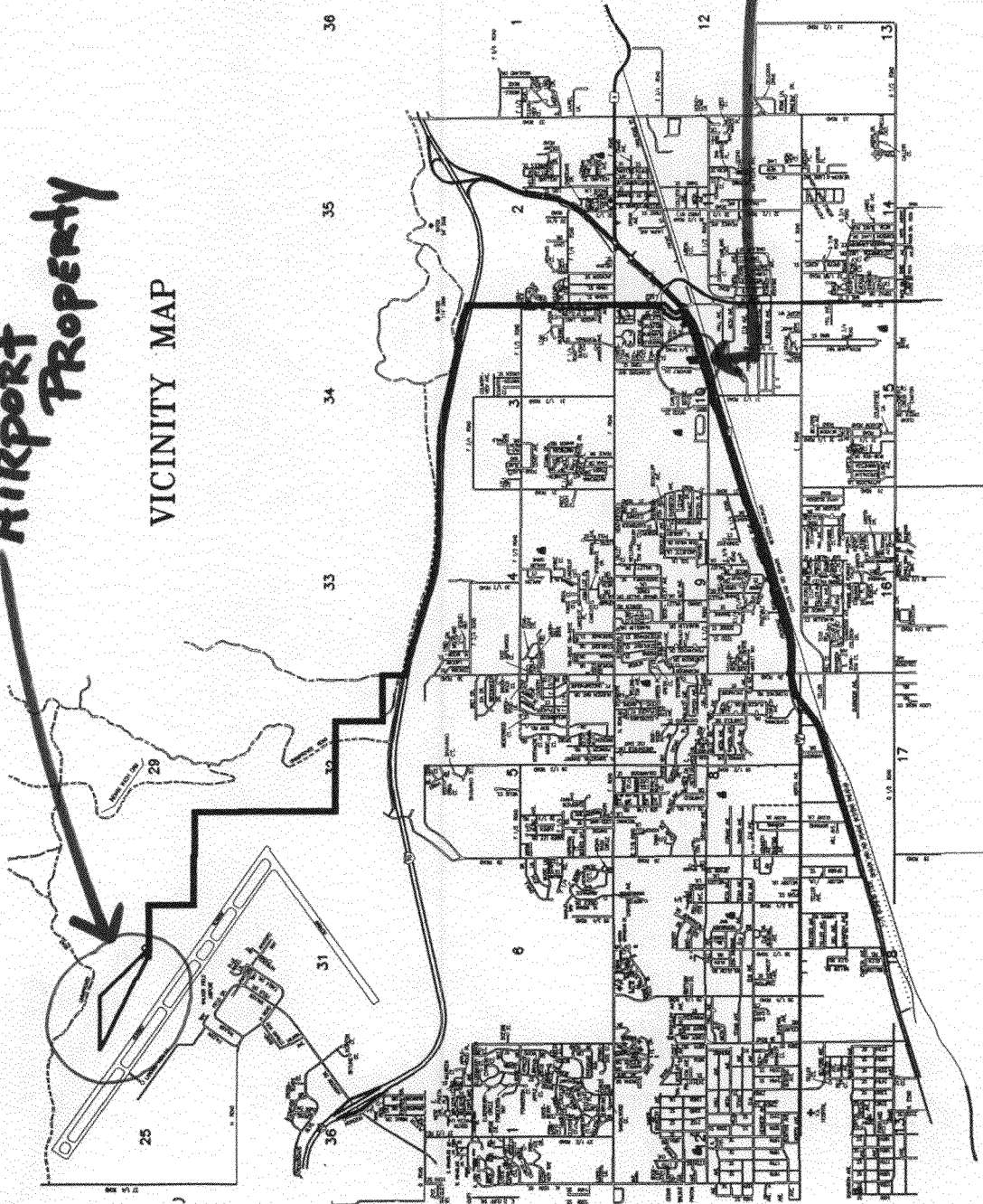
Airport Property

VICINITY MAP



NOT TO SCALE

ZONE OF ANNEXATION



VILLA STREET

ORDINANCE NUMBER ?
EFFECTIVE DATE ?

The annexation(s) described herein have been approved by the voters of the City of Grand Junction, Colorado, on the 13th day of _____, 19__.

The City Engineer, _____, has verified that the same are in accordance with the laws of the State of Colorado and the Constitution of the United States, and that the same are for the public use, benefit and interest of the community.

SEAL OF THE CITY ENGINEER

DESCRIPTION	DATE	DRAWN BY	M.A.D.	DATE 11/11/24	SCALE	PROFILE
		CHECKED BY		DATE 1	PLAN	VERT.
		APPROVED BY		DATE 2	NOTE	H.T.S.
		FIELD BOOK NO.		DATE 3		VERT.
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VILLA CORONADO ANNEXATION
ANNEXATION

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION
CITY OF GRAND JUNCTION, COLORADO

SEAL OF THE CITY ENGINEER

VILLA CORONADO SUBDIVISION

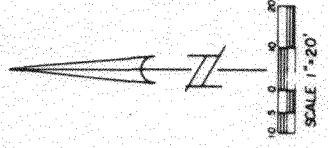
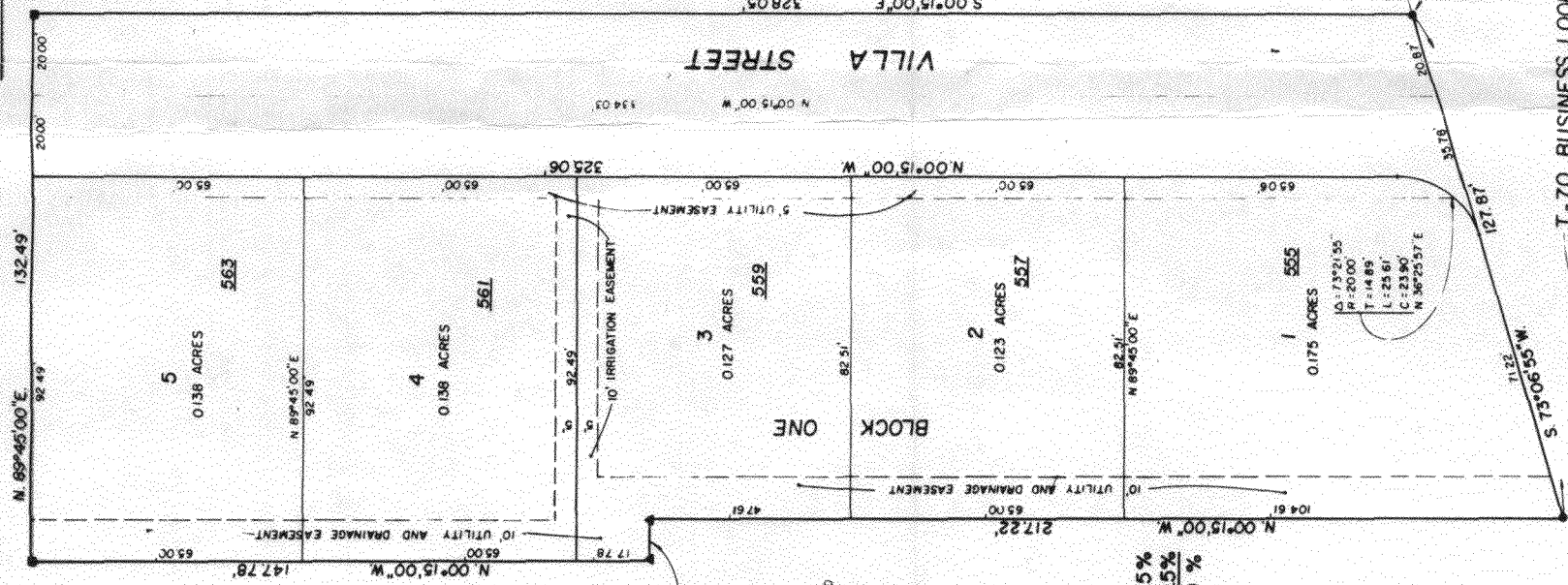
FILING NO. ONE

ZONE: PR5
 CT#: 11

FILE: C190-81 4 of 4
 SETBACKS: F-20', S-5', R-20'

NOTE: 15' MIN BLD SEPARATION

BANK GUARANTEE



- MESA COUNTY BRASS CAP
- REBAR AND CAP - NICHOLS L.S. 12093 - FOUND
- REBAR AND CAP - RYDER L.S. 9331 - FOUND
- IRON PIN IN CONCRETE - FOUND
- REBAR AND CAP WESTERN SLOPE LAND SURVEYORS L.S. 2770 - SET
- 5/8" REBAR AND MONUMENT CAP AT ALL LOT CORNERS

AREA QUANTITIES

AREA IN LOTS	0.701 AC.	69.5%
AREA IN ROADS	0.307 AC.	30.5%
TOTAL AREA	1.008 AC.	100 %

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: That the undersigned David Marie, the owner of real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4, NE 1/4 of Section 10, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows: Commencing at the NE corner of said SW 1/4 NE 1/4 Section 10; Thence S00°18'04"E along the East line of said SW 1/4 NE 1/4, with all bearings contained herein being relative thereto, a distance of 1028.57 feet to the center of the right-of-way line of U.S. Highway 6 S 24; Thence along said North right-of-way S73°06'55"W 214.20 feet to the center of the right-of-way line of U.S. Highway 9-98 feet; Thence N00°15'00"W 147.78 feet; Thence N89°45'00"E 132.49 feet; Thence S00°15'00"E 328.05 feet to the true point of beginning.

That said owner has caused the said real property to be laid out and surveyed as Villa Coronado, Filing One, a subdivision of a part of Mesa County, Colorado.
 That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, together with conduits for interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and right shall be utilized in a reasonable and prudent manner.
 That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 18th day of February, 1984.

David Marie
 David Marie
 LAVERNE, ARIZ

NOTARY
 STATE OF COLORADO
 COUNTY OF MESA
 I, the foregoing instrument, was acknowledged before me this 18th day of February, 1984, by David Marie.
David K. Shuman
 David K. Shuman
 577 Steadman - 65
 Address

My Commission Expires October 7, 1987
 COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 15th day of March, 1984. County Planning Commission of the County of Mesa, State of Colorado
Verdell Williams
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 16th day of March, 1984. Board of County Commissioners of the County of Mesa, State of Colorado
Wayne L. White
 Chairman

UTILITIES COORDINATING COMMITTEE
 Approved this 4th day of March, 1984. Utilities Coordinating Committee of the County of Mesa, State of Colorado.
C. E. Hoelker
 Chairman

CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO
 COUNTY OF MESA
 I hereby certify that this instrument was filed in my office at _____ o'clock _____ a.m., this _____ day of _____, 1984, and is duly recorded in Plat Book No. _____, page _____, Reception No. _____

SURVEYOR'S CERTIFICATE
 I, Kenneth L. Glenn, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado. This plat is true, correct and complete plat of Villa Coronado, Filing One as monumented. I have personally supervised the preparation of this plat and have caused an accurate survey of said property by me and correctly shown thereon the boundaries, easements, parcels, easements and dedicated right-of-way of said subdivision in compliance with Colorado State regulations governing the subdivision of land.
 Kenneth L. Glenn, L.S. 12770
 Date: 2-27-84

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action be commenced upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



VILLA CORONADO SUBDIVISION
 FILING NO ONE
 BOOK, SERIAL AND SUBSERIAL NO. OF PLAT
 FILED FOR RECORD
 MESA COUNTY, COLORADO
 FEB 27 1984

ANX # 94-172

ZONE OF ANNEXATION

PAID.

EASTERN COMMERCIAL / FRUITWOOD ANNEXATION & VILLA CORONADO ANNEXATION

VICINITY MAP

NOT TO SCALE

- GRAND JUNCTION CITY LIMITS
- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- VILLA CORONADO ANNEXATION BOUNDARY

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