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File 1994-0196

Name: Eastern Commercial / Fruitwood Annexation

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DOCUMENT DESCRIPTION:

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X	X	Powers of Attorney - **	X		Business Locations – East Annexation
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X	X	Impact Reports	X	X	Zoning Descriptions
X	X	Ordinance No. 2876, 2904 - **	X	X	Annexation Map – GIS Historical Maps - **
X	X	Resolution No. 30-94, 128-94, 30-96 - **			Fiscal Impact Report for Eastern Commercial / Fruitwood-12/27/94

ANNEXATION AREA FACT SHEET

Name of Area: Eastern Commercial / Fruitwood Date: Nov. 14, 1994

Common Location: See ATTACHED

Existing Land Use:
Commercial / Business
Residential
AIRPORT

Estimate # of Acres:

TOTAL = Approx 655 Acres

Projected Land Use:
Commercial / Business
Residential
AIRPORT

of Parcels: 395
 # of Parcels - Owner Occupied: Approx 200

of Dwelling Units: 372
 (Fruitwood = 204 d.u.)

Estimated Population: 930 789
 = approx 500 people
 Service Provider: _____

Special Districts:

- ** Water: UTE / Clifton Water
- *** Sewer: Fruitvale Sanitation / Clifton San / Clifton San # 2 / Central Grand Valley Sew
- ** Fire: Grand Junction Rural / Clifton Fire
- * Drainage: Grand Junction
- * School District 51
- Irrigation: _____
- * Pest: CENTRAL GRAND VALLEY PEST
- Other: _____

TOTAL of 11 SPECIAL DISTRICTS

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 zones or City owned property).
- Entire width of platted streets included.
- More than 50% of owners and more than 50% land petitioned.

Existing County Zoning:
Commercial / Residential - A / PUD /
Planned Commercial / Business / R2 /
AFT

Proposed City Zoning:
Residential / Commercial / Business /
Planned Airport Development

Type of Petition: Property Owner _____ P.O.A. Enclave _____
(annex. fac)

LOCATION: This annexation includes airport lands east of the present City limits, then goes east and includes a portion of Interstate 70 from 30 Road to I-70 Business loop; then south along I-70 Business loop and includes the Mesa Point Shopping Center, Peachtree Shopping Center, Bray Plaza, Coronado Plaza Shopping Center, and other commercial and some non-commercial properties along the 32 Road to 32 1/2 Road and I-70 Business Loop corridor; then west along I-70 Business loop to the present City limits and includes commercial and some non-commercial properties in the 30 Road and I-70 B corridor and along both sides of North Avenue between 29 Road and 30 Road; and also includes the Fruitwood Subdivision filings 1, 2, 3, 4, 5, 6, & 7 and Parsons Park Subdivision.

County/City Zoning Comparison

EASTERN COMMERCIAL ANNEXATION

More restrictive

Criteria	Current County Zone - R2	Proposed City Zone - RSF-5
Land Use Type	Residential	Residential
Minimum Lot Size	*11,000 sq.ft. 9,900 sq.ft. with sewer *	6,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	same
Side Setback	*15' from property line*	5' from property line

More restrictive

Criteria	Current County Zone - R2T	Proposed City Zone - RSF-5
Land Use Type	Residential	Residential
Minimum Lot Size	*9,000 sq. ft.*	6,500 sq. ft.
Front Setback for Local Street	40' from centerline of ROW	*45' from centerline of ROW*
Rear Setback	25' from property line	same
Side Setback	*10' from property line*	5' from property line

More restrictive

Criteria	Current County Zone - R4	Proposed City Zone - RSF-8
Land Use Type	Residential	Residential
Minimum Lot Size	*5,000 sq.ft.*	4,000 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	*30' from property line*	15' from property line
Side Setback	*15' from property line*	5' from property line

More restrictive

Criteria	Current County Zone - C	Proposed City Zone - C-1
Land Use Type	Commercial	Light Commercial
Minimum Lot Size	none	none
Front Setback for Local Street	*10' from property line or 25' from centerline of ROW whichever is greater*	25' from centerline of ROW
Rear Setback	*20' from property line*	0' or 10' if abutting a residential zone
Side Setback	none	*0' or 10' if abutting a residential zone*

More restrictive

Criteria	Current County Zone - C	Proposed City Zone - C-2
Land Use Type	Commercial	Heavy Commercial
Minimum Lot Size	none	none
Front Setback for Local Street	*10' from property line or 25' from centerline of ROW whichever is greater*	25' from centerline of ROW
Rear Setback	*20' from property line*	0'
Side Setback	none	same

More restrictive

Criteria	Current County Zone - C	Proposed City Zone -HO
Land Use Type	Commercial	Highway Oriented
Minimum Lot Size	none	none
Front Setback for Local Street	*10' from property line or 25' from centerline of ROW whichever is greater*	45' from centerline of ROW
Rear Setback	*20' from property line*	15' from property line
Side Setback	none	*15' from property line*

More restrictive

Criteria	Current County Zone - B	Proposed City Zone -HO
Land Use Type	Business	Highway Oriented
Minimum Lot Size	none	none
Front Setback for Local Street	25' from centerline of ROW	*45' from centerline of ROW*
Rear Setback	*20' from property line*	15' from property line
Side Setback	none	*15' from property line*

EAST AREA ANNEXATION
 IDENTIFICATION OF COMMERCIAL BUSINESSES
 Based on 9/26/94 field Trip

10/7/94 13:56

<i>entry</i> <i>order</i>	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME
1	236 dt	472 29 Road	81504 TBS Thompson Business Services	2943-172-00-015	Harley V Nelson
2	58 ft	476 29 Road	81504 Ace Mini Storage	2943-172-00-014	John Lamicq Jr.
3	60 ft	490 29 Road	81504 Gold Fever Prospecting Supply	2943-172-00-010	Terence L. Hammer
4	228 tp	490 29 Road	81504 The Hair Station	2943-172-00-010	Terence L. Hammer
5	59 ft	492 29 Road	81504 29 Road Mini Storage	2943-172-00-225	Terence L. Hammer
6	229 tp/pg	492 29 Road	81504 American West Real Estate Service	2943-172-00-225	Terence L. Hammer
7	235 dt	494 29 Road	81504 used car/junk yard	2943-172-00-008	
8	84 ft	505 30 Road	81504 Fruitvale Liquors	2943-084-00-054	Fruitvale Corner Inc.
9	83 ft	505 30 Road	81504 Leon's Taqueria Restaurant	2943-084-00-054	Fruitvale Corner Inc.
10	78 ft	507 30 Road	81504 Nautilus Excel	2943-084-00-054	Fruitvale Corner Inc.
11	79 ft	507 30 Road	81504 Southwest Imports	2943-084-00-054	Fruitvale Corner Inc.
12	80 ft	507 30 Road	81504 Dominos Pizza	2943-084-00-054	Fruitvale Corner Inc.
13	81 ft	507 30 Road	81504 JJ's Lounge	2943-084-00-054	Fruitvale Corner Inc.
14	82 ft	507 30 Road	81504 Cornerstone Thrif Store	2943-084-00-054	Fruitvale Corner Inc.
15	75 ft	508 30 Road	81504 Summer's Car Wash	2943-093-00-181	Richard E. Jones
16	76 ft	510 30 Road	81504 vacant	2943-093-00-182	James Flynn
17	74 ft	511 30 Road	81504 Sugar & Spice Donut & Sandwich Shop	2943-084-00-032	
18	71 ft	516 30 Road	81504 T & J Mini Storage	2943-093-00-033	Joyce Brimhall
19	72 ft	524 30 Road	81504 Balerios Gallery & Frame	2943-093-00-031	Rocky Mtn Limited
20	73 ft	524 30 Road	81504 Western Colorad Internet	2943-093-00-031	Rocky Mtn Limited
21	155 ft	569 32 Road	81520 Taco Bell	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
22	156 ft	569 32 Road	81520 Dos Hombres	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
23	157 ft	569 32 Road	81520 Clifton Video Plus	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
24	158 ft	569 32 Road	81520 Cirrus Instant Cash Machine	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
25	159 ft	569 32 Road	81520 Cost Cutters	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
26	160 ft	569 32 Road	81520 Mountain Man	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
27	161 ft	569 32 Road	81520 A Small World Hobbies & Games	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
28	162 ft	569 32 Road	81520 La Hacienda Mexican Imports	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
29	163 ft	569 32 Road	81520 Bruce Young, DDS	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
30	164 ft	569 32 Road	81520 H&R Block	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
31	165 ft	569 32 Road	81520 Sam's Too Bingo	2943-101-03-001	Coronado Plaza Ltd. Liability Co.

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entry order	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME
32	166 ft	569 32 Road	81520 Pizza Chef	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
33	167 ft	569 32 Road	81520 Doc's Vac Shack	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
34	168 ft	569 32 Road	81520 City Market	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
35	169 ft	569 32 Road	81520 Mesa National Bank	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
36	170 ft	569 32 Road	81520 Floor Coverings International	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
37	171 ft	569 32 Road	81520 Mesa County Sherriff Clerk & Recorder	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
38	174 ft	569 32 Road	81520 All About Travel	2943-101-03-001	Coronado Plaza Ltd. Liability Co.
39	173 ft	570 32 Road	81520 Alpine Bank	2943-101-04-002	Alpine Bank-Clifton
40	175 ft	573 32 Road	81520 Loco Food Stores	2943-101-05-024	Lipson III Properties
41	183 ft	573 32 Road	81520 The Doctor's Office Inc.	2943-101-05-022	Velva Carnes
42	176 ft	580 32 Road	81520 Daylight Donuts	2943-112-00-220	<i>Strip Mall North of Alpine</i>
43	177 ft	580 32 Road	81520 Hair We Are	2943-112-00-220	<i>Strip Mall North of Alpine</i>
44	178 ft	580 32 Road	81520 Holsum Bakery Thrift Shop	2943-112-00-220	<i>Strip Mall North of Alpine</i>
45	179 ft	580 32 Road	81520 Contry Feed & Pet Supply	2943-112-00-220	<i>Strip Mall North of Alpine</i>
46	180 ft	580 32 Road	81520 Milpro Dry Cleaners	2943-112-00-220	<i>Strip Mall North of Alpine</i>
47	181 ft	580 32 Road	81520 The Laundry	2943-112-00-220	<i>Strip Mall North of Alpine</i>
48	182 ft	580 32 Road	81520 Pizza Hut	2943-112-00-220	<i>Strip Mall North of Alpine</i>
49	184 ft	590 32 Road	81520 Dollar Mania	2943-112-00-215	<i>East of 2943-101-050-22</i>
50	185 ft	590 32 Road	81520 Mesa County Public Library	2943-112-00-215	? <i>East of 2943-101-050-22</i>
51	189 ft	592 32 Road	81520 Western Colorado Area Health Ed Ctr	2943-112-00-215	Sunwest N.O.P. Inc.
52	77 ft	3001 E Road	81504 Gators	2943-162-00-210	LAP Partnership
53	212 ft	3198 F Road	81504 Eastside Professional Plaza	2943-034-00-096	
54	230 tp/pg	3207 F Road	81520 Roadway Express	2943-112-00-103	Roadway Express Inc.
55	208 ft	3218 F Road	81520 Diamond Shamrock	2943-023-00-075	Diamond Shamrock Inc.
56	210 ft	3219 F Road	81520 Kentucky Fried Chicken	2943-112-00-233	D. Ronald Boice
57	207 ft	3222 F Road	81520 Slogar's Auto Sales	2943-023-00-030	Douglas F. Slogar
58	209 ft	3223 F Road	81520 Stop N Save	2943-112-00-240	Feather-Medsker-Smith Ltd
59	205 ft	3228 F Road	81520 Fiegel's Traveland Inc.	2943-023-00-055	Raymond J. Fiegel/K Mayo (Trustees)
60	204 ft	3240 F Road	81520 Clifton Car Wash & Lube Shop	2943-023-04-016	maybe also 2943-023-04-008 <i>Lube/Wash one owner?</i>
61	129 ft	504 Fruitvale Court	81504 Animal Medical Clinic	2943-093-53-036	John C. Heideman
62	130 ft	504 Fruitvale Court	81504 Maynard & Hooches Service	2943-093-53-036	John C. Heideman

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63	143 ft	507 Fruitvale Court 81504	Southwest Radiographics	2943-093-53-037	Brem Partnership
64	144 ft	507 Fruitvale Court 81504	Francis Constructors	2943-093-53-037	Brem Partnership
65	131 ft	508 Fruitvale Court 81504	Friends of Turkey	2943-093-33-951	
66	132 ft	508 Fruitvale Court 81504	Kampus Clubs	2943-093-33-951	
67	133 ft	510 Fruitvale Court 81504	Western States Roofing Inc.	2943-093-53-041	Karen Kay Marquette
68	134 ft	510 Fruitvale Court 81504	RC Enterprises	2943-093-53-041	Karen Kay Marquette
69	135 ft	510 Fruitvale Court 81504	Two Rivers Heating & Air Conditioning	2943-093-53-041	Karen Kay Marquette
70	136 ft	510 Fruitvale Court 81504	A Carousel of Gifts	2943-093-53-041	Karen Kay Marquette
71	137 ft	510 Fruitvale Court 81504	Tough Wood	2943-093-53-041	Karen Kay Marquette
72	138 ft	516 Fruitvale Court 81504	Game Dude	2943-093-53-039	Rob Balmer
73	139 ft	516 Fruitvale Court 81504	Rob Balmer & Associates	2943-093-53-039	Rob Balmer
74	140 ft	516 Fruitvale Court 81504	Action Printing	2943-093-53-039	Rob Balmer
75	141 ft	516 Fruitvale Court 81504	Re-Nu House	2943-093-53-039	Rob Balmer
76	142 ft	516 Fruitvale Court 81504	Authentic Senryokan Karate-Do	2943-093-53-039	Rob Balmer
77	236	2907 Hill Avenue 81504	vacant commercial	2943-171-06-012	
78	53 ft	2912 Hill Avenue 81504	Grand Valley Auto Repair	2943-172-06-009	William C Price
79	54 ft	2913 Hill Avenue 81504	Ute Engines	2943-172-06-013	James E. Karp
80	52 ft	2914 Hill Avenue 81504	Mountain States Plumbing & Heating	2943-172-06-010	James E. Karp
81	50 ft	2915 Hill Avenue 81504	Grand Junction Signs & Neon	2943-172-06-014	Gerald F. Blackwelder
82	57 ft	2906 I-70 Business Loop 81504	Woodworkers	2943-172-00-015	Harley V. Nelson
83	56 ft	2912 I-70 Business Loop 81504	Brinkley Electric	2943-172-06-015	Brinkley Electric Inc.
84	55 ft	2916 I-70 Business Loop 81504	All Seasons Rentals	2943-172-06-016	William R. Johnson
85	49 ft	2920 I-70 Business Loop 81504	Carpetime	2943-172-00-023	Allan E. Ledebur
86	47 ft	2940 I-70 Business Loop 81504	ATS Screen Printing	2943-172-08-001	Raymond C. Cole
87	48 ft	2940 I-70 Business Loop 81504	Victory Chapel	2943-172-08-003	James A. Maguire
88	44 ft	2944 I-70 Business Loop 81504	ACJJJS Service Company	2943-172-08-004	Great Warehouses Inc.
89	45 ft	2944 I-70 Business Loop 81504	American Appliance	2943-172-08-004	Great Warehouses Inc.
90	46 ft	2944 I-70 Business Loop 81504	Overhead Door of Grand Junction	2943-172-08-004	Great Warehouses Inc.
91	43 ft	2948 I-70 Business Loop 81504	United Waste Recycle Center	2943-172-00-148	Charles J. DeRosiers
92	42 ft	2956 I-70 Business Loop 81504	J & M Lumber	2943-171-00-042	J & M Lumber
93	38 ft	2964 I-70 Business Loop 81504	Vista Glass Company	2943-171-08-002	Aspen Investment Company

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<i>entry order</i>	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME	
94	39 ft	2964 I-70 Business Loop 81504	Fortney Refrigeration	2943-171-08-002	Aspen Investment Company	
95	40 ft	2964 I-70 Business Loop 81504	Fruitvale Laundromat	2943-171-08-002	Aspen Investment Company	
96	41 ft	2964 I-70 Business Loop 81504	Dance Works	2943-171-08-002	Aspen Investment Company	
97	120 ft	3002 I-70 Business Loop 81504	The Video Channel	2943-093-00-165	James M Flynn	
98	121 ft	3002 I-70 Business Loop 81504	Don's Estate Jewelry	2943-093-00-165	James M Flynn	
99	122 ft	3002 I-70 Business Loop 81504	Beauty & the Beast	2943-093-00-165	James M Flynn	
100	123 ft	3002 I-70 Business Loop 81504	Nick's Emporium	2943-093-00-165	James M Flynn	
101	124 ft	3002 I-70 Business Loop 81504	Wayne's TV	2943-093-00-165	James M Flynn	
102	125 ft	3002 I-70 Business Loop 81504	Dairy Queen	2943-093-00-165	James M Flynn	
103	126 ft	3010 I-70 Business Loop 81504	Country General	2943-093-00-184	Ohiocubco Inc.	
104	127 ft	3026 I-70 Business Loop 81504	Keenan Supply	2943-093-00-128	Keenan Investment Co	
105	128 ft	3032 I-70 Business Loop 81504	Builders COOP	2943-093-53-042	Jerry Frockt (Trustee)	
106	145 ft	3038 I-70 Business Loop 81504	Renta Space	2943-093-00-157	Renta Space Ltd Partnership	Also 158
107	146 ft	3038 I-70 Business Loop 81504	Kids Closet	2943-093-00-157	Renta Space Ltd Partnership	
108	152 ft	3092 I-70 Business Loop 81504	Chris A Cameron-State Farm Agent	2943-094-77-007		<i>South of Ram Line</i>
109	147 ft	3098 I-70 Business Loop 81504	Joe McCoy Accounting	2943-094-00-147		<i>South of Ram Line</i>
110	148 ft	3098 I-70 Business Loop 81504	Yoopier Pasties & Pies	2943-094-00-147		<i>South of Ram Line</i>
111	149 ft	3098 I-70 Business Loop 81504	Bilbek Sales & Services	2943-094-00-147		<i>South of Ram Line</i>
112	150 ft	3098 I-70 Business Loop 81504	TK Enterprises	2943-094-00-147		<i>South of Ram Line</i>
113	151 ft	3098 I-70 Business Loop 81504	All Terrain Motor Sports	2943-094-00-147		<i>South of Ram Line</i>
114	154 ft	3112 I-70 Business Loop 81520	The Roundup	2943-10-00-041		
115	186 ft	3210 I-70 Business Loop 81520	The Pointe Lounge	2943-112-00-215	Sunwest N.O.P. Inc.	
116	187 ft	3210 I-70 Business Loop 81520	Browns Point Family Restaurant	2943-112-00-215	Sunwest N.O.P. Inc.	
117	188 ft	3210 I-70 Business Loop 81520	Burger King	2943-112-00-215	Sunwest N.O.P. Inc.	
118	193 ft	3217 I-70 Business Loop 81520	Gibsons Discount Center	2943-112-36-008	Chaffin Inc.	
119	194 ft	3219 I-70 Business Loop 81520	McDonalds	2943-112-00-212	McDonald's Corp c/o King Enterprises	
120	192 ft	3222 I-70 Business Loop 81520	Clifton Sanitation District	2943-112-00-946	Clifton Sanitation District No. 2	<i>South of Clifton Inn</i>
121	190 ft	3224 I-70 Business Loop 81520	Smitty's Garage	2943-112-00-148	Seidel Corp	
122	191 ft	3224 I-70 Business Loop 81520	Max's Auto Parts & Glass Inc,	2943-112-00-148	Seidel Corp	<i>South of Clifton Inn</i>
123	195 ft	3225 I-70 Business Loop 81520	Rumples Trolley Restaurant	2943-112-00-224	Hasco Inc. c/o Great Homes Ltd	Also 225
124	196 ft	3225 I-70 Business Loop 81520	Mesa Health Care	2943-112-00-227	P.L. Acquisition Corp-Payless Drug	

EAST AREA ANNEXATION
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<i>entry</i> <i>order</i>	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME
125	197 ft	3225 I-70 Business Loop 81520	K's Stop N Sjop	2943-112-00-227	P.L. Acquisition Corp-Payless Drug
126	203 ft	3226 I-70 Business Loop 81520	Glenn's Scaffolding & Equipment	2943-112-45-001	Thunder Mountain Properties Ltd
127	213 ft	3226 I-70 Business Loop 81520	Thundermountain Properties	2943-112-45-001	Thunder Mountain Properties Ltd
128	198 ft	3227 I-70 Business Loop 81520	Payless Drug Stores	2943-112-00-226	Albertons Inc.
129	211 ft	3228 I-70 Business Loop 81520	Clifton Inn	2943-112-44-003	Denny Nielson <i>West of Peach Tree</i>
130	199 ft	3229 I-70 Business Loop 81520	Max Foods	2943-112-00-226	<i>In Peach Tree</i>
131	200 ft	3231 I-70 Business Loop 81520	Clifton Pawn Inc.	2943-112-00-225	<i>In Peach Tree</i>
132	201 ft	3233 I-70 Business Loop 81520	Mt. Garfield Wines & Liquors	2943-112-00-225	<i>In Peach Tree</i>
133	202 ft	3233 I-70 Business Loop 81520	Country Corner Beauty Nook	2943-112-00-225	<i>In Peach Tree</i>
134	206 ft	3238 I-70 Business Loop 81520	KOA Kampground	2943-023-00-054	Paul D. Evans
135	51 ft	481 Morning Glory 81504	Summers Auto Repair	2943-172-06-014	Gerald Blackwelder
136	27 ft	492 Morning Glory 81504	RainTree Restaurant	2943-172-09-002	East West Properties
137	237 dt	492 Morning Glory 81504	Calvary Chapel	2943-172-09-002	East West Properties
138	238 dt	492 Morning Glory 81504	Mountain Sates Optical	2943-172-09-002	East West Properties
139	239 dt	492 Morning Glory 81504	Duplicate Bridge Studio	2943-172-09-002	East West Properties
140	240 dt	492 Morning Glory 81504	Eye Mart	2943-172-09-002	East West Properties
141	5 ft	2910 North Avenue 81504	Rose Park Mobile Village	2943-083-00-032	Omer E. Day
142	8 ft	2912 North Avenue 81504	Maverick Computers	2943-083-00-034	David R. Fouts Jr.
143	9 ft	2914 North Avenue 81504	Dare to Car-e	2943-083-00-035	George Wheeler
144	6 ft	2919 North Avenue 81504	Western Implement	2943-172-00-007	Leroy Coleman Also has 157,005,006
145	10 ft	2920 North Avenue 81504	Bookcliff Cycles	2943-083-00-039	George Wheeler
146	18 ft	2922 North Avenue 81504	Alpha Pawn	2943-083-00-044	Harold D. Potter
147	11 ft	2923 North Avenue 81504	Wonder/Hostess Bakery Thrift Shop	2943-172-09-001	East West Properties
148	12 ft	2923 North Avenue 81504	Associated Business Products	2943-172-09-001	East West Properties
149	13 ft	2923 North Avenue 81504	Enterprise Liquors	2943-172-09-001	East West Properties
150	14 ft	2923 North Avenue 81504	Spirit of Life Christian Fellowship	2943-172-09-001	East West Properties
151	15 ft	2923 North Avenue 81504	C & D Shipping	2943-172-09-001	East West Properties
152	16 ft	2923 North Avenue 81504	U.S. Postal Service	2943-172-09-001	East West Properties
153	17 ft	2923 North Avenue 81504	Max's Auto Parts	2943-172-09-001	East West Properties
154	19 ft	2924 North Avenue 81504	STS Satellite TV Supermarket	2943-083-00-042	Howard J. Roland
155	20 ft	2925 North Avenue 81504	Trails End Motel and Mobile Home Park	2943-172-00-018	Homar Investments Inc.

EAST AREA ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES
Based on 9/26/94 field Trip

10/7/94 13:56

<i>entry</i> <i>order</i>	SRC	-----ADDRESS-----			BUSINESS NAME	TAX PARCEL	OWNER NAME
156	22	ft	2926	North Avenue	81504	Foust Tire, Auto, & Propane Service	2943-083-00-072 F.M. Wilkerson
157	21	ft	2931	North Avenue	81504	Grand China Restaurant	2943-172-00-019 Homar Investments Inc.
158	23	ft	2935	North Avenue	81504	Career Center	2943-172-00-962 School District 51 Vocational Center
159	24	ft	2935	North Avenue	81504	Coyote Cafe	2943-172-00-962 School District 51 Vocational Center
160	231	tp/pg	2945	North Avenue	81504	RPMC Exposition Service In.	2943-172-00-211 Best Building Corporation
161	232	pg	2947	North Avenue	81504	Trinity Recording Studio	2943-172-00-026 Best Building Corporation
162	28	ft	2949	North Avenue	81504	U-Haul	2943-172-00-027 Mesa United Bank of GJ
163	25	ft	2950	North Avenue	81504	The Equipment Center	2943-083-00-098 Danny W. Clark
164	26	ft	2950	North Avenue	81504	Intermountain Auto	2943-083-00-098 Danny W. Clark
165	29	ft	2952	North Avenue	81504	Mesa Co. Dept Social Services	2943-084-00-931
166	30	ft	2956	North Avenue	81504	Rescue Mission Thrift Store	2943-084-19-014 David Haile Also 015,016,017,018,019
167	31	ft	2956	North Avenue	81504	Allstate Insurance	2943-084-19-014 David Haile
168	233	tp/pg	2957	North Avenue	81504	Binkley & Sons Painting	2943-171-00-038 Mary Ellen Binkley
169	32	ft	2958	North Avenue	81504	Sleepy Hollow Furniture	2943-084-19-005 Grand Mattress House of Sleep
170	234	tp/pg	2959	North Avenue	81504	The Yard Sale	2943-171-00-039 Mary Ellen Binkley
171	33	ft	2962	North Avenue	81504	Furniture For Less	2943-084-00-035 Dewey T Smouse
172	34	ft	2963	North Avenue	81504	Peachtree True Value	2943-171-08-003 Cathleen A. Frederick
173	35	ft	2969	North Avenue	81504	Peach Tree True Value Lumber	2943-171-08-003 Cathleen A. Frederick
174	36	ft	2971	North Avenue	81504	Vineyard Christian Fellowship	2943-171-00-958 Vineyard Christian Fellowship
175	37	ft	2977	North Avenue	81504	Go-Fer Foods/Conoco	2943-171-00-047 C.R. Brown Oil Co.
176	61	ft	2985	North Avenue	81504	residential	2943-171-00-238 Joyce Brimhall
177	62	ft	2987	North Avenue	81504	The Guest Closet	2943-171-00-238 Joyce Brimhall <i>Mini Storage W of Rose</i>
178	64	ft	2991	North Avenue	81504	vacant	2943-171-00-202 Earl W. Propst Jr.
179	63	ft	2992	North Avenue	81504	Standard Beauty Supply	2943-084-04-017 <i>West of Sinclair</i>
180	65	ft	2992	North Avenue	81504	Academy of Beauty Culture	2943-084-04-017 <i>West of Sinclair</i>
181	66	ft	2993	North Avenue	81504	The Rose	2943-171-00-227 Rose Partnership
182	67	ft	2995	North Avenue	81504	American Radiator	2943-171-00-052 C.R. Brown Oil Co.
183	68	ft	2997	North Avenue	81504	Clara's Coffee Cup	2943-171-00-053 Clara Lucero
184	85		2998	North Avenue	81504	Sinclair	2943-084-00-018 John M. Quall
185	69	ft	2999	North Avenue	81504	Freight Damaged Furniture	2943-171-00-055 Dennie Glass Enterprises
186	70	ft	2991	Teller Ave	81504	Waterworks	2943-171-00-075

EAST AREA ANNEXATION
 IDENTIFICATION OF COMMERCIAL BUSINESSES
 Based on 9/26/94 field Trip

10/7/94 13:56

<i>entry order</i>	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME
EXCLUDED FROM PROPOSED ANNEXATION					
<i>Industrial Area South of I-70 Business Loop and East of 32 Road to 31 1/2 Road</i>					
1	118 ft	536 31 1/2 Road	81504	Excel Plumbing & Heating	
2	119 ft	536 31 1/2 Road	81504	Grand Mesa Mechanical Inc.	
3	86 ft	422 32 Road	81520	C & F / Conoco	
4	103 ft	539 32 Road	81520	Colorado West Hydraulics	
5	112 ft	549 32 Road	81520	Century Equipment	
6	172 ft	550 32 Road	81520	Ben Dowd Excavating	
7	87 ft	3202 E Road	81520	Total Gas	
8	106 ft	3180 Hall Avenue	81504	Bryans Truck Repair	
9	104 ft	3183 Hall Avenue	81504	B M I T I	
10	105 ft	3184 Hall Avenue	81504	White Star Machinery	
11	115 ft	3186 Hall Avenue	81504	Brown & Root USA Inc.	
12	107 ft	3189 Hall Avenue	81504	United Supplu Company	
13	108 ft	3192 Hall Avenue	81504	Valley Controls & Supply	
14	109 ft	3193 Hall Avenue	81504	Red Rock Archery	
15	113 ft	3196 Hall Avenue	81504	Arnhold Welding & Fabricating	
16	110 ft	3197 Hall Avenue	81504	Roberts Automotive	
17	111 ft	3199 Hall Avenue	81504	House of Marble	
18	101 ft	3182 Mesa Avenue	81504	Ice Enterprise	
19	102 ft	3182 Mesa Avenue	81504	Creatvie Concepts	
20	99 ft	3184 Mesa Avenue	81504	Fast Pest Control	
21	100 pg	3184 Mesa Avenue	81504	Mesa Turf Masters	
22	96 ft	3186 Mesa Avenue	81504	Ohmtech Industrial	
23	98 ft	3187b Mesa Avenue	81504	Eberhart Electric	
24	97 ft	3187a Mesa Avenue	81504	Falcon Plumbing & Supply	
25	94 ft	3188 Mesa Avenue	81504	Grand Junction Winair	
26	95 ft	3189 Mesa Avenue	81504	Skyline Contracting	
27	93 ft	3190 Mesa Avenue	81504	Terry's Auto Service	

EAST AREA ANNEXATION
 IDENTIFICATION OF COMMERCIAL BUSINESSES
 Based on 9/26/94 field Trip

10/7/94 15:39

<i>entry order</i>	SRC	-----ADDRESS-----	BUSINESS NAME	TAX PARCEL	OWNER NAME
28	92 ft	3191 Mesa Avenue	81504	Curtis Electric Company	
29	91 ft	3194 Mesa Avenue	81504	NAPA Auto Parts	
30	89 ft	3196 Mesa Avenue	81504	U S Liftruck	
31	90 ft	3197 Mesa Avenue	81504	Clifton Tire Service	
32	88 ft	3199 Mesa Avenue	81504	C & F / Conoco	
33	116 ft	3156 Perkins Drive	81504	Pioneer Materials West Inc.	
34	117 ft	3159 Perkins Drive	81504	Clifton Mini Storage	
<i>F Road West of 3198 to Darla Jean Annexation East limit</i>					
35	223 ft	2992 F Road	81504	Junction Gift & Thrift	
36	217 ft	3026 F Road	81504	Liquor	
37	218 ft	3026 F Road	81504	Don Moore Insurance	
38	219 ft	3026 F Road	81504	Hambright & Kimmel	
39	220 ft	3026 F Road	81504	David Sherril, Public Accountant	
40	221 ft	3026 F Road	81504	Settles & Tuveson, Public Accountants	
41	222 ft	3026 F Road	81504	Professional Property Management	
42	216 ft	3073 F Road	81504	Cross Orchards History Farm	
43	215 ft	3133 F Road	81504	Shepherd of the Valley Church	
44	214 ft	3162 F Road	81504	Mt. Garfield Greenhouse & Nursey	
<i>Other</i>					
45	153 ft	545 31 Road	81504	Ram Line	2943-094-00-167

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
AREA #1								
1		Walker Airport Authority	9 parcels	Walker Airport Authority	AFT	PAD	A	vacant
AREA #2								
2	2910 North Avenue	Rose Park Mobile Village	2943-083-00-032	Omer E. Day	C & R4	PMH	NA <i>Allowed</i>	M.H. & RV park *
3	none none	vacant	2943-083-00-033	Omer E. Day	C	C-1	A	vacant
4	2912 North Avenue	Maverick Computers	2943-083-00-034	Wilbur Smith	C	C-1	A	retail
	2912 North Avenue	The Haven - Employee Staffing Plan Inc.	same	Wilbur Smith	C	C-1	A	professional office
5	2914 North Avenue	Dare to Car-e	2943-083-00-035	George Wheeler	C	C-1	A	auto repair
6	2914.5 North Avenue	residence	2943-083-00-036	Kenneth & Beverly Day Sr.	C	C-1	NA	residence*
7	505 Morning Glory	residence	2943-083-00-037	George Wheeler	C	C-1	NA	residence*
8	2916 North Avenue	North Ave. Auto Sales	2943-083-00-038	George Wheeler	C	C-1	A	auto sales
9	2920 North Avenue	Bookcliff Cycles	2943-083-00-039	George Wheeler	C	C-1	A	retail
10	2926 North Avenue	A billboard sign	2943-083-00-040	Howard J. Roland	C	C-1	NA A (a billboard)	<i>VACANT</i>
11	2922 North Avenue	Aloha Pawn	2943-083-00-041	Harold D. Potter	C	C-1	A	retail
12	2924 North Avenue	STS Satellite TV Supermarket	2943-083-00-042	Howard J. Roland	C	C-1	A	retail
13	503 29 1/4 Road	residence	2943-083-00-043	Janice Kay	C	C-1	NA	residence*
14	2922 North Avenue	Alpha Pawn	2943-083-00-044	Harold D. Potter	C	C-1	A	retail
15	504 Morning Glory	Dee's Pet Grooming	2943-083-00-045	Howard J. Roland - Trust	C	C-1	A	animal clinic (cleaning)
16	505 29 1/4 Road	vacant	2943-083-00-070	F.A. Wilkerson	C & R4	C-1 RSF-8	A	vacant
17	504 29 1/4 Road	Mobile home	2943-083-00-071	F.A. Wilkerson	C	C-1	NA	residence*
18	2926 North Avenue	Foust Tire, Auto, & Propane Service	2943-083-00-072	F.M. Wilkerson	C	C-1	NA	only propane NA
19	2930 North Avenue	Vacant	2943-083-00-073	William S. Hertwig	C & R4	C-1, RSF-8	A	vacant
20	2950 North Avenue	Intermountain Auto	2943-083-00-098	Danny W. Clark	C	C-1	A	auto sales
	2950 North Avenue	The Equipment Center	same	Danny W. Clark	C	C-1	A	retail farm implements
21	2938 North Avenue	Vacant	2943-083-00-099	Daly Construction Inc.	C	C-1	A	vacant
22	2998 North Avenue	Sinclair Gas	2943-084-00-018	John M. Quall	B	HO	A	gas station
23	511 30 Road	Hungry Bear Cafe	2943-084-00-032	Carl D. South	B	HO	A	restaurant
24	2962 North Avenue	Furniture For Less	2943-084-00-035	Dewey T Smouse	C	C-1	A	retail
25	507 30 Road	Fruitvale Liquors	2943-084-00-054	Fruitvale Corner Inc.	B	HO	A	retail
	505 30 Road	Leon's Taqueria Restaurant	same	Fruitvale Corner Inc.	B	HO	A	restaurant
	507 30 Road	Cornerstone Thrif Store	same	Fruitvale Corner Inc.	B	HO	A	retail

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
	507 30 Road	Dominos Pizza	same	Fruitvale Corner Inc.	B	HO	A	restaurant
	507 30 Road	JJ's Lounge	same	Fruitvale Corner Inc.	B	HO	CUP	bar (CUP in County)
	507 30 Road	Nautilus Excel	same	Fruitvale Corner Inc.	B	HO	A	retail
	507 30 Road	Southwest Imports	same	Fruitvale Corner Inc.	B	HO	A	retail
26	508 Florence Ave	residence	2943-084-04-016	Charles & Joanne Petgfish	B	HO	A	residence* (Existing Res. Allowed)
27	2992 North Avenue	Academy of Beauty Culture	2943-084-04-017	Charles & Joanne Petgfish	B	HO	SUP	vocational school
	2992 North Avenue	Standard Beauty Supply	2943-084-04-017	Charles & Joanne Petgfish	B	HO	A	retail
28	2952 North Avenue	Mesa Co. Dept Social Services	2943-084-19-931	Boetcher & Co. Inc.	C	C-1	A	government office
29	2958 North Avenue	Sleepy Hollow Furniture	2943-084-19-005	Grand Mattress House of Sleep	C	C-1	A	retail
30	2956 North Ave. #1	Allstate Insurance	2943-084-19-014	David Haile	C	C-1	A	professional office
31	2956 North Ave. #2	Bishop's Store House	2943-084-19-015	David Haile	C	C-1	A	retail, LDS Church
32	2956 North Ave. #3	Rescue Mission Thrift Store	2943-084-19-016	David Haile	C	C-1	A	retail
33	2956 North Ave. #4	The Donut Shop Plus	2943-084-19-017	David Haile	C	C-1	A	restaurant
34	2956 North Ave. #5	Doug's Barber and Style Shop	2943-084-19-018	David Haile	C	C-1	A	hair cutting
35	2956 North Ave. #6	Vacant	2943-084-19-019	David Haile	C	C-1	A	vacant
36	2951 North Avenue	U-Haul	2943-171-00-029	Mesa United Bank of G.J.	C	C-2	A	truck rental
37	2955.5 North Avenue	residence	2943-171-00-030	Ricky & Garnet Hoover	C	C-2	NA	residence*
38	2955 North Avenue	residence	2943-171-00-031	M. Corrine Dawson	C	C-2	NA	residence*
39	2953 North Avenue	Trailer Park	2943-171-00-032	John & Peggy Bray	C	C-2	NA	mobile home park*
40	493 Harmony Road	residence	2943-171-00-033	Bobbie Barrett	C	C-2	NA	residence*
41	491.5 Harmony Road	residence	2943-171-00-034	Charles & E. Lange	C	C-2	NA	residence*
42	491 Harmony Road	residence	2943-171-00-035	Harry Harris	C	C-2	NA	residence*
43	489 Harmony Road	residence	2943-171-00-036	Mark Gamble	C	C-2	NA	residence*
44	none none	a billboard sign	2943-171-00-037	Roy Gamble	C	C-2	A	a billboard sign
45	2957 North Avenue	Binkley & Sons Painting/residence	2943-171-00-038	Mary Ellen Binkley	C	C-2	A/NA	contractors/residence*
46	2959 North Avenue	The Yard Sale	2943-171-00-039	Mary Ellen Binkley	C	C-2	A	second hand retail
47	494 Harmony Road	residence	2943-171-00-040	Mary Ellen Binkley - ETAL	C	C-2	NA	residence*
48	492 Harmony Road	residence	2943-171-00-041	J & M Lumber	C	C-2	NA	residence*
49	2956 I-70 Business Loo	J & M Lumber	2943-171-00-042	J & M Lumber	C	C-2	A	building materials
50	2977 North Avenue	Go-Fer Foods/Conoco	2943-171-00-047	C.R. Brown Oil Co.	C	C-2	A	gas station/retail
51	none none	vacant	2943-171-00-048	Gene Levy	C	HO	A	vacant
52	2996 North Avenue	American Radiator	2943-171-00-051	C.R. Brown Oil Co.	C	HO C-1	SUP A	auto repair

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
53	2995 North Avenue	American Radiator	2943-171-00-052	C.R. Brown Oil Co.	C	HO C-1	NA A	auto repair
54	2997 North Avenue	Clara's Coffee Cup	2943-171-00-053	Clara Lucero	C	HO C-1	A	restaurant
55	2999 North Avenue	Freight Damaged Furniture	2943-171-00-055	Dennie Glass Enterprises	C	HO C-1	A	retail
56	2996 Teller Ave	Sonrise Church of God	2943-171-00-959	Trustees of Sonrise Church of God	I	I-1	A	For sale, storage
57	none none	vacant	2943-171-00-243	Earl W. Propst Jr.	C	HO C-1	A	vacant
58	2991 North Avenue	Diamond Vogel Paints	2943-171-00-241	Vogel Enterprises Inc.	C	HO C-1	A	retail
59	2993 North Avenue	The Rose	2943-171-00-242	Rose Partnership	C	HO C-1	CUP	bar (CUP in County)
60	2985 North Avenue	residential? <i>Business Residence</i>	2943-171-00-238	Joyce Brimhall	C	HO C-1	NA A	residence*? <i>(Business Res. Allowed)</i>
	2987 North Avenue	The Guest Closet	same	Joyce Brimhall	C	HO C-1	NA A	mini-storage
61	2971 North Avenue	Vineyard Christian Fellowship	2943-171-00-958	Vineyard Christian Fellowship	C	C-2	NA	Church
62	2964 I-70 Business Loo	Dance Works/Accurate Profile Music	2943-171-08-002	Aspen Investment Company	C	C-2	NA	dance school
	2964 I-70 Business Loo	The Golden Egg	same	Aspen Investment Company	C	C-2	A	retail
	2964 I-70 Business Loo	The Antler Shed	same	Aspen Investment Company	C	C-2	A	retail
	2964 I-70 Business Loo	Fortney Refrigeration	same	Aspen Investment Company	C	C-2	A	appliance sales/service
	2964 I-70 Business Loo	Fruitvale Laundromat	same	Aspen Investment Company	C	C-2	A	self-service laundry
	2964 I-70 Business Loo	Music Center	same	Aspen Investment Company	C	C-2	A	retail
63	2963 North Avenue	Peachtree True Value	2943-171-08-003	Peachtree Hardware Inc.	C	C-2	A	building materials
	2969 North Avenue	Peach Tree True Value Lumber	same	Peachtree Hardware Inc.	C	C-2	A	building materials
64	2905 North Avenue	Residence	2943-172-00-002	William & Jean Covey	C	C-2	NA	residence*
65	2907 North Avenue	Residence	2943-172-00-003	William & Jean Covey	C	C-2	NA	residence*
66	2909 North Avenue	Western Implement	2943-172-00-004	Western Farm Distributing	C	C-2	A	farm implement
67	2919 North Avenue	Western Implement	2943-172-00-005	Leroy Coleman	C	C-2	A	farm implement
68	2919 North Avenue	Western Implement Ranch Hardware	2943-172-00-006	Leroy Coleman	C	C-2	A	farm implement
69	2919 North Avenue	Western Implement Ranch Hardware	2943-172-00-007	Leroy Coleman	C	C-2	A	farm implement
70	none none	Western Implement	2943-172-00-157	Leroy Coleman	C	C-2	A	farm implement
71	494 29 Road	Dave's Auto Sales	2943-172-00-008	Nicola & Fannie Belcastro	C	C-2	A	auto sales
72	490 #B 29 Road	Gold Fever Prospecting Supply	2943-172-00-010	Terence L. Hammer	C	C-2	A	retail
	490 #A 29 Road	California Cuts	same	Terence L. Hammer	C	C-2	A	hair care
73	none none	vacant	2943-172-00-012	Ben Carnes - ETAL	C	C-2	A	vacant
74	476 29 Road	Ace Mini Storage	2943-172-00-014	John Lamicq Jr.	C	C-2	A	mini-storage
	478 29 Road	residences	same	John Lamicq Jr.	C	C-2	NA	2 duplexes*
75	472 29 Road	TBS Thompson Business Services	2943-172-00-015	Harlley V Nelson	C	C-2	A	out of business

ZONE-COM.XLS

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED		LAND USE
						CITY ZONE	PERMITS NEEDED	
	2906 I-70 Business Loo	Woodworkers	same	Harley V. Nelson	C	C-2	A	contractors
76	2910 I-70 Business Loo	vacant	2943-172-00-016	Western Farm Distributing	C	C-2	A	vacant
77	2925 North Avenue	Trails End Motel and Mobile Home Park	2943-172-00-018	Trails End Partnership	C	C-2	NA	mobile home park *
78	2931 North Avenue	Grand China Restaurant	2943-172-00-019	Trails End Partnership	C	C-2	A	restaurant
79	480 Morning Glory	residence/shop	2943-172-00-022	Kenneth & Linda Higgs	C	C-2	A/NA	auto shop/residence *
80	2920 I-70 Business Loo	Carpetime	2943-172-00-023	Allan E. Ledebur	C	C-2	A	retail
81	2947 North Avenue	vacant	2943-172-00-026	Best Building Corporation	C	C-2	A	vacant
82	2949 North Avenue	U-Haul	2943-172-00-027	Mesa United Bank of GJ	C	C-2	A	rental
83	2948 I-70 Business Loo	United Waste Recycle Center	2943-172-00-148	Charles J. DeRosiers	C	C-2	NA	recycle ctr. (salvage yard) *
84	2945 North Avenue	vacant	2943-172-00-211	Best Building Corporation	C	C-2	A	vacant
85	492 #B 29 Road	American West Real Estate Service	2943-172-00-225	Terence L. Hammer	C	C-2	A	professional office
86	492 #A 29 Road	29 Road Mini Storage	2943-172-00-226	Terence L. Hammer	C	C-2	A	mini-storage
87	2935 North Avenue	Career Center	2943-172-00-962	School District 51 Vocational Center	C	C-2	A	government office
	2935 North Avenue	Coyote Cafe	same	School District 51 Vocational Center	C	C-2	A	restaurant
88	2912 Hill Avenue	Aspen Park Collision Center	2943-172-06-009	William C Price	C	C-2	A	auto body shop
89	2914 Hill Avenue	Mountain States Plumbing & Heating	2943-172-06-010	James E. Karp	C	C-2	A	contractor
90	483 Morning Glory	Ute Engines, RND Auto, Summers Auto	2943-172-06-011	Norman & Ursula Frick	C	C-2	A	auto repair
91	2907 Hill Avenue	Ken's Auto Repair	2943-172-06-012	William & Jane Johnson	C	C-2	A	auto repair
92	2913 Hill Avenue	Scorpion Dry Wall	2943-172-06-013	James E. Karp	C	C-2	A	contractors
	2914 Hill Avenue	Liqui Green Landscaping Manten.	same	James E. Karp	C	C-2	A	contractors
93	481 Morning Glory	Summers Auto Repair	2943-172-06-014	Gerald Blackwelder	C	C-2	A	auto repair
	2915 Hill Avenue	Grand Junction Signs & Neon	same	Gerald F. Blackwelder	C	C-2	A	sign contractor
94	2912 I-70 Business Loo	Brinkley Electric	2943-172-06-015	Brinkley Electric Inc.	C	C-2	A	contractor
95	2916 I-70 Business Loo	All Seasons Rentals	2943-172-06-016	Western Farm Distributing	C	C-2	A	rental
96	2940 I-70 Business Loo	Victory Chapel	2943-172-08-001	Raymond C. Cole	C	C-2	NA	Church
97	2942 I-70 Business Loo	Mesa County Youth Rescue Mission	2943-172-08-002	James A. Maguire	C	C-2	A	government office
	2944 I-70 Business Loo	Set Free Ministry	same	James A. Maguire	C	C-2	NA	Church
99	2944 I-70 Business Loo	Quality in Counters	2943-172-08-004	Great Warehouses Inc.	C	C-2	A	retail
	2944 I-70 Business Loo	Valley Appliance	same	Great Warehouses Inc.	C	C-2	A	retail
	2944 I-70 Business Loo	Trinity Recording Studio	same	Great Warehouses Inc.	C	C-2	A	office (out of business)
100	2941 I-70 Business Loo	Overhead Door of Grand Junction	2943-172-08-005	James A. Maguire	C	C-2	A	door contractors
101	2945 I-70 Business Loo	vacant	2943-172-08-006	Mary Dalee & Erma Jean Allen	C	C-2	A	vacant

ZONE-COM.XLS

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

* indicates the use is not allowed in the current County zone

#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
102	2939 I-70 Business Loo	vacant	2943-172-08-009	Best Building Corp.	C	C-2	A	vacant
103	2923 North Avenue	Associated Business Products	2943-172-09-001	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
	2923 North Avenue	C & D Shipping	same	Donald & Gloria Nolan - Trustees	C	C-2	A	shipping
	2923 North Avenue	3 B's Outlet	same	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
	2923 North Avenue	Enterprise Liquors	same	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
	2923 North Avenue	Max's Auto Parts	same	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
	2923 North Avenue	Working Artistis Studio	same	Donald & Gloria Nolan - Trustees	C	C-2	A	handicrafts ?
	2923 North Avenue	A One Driving School	same	Donald & Gloria Nolan - Trustees	C	C-2	A	vocational school
	2923 North Avenue	Spirit of Life Christian Fellowship	same	Donald & Gloria Nolan - Trustees	C	C-2	NA	church
	2923 North Avenue	U.S. Postal Service	same	Donald & Gloria Nolan - Trustees	C	C-2	A	government office
	2923 North Avenue	Wonder/Hostess Bakery Thrift Shop	same	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
104	492 Morning Glory	Calvary Chapel	2943-172-09-002	Donald & Gloria Nolan - Trustees	C	C-2	NA	church
	492 Morning Glory	Duplicate Bridge Studio	same	Donald & Gloria Nolan - Trustees	C	C-2	A	bridge club (membership club
	492 Morning Glory	Eye Mart	same	Donald & Gloria Nolan - Trustees	C	C-2	A	retail
	492 Morning Glory	Mountain Sates Optical	same	Donald & Gloria Nolan - Trustees	C	C-2	A	professional office
	492 Morning Glory	RainTree Restaurant	same	Donald & Gloria Nolan - Trustees	C	C-2	A	restaurant
105	none	vacant	2943-172-09-003	United Bank of Denver Natl Assn	C	C-2	A	vacant
106	none	vacant	2943-172-09-004	United Bank of Denver Natl Assn	C	C-2	A	vacant
AREA #3								
107	524 30 Road	Balerios Gallery & Frame	2943-093-00-031	Jose M. Galvan - ETAL	B	HO	A	retail
	524 30 Road	Western Colorad Internet	same	Jose M. Galvan - ETAL	B	HO	A	retail
	524 30 Road	State Farm Insurance	same	Jose M. Galvan - ETAL	B	HO	A	professional office
	524 30 Road	Plaza Mail Center	same	Jose M. Galvan - ETAL	B	HO	A	retail
	524 30 Road	Technical Drafting Center	same	Jose M. Galvan - ETAL	B	HO	A	retail
	524 30 Road	Swiatek Chiropractic Center	same	Jose M. Galvan - ETAL	B	HO	A	clinic
108	516 30 Road	T & J Mini Storage	2943-093-00-033	Joyce Brimhall - Trustee	B	HO	CUP	mini-storage
109	514 30 Road	vacant	2943-093-00-034	James M Flynn - Trustee	B	HO	A	vacant
110	518 30 Road	Residence/ Tow Truck & Storage	2943-093-00-089	Roy Reust - Estate	B	HO	NA	resi.; auto rep/ impound* ?
111	3026 I-70 Business Loo	Keenan Supply	2943-093-00-128	Keenan Investment Co	PC	C-2	A	plumbing wholesale/retail
112	3038 I-70 Business Loo	Renta Space	2943-093-00-157	Renta Space Ltd Partnership	PUD	C-2	A	mini-storage
113	3038 I-70 Business Loo	Kids Closet	2943-093-00-158	Renta Space Ltd Partnership	PUD	C-2	A	retail
114	3002 I-70 Business Loo	Pure Reflections	2943-093-00-165	James M Flynn - Trustee	B	HO	A	beauty shop

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

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#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
	3002 I-70 Business Loo	Dairy Queen	same	James M Flynn - Trustee	B	HO	A	restaurant
	3002 I-70 Business Loo	Don's Estate Jewelry	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	Nick's Emporium	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	The Video Channel	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	Wayne's TV	same	James M Flynn - Trustee	B	HO	A	retail
115	508 30 Road	Summer's Car Wash	2943-093-00-181	Richard E. Jones & Mary Calhoun	B	HO	A	car wash
116	510 30 Road	Salvation Army Thrift Store	2943-093-00-182	James M Flynn - Trustee	B	HO	A	retail
117	3010 I-70 Business Loo	Country General	2943-093-00-184	Ohiocubco Inc.	PUD	C-2	A	farm implements
118	none none	vacant	2943-093-00-187	Colcal Properties Group Ltd.	PC & B	HO	A	vacant
	520 30 Road	residence	same	Colcal Properties Group Ltd.	PC & B	HO	A	residence* (Existing Res Allowed)
119	508 Fruitvale Court	Friends of Turkey	2943-093-53-951	Friends of Turkey	PC	C-2	A	professional office
	508 Fruitvale Court	Kampus Clubs (daycare providers)	same	Friends of Turkey	PC	C-2	A	professional office
120	512 Fruitvale Court	Francis Constructors (storage yard)	2943-093-53-015	Brem Partnership	PC	C-2	A	storage yard
121	512 Fruitvale Court	Francis Constructors (storage yard)	2943-093-53-016	Brem Partnership	PC	C-2	A	storage yard
122	504 #A Fruitvale Court	Animal Medical Clinic	2943-093-53-036	John C. Heideman	PC	C-2	A / SUP	inside animal clinic / SUP FOR REZONEL
	504 #C Fruitvale Court	Southwest Radiographics	same	John C. Heideman	PC	C-2	A	retail- x-ray equipment
	504 #B Fruitvale Court	Maynard & Hooches (Vacum & Lawn Mo	same	John C. Heideman	PC	C-2	A	repair shop
123	507 Fruitvale Court	Francis Constructors	2943-093-53-037	Brem Partnership	PC	C-2	A	contractors
124	516 Fruitvale Court	Action Printing	2943-093-53-039	Rob Balmer	PC	C-2	A	retail
	516 Fruitvale Court	Authentic Senryokan Karate-Do	same	Rob Balmer	PC	C-2	A	membership club
	516 Fruitvale Court	Re-Nu House Furniture	same	Rob Balmer	PC	C-2	A	retail
	516 Fruitvale Court	Rob Balmer & Associates	same	Rob Balmer	PC	C-2	A	professional office
125	510 Fruitvale Court	TSI Traffic Control	2943-093-53-041	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	contractors, prof. office
	510 Fruitvale Court	Mountain Man Silversmiths	same	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	retail
	510 Fruitvale Court	Western States Roofing Inc.	same	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	contractors
126	503 Fruitvale Court	Builders COOP	2943-093-53-042	Jerry Frockt (Trustee)	PC	C-2	A	contractors
	3033 I-70 Business Loo	On-target Collections	same	Jerry Frockt (Trustee)	PC	C-2	A	professional office
	3033 I-70 Business Loo	Great New Homes	same	Jerry Frockt (Trustee)	PC	C-2	A	contractors
127	3098 I-70 Business Loo	All Terrain Motor Sports	2943-094-00-147	R. J. Mixon	B	HO	A	retail
	3098 I-70 Business Loo	Joe McCoy Accounting	same	R. J. Mixon	B	HO	A	professional office
	3098 I-70 Business Loo	TK Enterprises (video production)	same	R. J. Mixon	B	HO	A	retail
	3098 I-70 Business Loo	E'ola (weight control)	same	R. J. Mixon	B	HO	A	retail

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

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#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
	3002 I-70 Business Loo	Dairy Queen	same	James M Flynn - Trustee	B	HO	A	restaurant
	3002 I-70 Business Loo	Don's Estate Jewelry	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	Nick's Emporium	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	The Video Channel	same	James M Flynn - Trustee	B	HO	A	retail
	3002 I-70 Business Loo	Wayne's TV	same	James M Flynn - Trustee	B	HO	A	retail
115	508 30 Road	Summer's Car Wash	2943-093-00-181	Richard E. Jones & Mary Calhoun	B	HO	A	car wash
116	510 30 Road	Salvation Army Thrift Store	2943-093-00-182	James M Flynn - Trustee	B	HO	A	retail
117	3010 I-70 Business Loo	Country General	2943-093-00-184	Ohio cubco Inc.	PUD	C-2	A	farm implements
118	none none	vacant	2943-093-00-187	Colcal Properties Group Ltd.	PC & B	HO	A	vacant
	520 30 Road	residence	same	Colcal Properties Group Ltd.	PC & B	HO	A	residence* (Existing Res Allowed)
119	508 Fruitvale Court	Friends of Turkey	2943-093-53-951	Friends of Turkey	PC	C-2	A	professional office
	508 Fruitvale Court	Kampus Clubs (daycare providers)	same	Friends of Turkey	PC	C-2	A	professional office
120	512 Fruitvale Court	Francis Constructors (storage yard)	2943-093-53-015	Brem Partnership	PC	C-2	A	storage yard
121	512 Fruitvale Court	Francis Constructors (storage yard)	2943-093-53-016	Brem Partnership	PC	C-2	A	storage yard
122	504 #A Fruitvale Court	Animal Medical Clinic	2943-093-53-036	John C. Heideman	PC	C-2	A	inside animal clinic
	504 #C Fruitvale Court	Southwest Radiographics	same	John C. Heideman	PC	C-2	A	retail- x-ray equipment
	504 #B Fruitvale Court	Maynard & Hooches (Vacum & Lawn Mo	same	John C. Heideman	PC	C-2	A	repair shop
123	507 Fruitvale Court	Francis Constructors	2943-093-53-037	Brem Partnership	PC	C-2	A	contractors
124	516 Fruitvale Court	Action Printing	2943-093-53-039	Rob Balmer	PC	C-2	A	retail
	516 Fruitvale Court	Authentic Senryokan Karate-Do	same	Rob Balmer	PC	C-2	A	membership club
	516 Fruitvale Court	Re-Nu House Furniture	same	Rob Balmer	PC	C-2	A	retail
	516 Fruitvale Court	Rob Balmer & Associates	same	Rob Balmer	PC	C-2	A	professional office
125	510 Fruitvale Court	TSI Traffic Control	2943-093-53-041	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	contractors, prof. office
	510 Fruitvale Court	Mountain Man Silversmiths	same	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	retail
	510 Fruitvale Court	Western States Roofing Inc.	same	Karen Kay Marquette & R. & G. Gana	PC	C-2	A	contractors
126	503 Fruitvale Court	Builders COOP	2943-093-53-042	Jerry Frockt (Trustee)	PC	C-2	A	contractors
	3033 I-70 Business Loo	On-target Collections	same	Jerry Frockt (Trustee)	PC	C-2	A	professional office
	3033 I-70 Business Loo	Great New Homes	same	Jerry Frockt (Trustee)	PC	C-2	A	contractors
127	3098 I-70 Business Loo	All Terrain Motor Sports	2943-094-00-147	R. J. Mixon	B	HO	A	retail
	3098 I-70 Business Loo	Joe McCoy Accounting	same	R. J. Mixon	B	HO	A	professional office
	3098 I-70 Business Loo	TK Enterprises (video production)	same	R. J. Mixon	B	HO	A	retail
	3098 I-70 Business Loo	E'ola (weight control)	same	R. J. Mixon	B	HO	A	retail

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

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#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
128	3092 I-70 Business Loo	Chris A Cameron-State Farm Agent	2943-094-77-007	Chris & Susan Cameron	ILCB	HO	A	professional office
129	3001 E Road	Gators	2943-162-00-210	LAP Partnership	C	HO C-1	A	restaurant
130	3003 E Road	vacant	2943-162-00-018	Lyle O. & Deborah Guarmer	C	HO	A	vacant

AREA #4

131	3112 I-70 Business Loo	The Roundup	2943-103-00-041	3112 Highway 6 & 24 Inc.	B	HO	CUP	bar (CUP in County)
	3112 I-70 Business Loo	residence	same	3112 Highway 6 & 24 Inc.	B	HO	A	residence* (Existing Res Allowed)
132	569 32 Road	The Associates Consumer Loan Service	2943-101-03-001	Coronado Plaza Ltd. Liability Co.	C	HO	A	professional office
	569 32 Road	Coronado Liquor Mart	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	All About Travel	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	Bruce Young, DDS	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	professional office
	569 32 Road	Cirrus Instant Cash Machine	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	City Market	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	Clifton Video Plus	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	Cost Cutters	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	hair care
	569 32 Road	Mail Boxes Etc.	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	Dos Hombres	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	restaurant
	569 32 Road	Floor Coverings International	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	569 32 Road	H&R Block	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	professional office
	569 32 Road	Mesa County Sherriff Clerk & Recorder	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	government office
	569 32 Road	Mesa National Bank	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	professional office
	569 32 Road	Mountain Man	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	retail
	589 32 Road	Van Vleet & Co. Real Estate		Coronado Plaza Ltd. Liability Co.	C	HO	A	professional office
	589 32 Road	Pappa Murphy's Pizza	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	restaurant
	569 32 Road	Pizza Chef	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	restaurant
	569 32 Road	Sam's Too Bingo	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	recreation hall
	569 32 Road	Taco Bell	same	Coronado Plaza Ltd. Liability Co.	C	HO	A	restaurant

AREA #5

133	570 32 Road	Alpine Bank	2943-101-04-002	Alpine Bank-Clifton	C	HO	A	professional office
134	573 32 Road	Loco Food Stores	2943-101-05-024	Lipson III Properties	C	HO	A	retail
135	574 33 Road	The Doctor's Office	2943-101-18-002	Velva Carnes	C	HO	A	clinic

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

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#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED		
						CITY ZONE	PERMITS NEEDED	LAND USE
136	575 34 Road	The Denver Post	2943-101-18-004	Velva Carnes	C	HO	A	office
137	3222 F Road	Slogar's Auto Sales	2943-023-00-030	Douglas F. Slogar	PC	HO	SUP	auto sales
138	3238 I-70 Business Loo	KOA Kampground	2943-023-00-054	Paul & Sally Regan	C	HO	SUP	overnight campground*
139	3228 F Road	Fiegel's Traveland Inc.	2943-023-00-055	Raymond J. Fiegel/K Mayo (Trustees)	C	HO	A	vacant
140	3218 F Road	Diamond Shamrock	2943-023-00-075	Diamond Shamrock Inc.	PUD	HO	A	gas station
141	none none	vacant	2943-023-04-005	Clifton Automotive Center	PUD	PC	A	vacant
142	none none	vacant	2943-023-04-007	Clifton Automotive Center	PUD	PC	A	vacant
143	3244 F Road	Clifton Lube Center	2943-023-04-008	Clifton Automotive Center	PUD	PC	A	auto repair
144	none none	vacant	2943-023-04-014	Clifton Automotive Center	PUD	PC	A	vacant
145	3240 F Road	Clifton Car Wash	2943-023-04-016	Clifton Automotive Center	PUD	PC	A	car wash
146	3198 F Road	Eastside Professional Plaza	2943-034-00-096	Yvonne & Robert Armantrout	C	B-1	A	professional office
	3198 F Road	Future Winds Realty	same	Yvonne & Robert Armantrout	C	B-1	A	professional office
	3198 F Road	Springs Counseling	same	Yvonne & Robert Armantrout	C	B-1	A	professional office
	3198 F Road	Obstertrics & Gnecology	same	Yvonne & Robert Armantrout	C	B-1	A	clinic
	3198 F Road	Morgan Community College	same	Yvonne & Robert Armantrout	C	B-1	A	professional office
	3198 F Road	Family Medicine	same	Yvonne & Robert Armantrout	C	B-1	A	clinic
	3198 F Road	Marillac Clinic Dental Program	same	Yvonne & Robert Armantrout	C	B-1	A	clinic, office
147	3207 F Road	Roadway Express	2943-112-00-103	Roadway Express Inc.	C	PC	A	truck terminal
148	3201 F Road	Roadway Express	2943-112-00-104	Roadway Express Inc.	C	PC	A	vacant
149	3224 I-70 Business Loo	Max's Auto Parts & Glass Inc,	2943-112-00-148	Seidel Corp	C	HO	SUP	auto repair (glass)
	3224 I-70 Business Loo	Smitty's Garage	same	Seidel Corp	C	HO	SUP	auto repair
150	3219 I-70 Business Loo	McDonalds	2943-112-00-212	McDonald's Corp c/o King Enterprises	C	HO	CUP	drive-through restaurant
151	592 32 Road	Dollar Mania	2943-112-00-215	Sunwest N.O.P. Inc.	C	HO	A	retail
	592 32 Road	Treasure Haven	same	Sunwest N.O.P. Inc.	C	HO	A	retail
	592 32 Road	Go Forth Chiropractic	same	Sunwest N.O.P. Inc.	C	HO	A	professional office
	590 32 Road	Mesa County Public Library	same	Sunwest N.O.P. Inc.	C	HO	A	government office
	592 32 Road	Western Colorado Area Health Ed Ctr	same	Sunwest N.O.P. Inc.	C	HO	A	government office
	3210 I-70 Business Loo	Browns Point Family Restaurant	same	Sunwest N.O.P. Inc.	C	HO	A	restaurant
	3211 I-70 Business Loo	Baby You	same	Sunwest N.O.P. Inc.	C	HO	A	retail
	3211 I-70 Business Loo	Feed Store	same	Sunwest N.O.P. Inc.	C	HO	A	retail
	3210 I-70 Business Loo	Burger King	same	Sunwest N.O.P. Inc.	C	HO	CUP	drive-through restaurant
	3210 I-70 Business Loo	The Pointe Lounge	same	Sunwest N.O.P. Inc.	C	HO	CUP	bar (CUP in County)

EASTERN COMMERCIAL ANNEXATION
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#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
152	580 32 Road	Country Feed & Pet Supply	2943-112-00-220	W.R. Bray - ETAL	C	HO	A	retail
	580 32 Road	Daylight Donuts	same	W.R. Bray - ETAL	C	HO	A	restaurant
	580 32 Road	Hair We Are	same	W.R. Bray - ETAL	C	HO	A	hair care
	580 32 Road	Holsum Bakery Thrift Shop	same	W.R. Bray - ETAL	C	HO	A	retail
	580 32 Road	Milpro Dry Cleaners	same	W.R. Bray - ETAL	C	HO	A	retail
	580 32 Road	Pizza Hut	same	W.R. Bray - ETAL	C	HO	A	restaurant
	580 32 Road	The Laundry	same	W.R. Bray - ETAL	C	HO	A	retail
153	none none	vacant	2943-112-00-222	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
154	3225 I-70 Business Loo	Rumples Trolley Restaurant	2943-112-00-224	Hasco Inc. c/o Great Homes Ltd	C & PC	HO	A	restaurant
155	3231 I-70 Business Loo	Clifton Pawn Inc.	2943-112-00-225	Hasco Inc. c/o Great Homes Ltd	C	HO	A	retail
	3233 I-70 Business Loo	Country Corner Beauty Nook	same	Hasco Inc. c/o Great Homes Ltd	C	HO	A	retail
	3233 I-70 Business Loo	Enchanted Florist	same	Hasco Inc. c/o Great Homes Ltd	C	HO	A	retail
	3233 I-70 Business Loo	Max Foods	same	Hasco Inc. c/o Great Homes Ltd	C	HO	A	retail
	3233 I-70 Business Loo	Mt. Garfield Wines & Liquors	same	Hasco Inc. c/o Great Homes Ltd	C	HO	A	retail
156	3227 I-70 Business Loo	Payless Drug Stores	2943-112-00-226	Albertons Inc.	C & PC	HO	A	retail
157	3225 I-70 Business Loo	K's Stop N Stop	2943-112-00-227	P.L. Acquisition Corp-Payless Drug	C & PC	HO	A	retail
	3225 I-70 Business Loo	Lone Wolf Taxidermy & Crafts	same	P.L. Acquisition Corp-Payless Drug	C	HO	A	retail
	3225 I-70 Business Loo	Paula's Peachtree Barber	same	P.L. Acquisition Corp-Payless Drug	C	HO	A	barber shop
	3225 I-70 Business Loo	Mesa Health Care	same	P.L. Acquisition Corp-Payless Drug	C	HO	A	retail
158	3219 F Road	Kentucky Fried Chicken	2943-112-00-233	D. Ronald Boice	C	HO	A	restaurant
159	3223 F Road	Stop N Save	2943-112-00-240	Feather-Medsker-Smith Ltd	C	HO	A	retail
160	3222 I-70 Business Loo	Clifton Sanitation District	2943-112-00-946	Clifton Sanitation District No. 2	C	HO	A	government office
161	none none	vacant	2943-112-34-001	D. H. Foods Inc.	C	HO	A	vacant
162	none none	vacant	2943-112-34-002	D. H. Foods Inc.	C	HO	A	vacant
163	none none	vacant	2943-112-34-003	D. H. Foods Inc.	C	HO	A	vacant
164	none none	vacant	2943-112-34-004	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
165	none none	vacant	2943-112-34-005	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
166	none none	vacant	2943-112-35-001	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
167	none none	vacant	2943-112-35-002	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
168	3207 I-70 Business Loo	vacant	2943-112-36-003	Thomas & Anne Temmer	C	HO	A	vacant
169	3205 I-70 Business Loo	vacant	2943-112-36-004	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
170	none none	vacant	2943-112-36-005	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant

EASTERN COMMERCIAL ANNEXATION
IDENTIFICATION OF COMMERCIAL BUSINESSES

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#	ADDRESS	BUSINESS NAME	TAX PARCEL	PROPERTY OWNER	COUNTY ZONE	PROPOSED CITY ZONE	PERMITS NEEDED	LAND USE
171	none none	vacant	2943-112-36-006	Hasco Inc. c/o Great Homes Ltd	C	HO	A	vacant
172	3217 I-70 Business Loo	Gibsons Discount Center	2943-112-36-008	Chaffin Inc.	C	HO	A	retail
173	none none	parking lot	2943-112-36-009	Hasco Inc. c/o Great Homes Ltd	C	HO	A	parking lot
174	3215 F Road	Park Place Mobile Home Park	2943-112-44-002	Russell & Sherri Collins	C	HO	NA	mobile home park*
175	3228 I-70 Business Loo	Clifton Inn	2943-112-44-003	Denny Nielson	C	HO	A	motel
176	3226 I-70 Business Loo	Murdock's Concrete Pumping	2943-112-45-001	Thunder Mountain Properties Ltd	C	HO	NA	contracting shop
177	3226 I-70 Business Loo	Thundermountain Storage Units	2943-112-45-002	Thunder Mountain Properties Ltd	C	HO	CUP	mini-storage

NA = 30 → (19²⁹ Residential)
 SUP = 87
 CUP = 98
 5 CHURCHES
 3 mobile home park
 1 contracting shop
 1 Impound lot
 1 Recycle Center
 1 Dance school

2943-162-14-001
Darrel M. & Karen M. Dracup
487 Grand Valley Dr
Grand Jct, CO 81501

2943-162-14-002
Don Kevin Grove
3046 Hill Ave
Grand Jct, CO 81504

2943-162-14-003
George E. Wheeler
3045 Teller Ave
Grand Jct, CO 81504

2943-162-14-004
Donald L. & Debra A. Birely
3044 Hill Ave
Grand Jct, CO 81504

2943-162-14-005
Albert L. & Darlene M. Lewis
2717 Sierra Vista Rd
Grand Jct, CO 81503

2943-162-14-006
Michael P. & Kimberly S. McGehee
3042 Hill Ave
Grand Jct, CO 81504

2943-162-14-007
Gonzalo Escalante
3041 Teller Ave
Grand Jct, CO 81504

2943-162-14-008
Jackie L. & Margaret B. Gafford
3040 Hill Ave
Grand Jct, CO 81504

2943-162-14-009
Ronnie T. & Mary Ann Gamet
3039 Teller Ave
Grand Jct, CO 81504

2943-162-14-010
Ella M. & Alice K. Kieth
3038 Hill Ave
Grand Jct, CO 81504

2943-162-14-011
Howard Roland Cox III ETAL
488 Anjou Dr
Grand Jct, CO 81504

2943-162-14-012
Leon K. & Ethel A. Sparks
490 Anjou Dr
Grand Jct, CO 81504

2943-162-16-001
Patrick A. & Donna A. Martinez
476 Grand Valley Dr
Grand Jct, CO 81504

2943-162-16-002
Frank B. & Mary L. Pannell
477 Grand Valley Dr
Grand Jct, CO 81504

2943-162-16-004
Calvin Gene & Joyce Lane Busby
3045 Gunnison Ave
Grand Jct, CO 81504

2943-162-16-004
Daniel V. & Lorrie S. Mestas
3043 Gunnison Ave
Grand Jct, Co 81504

2943-162-16-005
Jimmie F. Lunsford
3041 Gunnison Ave
Grand Jct, CO 81504

2943-162-16-006
Michael D. & Karen M. Lyda
3039 Gunnison Ave
Grand Jct, CO 81504

2943-162-11-002
James D. & Barbara J. Zgaynor
3045 E Rd
Grand Jct, CO 81504

2943-162-11-004
Phillip D. & Mary A. Myers
497 Grand Valley Dr
Grand Jct, CO 81504

2943-162-11-005
Leonard C. & Shirley R. Hayes
3045 Belford Ct
Grand Jct, CO 81504

2943-162-11-006
Fred E. & Doris M. Vondette
3043 Belford Ct
Grand Jct, CO 81504

2943-162-11-007
Gordon & Ellen Barker
3042 Belford Ct
Grand Jct, CO 81504

2943-162-11-008
Rebecca E. & John D. Duffy
3044 Belford Ct
Grand Jct, CO 81504

2943-162-11-009
Timothy L. & Lorie Ann Rison
3046 Belford Ct
Grand Jct, CO 81504

2943-162-11-010
Glenda C. Keenan
493 Grand Valley Dr
Grand Jct, CO 81504

2943-162-11-011
Edward C. Sorrells
3046 Teller Ave
Grand Jct, CO 81504

2943-162-11-012
Brian Scott & Glenneva L. Wear
3044 Teller Ave
Grand Jct, CO 81504

2943-162-11-013
James Theodore Myers
3042 Teller Ave
Grand Jct, CO 81504

2943-162-11-014
Melvin J. & Jeanette A. Ertz
3040 Teller Ave
Grand Jct, CO 81504

2943-162-11-015
Gerald R. & Myra L. Odwyer
3038 Teller Ave
Grand Jct, CO 81504

2943-162-11-018
Lewis M. & Virginia K. Moser
494 Anjou Dr
Grand Jct, CO 81504
2943-162-11-021
Deana K. Sanders
496 1/2 Anjou Dr
Grand Jct, CO 81504

2943-162-11-024
Linda F. Kirkpatrick
499 Grand Valley Dr
Grand Jct, CO 81504

2943-162-10-003
Loren E. & Donna K. Rarick
494 1/2 Grand Valley Dr
Grand Jct, CO 81504

2943-162-10-006
David S. McKay
481 McMullin Dr
Grand Jct, CO 81504

2943-162-13-005
Rick A. & Laurie L. Madsen
481 Teco Dr
Grand Jct, CO 81504

2943-162-13-009
Mary E. Schausten
482 Teco Ct
Grand Jct, CO 81504

2943-162-13-012
Darrell M. Serran
481 Dodge Ct
Grand Jct, CO 81504

2943-162-13-015
Troy E. & Julie R. Aasen
484 Teco Dr
Grand Jct, CO 81504

2943-162-11-016
Charles D. & Veronica S.
Waldschmidt
3036 Teller Ave
Grand Jct, CO 81504
2943-162-11-019
Keith Neil Campbell
Kathy Schuknecht
494 1/2 Anjou Dr
Grand Jct, CO 81504

2943-162-11-022
Wesley H. & Yvonne G. White
498 Anjou Dr
Grand Jct, CO 81504

2943-162-10-001
Salomon E. & Sandra M. Duran
3049 E Rd
Grand Jct, CO 81504

2943-162-10-004
Bobby & Treva F. Gabbard
494 Grand Valley Dr
Grand Jct, CO 81504

2943-162-13-003
Gary W. & Gail D. Webb
478 Colorow Dr
Grand Jct, CO 81504

2943-162-13-006
Patricia A. & Janet L. Rodgers
15152 Marne Cir.
Irvine, CA 92714

2943-162-13-010
Gary D. & Denise Rider
480 Teco Dr
Grand Jct, CO 81504

2943-162-13-013
Michael R. Pond
483 Dodge Ct
Grand Jct, CO 81504

2943-162-13-016
Charles I. Dunn
486 Teco Dr
Grand Jct, CO 81504

2943-162-11-017
Charles W. Kelty III
492 Anjou Dr
Grand Jct, CO 81504

2943-162-11-020
Ronald H. & Mary Ellen Worth
392 Ridge Circle Dr
Grand Jct, CO 81503

2943-162-11-023
Jeanie Voong
3043 E Rd
Grand Jct, CO 81504

2943-162-10-002
Kent L. & Michelle Coker
496 Grand Valley Dr
Grand Jct, CO 81504

2943-162-10-005
James L. & Mary E. Kramer
492 Grand Valley Dr
Grand Jct, CO 81504

2943-162-13-004
Gerald V. & D. Miller
479 Teco Dr
Grand Jct, CO 81504

2943-162-13-008
Billy Dale & Shelby Jean Kendall
726 35.3 Rd
Palisade, CO 81526

2943-162-13-011
Walter S. & Barbara L. Murdock
3018 1/2 Gunnison Ave
Grand Jct, CO 81504

2943-162-13-014
Roy & Ruth Thye
485 Dodge Ct
Grand Jct, CO 81504

2943-162-13-017
Victor & Kathleen S. Van Wye
487 Dodge Ct
Grand Jct, CO 81504

2943-162-13-018
Charlotte Ann Bowhay
Art Butts
486 Dodge Ct
Grand Jct, CO 81504

2943-162-13-021
Mark A. Harris
480 Dodge Ct
Grand Jct, CO 81504

2943-162-13-024
Estella M. DeRush
541 Sparrn St
Grand Jct, CO 81504

2943-162-13-027
Thomas J. & Valerie S. Tessman
483 McMullin Dr.
Grand Jct, CO 81504

2943-162-13-030
William R. Wade
Arlene, Shirley
485 1/2 McMullin Dr
Grand Jct, CO 81504

2943-162-13-033
Louie E. & Susan Herrera
491 McMullin Dr
Grand Jct, CO 81504

2943-162-13-036
Lawrence D. & Jacqueline Nordine
495 1/2 McMullin Dr
Grand Jct, CO 81504

2943-162-17-001
Daniel L. & Karen A. Cihlar
3021 Gunnison Ave
Grand Jct, CO 81504

2943-162-17-004
Gary J. Schulte
3027 Gunnison Ave
Grand Jct, CO 81504

2943-162-17-012
Linda L. Pease
3033 Gunnison Ave
Grand Jct, CO 81504

2943-162-13-019
Harold F. & Lynette Mosher
484 Dodge Ct
Grand Jct, CO 81504

2943-162-13-022
Warren C. Nye
Betty Lee Nye--Trustees
478 Dodge Ct
Grand Jct, CO 81504

2943-162-13-025
David McKay
481 McMullin Dr
Grand Jct, CO 81504

2943-162-13-028
Arthur D. & Margaret E. Edwards
483 1/2 McMullin Dr
Grand Jct, CO 81504

2943-162-13-031
Challenger Enterprises
PO Box 2966
Grand Jct, CO 81502

2943-162-13-034
Dennis R. Jenkins
493 McMullin Dr
Grand Jct, CO 81504

2943-162-13-037
Jerry L. & Diana J. Clark
497 McMullin Dr
Grand Jct, CO 81504

2943-162-17-002
Brian C. & Diane C. Sinclair
711 S. Carole Ave
Lafayette, CO 80026

2943-162-17-005
Glenn E. & Margaret E. Stone
3029 Gunnison Ave
Grand Jct, CO 81504

2943-162-18-001
Gary Dean McCoy
499 Anjou Dr
Grand Jct, CO 81504

2943-162-13-020
Randy B. & Joanne M. Willis
482 Dodge Ct
Grand Jct, CO 81504

2943-162-13-023
Veda C. Black
3022 Gunnison Ave
Grand Jct, CO 81504

2943-162-13-026
Christopher & Jonna Crespin
481 1/2 McMullin Dr
Grand Jct, CO 81504

2943-162-13-029
Ronald E. & Kathy M. Klements
485 McMullin Dr
Grand Jct, CO 81504

2943-162-13-032
Joseph E. Gillespie
489 McMullin Dr
Grand Jct, CO 81504

2943-162-13-035
Lucille G. Whitener
495 McMullin Dr
Grand Jct, CO 81504

2943-162-13-038
Harold & Phylliss J. Rutt Jr.
499 McMullin Dr
Grand Jct, CO 81504

2943-162-17-003
Jesse A. & Rose B. Guillen
3023 1/2 Gunnison Ave
Grand Jct, CO 81504

2943-162-17-006
Aleksander & Patricia Ipatenco
3031 Gunnison Ave
Grand Jct, CO 81504

2943-162-18-003
David Lee & Juanita R. Smith
3030 Cline Ct
Grand Jct, CO 81504

2943-162-18-003
Marvin R. Smith
PO Box 857
Oatman, AZ 86433

2943-162-18-004
James E. & Mary L. Jilcott
495 Anjou Dr
Grand Jct, CO 81504

2943-162-18-005
Brett Brockett
491 Anjou DR
Grand Jct, CO 81504

2943-162-18-006
Brett Brockett
491 Anjou Dr
Grand Jct, CO 81504

2943-162-18-007
Mark G. Vana
489 Anjou Dr
Grand Jct, CO 81504

2943-162-18-008
Michael Lee & Margarita E. Crumly
487 Anjou Dr
Grand Jct, CO 81504

2943-162-18-009
Elaine Joy
485 1/2 Anjou Dr
Grand Jct, CO 81504

2943-162-18-010
Judy Gail Crenshaw
485 Anjou Dr
Grand Jct, CO 81504

2943-162-18-011
Raymond D. & Helen Brandon
483 1/2 Anjou Dr
Grand Jct, CO 81504

2943-162-18-012
Richard Anthony Brown
483 Anjou Dr
Grand Jct, CO 81504

2943-162-18-013
Paul Kirk & Donna J. Jackson
481 Anjou Dr
Grand Jct, CO 81504

2943-162-18-014
Keith L. & Margaret A. Meyer
700 Lost Lane
Gypsum, CO 81637

2943-162-18-015
Robert L. Yoder
1642 Biscay Cir
Aurora, CO 80011

2943-162-18-016
Rick & Roxanne Lauber
486 McMullin Dr
Grand Jct, CO 81504

2943-162-18-017
Garthe R. & Donna Banks
486 1/2 McMullin Dr
Grand Jct, CO 81504

2943-162-18-018
James Lee & Kay L. McDonnell
488 McMullin Dr
Grand Jct, CO 81504

2943-162-18-019
Skipper L. & Tina M Drake
490 McMullin Dr
Grand Jct, CO 81504

2943-162-18-020
Spencer J. & Linda Swartz
492 McMullin Dr
Grand Jct, CO 81504

2943-162-18-021
Marvin R. Smith
PO Box 857
Oatman, AZ 86433

2943-162-18-022
Kyle J. & Terrie L. Henson
496 McMullin Dr
Grand Jct, CO 81504

2943-162-18-023
Michael D. & Sandra A. Mallory
496 1/2 McMullin Dr
Grand Jct, CO 81504

2943-162-18-024
Wayne M. & Betty M. Osborne
498 McMullin Dr
Grand Jct, CO 81504

2943-162-15-001
Lawrence C. & Ellen O. McCluir
482 Selan Ct
Grand Jct, CO 81504

2943-162-15-002
Ray M. & E. Lavonne Freeman Jr.
3045 Hill Ave
Grand Jct, CO 81504

2943-162-15-003
Francis L. & Carol F. Dunn
3095 E Rd
Grand Jct, CO 81504

2943-162-15-004
Darrell E. Baker
Peggy J. % Norwest Mortgage Co.
PO Box 5137
Des Moines, IA 50306

2943-162-15-005
John E. & Jan G. Ericson
481 Grand Valley Dr
Grand Jct, CO 81504

2943-162-15-006
Steve W. Peschon
479 Grand Valley Dr
Grand Jct, CO 81504

2943-162-15-007
Donald L. & Beverly J. Connor
2780 Monroe Ct
Grand Jct, CO 81503

2943-162-15-009
Randy L. & Crystal M. Brew
3042 Gunnison Ave
Grand Jct, CO 81504

2943-162-15-008
Gillam H. & Linda Love
3044 Gunnison Ave
Grand Jct, CO 81504

2943-162-15-010
David A. & Becky L Larkin
3040 Gunnison Ave
Grand Jct, CO 81504

2943-162-15-011
Michael P. & Elizabeth P. Hardy
783 25 3/4 Rd
Grand Jct, CO 81504

2943-162-15-012
Lyle & Yvette V. Campbell
481 Selan Ct
Grand Jct, CO 81504

2943-162-15-013
Jeffrey G. Linn
3041 Hill Ave
Grand Jct, CO 81504

2943-162-15-014
Luther W. White ETAL
3039 Hill Ave
Grand Jct, CO 81504

2943-162-15-015
Patricia Palmer
PO Box 2492
Durango, CO 81302

2943-162-15-016
Keith C. & Carol Puckett Jr
3032 Gunnison Ave
Grand Jct, CO 81504

2943-162-15-017
Richard Duane & Roxie A. Travis
3030 Gunnison Ave
Grand Jct, CO 81504

2943-162-15-018
Joyce C. Morris
478 McMullin Dr
Grand Jct, CO 81504

2943-162-15-019
Jack L. & T. Denise Ludwig
David J. Anderson
667 Roundhill Dr
Grand Jct, CO 81506

2943-162-15-020
Roger D. Bulla
484 Anjou Dr
Grand Jct, CO 81504

2943-162-15-021
Kenneth R. & Helen A. Kemp
484 1/2 Anjou Dr
Grand Jct, CO 81504

2943-162-15-024
G. Bunk & Lisa M. Talbert
486 1/2 Anjou Dr
Grand Jct, CO 81504

2943-162-15-025
Kurt W. & Kathryn Hill
486 Anjou Dr
Grand Jct, CO 81504

2943-161-10-014
Earl W. Propst Jr.
Jack L. Ludwig & D.J. Anderson
2993 North Ave
Grand Jct, CO 81504

2943-161-10-015
Michael A. & Ruth A. Partyka
479 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-016
Joe R. Lucero
481 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-017
James R. & Jo An K. Mealler
483 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-018
G. Vernon & Ruth M. Updike
483 1/2 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-019
Ronnie D. & Alice M. Harris
485 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-020
James M. & Gayle M. Kramer
485 1/2 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-021
Karl M. & Sue Ellen Manley
487 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-022
Kenneth J. & Marni L. Oliver
489 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-023
Kathleen Joy & Fredrick Hubert
Kitchen
PO Box 1365
Ukiah, CA 95482

2943-161-10-024
John M. & M. Jan Sewell
493 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-025
Donald E. & Vicky E. Cirbo
495 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-026
Linda S. Patton
497 Fruitwood Dr
Grand Jct, CO 81504

2943-161-10-027
Jamie L. & Tina Sparks
3035 E. Rd
Grand Jct, CO 81504

2943-161-23-001
Ronald D. & Lisa Sue Hill
3051 Gunnison Ave
Grand Jct, CO 81504

2943-161-23-002
Greg S. & Rebecca A. Achord
3053 Gunnison Ave
Grand Jct, CO 81504

2943-161-23-003
Dale L. Dumont
327 Country Club Park
Grand Jct, CO 81503

2943-161-23-004
Gerald R. & Barbara L. Reed
3057 Gunnison Ave
Grand Jct, CO 81504

2943-161-26-001
Tammi M. Linville
3057 Hill Ave
Grand Jct, CO 81504

2943-161-26-002
Terry L. Retherford
2089 Broadway
Grand Jct, CO 81503

2943-161-26-003
Kenneth R. & Leona B. Smith
476 Fruitwood Dr
Grand Jct, CO 81504

2943-161-26-004
Dionne S. Moores
474 Fruitwood Dr
Grand Jct, CO 81504

2943-161-26-005
Shiela Rae Morgan
3058 Gunnison Ave
Grand Jct, CO 81504

2943-161-25-001
Mark Alan Habenicht
3057 Fruitwood Ct.
Grand Jct, CO 81504

2943-161-25-002
Anne S. Fitzgerald
492 Fruitwood Dr
Grand Jct, CO 81504

2943-161-25-004
William J. & Kathleen K. Rudy
488 Fruitwood Dr
Grand Jct, CO 81504

2943-161-25-003
Louis Michael Hall
PO Box 40222
Grand Jct, CO 81504

2943-161-25-005
Kenneth S. & Machele Hill
486 Fruitwood Dr
Grand Jct, CO 81504

2943-161-25-006
Timothy Wayne & Donna Lee Ross
3058 Hill Ave
Grand Jct, CO 81504

2943-161-24-001
Ria Van Oudheusden
3057 E. Rd
Grand Jct, CO 81504

2943-161-24-002
Ronald C. Cathryn C. Collings
3055 E. Rd
Grand Jct, CO 81504

2943-161-24-003
Robert D. & Frances Trolin
560 28 Rd
Grand Jct, CO 81501

2943-161-24-004
Robert & Onalee M. Bukovcik
3058 Fruitwood Ct
Grand Jct, CO 81504

2943-162-12-001
Robert E. & Donna J. Brown
3002 Hill Ct
Grand Jct, CO 81504

2943-162-12-002
Kathleen R. Nelson
3004 Hill Ct
Grand Jct, CO 81504

2943-162-12-003
William K. & Sherry V. Armstrong
3006 Hill Ct
Grand Jct, CO 81504

2943-162-12-004
Louis & Fredia Padilla
3008 Hill Ct
Grand Jct, CO 81504

2943-162-12-005
Douglas R. & Kimberly M. Usher
3010 Hill Ct
Grand Jct, CO 81504

2943-162-12-006
Alex & Kelly Olshove
3012 Hill Ct
Grand Jct, CO 81504

2943-162-12-010
Darrel G. & Jean L. Siegers
3012 1/2 Hill Ct
Grand Jct, CO 81504

2943-162-12-009
Robert A. & Iris Kennedy
3016 Hill Ct
Grand Jct, CO 81504

2943-162-12-008
Shona Harp
3014 Hill Ct
Grand Jct, CO 81504

2943-162-12-011
Norman R. McCallister
3018 Hill Ct
Grand Jct, CO 81504

2943-162-12-012
Kathy Lynn Pike
3020 Hill Ct
Grand Jct, CO 81504

2943-162-12-013
Kenneth L. & Sharon K. Dowdy
487 Teco Dr
Grand Jct, CO 81504

2943-162-09-003
Paula Fassbinder
3005 Hill Ct
Grand Jct, CO 81504

2943-162-09-006
Benjamin F. & Donna M. Snider
3011 Hill Ct
Grand Jct, CO 81504

2943-162-09-011
James R. Henderson
3011 Gunnison Ave
Grand Jct, CO 81504

2943-162-09-014
Russell W. Seep
3017 Gunnison Ave
Grand Junction, Co 81504

2943-162-13-001
Ernie J. & Darlene Sanchez
482 Colorow Drive
Grand Junction, CO 81504

2943-162-17-001
Michael & Karen M. Lyda
3039 Gunnison Avenue
Grand Junction, CO 81504

2943-162-10-009
Patrick G. & Stannette M. Wilkerson
484 Grand Valley Drive
Grand Junction, CO 81504

2943-162-10-012
Sharon R. Sell
480 Grand Valley Drive
Grand Junction, CO. 81504

2943-162-17-011 (vacated ROW)
Michael D. & Karen M. Lyda
3039 Gunnison Avenue
Grand Junction, Co 81504

2943-162-09-004
Carol F. & Francis L. Dunn
3007 Hill Ct
Grand Jct, CO 81504

2943-162-09-007
David L. & Susan Stahl
483 Colorow Dr.
Grand Jct, CO 81504

2943-162-09-009
Shawn E. & Kristine L. Nelson
479 Colorow Dr
Grand Jct, CO 81504

2943-162-09-012
Frances L. Cottier
3015 Gunnison Ave
Grand Jct, CO 81504

2943-162-09-015
Steven R. & Lisa A. Gordon
3017 1/2 Gunnison Ave
Grand Junction, Co 81504

2943-162-13-002
Nancy C. & James A. Bozarth
480 Colorow Drive
Grand Junction, CO 81504

2943-162-10-007
Charlotte Kareo
488 Grand Valley Drive
Grand Junction, CO 81504

2943-162-10-010
Ronnie Glen & Glenda Lee Tamery
748 27 Road
Grand Valley Co 81504

2943-162-10-013
James M. & Lois E. Byrom
478 Grand Valley Drive
Grand Junction, CO 81504

2943-162-09-005
Steven L. & Robin E. Maybon
3009 Hill Ct
Grand Jct, CO 81504

2943-162-09-008
Rudolph R. & Clarice Ortego
Trustees-FML trust
481 Colorow Dr.
Grand Jct, CO 81504

2943-162-09-010
Roger Burkhardt
477 Colorow Dr.
Grand Jct, CO 81504

2943-162-09-013
Charles D. & Bettylou E. Drake
3015 1/2 Gunnison Ave
Grand Junction, CO 81504

2943-162-09-016
Rockie A. & Juanita Mancuso
3019 Gunnison Ave
Grand Junction, CO 81504

2943-162-13-007
Paul A. & Carol J. Perea
3021 Hill Court
Grand Junction, CO 81504

2943-162-10-008
Russell G. & Linda E. Packer
486 Grand Valley Drive
Grand Junction, CO 81504

2943-162-10-011
Billy V. & Fonelli Corporon
482 Grand Valley Drive
Grand Junction, Co 81504

2943-162-73-001 (Parsons Park)
Alesandra & William E. Earnheart
3039 E Road
Grand Junction, Co 81504

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2943-101-04-002
Alpine Bank-Clifton
570 32 Rd
Clifton, CO 81520

2943-112-00-220
W.R. Bray ETAL
2660 G Rd
Grand Jct, CO 81506

2943-034-00-096
Yvonne & Robert J. Armantrout
2291 Shiprock Rd
Grand Jct, CO 81503

2943-172-09-004
United Bank of Denver Nat'l Assn
Attn: Real Estate Investments
1740 Broadway Stop# 8691
Denver, CO 80274

2943-171-00-958
Vineyard Christian Fellowship
2971 North Ave
Grand Jct, CO 81504

C.R. Brown Oil Co
C/O Monument Oil Co
703 23 1/2 Rd
Grand Jct, CO 81504

2943-171-00-048
Gene Levy
265 S. Locust St
Denver, CO 80224-1049

2943-171-00-238
Joyce Brimhall--Trustee
3038 D 1/2 Rd
Grand Jct, CO 81504

2943-171-00-202
Earl W. & Edith Propst Jr.
PO Box 657
Mt. Pleasant, NC 28124

2943-171-00-227
Rose Partnership
2993 North Ave
Grand Jct, CO 81504

2943-171-00-051
C.R. Brown Transport
C/O Monument Oil
703 23 1/2 Rd
Grand Jct, CO 81504

2943-171-00-052
C.R. Brown Transport
C/O Monument Oil
703 23 1/2 Rd
Grand Jct, CO 81504

2943-171-00-053
Clara Lucero-- ETAL
2997 North Ave
Grand Jct, CO 81504

2943-171-00-055
Dennie Glass Enterprises
2999 North Ave
Grand Jct, CO 81504

2943-172-08-001
Raymond C., D.M., & D.G. Cole
235 N. 7th St
Grand Jct, CO 81501

2943-172-08-002
James A. & Donna J. Maguire
1205 Ford St
Colorado Springs, CO 80915

2943-172-08-003
James A. & Donna Maguire
1205 Ford St
Colorado Springs, CO 80915

2943-172-08-004
Great Warehouses Inc
3032 I-70 B. Loop
Grand Jct, CO 81504

2943-172-08-005
James A. & Donna Maguire
1205 Ford St
Colorado Springs, CO 80915

2943-172-08-006
Mary E. Dalee
Erma Jean Allen
990 Margo Ct
Montrose, CO 81401

2943-172-08-009
Best Building Corp.
3026 Patterson Rd
Grand Jct, CO 81504

2943-172-00-962
School Dist. 51 Vocational Center
2115 Grand Ave
Grand Jct, CO 81501

2943-172-00-019
Homar Investments Inc.
2925 North Ave
Grand Jct, CO 81504

2943-172-00-018
Homar Investments Inc
2925 North Ave
Grand Jct, CO 81504

2943-172-09-001
East West Properties
813 Davidson Dr NW
Concord, NH 28025-4351

2943-172-09-002
East West Properties
813 Davidson Dr
Concord, NH 28025-4351

2943-172-09-003
United Bank of Denver Nat'l Assn
Attn: Real Estate Inv.
1740 Broadway Stop #8691
Denver, CO 80274

2943-172-09-004
United Bank of Denver Nat'l Assn
Attn: Real Estate Inv.
1740 Broadway Stop #8691
Denver, CO 80274

2943-023-00-054
Paul D. & Agnes M. Evans
3238 E. I-70 B. Loop
Clifton, CO 81520

2943-023-00-055
Raymond J. Fiegel
K. Mayo--Trustees
562 Grand Valley Dr
Grand Jct, CO 81504

2943-023-00-030
Douglas F. & Glenda D. Slogar
3117 E. Rd
Grand Jct, CO 81504

2943-023-00-075
Diamond Shamrock Inc
PO Box 696000
San Antonio, TX 78269-6000

2943-084-19-931
Boetcher & Co Inc.
544 Rood Ave
Grand Jct, CO 81501

2943-084-19-005
Grand Mattress House of Sleep
C/O Sleepy Hollow Furniture
2958 North Ave
Grand Jct, CO 81504

2943-084-19-014
David Haile
PO Box 1933
Grand Jct, CO 81502

2943-084-19-015
David Haile
PO Box 1933
Grand Jct, CO 81502

2943-084-19-016
David Haile
PO Box 1933
Grand Jct, CO 81502

2943-084-19-017
David W. Haile
PO Box 1933
Grand Jct, CO 81502

2943-084-19-018
David W. Haile
PO Box 1933
Grand Jct, CO 81502

2943-084-19-019
David W. Haile
PO Box 1933
Grand Jct, CO 81502

2943-084-00-035
Dewey T. & Patricia A. Smouse
1430 Caballo Ln
Bosque Farms, NM 87068-9283

2943-083-00-033
Omer E. & Marjorie Day
644 29 1/2 Rd
Grand Jct, CO 81504

2943-083-00-036
Kenneth A. & Beverly N. Day Sr.
2914 1/2 North Ave
Grand Jct, CO 81504

2943-083-00-037
George Wheeler
3045 Teller Ave
Grand Jct, CO 81504

2943-083-00-034
David R. Fouts Jr.
2912 North Ave
Grand Jct, CO 81504

2943-083-00-035
George Wheeler
3045 Teller Ave
Grand Jct, CO 81504

2943-083-00-038
George Wheeler
3045 Teller Ave
Grand Jct, CO 81504

2943-083-00-044
Harold D. Potter
2387 Leland Ave
Grand Jct, CO 81505

2943-083-00-043
Janice A. Kay
919 Bennett Ave
Glenwood Springs, CO 81601

2943-083-00-039
George Wheeler
3045 Teller Ave
Grand Jct, CO 81504

2943-083-00-045
Howard J. Roland -- Trust
1208 Main St
Grand Jct, CO 81501

2943-083-00-040
Howard J. Roland
1208 Main St
Grand Jct, CO 81501

2943-083-00-041
Harold D. Potter
2387 Leland Ave
Grand Jct, CO 81505

2943-083-00-042
Howard J. Roland
1208 Main St
Grand Jct, CO 81501

2943-083-00-072
F.M. Wilkerson
C/O Stan L. Willhoite
68 Cliffwood Dr MPR
Belton, TX 76513

2943-083-00-073
William S. Hertwig
PO Box 625
Troy, MT 59935-0625

2943-083-00-099
Daly Construction Inc.
520 W. Hallam St
Aspen, CO 81611

2943-083-00-098
Danny W. & Vicque Clark
313 31 1/4 Rd
Grand Jct, CO 81503

2943-083-00-032
Omer E. Day
644 29 1/2 Rd
Grand Jct, CO 81504

2943-112-36-004
Hasco Inc
C/O Great Homes Ltd
3032 I-70 B. Loop
Grand Jct, CO 81504

2943-112-36-003
John W. Temmer
2675 Springside Ct #3C
Grand Jct, CO 81506

2943-112-00-224
Hasco Inc.
C/O Great Homes Ltd.
3032 I-70 B. Loop
Grand Jct, CO 81504

2943-112-00-222
Hasco Inc.
C/O Great Homes Ltd.
3032 I-70 B. Loop
Grand Jct, CO 81504

2943-112-00-226
Albertsons Inc.
250 Park Center Blvd
Boise, ID 83706

2943-112-34-003
D.H. Foods Inc.
C/O Dos Hombres
569 32 Rd
Grand Jct, CO 81504-6095

2943-112-44-002
Russell L. & Sherri L. Collins
HC 1 Box 106 C
Rockport, TX 78382-9606

2943-112-45-002
Thunder Mtn. Properties Ltd.
PO Box 670
Clifton, CO 81520

2943-112-00-103
Roadway Express Inc.
Attn: State Tax Dept.
PO Box 471
Akron, OH 44309-0471

2943-112-00-946
Clifton Sanitation District #2
PO Box 186
Clifton, CO 81520

2943-172-00-148
Charles DeRosiers
2643 F 1/2 Rd
Grand Jct, CO 81506

2943-112-36-009
Hasco Inc
C/O Great Homes Ltd
3032 I-70 B. Loop
Grand Jct, CO 81504

2943-112-00-227
P.L. Acquisition Corp-Payless Drug
ATTN: Prop. Tax Acctg# 5308
9275 S.W. Peyton Ln
Wilsonville, OR 97070-9200

2943-112-00-225
Hasco Inc.
C/O Great Homes Ltd.
3032 I-70 B. Loop
Grand Jct, CO 81504

2943-112-34-001
D.H. Foods Inc.
C/O Dos Hombres
569 32 Rd
Grand Jct, CO 81504-6095

2943-112-34-004
Hasco Inc.
C/O Great Homes Ltd.
3032 I-70 B. Loop
Grand Jct, CO 81504-4264

2943-112-44-003
Denny N. & Karen S. Nielson
Clifton Inn
3228 I-70 B. Loop
Clifton, CO 81520

2943-112-00-233
D. Ronald & Nora May Boice
Boice Enterprises
206 N. Buena Vista Ct
Farmington, NM 87401

2943-112-00-104
Dillon Real Estate Co Inc.
1077 Gorge Blvd
Akron, OH 43310-2408

2943-112-00-215
Sunwest N.O.P. Inc
Attn: Rebekah Ingersoll
3860 W. Northwest Hwy #400
Dallas, TX 75220-5154

2943-172-00-026
Best Building Corp.
3026 Patterson Rd
Grand Jct, CO 81504

2943-112-36-008
Chaffin Inc.
C/O Gibson's Discount Center Inc.
100 Chaffin Ind. Park
Dodge City, KS 67801-9301

2943-112-00-221
Hasco Inc.
C/O Great Homes Ltd.
3032 I-70 B. Loop
Grand Jct, CO 81504

2943-112-00-212
C/O King Enterprises
2721 N 12th St #28
Grand Jct, CO 81504

2943-112-34-002
D.H. Foods Inc.
C/O Dos Hombres
569 32 Rd
Grand Jct, CO 81504-6095

2943-112-34-005
Hasco Inc.
C/O Great Homes Ltd.
3032 I-70 B. Loop
Grand Jct, CO 81504

2943-112-45-001
Thunder Mtn. Properties Ltd.
PO Box 670
Clifton, CO 81520

2943-112-00-240
Feather-Medsker-Smith Ltd
333 W. Hampden Ste# 410
Englewood, CO 80110

2943-112-00-148
Seidel Corp.
2324 E 1/2 Rd
Grand Jct, CO 81504

2943-172-00-211
Best Building Corp
3026 Patterson Rd
Grand Jct, CO 81504

2943-172-00-027
Mesa United Bank of G.J.
C/O Uhaul Real Estate Co
PO Box 29046
Phoenix, AZ 85038-9046

2943-171-00-029
Mesa United Bank of G.J.
C/O Uhaul Real Estate Co
PO Box 29046
Phoenix, AZ 85038-9046

2943-171-00-032
John M. & Peggy J. Bray
2714 Patterson Rd
Grand Jct, CO 81506

2943-171-00-035
Harry S. Harris
R.L. & B.C. Burke -- Trustees
25241 Tasman Rd
Laguna Hills, CA 92653

2943-171-00-038
Mary Ellen Binkley
2957 North Ave
Grand Jct, CO 81504

2943-171-00-041
J & M Lumber
PO Box 1624
Montose, CO 814402-1624

2943-171-08-003
Cathleen A. Fredrick
C.A. Graham & J.J. Lehr
2963 North Ave
Grand Jct, CO 81504

2943-172-06-009
William C. Price
2912 Hill Ave
Grand Jct, CO 81504

2943-172-06-012
William C. Price
2912 Hill Ave
Grand Jct, CO 81504

2943-172-06-015
Brinkley Electric Inc.
2912 I-70 B. Loop
Grand Jct, CO 81504

2943-172-00-007
Leroy Coleman
2919 North Ave
Grand Jct, CO 81504

2943-171-00-030
Ricky Lee & Garnet E. Hoover
2955 1/2 North Ave
Grand Jct, CO 81504

2943-171-00-033
Bobbie L. Barrett
2103 N 26th St
Grand Jct, CO 81501-6827

2943-171-00-036
Albert L. & M.L. Hahn
498 Harmony Rd
Grand Jct, CO 81504

2943-171-00-039
Mary Ellen Binkley
2957 North Ave
Grand Jct, CO 81504

2943-171-00-042
J & M Lumber
PO Box 1624
Montrose, CO 81402

2943-172-00-022
Kenneth A. & Linda Higgs
480 Morning Glory Ln
Grand Jct, CO 81503

2943-172-06-010
James E. & Bonnie J. Karp
101 Canary Ct
Grand Jct, CO 81503

2943-172-06-013
James E. & Bonnie J. Karp
101 Canary Ct
Grand Jct, CO 81503

2943-172-06-016
William R. & Jane E. Johnson
2916 Hwy 6 & 24
Grand Jct, CO 81504

2943-172-00-006
Leroy Coleman
2919 North Ave
Grand Jct, CO 81504

2943-171-00-031
M. Corrine Dawson
422 1/2 Prospector Pt #4
Grand Jct, CO 81503

2943-171-00-034
Charles W. Lange E.L.
491 1/2 Harmony Rd
Grand Jct, CO 81504

2943-171-00-037
Roy Gamble
PO Box 2906
Grand Jct, CO 81502-2906

2943-171-00-040
Mary Ellen Binkley ETAL
DBA Binkley & Sons
2957 North Ave
Grand Jct, CO 81504

2943-171-08-002
Aspen Investment Company
2180 Avenal Lane
Grand Jct, CO 81503

2943-172-00-023
Allan E. Ledebur ETAL
2920 I-70 B. Loop
Grand Jct, CO 81504

2943-172-06-011
Norman U. & Ursula Frick
2065 Ferree Dr
Grand Jct, CO 81503

2943-172-06-014
Gerald F. Blackwelder
65363 Solar Rd
Montrose, CO 81401

2943-172-00-157
Leroy Coleman
2919 North Ave
Grand Jct, CO 81504

2943-172-00-005
Leroy Coleman
2919 North Ave
Grand Jct, CO 81504

2943-172-00-004
Western Farm Distributing
2929 North Ave
Grand Jct, CO 81504

2943-172-00-016
Western Farm Distributing
2919 North Ave
Grand Jct, CO 81504

2943-172-00-015
Harley V. Nelson
PO Box 187
Grand Jct, CO 81502

2943-172-00-014
John Lamica Jr.
635 19 1/2 Rd
Grand Jct, CO 81503

2943-172-00-012
Ben E. Carnes ETAL
PO Box 3117
Grand Jct, CO 81502

2943-172-00-010
Terence L. & Camilla A. Hammer
492 29 Rd #A
Grand Jct, CO 81504

2943-172-00-226
Terence L. & Camilla A. Hammer
492 29 Rd #A
Grand Jct, CO 81504

2943-172-00-225
Terence L. & Camilla A. Hammer
492 29 Rd #A
Grand Jct, CO 81504

2943-172-00-008
Nicola & Fannie Belcastro
1215 N 1 St
Grand Jct, CO 81501

2943-172-00-002
William T. & Jeanne W. Covey
2907 North Ave
Grand Jct, CO 81504

2943-172-00-003
William T. & J.W. Covey
2907 North Ave
Grand Jct, CO 81504

2943-101-03-001
Coronado Plaza Ltd. Liability Co
Robert Perry & Assoc. Inc.
6500 S. Quebec St. # 300
Englewood, CO 80111

2943-101-05-022
Velva Carnes ETAL
212 Country Club Park
Grand Jct, CO 81504

2943-101-05-024
Lipson III Properties
296 W. Morrison Ct
Grand Jct, CO 81504

2943-101-05-026
Velva Carnes ETAL
212 Country Club Park
Grand Jct, CO 81503

2943-093-00-157
Renta Space Ltd. Partnership
PO Box 40567
Grand Jct, CO 81504

2943-093-00-158
Renta Space Ltd. Partnership
3038 I-70 B. Loop
Grand Jct, CO 81504

2943-093-00-128
Keenan Investment Co.
C/O Hajoca Corp.
PO Box 31
Ardmore, PA 19003

2943-093-00-187
Colcal Properties Group Ltd.
10312 Norris Ave
Pacoima, CA 91331

2943-093-00-184
Ohio Cubeco Inc.
Supervalu Inc- K. Lindberg
PO Box 990
Minneapolis, MN 55440

2943-093-00-181
Richard E. Jones
Mary S. Calhoun
2495 H. Rd
Grand Jct, CO 81504

2943-093-00-165
James M. & Carole L. Flynn
3918 S. Seville Cr
Grand Jct, CO 81506

2943-093-53-042
Jerry Frockt -- Trustee
3032 I-70 B. Loop
Grand Jct, CO 81504

2943-093-53-037
Brem Partnership
PO Box 2872
Grand Jct, CO 81502

2943-093-53-015
Brem Partnership
PO Box 2872
Grand Jct, CO 81502

2943-093-53-016
Brem Partnership
PO Box 2872
Grand Jct, CO 81502

2943-093-53-039
Rob & Jana L. Balmer
2922 D Rd
Grand Jct, CO 81504

2943-093-53-041
Karen Kay Marquette
Rodney and Gene Gana
2125 Broadway Ave
Grand Jct, CO 81503

2943-093-53-951
Friends of Turkey
PO Box 3098
Grand Jct, CO 81502

2943-093-53-036
John C. & Glenda Heideman
3012 Poppy St
Grand Jct, CO 81506

2943-084-00-032
Carl D. South
PO Box 847
Grand Jct, CO 81502

2943-162-00-210
LAP Partnership
3001 E. Rd
Grand Jct, CO 81504

2943-171-00-075
Trinity Architectural Metals Co. Inc.
1806 North Main
Weatherford, Texas 76086

2943-112-36-005, 006
Hasco Inc.
c/o Great Homes LTD.
3032 I-70 Business Loop
Grand Junction, CO 81504

2943-093-00-089
Roy Reust
c/o Shelly Heald
518 30 Road
Grand Junction, CO 81504

2943-084-04-016, 017
Charles & Joanne Petgfish
2992 North Avenue
Grand Junction, CO 81504

2943-083-00-070, 071
F. & A. Wilkerson
c/o Stan Willhoite
68 Cliffwood Drive M.P.R.
Belton, Texas 76513

2943-084-00-054
Fruitvale Corner Inc.
3918 Seville Cir
Grand Jct, CO 81504

2943-162-00-018
Lyle O. & Deborah Guarmer
2906 F. Rd
Grand Jct, CO 81504

2943-171-00-047
C.R. Brown Oil Company
703 23 1/2 Road
Grand Junction, CO 81505

2943-093-00-182, 034
James & Carole L. Flynn
3918 S. Seville Circle
Grand Junction, CO 81506

2943-093-00-031
Jose Galvan, ETAL
524 30 Road
Grand Junction, CO 81504

2943-094-77-007
Chris & Susan M. Cameron
2605 Kelly Drive
Grand Junction, CO 81506

2943-084-00-018
John M. & Alice L. Quall
101 Broad St #803
Lake Geneva, WI 53147

2943-023-04-005, 007, 008
2943-023-04-014, 016
Clifton Automotive Center, Inc.
P.O. Box 934
Clifton Co. 81520

2943-112-35-002
Hasco Inc.
c/o Great Homes LTD.
3026 F Road
Grand Junction, CO 81504

2943-093-00-033
Joyce Brimhall, Trustee
3038 D 1/2 Road
Grand Junction, CO 81504

2943-103-00-041
James Rose
647 Aspenwood
Grand Junction, CO 81504

2943-094-00-147
R. Mixon
3377 C Road
Palisade, Co 81526

(EASTERN . LAB)

October 20, 1994

East Area Commercial Annexation

Top sales tax generating businesses:

Fruitvale Liquors
Dominos Pizza
JJ's Lounge
City Market
Dos Hombres
Taco Bell
Gators
Kentucky Fried Chicken
J & M Lumber
Country General
Browns Point Family Restaurant
Burger King
Gibsons Discount Center
McDonalds
Max's Auto Parts & Glass, Inc.
Payless Drug Stores
Clifton Inn
Max Foods
Mt. Garfield Wines & Liquors
Maverick Computers
Western Implement
Enterprise Liquors
Peachtree True Value
Peach Tree True Value Lumber
The Rose
Freight Damaged Furniture

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

DAVID THORNTON, 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.

David Thornton

Subscribed and sworn to before me this 14th day of November, 19 94.

Witness my hand and official seal.

Christine English
Notary Public

250 North 5th Street, Grand Junction, CO
Address

My commission expires: 2/2/98

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 therefor, 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, Section 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 limits lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets, alleys and city owned lands, and they total more than fifty percent of the landowners within the territory; 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.

Eastern Commercial / Fruitwood

A portion of the following area will be included as shown on the ~~Darla Jean~~ annexation map: ALL THAT PORTION OF THE SOUTH 1/2 NORTHWEST 1/4 AND NORTHEAST 1/4 SOUTHWEST 1/4 AND NORTH 1/2 SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE. BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 30 SOUTH A DISTANCE OF 54°54'00" EAST TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 SOUTHEAST 1/4 OF SAID SECTION 30. (2705-302-00-941)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the Walker Field Airport Authority by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

Eastern Commercial / Fruitwood

A portion of the following area will be included as shown on the ~~Darla Jean~~ annexation map: THAT PART OF THE SOUTH 1/2 NORTHWEST 1/4 NORTHWEST 1/4 AND SOUTHWEST 1/4 NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 55°35'00" WEST A DISTANCE OF 1,210.00 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 NORTHWEST 1/4 EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 00°46'18" EAST A DISTANCE OF 156.55 FEET; THENCE NORTH 46°18'30" WEST A DISTANCE OF 1,128.07 FEET ALONG THE CLEAR ZONE; THENCE SOUTH 89°33'11" WEST A DISTANCE OF 505.56 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°11'08" WEST TO THE WEST 1/4 CORNER OF SAID SECTION 32; THENCE EASTERLY TO THE POINT OF BEGINNING. (2705-322-00-949)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the Walker Field Airport Authority by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

Eastern Commercial / Fruitwood

A portion of the following area will be included as shown on the ~~Darla Jean~~ annexation map:
THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE
1 EAST OF THE UTE MERIDIAN. (2705-322-00-948)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

Eastern Commercial / Fruitwood

A portion of the following area will be included as shown on the ~~Darla Jean~~ annexation map:
THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE
UTE MERIDIAN, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION
29; THENCE NORTH A DISTANCE OF 257.20 FEET; THENCE SOUTH 54°54'00" EAST A
DISTANCE OF 443.96 FEET TO THE SOUTH LINE OF SAID SECTION 29; THENCE SOUTH
89°42'00" WEST A DISTANCE OF 365.31 FEET TO THE POINT OF BEGINNING. (2705-293-00-
940)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

Eastern Commercial/Fruitwood

A portion of the following area will be included as shown on the **Darla Jean** annexation map: THAT PART OF THE WEST 1/2 SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY OF I-70. (2705-324-00-941)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the Walker Field Airport Authority by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

Eastern Commercial/Fruitwood

A portion of the following area will be included as shown on the **Darla Jean** annexation map: THE EAST 1/2 NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN. (2705-324-00-948)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the Walker Field Airport Authority by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

Eastern Commercial/Fruitwood

A portion of the following area will be included as shown on the **Darla Jean** annexation map: THE EAST 1/2 SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 32 LYING NORTH OF I-70 IN TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN. (2705-324-00-949)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the Walker Field Airport Authority by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

Eastern Commercial / Fruitwood

A portion of the following area will be included as shown on the ~~Darla Jean~~ annexation map: ALL THAT PORTION OF THE WEST 1/2 NORTHWEST 1/4 SOUTHEAST 1/4, WEST 1/2 SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE EAST 1/2 SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN LYING NORTH OF I-70 AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 SOUTHWEST 1/4 OF SAID SECTION 32, FROM WHENCE THE NORTH CORNER OF SAID EAST 1/2 SOUTHWEST 1/4 BEARS NORTH 00°12'46" EAST A DISTANCE OF 484.74 FEET; THENCE SOUTH 54°48'26" EAST A DISTANCE OF 2,011.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF I-70; CONTAINING 53.15 ACRES, MORE OR LESS. (2705-323-00-940)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the Walker Field Airport Authority by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

Eastern Commercial / Fruitwood

A portion of the following area will be included as shown on the ~~Darla Jean~~ annexation map: THE EAST 1/2 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN LYING NORTH OF I-70. (2705-324-00-940)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the Walker Field Airport Authority by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

LOT 2 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 1, MESA COUNTY,
COLORADO (2943-162-11-002)

James D. Zgaynor and Barbara J. Zgaynor
NAME

Stephanie Nye
James D. Zgaynor and Barbara J. Zgaynor,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1020 Page 305.

3045 E Road, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 4, BLOCK 2, FRUITWOOD SUBDIVISION FILING NO. 1 (2943-162-11-004)

Phillip D. Myers and Mary A. Myers
NAME

Stephanie Nye
Phillip D. Myers and Mary A. Myers, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

497 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 5 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 1, MESA COUNTY,
COLORADO (2943-162-11-005)

Leonard L. Hayes and Shirley R. Hayes
NAME

Stephanie Nye
Leonard L. Hayes and Shirley R. Hayes, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

3045 Belford Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

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 therefor, 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, Section 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 limits lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets, alleys and city owned lands, and they total more than fifty percent of the landowners within the territory; 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

DAVID THORNTON, 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.

David Thornton

Subscribed and sworn to before me this 14th day of November, 19 94.

Witness my hand and official seal.

Christine English
Notary Public

250 North 5th Street, Grand Junction, CO
Address

My commission expires: 2/2/98

A portion of the following area will be included as shown on the Darla Jean annexation map:
THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE
1 EAST OF THE UTE MERIDIAN. (2705-322-00-948)

Walker Field Airport Authority
NAME

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

11-14-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE
UTE MERIDIAN, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION
29; THENCE NORTH A DISTANCE OF 257.20 FEET; THENCE SOUTH 54°54'00" EAST A
DISTANCE OF 443.96 FEET TO THE SOUTH LINE OF SAID SECTION 29; THENCE SOUTH
89°42'00" WEST A DISTANCE OF 365.31 FEET TO THE POINT OF BEGINNING. (2705-293-00-
940)

Walker Field Airport Authority
NAME

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

11-14-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THAT PART OF THE WEST 1/2 SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN, LYING NORTH OF THE
RIGHT-OF-WAY OF I-70. (2705-324-00-941)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THE EAST 1/2 NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH,
RANGE 1 EAST OF THE UTE MERIDIAN. (2705-324-00-948)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THE EAST 1/2 SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 32 LYING NORTH OF I-70
IN TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN. (2705-324-00-949)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map: ALL THAT PORTION OF THE WEST 1/2 NORTHWEST 1/4 SOUTHEAST 1/4, WEST 1/2 SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE EAST 1/2 SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN LYING NORTH OF I-70 AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 SOUTHWEST 1/4 OF SAID SECTION 32, FROM WHENCE THE NORTH CORNER OF SAID EAST 1/2 SOUTHWEST 1/4 BEARS NORTH 00°12'46" EAST A DISTANCE OF 484.74 FEET; THENCE SOUTH 54°48'26" EAST A DISTANCE OF 2,011.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF I-70; CONTAINING 53.15 ACRES, MORE OR LESS. (2705-323-00-940)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the Walker Field Airport Authority by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map: THE EAST 1/2 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN LYING NORTH OF I-70. (2705-324-00-940)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the Walker Field Airport Authority by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

11-14-94
DATE

LOT 2 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 1, MESA COUNTY,
COLORADO (2943-162-11-002)

James D. Zgaynor and Barbara J. Zgaynor
NAME

Stephanie Nye
James D. Zgaynor and Barbara J. Zgaynor,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1020 Page 305.

3045 E Road, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 4, BLOCK 2, FRUITWOOD SUBDIVISION FILING NO. 1 (2943-162-11-004)

Phillip D. Myers and Mary A. Myers
NAME

Stephanie Nye
Phillip D. Myers and Mary A. Myers, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

497 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 5 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 1, MESA COUNTY,
COLORADO (2943-162-11-005)

Leonard L. Hayes and Shirley R. Hayes
NAME

Stephanie Nye
Leonard L. Hayes and Shirley R. Hayes, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

3045 Belford Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 6 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING ONE, RECORDED IN BOOK 11, PAGE 110 OF PLATS, IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO (2943-162-11-006)

Fred E. Vondette and Doris M. Vondette
NAME

Stephanie Nye
Fred E. Vondette and Doris M. Vondette, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1020 Page 305.

3043 Belford Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 7 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 1, MESA COUNTY, COLORADO (2943-162-11-007)

Gordon Barker and Ellen L. Barker
NAME

Stephanie Nye
Gordon Barker and Ellen L. Barker, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1020 Page 305.

3042 Belford Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 8 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 1, MESA COUNTY, COLORADO (2943-162-11-008)

Rebecca E. Duffy and John D. Duffy
NAME

Stephanie Nye
Rebecca E. Duffy and John D. Duffy, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1020 Page 305.

3044 Belford Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 9 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 1 (2943-162-11-009)

Timothy Lynn Rison and Lorie Ann Rison
NAME

Stephanie Nye
Timothy Lynn Rison and Lorie Ann Rison,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1020 Page 305.

3046 Belford Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 10, BLOCK 2, FRUITWOOD SUBDIVISION FILING NO. 1, SECTION 16 1S 1E (2943-162-11-010)

Glenda C. Keenan
NAME

Stephanie Nye
Glenda C. Keenan, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

493 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 1 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 1, MESA COUNTY,
COLORADO (2943-162-10-001)

Salomon E. Duran and Sandra M. Duran
NAME

Stephanie Nye
Salomon E. Duran and Sandra M. Duran, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

3049 E Road, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 2, BLOCK 1, FRUITWOOD SUBDIVISION FILING NO. 1, MESA COUNTY, COLORADO
(2943-162-10-002)

Kent L. Coker and Michelle S. Coker
NAME

Stephanie Nye
Kent L. Coker and Michelle S. Coker, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

496 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 3 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 1, MESA COUNTY,
COLORADO (2943-162-10-003)

Loren E. Rarick and Donna K. Rarick
NAME

Stephanie Nye
Loren E. Rarick and Donna K. Rarick, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

494½ Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 4 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 1, MESA COUNTY,
COLORADO (2943-162-10-004)

Bobby N. Gabbard and Treva F. Gabbard
NAME

Stephanie Nye
Bobby N. Gabbard and Treva F. Gabbard,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1020 Page 305.

494 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 1 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 1 (2943-162-11-023)

Jeanie Voong
NAME

Stephanie Nye
Jeanie Voong, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

3043 E Road, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 3 IN BLOCK 2 OF FRUITWOOD SUBDIVISION, FILING NO. 1, COUNTY OF MESA,
STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 11 AT PAGE
110 (2943-162-11-024)

Linda F. Kirkpatrick
NAME

Stephanie Nye
Linda F. Kirkpatrick, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

499 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 5 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 1, COUNTY OF MESA,
STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 11, AT PAGE
110 (2943-162-10-005)

James L. Kramer and Mary E. Kramer
NAME

Stephanie Nye
James L. Kramer and Mary E. Kramer, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1020 Page 305.

492 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 1 IN BLOCK 7 OF FRUITWOOD SUBDIVISION, FILING NO. 3 (2943-162-13-001)

Ernie J. Sanchez and Darlene Sanchez
NAME

Stephanie Nye
Ernie J. Sanchez and Darlene Sanchez, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 452.

482 Colorow Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 2 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 3 (2943-162-13-002)

Nancy C. Bozarth and James A. Bozarth
NAME

Stephanie Nye
Nancy C. Bozarth and James A. Bozarth, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 452.

480 Colorow Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 7 IN BLOCK 9 OF FRUITWOOD SUBDIVISION, FILING NO. THREE, MESA COUNTY,
COLORADO (2943-162-12-010)

Darrel G. Segers and Jean L. Segers
NAME

Stephanie Nye
Darrel G. Segers and Jean L. Segers, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 452.

3012½ Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT NINE (9) IN BLOCK NINE (9) OF FRUITWOOD SUBDIVISION FILING NO. THREE, A REPLAT OF A PART OF LOT ONE, KEY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT PAGE 159, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-12-009)

Robert A. Kennedy and Iris Jolene Kennedy
NAME

Stephanie Nye
Robert A. Kennedy and Iris Jolene Kennedy,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1043 Page 452.

3016 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 5 IN BLOCK 8 OF FRUITWOOD SUBDIVISION FILING NO. 3 (2943-162-09-007)

David L. Stahl and Susan Stahl
NAME

Stephanie Nye
David L. Stahl and Susan Stahl, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 452.

483 Colorow Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 6 IN BLOCK 8 OF FRUITWOOD SUBDIVISION FILING NO. 3 (2943-162-09-008)

Rudolph R. Ortego and Clarice E. Ortego,
Trustees of the Ortego Family Trust
NAME

Stephanie Nye
Rudolph R. Ortego and Clarice E. Ortego,
Trustees of The Ortego Family Trust, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 452.

481 Colorow Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 7 IN BLOCK 8 OF FRUITWOOD SUBDIVISION FILING NO. THREE, A REPLAT OF A PART OF LOT ONE, KEY SUBDIVISION, MESA COUNTY, COLORADO (2943-162-09-009)

Shawn E. Nelson and Kristine L. Nelson
NAME

Stephanie Nye
Shawn E. Nelson and Kristine L. Nelson, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1043 Page 452.

479 Colorow Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 8 IN BLOCK 8 OF FRUITWOOD SUBDIVISION FILING NO. 3, MESA COUNTY, COLORADO (2943-162-09-010)

Roger Burkhardt
NAME

Stephanie Nye
Roger Burkhardt, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1043 Page 452.

477 Colorow Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 3 IN BLOCK 7 OF FRUITWOOD SUBDIVISION, FILING NO. THREE, A REPLAT OF A PART OF LOT ONE, KEY SUBDIVISION (2943-162-13-003)

Gary W. Webb and Gail D. Webb
NAME

Stephanie Nye
Gary W. Webb and Gail D. Webb, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1043 Page 452.

478 Colorow Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 9 IN BLOCK 8 OF FRUITWOOD SUBDIVISION, FILING NO. THREE, A REPLAT OF A PART OF LOT ONE, KEY SUBDIVISION, MESA COUNTY, COLORADO (2943-162-09-011)

James R. Henderson
NAME

Stephanie Nye
James R. Henderson, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1043 Page 452.

3011 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 8, BLOCK 9, FRUITWOOD SUBDIVISION, FILING NO. THREE, A REPLAT OF A PART OF LOT ONE KEY SUBDIVISION, MESA COUNTY, COLORADO (2943-162-12-008)

Shona Harp
NAME

Stephanie Nye
Shona Harp, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1043 Page 452 .

3014 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 1 OF BLOCK 8 OF FRUITWOOD SUBDIVISION FILING NO. TWO, MESA COUNTY, COLORADO (2943-162-09-003)

Paula A. Fassbinder
NAME

Stephanie Nye
Paula A. Fassbinder, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1032 Page 894.

3005 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 2 IN BLOCK 8 OF FRUITWOOD SUBDIVISION FILING NO. TWO, MESA COUNTY,
COLORADO (2943-162-09-004)

Carol F. Dunn and Francis L. Dunn
NAME

Stephanie Nye
Carol F. Dunn and Francis L. Dunn, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1032 Page 894.

3007 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 3 IN BLOCK 8 OF FRUITWOOD SUBDIVISION, FILING NO. TWO A REPLAT OF A
PART OF LOT ONE KEY SUBDIVISION, MESA COUNTY, COLORADO (2943-162-09-005)

Steven L. Maybon and Robin E. Maybon
NAME

Stephanie Nye
Steven L. Maybon and Robin E. Maybon, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1032 Page 894.

3009 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 4 IN BLOCK 8 OF FRUITWOOD SUBDIVISION, FILING NO. 2 (2943-162-09-006)

Benjamin Franklin Snider and Donna M. Snider
NAME

Stephanie Nye
Benjamin Franklin Snider and Donna M.
Snider, by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1032 Page 894.

3011 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 1 IN BLOCK 9 OF FRUITWOOD SUBDIVISION FILING TWO (2943-162-12-001)

Robert Everett Brown and Donna J. Brown
NAME

Stephanie Nye
Robert Everett Brown and Donna J. Brown,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1032 Page 894.

3002 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 2 IN BLOCK 9 OF FRUITWOOD SUBDIVISION FILING TWO (2943-162-12-002)

Kathleen R. Nelson
NAME

Stephanie Nye
Kathleen R. Nelson, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1032 Page 894.

3004 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 3 IN BLOCK 9 OF FRUITWOOD SUBDIVISION, FILING TWO (2943-162-12-003)

William Kevin Armstrong & Sherry Virginia Armstrong
NAME

Stephanie Nye
William Kevin Armstrong and Sherry
Virginia Armstrong, by their attorney in fact
City Clerk, Stephanie Nye, pursuant to
P.O.A. recorded in Book 1032 Page 894.

3006 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 4 IN BLOCK 9 OF FRUITWOOD SUBDIVISION FILING NO. TWO, A REPLAT OF A PART OF LOT ONE KEY SUBDIVISION, MESA COUNTY, COLORADO (2943-162-12-004)

Louis Padilla and Fredia Padilla
NAME

Stephanie Nye
Louis Padilla and Fredia Padilla, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1032 Page 894.

3008 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 5, BLOCK 9, FRUITWOOD SUBDIVISION FILING NO. 2 A REPLAT OF A PT OF LOT 1 KEY SUBDIVISION SECTION 16 1S 1E (2943-162-12-005)

Douglas R. Usher and Kimberly M. Usher
NAME

Stephanie Nye
Douglas R. Usher and Kimberly M. Usher, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1032 Page 894.

3010 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 6 IN BLOCK 9 OF FRUITWOOD SUBDIVISION FILING NO. TWO (2943-162-12-006)

Alex Olshove and Kelly Olshove
NAME

Stephanie Nye
Alex Olshove and Kelly Olshove, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1032 Page 894.

3012 Hill Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 7 IN BLOCK 1 IN FRUITWOOD SUBDIVISION, FILING NO. 4, COUNTY OF MESA,
STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 11, AT PAGE
163 (2943-162-10-007)

Charlotte Karlo
NAME

Stephanie Nye
Charlotte Karlo, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

488 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 8 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-10-008)

Russell G. Packer and Linda E. Packer
NAME

Stephanie Nye
Russell G. Packer and Linda E. Packer, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

486 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 9 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-10-009)

Patrick G. Wilkerson and Stannette M. Wilkerson
NAME

Stephanie Nye
Patrick G. Wilkerson and Stannette M.
Wilkerson, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1045 Page 444.

484 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 10 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-10-010)

Ronnie Glen Tannery and Glenda Lee Tannery
NAME

Stephanie Nye
Ronnie Glen Tannery and Glenda Lee
Tannery, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1045 Page 444.

482½ Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 11, BLOCK 1, FRUITWOOD SUBDIVISION, FILING NO. 4 (2943-162-10-011)

Billy V. Corporon and Fonelle Corporon
NAME

Stephanie Nye
Billy V. Corporon and Fonelle Corporon,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1045 Page 444.

482 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 12 IN BLOCK 1 OF FRUITWOOD SUBDIVISION, FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-10-012)

Sharon Ruth Sell
NAME

Stephanie Nye
Sharon Ruth Sell, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

480 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 13 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-10-013)

James M. Byrom and Lois E. Byrom
NAME

Stephanie Nye
James M. Byrom and Lois E. Byrom, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

478 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 1 IN BLOCK 3 OF FRUITWOOD SUBDIVISION, FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-14-001)

Darrel Mark Dracup and Karen Marie Dracup
NAME

Stephanie Nye
Darrel Mark Dracup and Karen Marie
Dracup, by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1045 Page 444.

487 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 2 IN BLOCK 3 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-14-002)

Don Kevin Grove
NAME

Stephanie Nye
Don Kevin Grove, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3046 Hill Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 3 BLOCK 3 FRUITWOOD SUBDIVISION FILING 4 (2943-162-14-003)

George E. Wheeler
NAME

Stephanie Nye
George E. Wheeler, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3045 Teller Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 4, BLOCK 3, FRUITWOOD SUBDIVISION, FILING NO. 4, MESA COUNTY, COLORADO
(2943-162-14-004)

Donald Lee Birely and Debra Ann Birely
NAME

Stephanie Nye
Donald Lee Birely and Debra Ann Birely, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3044 Hill Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 5 IN BLOCK 3 OF FRUITWOOD SUBDIVISION, FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-14-005)

Albert L. Lewis and Darlene M. Lewis
NAME

Stephanie Nye
Albert L. Lewis and Darlene M. Lewis, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3043 Teller Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT SIX (6) IN BLOCK THREE (3) OF FRUITWOOD SUBDIVISION FILING FOUR, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT PAGE 163, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-14-006)

Michael P. McGehee and Kimberly S. McGehee
NAME

Stephanie Nye
Michael P. McGehee and Kimberly S. McGehee, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 444.

3042 Hill Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 7 IN BLOCK 3 OF FRUITWOOD SUBDIVISION FILING NO. 4 (2943-162-14-007)

Gonzalo Escalante
NAME

Stephanie Nye
Gonzalo Escalante, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 444.

3041 Teller Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT EIGHT (8) IN BLOCK THREE (3) OF FRUITWOOD SUBDIVISION FILING #4, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT PAGE 163, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-14-008)

Jackie L. Gafford and Margaret B. Gafford
NAME

Stephanie Nye
Jackie L. Gafford and Margaret B. Gafford, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 444.

3040 Hill Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 9 IN BLOCK 3 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-14-009)

Ronnie T. Gamet and Mary Ann Gamet
NAME

Stephanie Nye
Ronnie T. Gamet and Mary Ann Gamet, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3039 Teller Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 10 IN BLOCK 3 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-14-010)

Ella M. Keith and Alice K. Keith
NAME

Stephanie Nye
Ella M. Keith and Alice K. Keith, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3038 Hill Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 1 IN BLOCK 5 OF FRUITWOOD SUBDIVISION FILING NO. 4 (2943-162-16-001)

Patrick A. Martinez and Donna M. Martinez
NAME

Stephanie Nye
Patrick A. Martinez and Donna M.
Martinez, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1045 Page 444.

476 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT TWO (2) IN BLOCK FIVE (5) OF FRUITWOOD SUBDIVISION FILING #4, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT PAGE 163, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-16-002)

Frank B. Pannell and Mary L. Pannell
NAME

Stephanie Nye
Frank B. Pannell and Mary L. Pannell, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 444.

477 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 3 IN BLOCK 5 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY, COLORADO (2943-162-16-003)

Calvin Gene Busby and Joyce Lane Busby
NAME

Stephanie Nye
Calvin Gene Busby and Joyce Lane Busby, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 444.

3045 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 4 IN BLOCK 5 OF FRUITWOOD SUBDIVISION FILING NO. 4 (2943-162-16-004)

Daniel V. Mestas and Lorrie S. Mestas
NAME

Stephanie Nye
Daniel V. Mestas and Lorrie S. Mestas, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 444.

3043 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 5 IN BLOCK 5 OF FRUITWOOD SUBDIVISION FILING NO. 4 (2943-162-16-005)

Jimmie F. Lunsford
NAME

Stephanie Nye
Jimmie F. Lunsford, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3041 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 6 IN BLOCK 5 OF FRUITWOOD SUBDIVISION FILING NO. FOUR, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN PLAT BOOK NO. 11 AT PAGE 163, OFFICIAL RECORDS OF MESA COUNTY, COLORADO. TOGETHER WITH THAT PORTION OF A VACATED STREET AS DESCRIBED IN BOOK 1510 AT PAGE 768-769, OFFICIAL RECORDS, WHICH SAID PORTION OF SAID VACATED STREET IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 6, BLOCK 5, FRUITWOOD SUBDIVISION FILING NO. FOUR; THENCE S89°55'30"W 25.00 FEET; THENCE N00°00'00"E 113.55 FEET; THENCE N90°00'00"E 6.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET AND WHOSE LONG CHORD BEARS S45°00'15"W 25.88 FEET; THENCE S00°00'00"W 95.22 FEET TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO. ALONG WITH THAT PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 7, BLOCK 10, FRUITWOOD SUBDIVISION FILING NO. 5; THENCE N00°00'00"E 93.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 20.00 FEET AND WHOSE LONG CHORD BEARS N45°00'00"W 28.28 FEET; THENCE N90°00'00"E 45.00 FEET; THENCE S00°00'00"W 113.55 FEET; THENCE S89°55'30"W 25.00 FEET TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO (2943-162-16-006)

Michael D. Lyda and Karen M. Lyda
NAME

Stephanie Nye
Michael D. Lyda and Karen M. Lyda, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3039 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 11, BLOCK 2, FRUITWOOD SUBDIVISION, FILING NO. FOUR (2943-162-11-011)

Edward C. Sorrells
NAME

Stephanie Nye
Edward C. Sorrells, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3046 Teller Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 12 IN BLOCK 2 OF FRUITWOOD SUBDIVISION, FILING NO. 4 (2943-162-11-012)

Brian Scott Wear and Glenniva L. Wear
NAME

Stephanie Nye
Brian Scott Wear and Glenniva L. Wear, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3044 Teller Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 13 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-11-013)

James Theodore Myers and Linda Diane Myers
NAME

Stephanie Nye
James Theodore Myers and Linda Diane
Myers, by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1045 Page 444.

3042 Teller Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 14 IN BLOCK 2 IN FRUITWOOD SUBDIVISION NO. 4, MESA COUNTY, COLORADO
(2943-162-11-014)

Melvin J. Ertz and Jeanette A. Ertz
NAME

Stephanie Nye
Melvin J. Ertz and Jeanette A. Ertz, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3040 Teller Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 2 IN BLOCK 4 OF FRUITWOOD SUBDIVISION, FILING NO. 4 (2943-162-15-002)

Ray M. Freeman, Jr. and E. Lavonne Freeman
NAME

Stephanie Nye
Ray M. Freeman, Jr. and E. Lavonne
Freeman, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1045 Page 444.

3045 Hill Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 3 IN BLOCK 4 OF FRUITWOOD SUBDIVISION FILING NO. FOUR, MESA COUNTY,
COLORADO (2943-162-15-003)

Francis L. Dunn and Carol F. Dunn
NAME

Stephanie Nye
Francis L. Dunn and Carol F. Dunn, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3047 Hill Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT FOUR (4) IN BLOCK FOUR (4) OF FRUITWOOD SUBDIVISION FILING #4,
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT
PAGE 163, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-15-004)

Darrell E. Baker and Peggy J. Baker
NAME

Stephanie Nye
Darrell E. Baker and Peggy J. Baker, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

480 Selan Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 5, BLOCK 4, FRUITWOOD SUBDIVISION FILING NO. 4 (2943-162-15-005)

John E. Ericson and Jan G. Ericson
NAME

Stephanie Nye
John E. Ericson and Jan G. Ericson, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

481 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 6, BLOCK 4, FRUITWOOD SUBDIVISION, FILING NO. 4 (2943-162-15-006)

Steve W. Perschon
NAME

Stephanie Nye
Steve W. Perschon, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

479 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 7 IN BLOCK 4 OF FRUITWOOD SUBDIVISION, FILING #4, MESA COUNTY,
COLORADO (2943-162-15-007)

Donald L. Connor and Beverly J. Connor
NAME

Stephanie Nye
Donald L. Connor and Beverly J. Connor,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1045 Page 444.

3044½ Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 8 IN BLOCK 4 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-15-008)

Gillam H. Love and Linda Love
NAME

Stephanie Nye
Gillam H. Love and Linda Love, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3044 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 9 IN BLOCK 4 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-15-009)

Randy L. Brew and Crystal M. Brew
NAME

Stephanie Nye
Randy L. Brew and Crystal M. Brew, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

3042 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT TEN (10) IN BLOCK FOUR (4) OF FRUITWOOD SUBDIVISION FILING FOUR, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT PAGE 163, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-15-010)

David A. Larkin and Becky L. Larkin
NAME

Stephanie Nye
David A. Larkin and Becky L. Larkin, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 444.

3040 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 11, BLOCK 4, FRUITWOOD SUBDIVISION, FILING NO. 4 (2943-162-15-011)

Michael P. Hardy and Elizabeth P.L. Hardy
NAME

Stephanie Nye
Michael P. Hardy and Elizabeth P.L. Hardy, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 444.

3038 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 12 IN BLOCK 4 OF FRUITWOOD SUBDIVISION, FILING NO. 4, MESA COUNTY, COLORADO (2943-162-15-012)

Lyle Campbell and Yvette V. Campbell
NAME

Stephanie Nye
Lyle Campbell and Yvette V. Campbell, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 444.

481 Selan Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 13 IN BLOCK 4 OF FRUITWOOD SUBDIVISION FILING NO. 4, MESA COUNTY,
COLORADO (2943-162-15-013)

Jeffrey G. Linn

NAME

3041 Hill Avenue, Grand Junction, CO 81504

ADDRESS

Stephanie Nye

Jeffrey G. Linn, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

11-14-94

DATE

LOT 14 IN BLOCK 4 OF FRUITWOOD SUBDIVISION, FILING #4, MESA COUNTY,
COLORADO (2943-162-15-014)

Patricia Marie White and Luther W. White

NAME

3039 Hill Avenue, Grand Junction, CO 81504

ADDRESS

Stephanie Nye

Patricia Marie White and Luther W. White,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1045 Page 444.

11-14-94

DATE

LOT 1 IN BLOCK 4 OF FRUITWOOD SUBDIVISION FILING NO. 4 (2943-162-15-001)

Lawrence C. McCluir and Ellen O. McCluir

NAME

482 Selan Court, Grand Junction, CO 81504

ADDRESS

Stephanie Nye

Lawrence C. McCluir and Ellen O. McCluir,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1045 Page 444.

11-14-94

DATE

LOT 15, BLOCK 2, FRUITWOOD SUBDIVISION FILING NO. 4 (2943-162-11-015)

Gerald R. O'Dwyer and Myra L. O'Dwyer
NAME

Stephanie Nye
Gerald R. O'Dwyer and Myra L. O'Dwyer,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1045 Page 444.

3038 Teller Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 6, BLOCK 1, FRUITWOOD SUBDIVISION FILING #4, ACCORDING TO PLAT
RECORDED SEPTEMBER 8, 1975, IN PLAT BOOK 11 AT PAGE 163 (2943-162-10-006)

David S. McKay
NAME

Stephanie Nye
David S. McKay, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 444.

490 Grand Valley Drive, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 16, BLOCK 4, FRUITWOOD SUBDIVISION FILING NO. 5 (2943-162-15-016)

Keith C. Puckett, Jr. and Carol H. Puckett
NAME

Stephanie Nye
Keith C. Puckett, Jr. and Carol H. Puckett,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1063 Page 831.

3032 E. Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT SEVENTEEN (17) IN BLOCK FOUR (4) OF FRUITWOOD SUBDIVISION FILING NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT PAGE 194, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-15-017)

Richard Duane Travis and Roxie A. Travis
NAME

Stephanie Nye
Richard Duane Travis and Roxie A. Travis,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1063 Page 831.

3030 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 9, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY, COLORADO (2943-162-13-009)

Mary E. Schausten
NAME

Stephanie Nye
Mary E. Schausten, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

482 Teco Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 10 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY, COLORADO (2943-162-13-010)

Gary D. Rider and Denise D. Rider
NAME

Stephanie Nye
Gary D. Rider and Denise D. Rider, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

480 Teco Court, Grand Junction, CO 81504
ADDRESS

11-14-94
DATE

LOT 11, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY,
COLORADO (2943-162-13-011)

Walter S. Murdock and Barbara Lou Murdock
NAME

Stephanie Nye

Walter S. Murdock and Barbara Lou
Murdock, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1063 Page 831.

3018½ Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94

DATE

LOT 12 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY,
COLORADO (2943-162-13-012)

Darrell Milton Serrano
NAME

Stephanie Nye

Darrell Milton Serrano, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

481 Dodge Court, Grand Junction, CO 81504
ADDRESS

11/14/94

DATE

LOT 13 IN BLOCK 7 OF FRUITWOOD SUBDIVISION, FILING NO. 5 (2943-162-13-013)

Michael R. Pond
NAME

Stephanie Nye

Michael R. Pond, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

483 Dodge Court, Grand Junction, CO 81504
ADDRESS

11/14/94

DATE

LOT 14 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 5 (2943-162-13-014)

Roy Thye and Ruth Thye
NAME

Stephanie Nye
Roy Thye and Ruth Thye, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

485 Dodge Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 15, BLOCK 7, FRUITWOOD SUBDIVISION, FILING NO. 5 (2943-162-13-015)

Troy E. Aasen and Julie R. Aasen
NAME

Stephanie Nye
Troy E. Aasen and Julie R. Aasen, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

484 Teco Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 16, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY,
COLORADO (2943-162-13-016)

Charles I. Dunn, Jr.
NAME

Stephanie Nye
Charles I. Dunn, Jr., by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

486 Teco Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 17, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY,
COLORADO (2943-162-13-017)

Victor Van Wye and Kathleen S. Van Wye
NAME

Stephane Nye
Victor Van Wye and Kathleen S. Van Wye,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1063 Page 831.

487 Dodge Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

BLOCK 7, LOT 18, FRUITWOOD SUBDIVISION, FILING NO. 5 (2943-162-13-018)

Charlotte Ann Bowhay
NAME

Stephane Nye
Charlotte Ann Bowhay, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

486 Dodge Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 19 IN BLOCK 7 OF FRUITWOOD SUBDIVISION, FILING NO. 5, MESA COUNTY,
COLORADO (2943-162-13-019)

Harold F. Mosher and Lynette Mosher
NAME

Stephane Nye
Harold F. Mosher and Lynette Mosher, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

484 Dodge Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 20 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 5 (2943-162-13-020)

Randy B. Willis and Joanne M. Willis
NAME

Stephanie Nye
Randy B. Willis and Joanne M. Willis, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

482 Dodge Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 21, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY,
COLORADO (2943-162-13-021)

Mark A. Harris
NAME

Stephanie Nye
Mark A. Harris, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

480 Dodge Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 22 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY,
COLORADO ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE
COUNTY RECORDER OF MESA COUNTY (2943-162-13-022)

Warren Calvin Nye and Betty Lee Nye,
Trustees of the Nye Family Trust
NAME

Stephanie Nye
Warren Calvin Nye and Betty Lee Nye,
Trustees of the Nye Family Trust, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

478 Dodge Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 12, BLOCK 8, FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY,
COLORADO (2943-162-09-014)

Russell W. Seep
NAME

Stephanie Nye
Russell W. Seep, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

3017 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT THIRTEEN (13) IN BLOCK EIGHT (8) OF FRUITWOOD SUBDIVISION FILING #5,
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT
PAGE 194, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-09-015)

Steven R. Gordon and Lisa A. Gordon
NAME

Stephanie Nye
Steven R. Gordon and Lisa A. Gordon, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

3017½ Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 14, BLOCK 8 FRUITWOOD SUBDIVISION FILING NO. 5 (2943-162-09-016)

Rockie A. Mancuso and Juanita Mancuso
NAME

Stephanie Nye
Rockie A. Mancuso and Juanita Mancuso, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

3019 E. Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT SEVEN (7) IN BLOCK SEVEN (7) OF FRUITWOOD SUBDIVISION FILING #5, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO 11 AT PAGE 194, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-13-007)

Paul A. Perea and Carol J. Perea
NAME

Stephanie Nye
Paul A. Perea and Carol J. Perea, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1063 Page 831.

3021 Hill Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 8, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 5 (2943-162-13-008)

Billy Dale Kendall and Shelby Jean Kendall
NAME

Stephanie Nye
Billy Dale Kendall and Shelby Jean Kendall, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1063 Page 831.

3023 Hill Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 5 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY, COLORADO (2943-162-13-005)

Rick A. Madsen and Laurie L. Madsen
NAME

Stephanie Nye
Rick A. Madsen and Laurie L. Madsen, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1063 Page 831.

481 Teco Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT SEVEN (7) IN BLOCK SEVEN (7) OF FRUITWOOD SUBDIVISION FILING #5,
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO 11 AT
PAGE 194, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-13-007)

Paul A. Perea and Carol J. Perea
NAME

Stephanie Nye
Paul A. Perea and Carol J. Perea, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

3021 Hill Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 8, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 5 (2943-162-13-008)

Billy Dale Kendall and Shelby Jean Kendall
NAME

Stephanie Nye
Billy Dale Kendall and Shelby Jean Kendall,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1063 Page 831.

3023 Hill Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 5 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY,
COLORADO (2943-162-13-005)

Rick A. Madsen and Laurie L. Madsen
NAME

Stephanie Nye
Rick A. Madsen and Laurie L. Madsen, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

481 Teco Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT SIX (6) IN BLOCK SEVEN (7) OF FRUITWOOD SUBDIVISION FILING NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT PAGE 194, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-13-006)

Patrick A. Rodgers and Janet L. Rodgers
NAME

Stephane Nye
Patrick A. Rodgers and Janet L. Rodgers, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1063 Page 831.

3019 Hill Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT ONE (1) IN BLOCK TEN (10) OF FRUITWOOD SUBDIVISION FILING #5, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT PAGE 194, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-17-001)

Daniel L. Cihlar and Karen A. Cihlar
NAME

Stephane Nye
Daniel L. Cihlar and Karen A. Cihlar, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1063 Page 831.

3021 Gunnison, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 2 IN BLOCK 10 OF FRUITWOOD SUBDIVISION, FILING NO. 5, MESA COUNTY, COLORADO (2943-162-17-002)

Brian C. Sinclair and Diane C. Sinclair
NAME

Stephane Nye
Brian C. Sinclair and Diane C. Sinclair, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1063 Page 831.

3023 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 3, BLOCK 10, FRUITWOOD SUBDIVISION FILING #5 (2943-162-17-003)

Jesse A. Guillen and Rose B. Guillen
NAME

Stephanie Nye

Jesse A. Guillen and Rose B. Guillen, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1063 Page 831.

3023½ E. Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 4, BLOCK 10, FRUITWOOD SUBDIVISION, FILING NO. 5, MESA COUNTY, COLORADO (2943-162-17-004)

Gary J. Schultz
NAME

Stephanie Nye

Gary J. Schultz, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1063 Page 831.

3027 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 5 IN BLOCK 10 OF FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY, COLORADO (2943-162-17-005)

Glenn E. Stone and Margaret E. Stone
NAME

Stephanie Nye

Glenn E. Stone and Margaret E. Stone, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1063 Page 831.

3029 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 6 IN BLOCK 10 OF FRUITWOOD SUBDIVISION, FILING NO. 5 (2943-162-17-006)

Aleksander Ipatenco and Patricia J. Ipatenco
NAME

Stephanie Nye
Aleksander Ipatenco and Patricia J. Ipatenco,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1063 Page 831.

3031 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 11 IN BLOCK 9 OF FRUITWOOD SUBDIVISION FILING NO. 5 (2943-162-12-012)

Kathy Lynn Pike
NAME

Stephanie Nye
Kathy Lynn Pike, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

3020 Hill Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 12 IN BLOCK 9 OF FRUITWOOD SUBDIVISION FILING NO. 5 (2943-162-12-013)

Kenneth L. Dowdy and Sharon K. Dowdy
NAME

Stephanie Nye
Kenneth L. Dowdy and Sharon K. Dowdy,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1063 Page 831.

487 Teco Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 10, BLOCK 8, FRUITWOOD SUBDIVISION FILING NO. 5, MESA COUNTY,
COLORADO (2943-162-09-012)

Frances Louise Cottier
NAME

Stephanie Nye
Frances Louise Cottier, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

3015 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 15 IN BLOCK 4 OF FRUITWOOD SUBDIVISION FILING NO. FIVE (2943-162-15-015)

Patricia M. Palmer
NAME

Stephanie Nye
Patricia M. Palmer, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

3034 Gunnison, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 7 IN BLOCK 10 OF FRUITWOOD SUBDIVISION FILING NO. FIVE, MESA COUNTY,
COLORADO (2943-162-17-012)

Linda L. Pease
NAME

Stephanie Nye
Linda L. Pease, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

3033 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 10 IN BLOCK 9 OF FRUITWOOD SUBDIVISION, FILING NO. 5 (2943-162-12-011)

Norman R. McCallister
NAME

Stephanie Nye
Norman R. McCallister, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 331.

3018 Hill Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 18, BLOCK 4, FRUITWOOD SUBDIVISION, FILING NO. 5, MESA COUNTY,
COLORADO (2943-162-15-018)

Joyce C. Morris
NAME

Stephanie Nye
Joyce C. Morris, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

478 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 4, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 5, SEC 16 1S 1E (2943-162-13-004)

Gerald V. Miller
NAME

Stephanie Nye
Gerald V. Miller, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1063 Page 831.

479 Teco Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 20, BLOCK 4, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-15-020)

Roger D. Bulla
NAME

Stephanie Nye

Roger D. Bulla, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

484 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT TWENTY ONE (21) IN BLOCK FOUR (4) OF FRUITWOOD SUBDIVISION, FILING NO. 6, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT PAGE 200, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-15-021)

Kenneth R. Kemp and Helen A. Kemp
NAME

Stephanie Nye

Kenneth R. Kemp and Helen A. Kemp, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

484½ Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 23 BLOCK 4 FRUITWOOD SUBDIVISION FILING NO. 6 SEC 16 1S 1E AND THAT PT LOT 22 BLOCK 4 FRUITWOOD SUBDIVISION FILING NO. 6 DESCRIBED AS FOLLOWS: BEGINNING SW CORNER SD LOT 23 S 64 DEG 17' 40 SEC E ALG NLY LI LOT 22 5.13 FT S 86 DEG 35'40SEC W 5.92 FT TO ELY ROW ANJOU DRIVE ARC CVE TO LEFT R 88FT CHORD BEARS N 26DEG38'38SEC E 2.88FT TO BEG (2943-162-15-024)

G. Bunk Talbert and Lisa M. Talbert
NAME

Stephanie Nye

G. Bunk Talbert and Lisa M. Talbert, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

486½ Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 22, BLOCK 4, FRUITWOOD SUBDIVISION FILING NO. 6 EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 4, FRUITWOOD SUBDIVISION, FILING NO. 6, THENCE SOUTH 64°17'40" EAST ALONG THE NORTHERLY LINE OF SAID LOT 22, BLOCK 4 A DISTANCE OF 5.13 FEET, THENCE SOUTH 86°35'40" WEST 5.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF ANJOU DRIVE, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 88.00 FEET AND WHOSE LONG CHORD BEARS NORTH 26°38'38" EAST 2.88 FEET TO THE POINT OF BEGINNING (2943-162-15-025)

Kurt W. Hill and Kathryn M. Hill
NAME

Stephanie Nye
Kurt W. Hill and Kathryn M. Hill, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

486 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 17 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-11-017)

Charles W. Kelty III
NAME

Stephanie Nye
Charles W. Kelty III, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

492½ Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 18, BLOCK 2, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-11-018)

Lewis M. Moser and Virginia K. Moser
NAME

Stephanie Nye
Lewis M. Moser and Virginia K. Moser, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

494 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 19, BLOCK 2, FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-11-019)

Keith Neel Campbell and Kathy Schuknecht Campbell
NAME

Stephanie Nye
Keith Neel Campbell and Kathy Schuknecht
Campbell, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1068 Page 256.

494½ Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 20 IN BLOCK 2 OF FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-11-020)

Ronald H. Worth and Mary Ellen Worth
NAME

Stephanie Nye
Ronald H. Worth and Mary Ellen Worth, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

496 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 21, BLOCK 2, FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-11-021)

Deana K. Sanders
NAME

Stephanie Nye

Deana K. Sanders, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

496½ Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 22, BLOCK 2, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-11-022)

Wesley H. White and Yvonne G. White
NAME

Stephanie Nye

Wesley H. White and Yvonne G. White, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

498 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 25 IN BLOCK 7 OF FRUITWOOD SUBDIVISION, FILING #6, MESA COUNTY,
COLORADO (2943-162-13-025)

David S. McKay
NAME

Stephanie Nye

David S. McKay, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

481 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 26, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-13-026)

Christopher G. Crespin and Jonna L. Crespin
NAME

Stephanie Nye
Christopher G. Crespin and Jonna L.
Crespin, by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1068 Page 256.

481½ McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 27 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. SIX (2943-162-13-027)

Thomas G. Tessmann and Valerie S. Tessmann
NAME

Stephanie Nye
Thomas G. Tessmann and Valerie S.
Tessmann, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1068 Page 256.

483 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 28 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-13-028)

Arthur D. Edwards and Margaret E. Edwards
NAME

Stephanie Nye
Arthur D. Edwards and Margaret E.
Edwards, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1068 Page 256.

483½ McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 29 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-13-029)

Ronald E. Klements and Kathy M. Klements
NAME

Stephanie Nye
Ronald E. Klements and Kathy M.
Klements, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1068 Page 256.

485 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 30 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-13-030)

William R. Wade and Arlene Shirley Wade
NAME

Stephanie Nye
William R. Wade and Arlene Shirley Wade,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1068 Page 256.

485½ McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 30, BLOCK 7, LOT 31, BLOCK 7, LOT 2, BLOCK 11, LOT 3, BLOCK 11, LOT 23, BLOCK
4, LOT 11, BLOCK 3, FRUITWOOD SUBDIVISION #6 (2943-162-13-031)

Challenger Enterprises, a General Partnership
NAME

Stephanie Nye
Challenger Enterprises, a General
Partnership, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1068 Page 256.

487 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 32, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-13-032)

Joseph E. Gillespie
NAME

Stephanie Nye
Joseph E. Gillespie, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

489 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/12/94
DATE

LOT 33 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-13-033)

Louie E. Herrera and Susan Herrera
NAME

Stephanie Nye
Louie E. Herrera and Susan Herrera, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

491 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 34, BLOCK 7, FRUITWOOD SUBDIVISION FILING #6 (2943-162-13-034)

Dennis R. Jenkins
NAME

Stephanie Nye
Dennis R. Jenkins, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

493 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 35, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-13-035)

James David Whitener and Lucille H. Whitener
NAME

Stephanie Nye
James David Whitener and Lucille H
Whitener, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1068 Page 256.

495 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT THIRTY-SIX (36) IN BLOCK SEVEN (7) OF FRUITWOOD SUBDIVISION FILING #6,
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT
PAGE 200, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-13-036)

Lawrence D. Nordine and Jacqueline Nordine
NAME

Stephanie Nye
Lawrence D. Nordine and Jacqueline
Nordine, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1068 Page 256.

495½ McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 37 IN BLOCK 7 OF FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-13-037)

Jerry L. Clark and Diana J. Clark
NAME

Stephanie Nye
Jerry L. Clark and Diana J. Clark, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

497 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 38, BLOCK 7, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-13-038)

Harold Rutt, Jr. and Phillis J. Rutt
NAME

Stephanie Nye
Harold Rutt, Jr. and Phillis J. Rutt, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

499 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 2 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY, COLORADO (2943-162-18-002)

David Lee Smith and Juanita R. Smith
NAME

Stephanie Nye
David Lee Smith and Juanita R. Smith, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

497 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 3, BLOCK 11, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-003)

Marvin R. Smith
NAME

Stephanie Nye
Marvin R. Smith, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

495½ Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 4 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-004)

James E. Jilcott and Mary L. Jilcott
NAME

Stephanie Nye
James E. Jilcott and Mary L. Jilcott, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

495 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 5, BLOCK 11, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-005)

Brett Brockett
NAME

Stephanie Nye
Brett Brockett, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

493 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 6, BLOCK 11, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-006)

Brett Brockett
NAME

Stephanie Nye
Brett Brockett, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

491 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 7, BLOCK 11, FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-18-007)

Mark G. Vana
NAME

Stephanie Nye
Mark G. Vana, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

489 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT EIGHT (8) IN BLOCK ELEVEN (11) OF FRUITWOOD SUBDIVISION, FILING NO. 6,
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT
PAGE 200, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-18-008)

Michael Lee Crumly and Margarita E. Crumly
NAME

Stephanie Nye
Michael Lee Crumly and Margarita E.
Crumly, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1068 Page 256.

487 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT NINE (9) IN BLOCK ELEVEN (11) OF FRUITWOOD SUBDIVISION, FILING NO. 6,
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT
PAGE 200, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-18-009)

Elaine Joy
NAME

Stephanie Nye
Elaine Joy, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

485½ Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 10 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-010)

Judy Gail Crenshaw
NAME

Stephanie Nye
Judy Gail Crenshaw, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

485 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 11 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING N. 6, MESA COUNTY,
COLORADO (2943-162-18-011)

Raymond D. Brandon and Helen Brandon
NAME

Stephanie Nye
Raymond D. Brandon and Helen Brandon,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1068 Page 256.

483½ Anjou, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 12 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-012)

Richard Anthony Brown
NAME

Stephanie Nye
Richard Anthony Brown, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

483 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 13, BLOCK 11, FRUITWOOD SUBDIVISION FILING NO. 6, COUNTY OF MESA, STATE OF COLORADO (2943-162-18-013)

Paul Kirk Jackson and Donna J. Jackson

NAME

Stephanie Nye

Paul Kirk Jackson and Donna J. Jackson, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

481 Anjou Drive, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT 14 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-014)

Grace E. Kabele

NAME

Stephanie Nye

Grace E. Kabele, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

484 McMullin Drive, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT 15 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY, COLORADO (2943-162-18-015)

Robert L. Yoder and Faith D. Yoder

NAME

Stephanie Nye

Robert L. Yoder and Faith D. Yoder, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

484½ McMullin Drive, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT SIXTEEN (16) IN BLOCK ELEVEN (11) OF FRUITWOOD SUBDIVISION FILING NO. 6, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT PAGE 200, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-18-016)

Rick Lauber and Roxanne Lauber
NAME

Stephanie Nye

Rick Lauber and Roxanne Lauber, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

486 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94

DATE

LOT 17 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-017)

Garthe R. Banks and Donna Banks
NAME

Stephanie Nye

Garthe R. Banks and Donna Banks, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

486½ McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94

DATE

LOT 18 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY, COLORADO (2943-162-18-018)

James Lee McDonnell and Kay L. McDonnell
NAME

Stephanie Nye

James Lee McDonnell and Kay L. McDonnell, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1068 Page 256.

488 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94

DATE

LOT 19, BLOCK 11, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-019)

Skipper L. Drake and Tina M. Drake
NAME

Stephanie Nye
Skipper L. Drake and Tina M. Drake, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

490 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 20 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-18-020)

Spencer J. Swartz and Linda Swartz
NAME

Stephanie Nye
Spencer J. Swartz and Linda Swartz, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

492 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 21, BLOCK 11, FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-18-021)

Marvin R. Smith
NAME

Stephanie Nye
Marvin R. Smith, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

494 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 22, BLOCK 11, FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-18-022)

Kyle J. Henson and Terri L. Henson

NAME

Stephanie Nye

Kyle J. Henson and Terri L. Henson, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

496 McMullin Drive, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT 23 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-023)

Michael D. Mallory and Sandra A. Mallory

NAME

Stephanie Nye

Michael D. Mallory and Sandra A. Mallory,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1068 Page 256.

496½ McMullin Drive, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT 11, BLOCK 3, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-14-011)

Howard Roland Cox III, Terri Ann Cox

and Wallace D. Motta

NAME

Stephanie Nye

Howard Roland Cox III, Terri Ann Cox and
Wallace D. Motta, by their attorney in fact
City Clerk, Stephanie Nye, pursuant to
P.O.A. recorded in Book 1068 Page 256.

488 Anjou Drive, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT 12 IN BLOCK 3 OF FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-14-012)

Leon K. Sparks and Ethel A. Sparks
NAME

Stephanie Nye
Leon K. Sparks and Ethel A. Sparks, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

490 Anjou Drive, Grand Junction, CO 81501
ADDRESS

11/14/94
DATE

LOT 1, BLOCK 11, FRUITWOOD SUBDIVISION FILING NO. 6 (2943-162-18-001)

Gary Dean McCoy and Jackie E. McCoy
NAME

Stephanie Nye
Gary Dean McCoy and Jackie E. McCoy, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1068 Page 256.

499 Anjou Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 19, BLOCK 4, FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-15-019)

Jack L. Ludwig, T. Denise Ludwig, and
David J. Anderson
NAME

Stephanie Nye
Jack L. Ludwig, T. Denise Ludwig, and
David J. Anderson, by their attorney in fact
City Clerk, Stephanie Nye, pursuant to
P.O.A. recorded in Book 1068 Page 256.

480 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 24 IN BLOCK 11 OF FRUITWOOD SUBDIVISION FILING NO. 6, MESA COUNTY,
COLORADO (2943-162-18-024)

Wayne M. Osborne and Betty M. Osborne
NAME

Stephanie Nye
Wayne M. Osborne and Betty M. Osborne,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1068 Page 256.

498 McMullin Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT SIXTEEN (16) IN BLOCK TWO (2) OF FRUITWOOD SUBDIVISION FILING NO. 6,
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 AT
PAGE 200, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-162-11-016)

Charles D. Waldschmidt and Veronica S. Waldschmidt
NAME

Stephanie Nye
Charles D. Waldschmidt and Veronica S.
Waldschmidt, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1068 Page 256.

3036 Teller Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 2 IN BLOCK 12 OF FRUITWOOD SUBDIVISION FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-23-002)

Greg S. Achord and Rebecca A. Achord
NAME

Stephanie Nye
Greg S. Achord and Rebecca A. Achord, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

3053 Gunnison, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 3, BLOCK 12, FRUITWOOD SUBDIVISION FILING NO. 7 (2943-161-23-003)

Dale L. Dumont
NAME

Stephanie Nye
Dale L. Dumont, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

3055 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 4 IN BLOCK 12 OF FRUITWOOD SUBDIVISION FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-23-004)

Gerald R. Reed and Barbara L. Reed
NAME

Stephanie Nye
Gerald R. Reed and Barbara L. Reed, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

3057 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 1, BLOCK 15, FRUITWOOD SUBDIVISION FILING NO. 7 SEC 16 1S 1E (2943-161-26-001)

Tammi M. Linville
NAME

Stephanie Nye
Tammi M. Linville, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

3057 Hill Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 2 IN BLOCK 15 OF FRUITWOOD SUBDIVISION, FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-26-002)

Terry L. Retherford
NAME

Stephanie Nye

Terry L. Retherford, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

478 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94

DATE

LOT 3 IN BLOCK 15 OF FRUITWOOD SUBDIVISION FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-26-003)

Kennith R. Smith and Leona B. Smith
NAME

Stephanie Nye

Kennith R. Smith and Leona B. Smith, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

476 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94

DATE

LOT 4, BLOCK 15, FRUITWOOD SUBDIVISION, FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-26-004)

Dionne S. Moores
NAME

Stephanie Nye

Dionne S. Moores, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

474 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94

DATE

LOT 5 IN BLOCK 15 OF FRUITWOOD SUBDIVISION - FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-26-005)

Sheila Rae Morgan
NAME

Stephane Nye
Sheila Rae Morgan, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

3058 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 1 IN BLOCK 14 OF FRUITWOOD SUBDIVISION, FILING NO. 7 (2943-161-25-001)

Mark Alan Habenicht
NAME

Stephane Nye
Mark Alan Habenicht, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

3057 Fruitwood Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 2 IN BLOCK 14 OF FRUITWOOD SUBDIVISION FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-25-002)

Anne M. Fitzgerald
NAME

Stephane Nye
Anne M. Fitzgerald, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

492 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 3, BLOCK 14, FRUITWOOD SUBDIVISION, FILING NO. 7 (2943-161-25-003)

Louis Michael Hall
NAME

Stephanie Nye
Louis Michael Hall, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

490 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 4, BLOCK 14, FRUITWOOD SUBDIVISION FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-25-004)

William Joseph Rudy and Kathleen Kay Rudy
NAME

Stephanie Nye
William Joseph Rudy and Kathleen Kay
Rudy, by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1095 Page 656.

488 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 5, BLOCK 14, FRUITWOOD SUBDIVISION, FILING NO. 7 (2943-161-25-005)

Kenneth S. Hill and J. Machele Hill
NAME

Stephanie Nye
Kenneth S. Hill and J. Machele Hill, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

486 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 6 IN BLOCK 14 OF FRUITWOOD SUBDIVISION - FILING NO. 7 MESA COUNTY,
COLORADO (2943-161-25-006)

Timothy Wayne Ross and Donna Lee Ross

NAME

Stephanie Nye

Timothy Wayne Ross and Donna Lee Ross,
by their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A. recorded
in Book 1095 Page 656.

3058 Hill Avenue, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT ONE (1) IN BLOCK THIRTEEN (13) OF FRUITWOOD SUBDIVISION, FILING NO. 7,
COUNTY OF MESA, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED
APRIL 8, 1977 IN PLAT BOOK 11 AT PAGE 253, MESA COUNTY RECORDS (2943-161-24-001)

Ria Van Oudheusden

NAME

Stephanie Nye

Ria Van Oudheusden, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

3055 E Road, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT 2 IN BLOCK 13 OF FRUITWOOD SUBDIVISION, FILING NO. 7 (2943-161-24-002)

Ronald C. Collings and Cathryn C. Collings

NAME

Stephanie Nye

Ronald C. Collings and Cathryn C.
Collings, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1095 Page 656.

3055 E Road, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT 3, BLOCK 13, FRUITWOOD SUBDIVISION FILING NO. 7, COUNTY OF MESA, STATE OF COLORADO (2943-161-24-003)

Robert D. Torline and Frances Torline
NAME

Stephanie Nye
Robert D. Torline and Frances Torline, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1095 Page 656.

496 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 4 IN BLOCK 13 OF FRUITWOOD SUBDIVISION FILING #7 (2943-161-24-004)

Robert Bukovcik and Onalee M. Bukovcik
NAME

Stephanie Nye
Robert Bukovcik and Onalee M. Bukovcik, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1095 Page 656.

3058 Fruitwood Court, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 14 BLOCK 1 FRUITWOOD SUBDIVISION FILING NO. 7 SEC 16 1S 1E (2943-161-10-014)

Earl W. Propst, Jr., Jack L. Ludwig and D.J. Anderson
NAME

Stephanie Nye
Earl W. Propst, Jr., Jack L. Ludwig and D.J. Anderson, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1095 Page 656.

3052 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 15, BLOCK 1, FRUITWOOD SUBDIVISION FILING NO. 7, SEC 16 1S 1E (2943-161-10-015)

Michael A. Partyka and Ruth A. Partyka
NAME

Stephanie Nye
Michael A. Partyka and Ruth A. Partyka, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

479 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 16, BLOCK 1, FRUITWOOD SUBDIVISION FILING NO. 7, SEC 16 1S 1E (2943-161-10-016)

Joe R. Lucero
NAME

Stephanie Nye
Joe R. Lucero, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1095 Page 656.

481 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 17 BLOCK 1 FRUITWOOD SUBDIVISION FILING NO. 7, SEC 16 1S 1E (2943-161-10-017)

James R. Mealler and Jo An K. Mealler
NAME

Stephanie Nye
James R. Mealler and Jo An K. Mealler, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in Book
1095 Page 656.

483 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 18, BLOCK 1, FRUITWOOD SUBDIVISION FILING NO. 7, SEC 16 1S 1E (2943-161-10-018)

G. Vernon Updike and Ruth M. Updike
NAME

Stephanie Nye
G. Vernon Updike and Ruth M. Updike, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

483½ Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 19 BLOCK 1 FRUITWOOD SUBDIVISION FILING NO. 7, SEC 16 1S 1E (2943-161-10-019)

Ronnie D. Harris and Alice M. Harris
NAME

Stephanie Nye
Ronnie D. Harris and Alice M. Harris, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

485 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 20 BLOCK 1 FRUITWOOD SUBDIVISION FILING NO. 7, SEC 16 1S 1E (2943-161-10-020)

James M. Kramer and Gayle M. Kramer
NAME

Stephanie Nye
James M. Kramer and Gayle M. Kramer, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

485½ Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 21 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-10-021)

Karl M. Manley and Sue Ellen Manley

NAME

Stephanie Nye

Karl M. Manley and Sue Ellen Manley, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

487 Fruitwood, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT TWENTY-TWO (22) IN BLOCK ONE (1) OF FRUITWOOD SUBDIVISION FILING NO.
SEVEN, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK
NO. 11 AT PAGE 253, OFFICIAL RECORDS OF MESA COUNTY, COLORADO (2943-161-10-
022)

Kenneth J. Oliver and Marni L. Oliver

NAME

Stephanie Nye

Kenneth J. Oliver and Marni L. Oliver, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

489 Fruitwood Drive, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOT 23 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-10-023)

Kathleen Joy Kitchen and Fredrick Hubert Kitchen

NAME

Stephanie Nye

Kathleen Joy Kitchen and Fredrick Hubert
Kitchen, by their attorney in fact City
Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1095 Page 656.

491 Fruitwood Drive, Grand Junction, CO 81504

ADDRESS

11/14/94

DATE

LOG 24, BLOCK 1, FRUITWOOD SUBDIVISION, FILING NO. 7 (2943-161-10-024)

John M. Sewell and M. Jan Sewell
NAME

Stephanie Nye
John M. Sewell and M. Jan Sewell, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

493 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 25, BLOCK 1, FRUITWOOD SUBDIVISION, FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-10-025)

Donald E. Cirbo and Vickie E. Cirbo
NAME

Stephanie Nye
Donald E. Cirbo and Vickie E. Cirbo, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

495 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 26 IN BLOCK 1 OF FRUITWOOD SUBDIVISION FILING NO. 7 (2943-161-10-026)

Linda S. Patton
NAME

Stephanie Nye
Linda S. Patton, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

497 Fruitwood Drive, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 27, BLOCK 1, FRUITWOOD SUBDIVISION, FILING NO. 7, MESA COUNTY,
COLORADO (2943-161-10-027)

Jamie L. Sparks and Tina Sparks
NAME

Stephanie Nye
Jamie L. Sparks and Tina Sparks, by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

3053 E Road, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

LOT 1, BLOCK 12, FRUITWOOD SUBDIVISION, FILING NO. 7 (2943-161-23-001)

Ronald Douglas Hill and Lisa Sue Hill
NAME

Stephanie Nye
Ronald Douglas Hill and Lisa Sue Hill, by
their attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1095 Page 656.

3051 Gunnison Avenue, Grand Junction, CO 81504
ADDRESS

11/14/94
DATE

Eastern Commercial/Fruitwood Annexation

For City Council 11/16/94

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Eastern Commercial/Fruitwood annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with a valuation of \$200,000 or more for tax purposes is included without the owners consent.

(eligible)

Eastern Commercial/Fruitwood Annexation

For City Council 11/16/94

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- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
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(eligible)

STAFF REVIEW

FILE: #196-94 EASTERN COMMERCIAL/FRUITWOOD ANNEXATION

DATE: November 16, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Referral of Petition for the Eastern Commercial/Fruitwood Annexation.

LOCATION: This annexation includes airport lands east of the present City limits, then goes east and includes a portion of Interstate 70 from 30 Road to I-70 Business loop; then south along I-70 Business loop and includes the Mesa Point Shopping Center, Peachtree Shopping Center, Bray Plaza, Coronado Plaza Shopping Center, and other commercial and some non-commercial properties along the 32 Road to 32 1/2 Road and I-70 Business Loop corridor; then west along I-70 Business loop to the present City limits and includes commercial and some non-commercial properties in the 30 Road and I-70 B corridor and along both sides of North Avenue between 29 Road and 30 Road; and also includes the Fruitwood Subdivision filings 1, 2, 3, 4, 5, 6, & 7 and Parsons Park Subdivision.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands east of the present City limits. Powers of Attorney (POA's) have been obtained for a couple hundred acres of airport lands to the east of the current City limits and the two hundred and four (204) lot Fruitwood Subdivision filings 1-7. These POA's along with adjoining lands are being considered as part of the Eastern Commercial/Fruitwood Annexation. Staff requests that City Council approve the resolution accepting the submittal of the annexation petition and scheduling a public hearing on the sufficiency of the petitions.

STAFF ANALYSIS: The Eastern Commercial/Fruitwood Annexation petition is a majority annexation petition. Landowners of more than 50% of the area, excluding public streets and City/County owned property are included in the annexation petition. The petition consists of 213 parcels comprising approximately 280 acres and 357 owners. There are an additional 181 parcels comprising approximately 260 acres and 256 owners included in the Eastern Commercial/Fruitwood Annexation.

There is an 80 acre parcel adjacent to the airport properties that is owned by the City/County and approximately 35 acres of right-of-way that are not included in the annexation petition, but are included in the grand total which includes 395 parcels on approximately 655 acres for the annexation.

Eastern Commercial/Fruitwood Annexation

	<u>PARCELS</u>	<u>No. of Owners</u>	<u>ACRES</u>
Number of POA's = Fruitwood =	204	348	43
Airport =	9	9	237
	213	357	280
 Number of Non POA's =	 181	 256	 260

Number of Acres in Right-of-Way = **approx 35 acres**

Number of Acres in City/County owned property = **80 acres**

Note: The 1 property owned by the City/County is neither a "POA parcel" nor a "non POA parcel". This parcel and all Right-of-Ways are excluded in the parcel, acreage and ownership totals when complying with State annexation laws as to majority.

STAFF RECOMMENDATIONS: Staff recommends approval.

(eastern.rpt)



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

November 22, 1994

Mesa County Board of Commissioners
750 Main
Grand Junction, CO 81501

RE: Annexation Impact Report

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed Eastern Commercial Annexation. 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 Dave Thornton (244-1450) of this department.

Sincerely,

A handwritten signature in cursive script, appearing to read "Larry Timm".

Larry Timm
Community Development Director

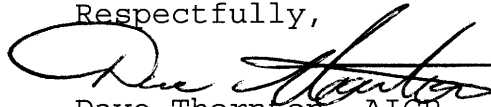
(imprpt.bp)

November 22, 1994

To File # 196-94

The Impact Report as required by State Statute 31-12-108.5 has been deposited with the Grand Junction City Clerk for the Eastern Commercial/Fruitwood Annexation.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dave Thornton", with a long horizontal flourish extending to the right.

Dave Thornton, AICP
Senior Planner

Eastern Commercial/Fruitwood Annexation Impact Report
File #196-94

The City Clerk's copy of the Impact Report for the Eastern Commercial/Fruitwood Commercial Annexation does not include a copy of the annexation petition. The Impact Report filed with Mesa County does have a copy of the petition. To review the petition, please refer to the Eastern Commercial/Fruitwood Annexation Petition that has been deposited with the City Clerk. In an effort to conserve space and not be repetitive, the City Clerk's copy of the impact report will be kept with the annexation petition allowing a person to review both at the same time and as a complete file.

1/3/95
AS per conversation with
Linda Affman, NEED TO INCLUDE
DEBBIE K. in meeting with Business
OWNERS

November 28, 1994

Fruitvale Liquors
505 30 Road
Grand Junction, CO 81504

Dear Fruitvale Liquors:

As you may know, the City of Grand Junction is taking the first steps necessary to annex the commercial areas east of the City along I-70B, including the commercial area near the I-70B, 32 Road, and F Road intersections. However, final action on this proposed annexation will be DEFERRED by the City until AFTER a November, 1995 vote on incorporation of the 30 to 35 Road area into a new City of Clifton. Mesa County and City records show that you own or lease property in the area for which the City of Grand Junction is initiating annexation.

If this annexation does proceed, it would not happen until after November, 1995. However, the City still feels that you should have the facts concerning annexation, even at this early stage. The enclosed newsletter is intended to provide basic information about City services and the effects of annexation. Some of this information is particularly relevant to business owners. The area within the proposed annexation boundary includes approximately 186 businesses; however, 46 of these businesses do not usually have taxable (sales tax) sales and another 37 of these businesses collect about \$316 in sales taxes annually from their customers, so are minimally impacted by the requirement to collect the City sales tax.

A member of the City staff will be calling you shortly after the first of the new year to answer any questions you may have and/or set a meeting with you should you desire.

If, after reading the newsletter, you have questions, please call Dave Varley at 244-1502 or Larry Timm at 244-1430. Thank you.

Sincerely,

R.T. Mantlo
Mayor

JAN 30, 1995

Talked to Dave Fouts.

No Questions

DAVE T.

November 28, 1994

Maverick Computers
2912 North Avenue
Grand Junction, CO 81504

Dear Maverick Computers:

As you may know, the City of Grand Junction is taking the first steps necessary to annex the commercial areas east of the City along I-70B, including the commercial area near the I-70B, 32 Road, and F Road intersections. However, final action on this proposed annexation will be DEFERRED by the City until AFTER a November, 1995 vote on incorporation of the 30 to 35 Road area into a new City of Clifton. Mesa County and City records show that you own or lease property in the area for which the City of Grand Junction is initiating annexation.

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If, after reading the newsletter, you have questions, please call Dave Varley at 244-1502 or Larry Timm at 244-1430. Thank you.

Sincerely,

R.T. Mantlo
Mayor

1/30/95

TALKED TO Kent Balog - Manager.
He took a message for ever - Mary
Thompson to call me if she had
any questions.

November 28, 1994

Mt. Garfield Wines & Liquors
3233 I-70 Business Loop
Grand Junction, CO 81520

DAVE +

Dear Mt. Garfield Wines & Liquors:

As you may know, the City of Grand Junction is taking the first steps necessary to annex the commercial areas east of the City along I-70B, including the commercial area near the I-70B, 32 Road, and F Road intersections. However, final action on this proposed annexation will be DEFERRED by the City until AFTER a November, 1995 vote on incorporation of the 30 to 35 Road area into a new City of Clifton. Mesa County and City records show that you own or lease property in the area for which the City of Grand Junction is initiating annexation.

If this annexation does proceed, it would not happen until after November, 1995. However, the City still feels that you should have the facts concerning annexation, even at this early stage. The enclosed newsletter is intended to provide basic information about City services and the effects of annexation. Some of this information is particularly relevant to business owners. The area within the proposed annexation boundary includes approximately 186 businesses; however, 46 of these businesses do not usually have taxable (sales tax) sales and another 37 of these businesses collect about \$316 in sales taxes annually from their customers, so are minimally impacted by the requirement to collect the City sales tax.

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If, after reading the newsletter, you have questions, please call Dave Varley at 244-1502 or Larry Timm at 244-1430. Thank you.

Sincerely,

R.T. Mantlo
Mayor

1/30/95

Talked to Steven Sanderson -
MANAGER. AT this time he
has NO questions.

DAVE T.

November 28, 1994

Kentucky Fried Chicken
3219 F Road
Grand Junction, CO 81520

Dear Kentucky Fried Chicken:

As you may know, the City of Grand Junction is taking the first steps necessary to annex the commercial areas east of the City along I-70B, including the commercial area near the I-70B, 32 Road, and F Road intersections. However, final action on this proposed annexation will be DEFERRED by the City until AFTER a November, 1995 vote on incorporation of the 30 to 35 Road area into a new City of Clifton. Mesa County and City records show that you own or lease property in the area for which the City of Grand Junction is initiating annexation.

If this annexation does proceed, it would not happen until after November, 1995. However, the City still feels that you should have the facts concerning annexation, even at this early stage. The enclosed newsletter is intended to provide basic information about City services and the effects of annexation. Some of this information is particularly relevant to business owners. The area within the proposed annexation boundary includes approximately 186 businesses; however, 46 of these businesses do not usually have taxable (sales tax) sales and another 37 of these businesses collect about \$316 in sales taxes annually from their customers, so are minimally impacted by the requirement to collect the City sales tax.

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If, after reading the newsletter, you have questions, please call Dave Varley at 244-1502 or Larry Timm at 244-1430. Thank you.

Sincerely,

R.T. Mantlo
Mayor

1/30/95

Talked to Leroy Coleman. Would like to meet with staff. Has QUESTIONS of why?

November 28, 1994

←
DAVE T.

Western Implement
2919 North Avenue
Grand Junction, CO 81504

Dear Western Implement:

As you may know, the City of Grand Junction is taking the first steps necessary to annex the commercial areas east of the City along I-70B, including the commercial area near the I-70B, 32 Road, and F Road intersections. However, final action on this proposed annexation will be DEFERRED by the City until AFTER a November, 1995 vote on incorporation of the 30 to 35 Road area into a new City of Clifton. Mesa County and City records show that you own or lease property in the area for which the City of Grand Junction is initiating annexation.

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If, after reading the newsletter, you have questions, please call Dave Varley at 244-1502 or Larry Timm at 244-1430. Thank you.

Sincerely,

R.T. Mantlo
Mayor

JAN 30, 1995

Talked to Les WASSOM. He doesn't
have ANY questions AT THIS TIME.
He will call if he does later.

November 28, 1994

DAVE T

Max Foods
3229 I-70 Business Loop
Grand Junction, CO 81520

Dear Max Foods:

As you may know, the City of Grand Junction is taking the first steps necessary to annex the commercial areas east of the City along I-70B, including the commercial area near the I-70B, 32 Road, and F Road intersections. However, final action on this proposed annexation will be DEFERRED by the City until AFTER a November, 1995 vote on incorporation of the 30 to 35 Road area into a new City of Clifton. Mesa County and City records show that you own or lease property in the area for which the City of Grand Junction is initiating annexation.

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A member of the City staff will be calling you shortly after the first of the new year to answer any questions you may have and/or set a meeting with you should you desire.

If, after reading the newsletter, you have questions, please call Dave Varley at 244-1502 or Larry Timm at 244-1430. Thank you.

Sincerely,

R.T. Mantlo
Mayor

November 28, 1994

Albertsons Inc.
250 Park Center Blvd
Boise, ID 83706

Dear Albertsons Inc.:

As you may know, the City of Grand Junction is taking the first steps necessary to annex the commercial areas east of the City along I-70B, including the commercial area near the I-70B, 32 Road, and F Road intersections. However, final action on this proposed annexation will be DEFERRED by the City until AFTER a November, 1995 vote on incorporation of the 30 to 35 Road area into a new City of Clifton. Mesa County and City records show that you own or lease property in the area for which the City of Grand Junction is initiating annexation.

If this annexation does proceed, it would not happen until after November, 1995. However, the City still feels that you should have the facts concerning annexation, even at this early stage. The enclosed newsletter is intended to provide basic information about City services and the effects of annexation. Some of this information is particularly relevant to business owners. The area within the proposed annexation boundary includes approximately 186 businesses; however, 46 of these businesses do not usually have taxable (sales tax) sales and another 37 of these businesses collect about \$316 in sales taxes annually from their customers, so are minimally impacted by the requirement to collect the City sales tax.

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If, after reading the newsletter, you have questions, please call Dave Varley at 244-1502 or Larry Timm at 244-1430. Thank you.

Sincerely,

R.T. Mantlo
Mayor

JAN 30, 1995

TALKED TO DAVE ANDERSON. He doesn't WANT TO BE ANNEXED because of the INCREASE IN SALES TAX, but ALSO doesn't WANT TO BE PART OF THE City of Clifton.

He HAD NO QUESTIONS ABOUT ANNEXATION.

DAVE T

November 28, 1994

Gators
3001 E Road
Grand Junction, CO 81504

Dear Gators:

As you may know, the City of Grand Junction is taking the first steps necessary to annex the commercial areas east of the City along I-70B, including the commercial area near the I-70B, 32 Road, and F Road intersections. However, final action on this proposed annexation will be DEFERRED by the City until AFTER a November, 1995 vote on incorporation of the 30 to 35 Road area into a new City of Clifton. Mesa County and City records show that you own or lease property in the area for which the City of Grand Junction is initiating annexation.

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Sincerely,

R.T. Mantlo
Mayor

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Steve Pace, Engineering Tech
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Hobbs, Parks Manager
Ken Johnson, Fire Marshall
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Randy Booth, Comptroller
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor

FROM: Dave Thornton, Community Development Department

RE: **IMPACT REPORT FOR Eastern Commercial/Fruitwood ANNEXATION**

DATE: December 2, 1994

On Wednesday, November 2nd, a petition for annexation was referred to City Council for their approval to begin the annexation process for the Eastern Commercial/Fruitwood Annexation. As a result I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. There are neighborhood meetings scheduled for December 12th and 13th at the Crossroads United Methodist Church at 599 30 Road to inform residents and property owners of the annexation. First reading of the annexation ordinance will be December 7th and second reading will not occur until November of 1995 after the residents within the proposed City of Clifton vote no to incorporation. The annexation will then be effective in late December 1995. If for some amazing reason the vote for Clifton incorporation passes on the November ballot, this annexation will not proceed. If you need any additional information, please call. I need your impact reports by Wednesday, December 21, 1994. Please either submit by E-mail via attachment using Word Perfect or by hard copy if a spread sheet is used. Thank you.

Eastern Commercial/Fruitwood Annexation

	<u>PARCELS</u>	<u>No. of Owners</u>	<u>ACRES</u>
Number of POA's = Fruitwood =	204	348	43
Airport =	9	9	237
	<u>213</u>	<u>357</u>	<u>280</u>
 Number of Non POA's =	 181	 256	 260

Number of Acres in Right-of-Way = **approx 35 acres**

Number of Acres in City/County owned property = **80 acres**

LOCATION: This annexation includes airport lands east of the present City limits, then goes east and includes a portion of Interstate 70 from 30 Road to I-70 Business loop; then south along I-70 Business loop and includes the Mesa Point Shopping Center, Peachtree Shopping Center, Bray Plaza, Coronado Plaza Shopping Center, and other commercial and some non-commercial properties along the 32 Road to 32 1/2 Road and I-70 Business Loop corridor; then west along I-70 Business loop to the present City limits and includes commercial and some non-commercial properties in the 30 Road and I-70 B corridor and along both sides of North Avenue between 29 Road and 30 Road; and also includes the Fruitwood Subdivision filings 1, 2, 3, 4, 5, 6, & 7 and Parsons Park Subdivision.

Please see attached Maps

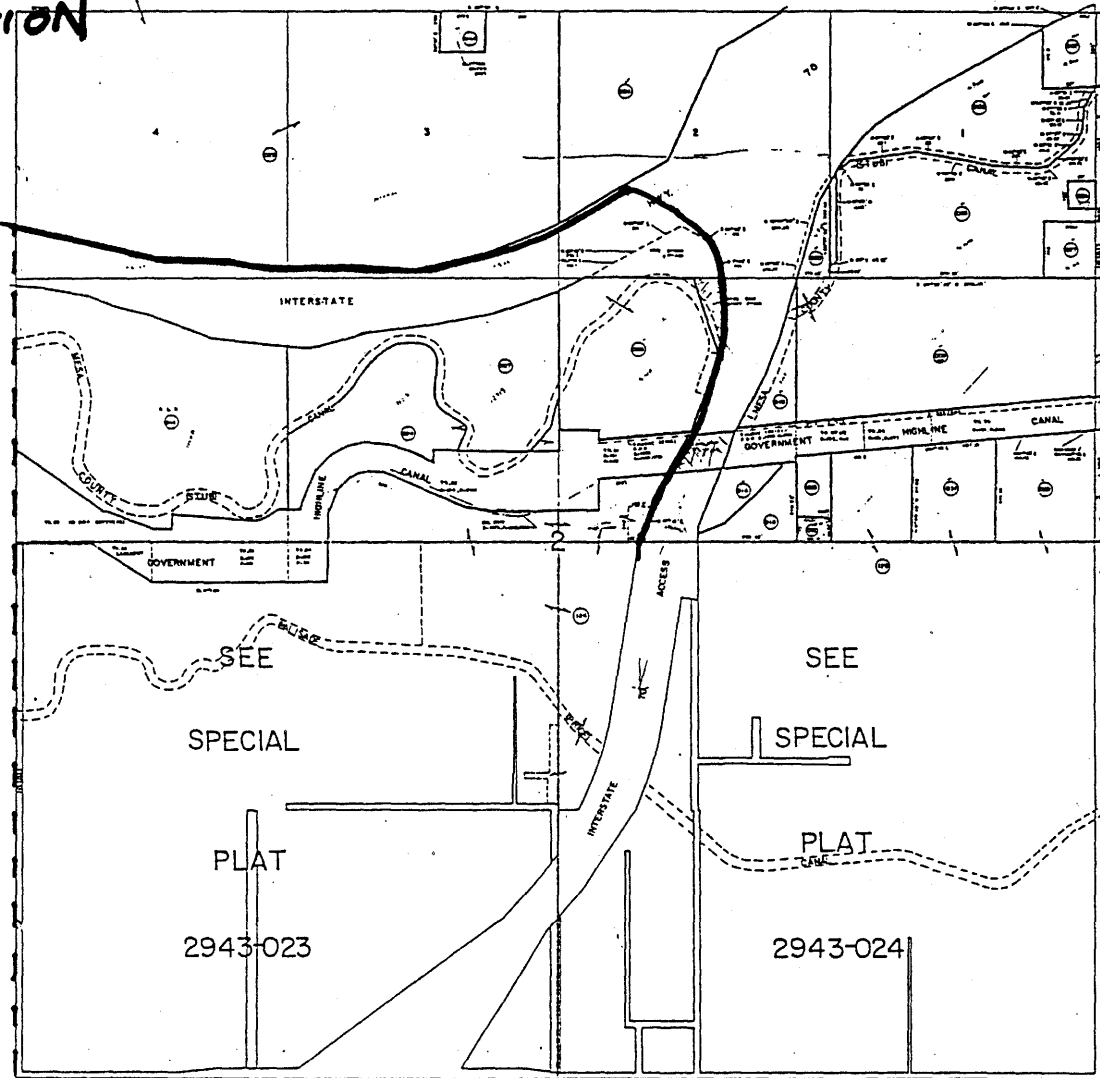
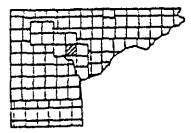
EASTERN COMMERCIAL / Fruitwood ANNEXATION

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NO.	DESCRIPTION	DATE
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--- GRAND JUNCTION CITY LIMITS
 — ANNEXATION

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As shown
T.S. & R.E.
2943-03

As shown
T.S. & R.E.
2943-03

As shown
T.S. & R.E.
2943-01

As shown
T.S. & R.E.
2943-01

T.S. & R.E. SEC. 2
2943-02

2943-023
SUB. F.L.

Adjacent
T.15 R.1E.
2943-02

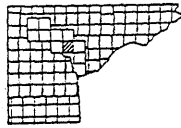
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100	1

Adjacent
T.15 R.1E.
2943-03

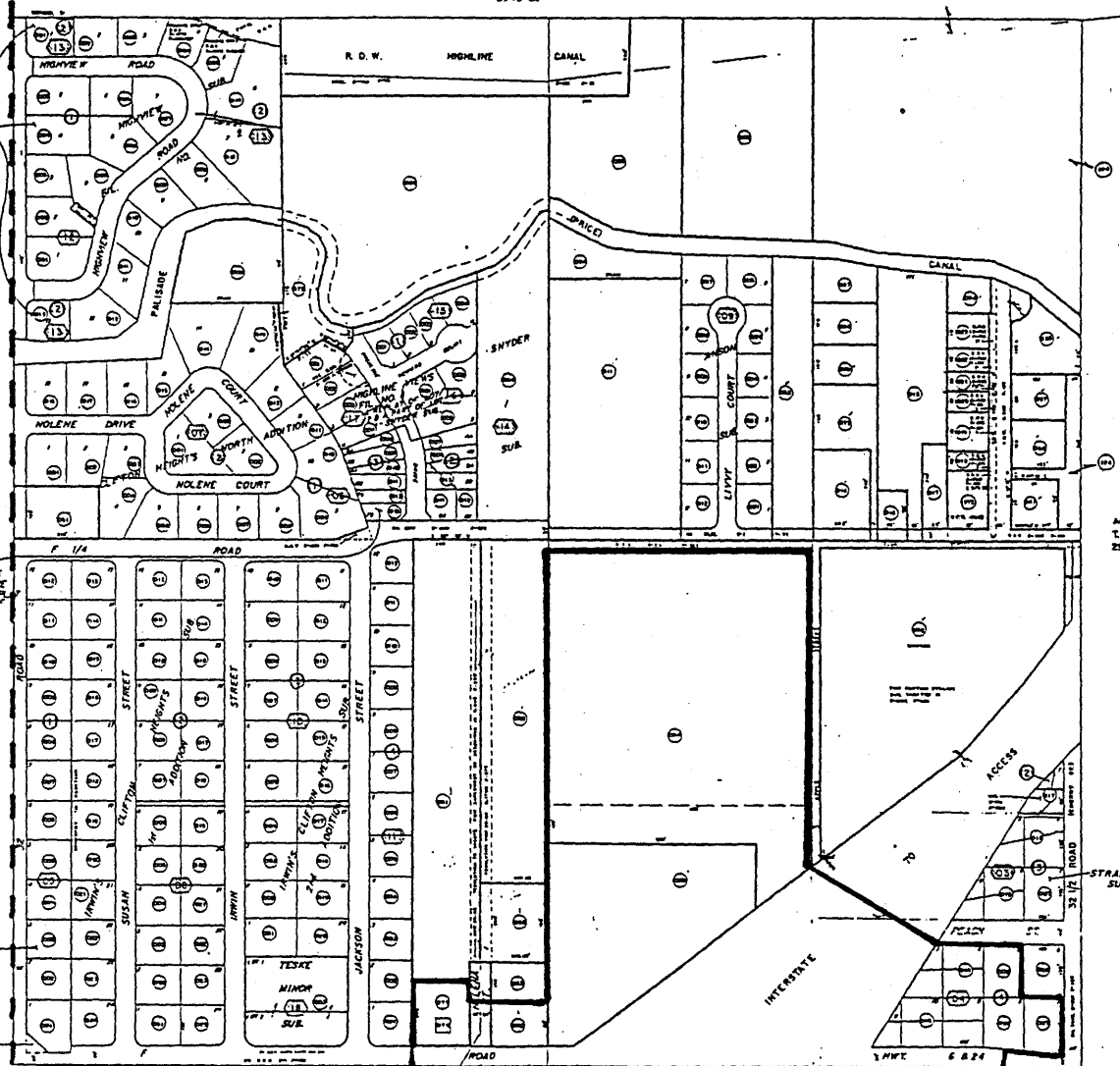
A REPEAT OF LOTS
4, 5 & 6 BLK 2 & LOTS
5, 6 & 7 BLK 3 HIGHLINE
VIEWS FL. NO. 1 A REPEAT
OF LOT 2 & A PART OF
LOT 1 SNYDER SUB.

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
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41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



IRWIN'S
CLIFTON
HEIGHTS
SUB.

--- City Limits
--- ANNEXATION



Adjacent
T.15 R.1E.
2943-024

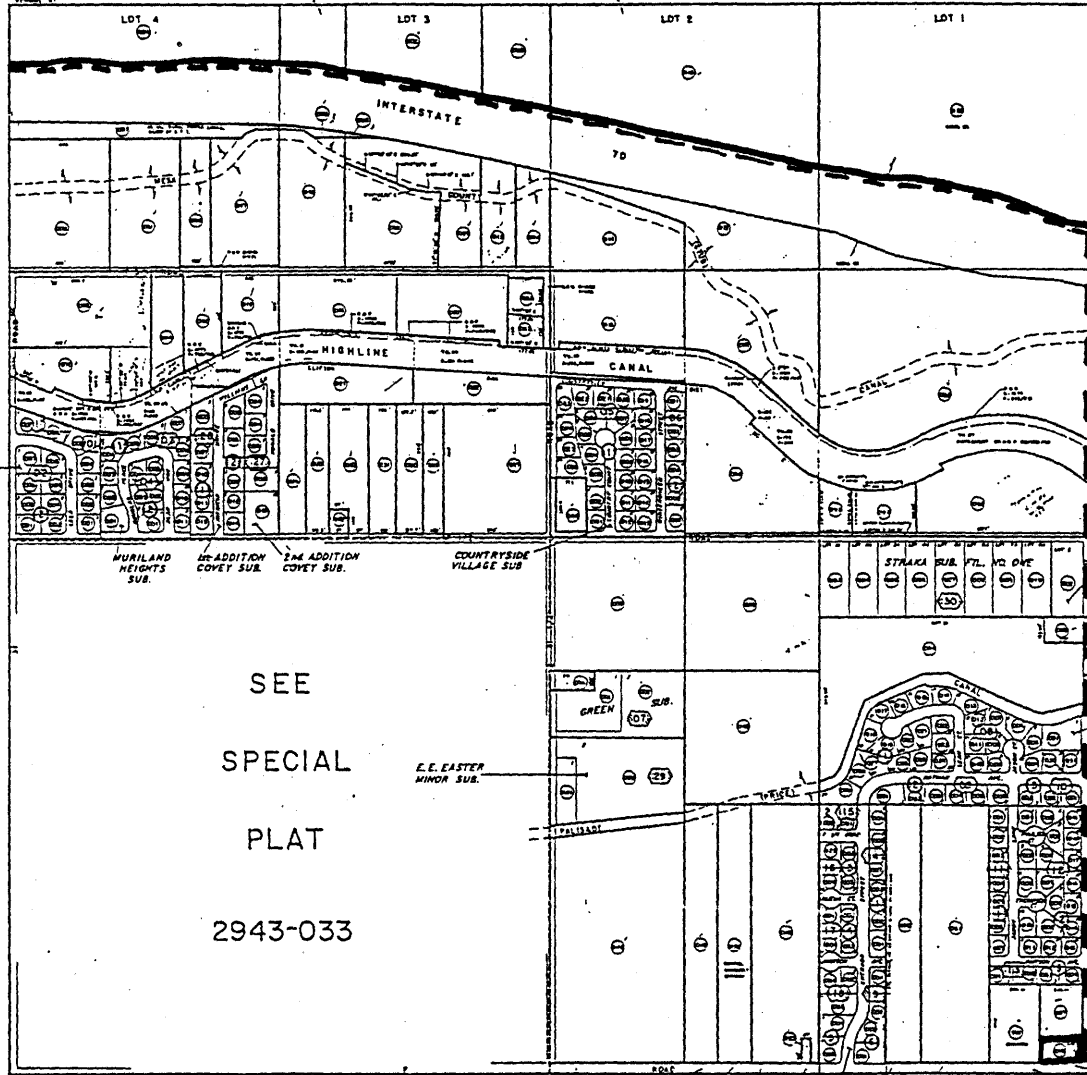
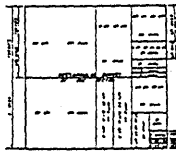
Adjacent
T.15 R.1E.
2943-11

T.15 R.1E. SEC 2 SW 1/4
2943-023

2943-03
2943-03

Adjoining
T.M. R.I.E.
2703

COUNTY OF MESA	
PLAT OF THE CITY LIMITS ANNEXATION	
NO.	DESCRIPTION
1	LOT 1
2	LOT 2
3	LOT 3
4	LOT 4
5	LOT 5
6	LOT 6
7	LOT 7
8	LOT 8
9	LOT 9
10	LOT 10
11	LOT 11
12	LOT 12
13	LOT 13
14	LOT 14
15	LOT 15
16	LOT 16
17	LOT 17
18	LOT 18
19	LOT 19
20	LOT 20
21	LOT 21
22	LOT 22
23	LOT 23
24	LOT 24
25	LOT 25
26	LOT 26
27	LOT 27
28	LOT 28
29	LOT 29
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34	LOT 34
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36	LOT 36
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38	LOT 38
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90	LOT 90
91	LOT 91
92	LOT 92
93	LOT 93
94	LOT 94
95	LOT 95
96	LOT 96
97	LOT 97
98	LOT 98
99	LOT 99
100	LOT 100

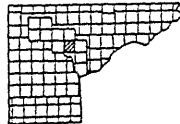
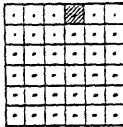


--- City Limits
 ANNEXATION

PRINCESS PARK

Adjoining
T.S. R.I.E.
2943-04

SCALE: 1" = 100'



SEE
 SPECIAL
 PLAT
 2943-033

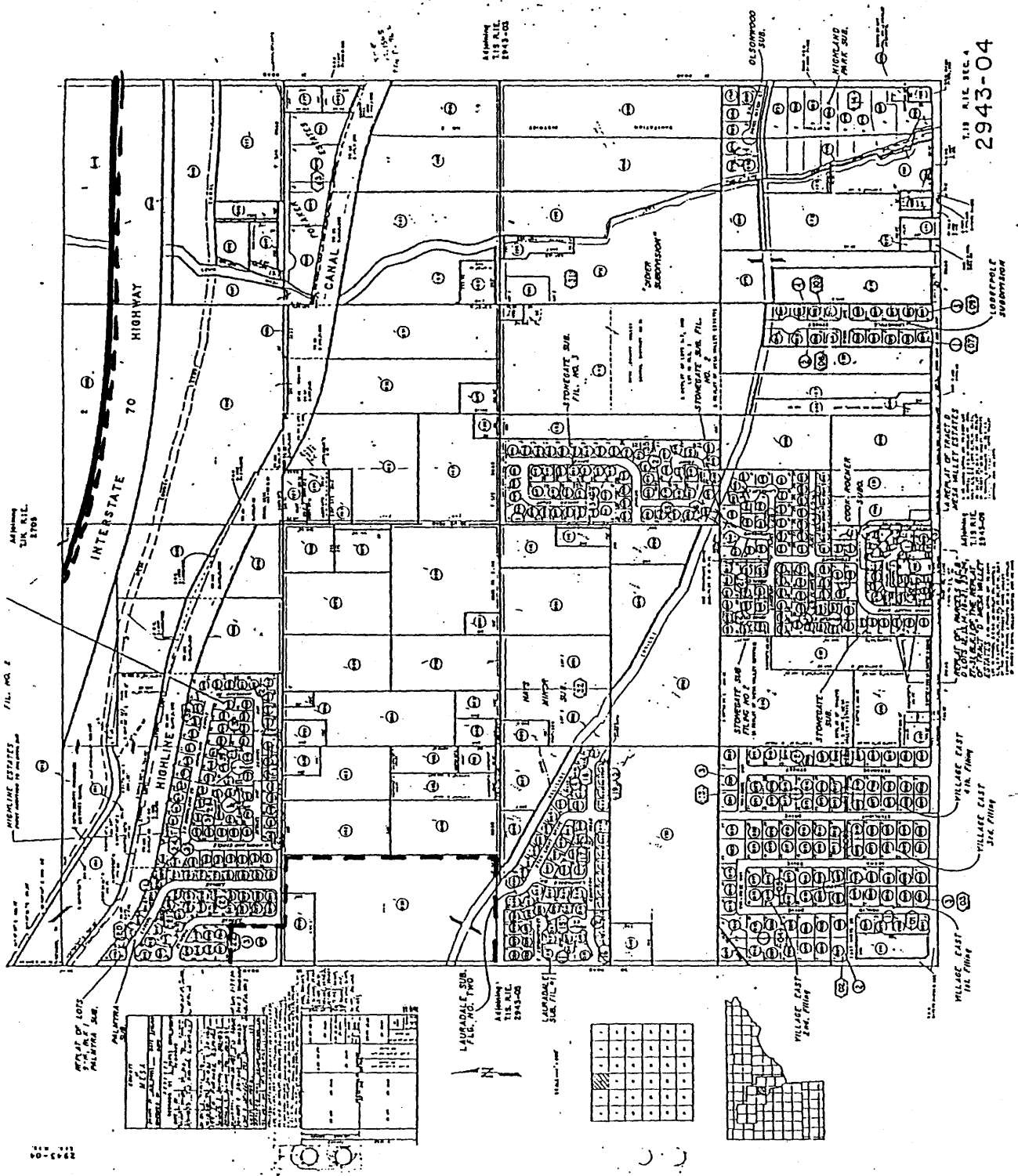
Adjoining
T.S. R.I.E.
2943-02

CLIFTON
MANOR
SUB.

CLIFF VIEW
SUB.

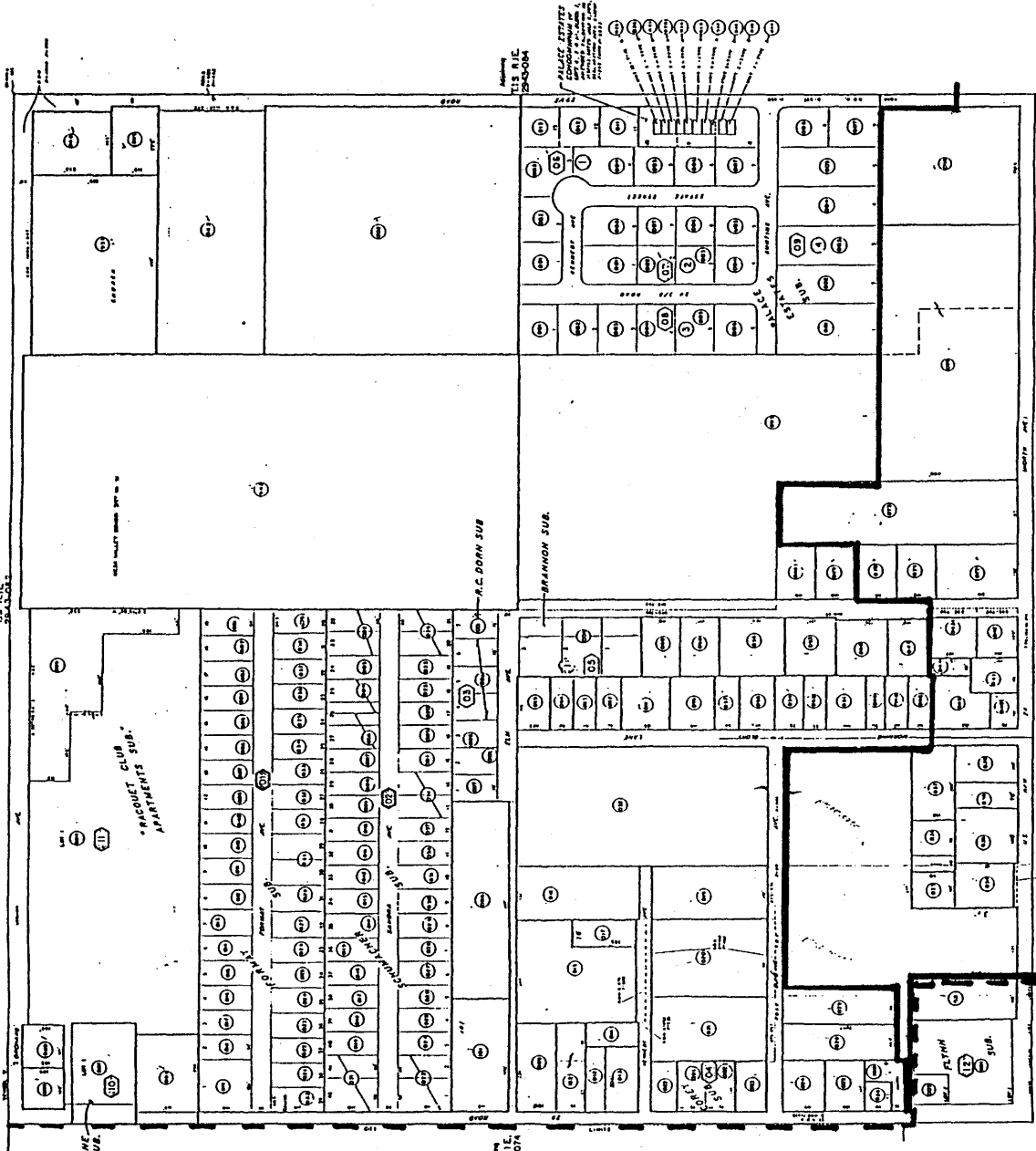
Adjoining
T.S. R.I.E.
2943-00

T.S. R.I.E. SEC. 3
2943-03



T18 AILE SEC. 4
2943-04

--- City Limits
— ANNEXATION



T.I.S. R.I.C. SEC. 8 SW/4
2943-083

T.I.S. R.I.C.
2943-17

PLAT

THIS PLAT IS SUBJECT TO THE FOLLOWING CONDITIONS:

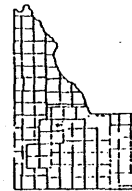
1. The lots shown on this plat are to be used only for the purposes specified herein.
2. The lots shown on this plat are to be used only for the purposes specified herein.
3. The lots shown on this plat are to be used only for the purposes specified herein.

TABLE

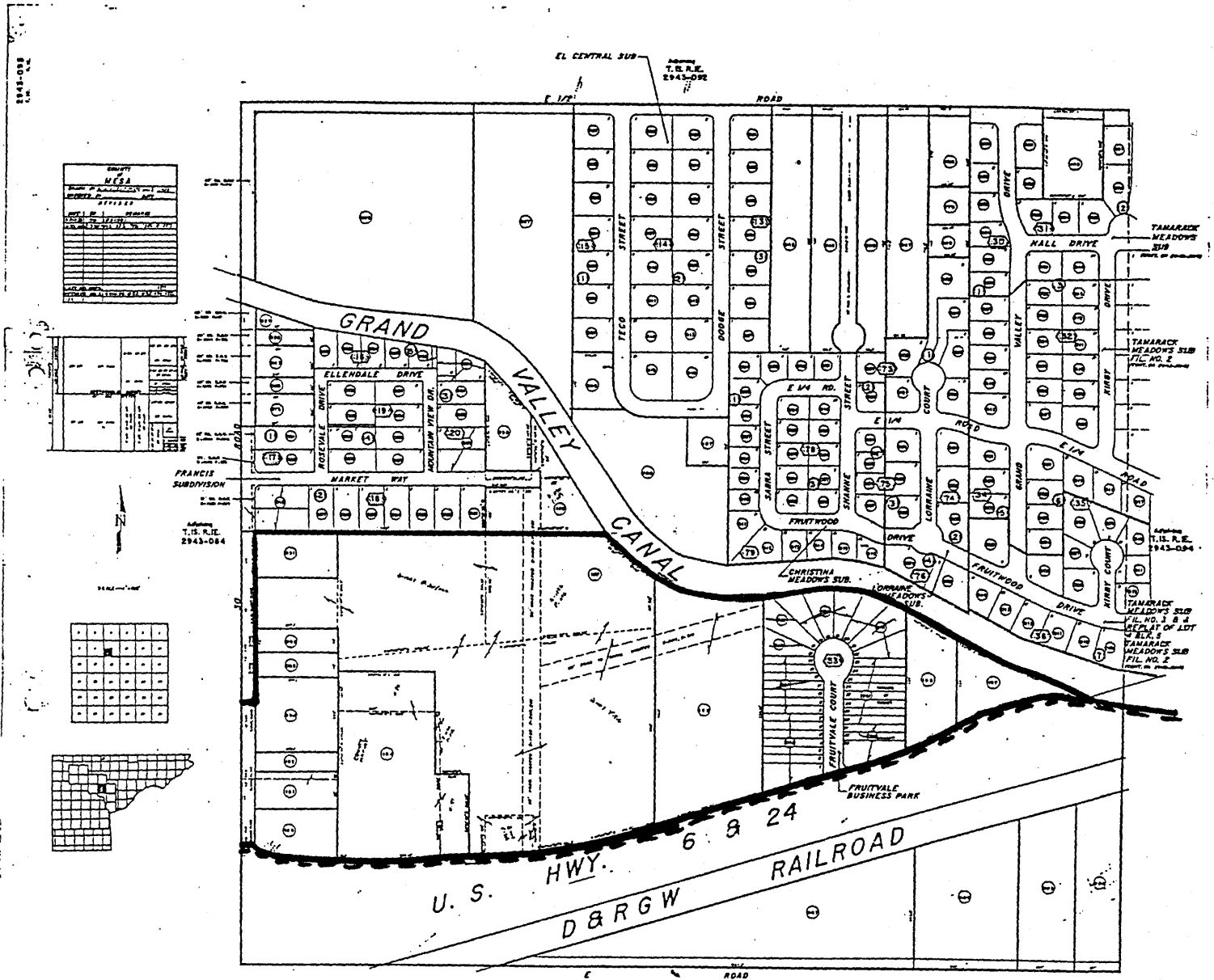
Lot No.	Area	Notes
1
2
3

--- City limits
 --- ANNEXATION

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50



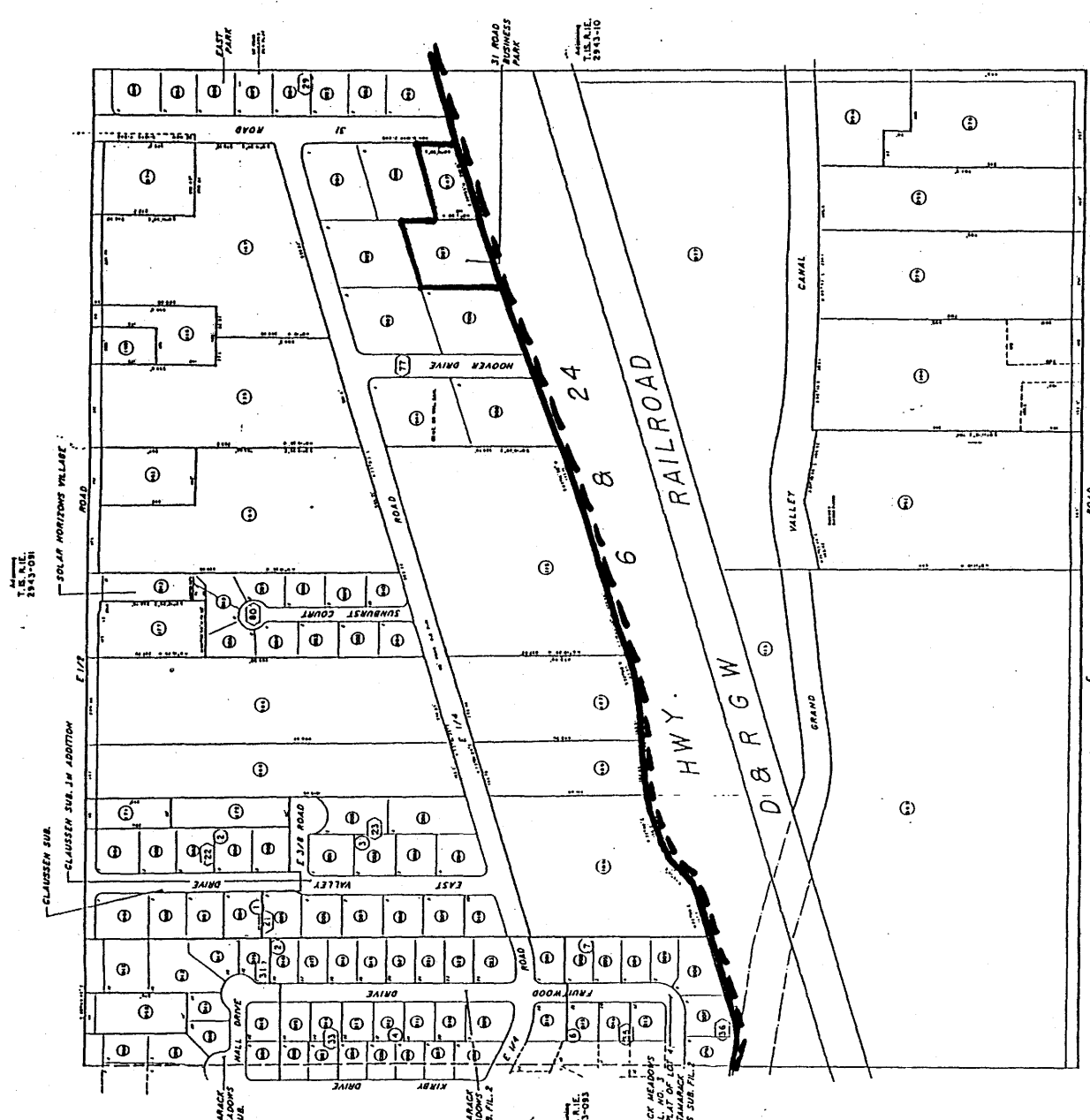
--- City Limits
 --- ANNEXATION



LOT NO.	AREA	REMARKS
1		
2		
3		
4		
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6		
7		
8		
9		
10		
11		
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100		

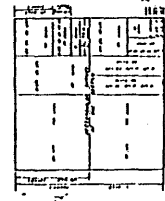
Approved
 T.S. R. R.
 2943-162

T.S. R. R.
 2943-093



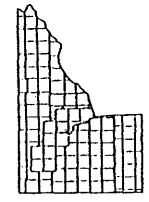
2943-094

NO.	NAME	AREA	PERCENT	DATE
1	M L SA			
2	CORRECTION			
3				
4				
5				
6				
7				
8				
9				
10				



--- City Limits
 --- ANNEXATION

NO.	NAME	AREA	PERCENT	DATE
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

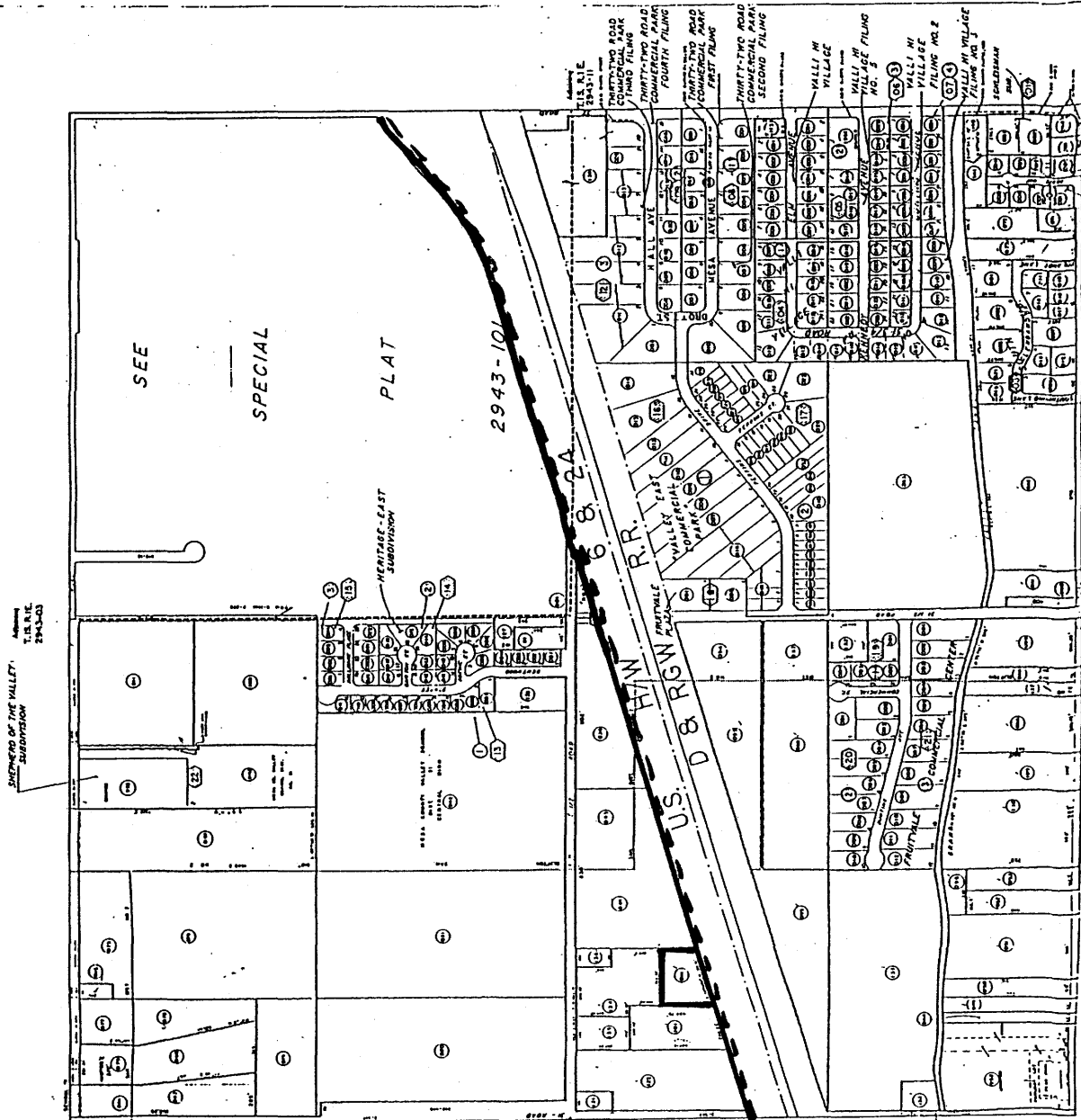


T.S.M.E. 2943-093

TAMMACK MEADOWS SUB. FILE NO. 5 & A REPEAT OF LOT 1 MEADOWS SUB. FILE

T.S.M.E. 2943-161

T.S.M.E. 2943-094



T18 R1E SEC 10
2943-10

T18 R1E SEC 8
2943-8

SHREWS OF THE VALLEY
T18 R1E SEC 10
2943-10

2943-10

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

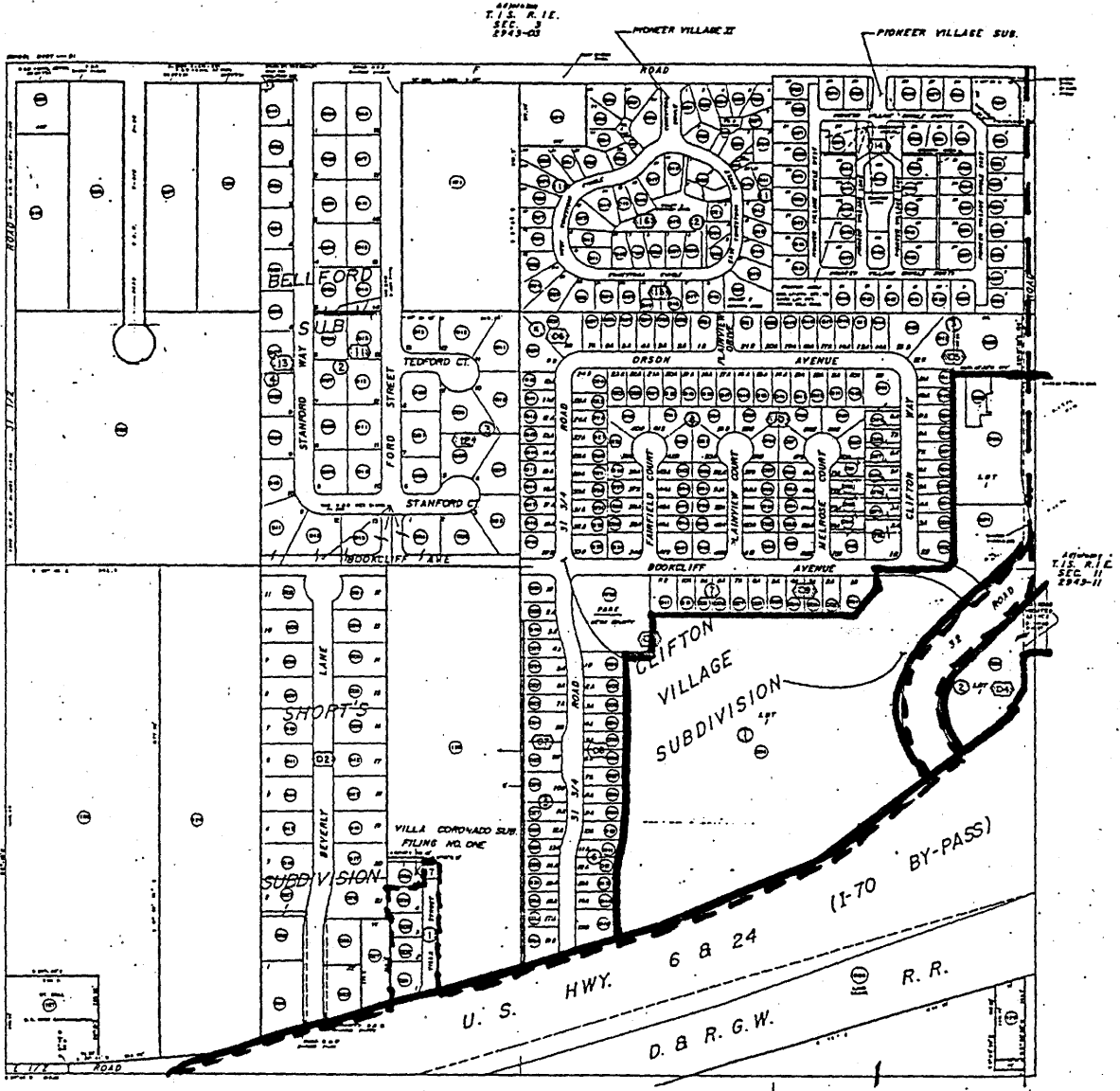
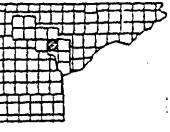
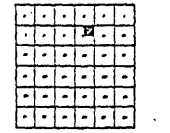
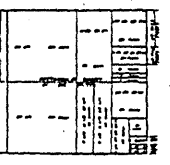
City Limits
ANNEXATION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



--- City Limits
 --- ANNEXATION

COUNTY OF MESA	
SUBDIVISION	
APPROVED BY:	
DATE:	
FILE NO.:	
PROJECT:	
OWNER:	
DESIGNER:	
ENGINEER:	
PLANNING:	
RECORDING:	
DATE RECORDED:	
BOOK:	
PAGE:	

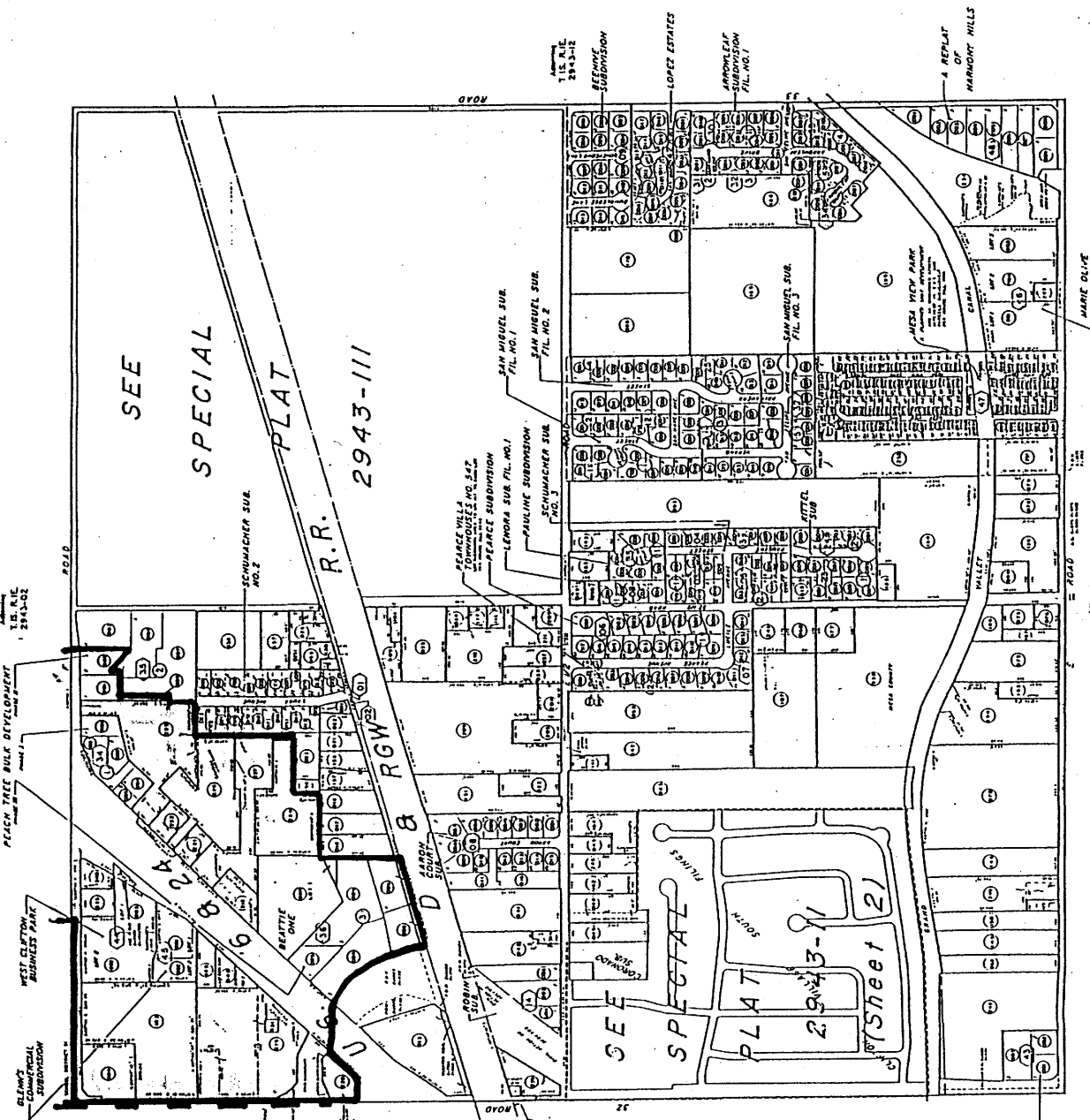


APPROVED
 T. S. R. I. E.
 SEC. 3
 2943-01

APPROVED
 T. S. R. I. E.
 SEC. 11
 2943-11

APPROVED
 T. S. R. I. E.
 SEC. 10
 2943-10

T. S. R. I. E. SEC. 10 ME 104
 2943-101



T. 15. N. 12. (SHEET 1 OF SEC. 11)
2943-11

T. 15. N. 12.
2943-11

T. 15. N. 12.
2943-02

BLANKS
COMMERCIAL
SUBDIVISION

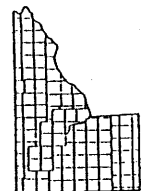
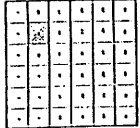
WEST CLAYTON
BUSINESS PARK

PEACE TRAIL BULK DEVELOPMENT

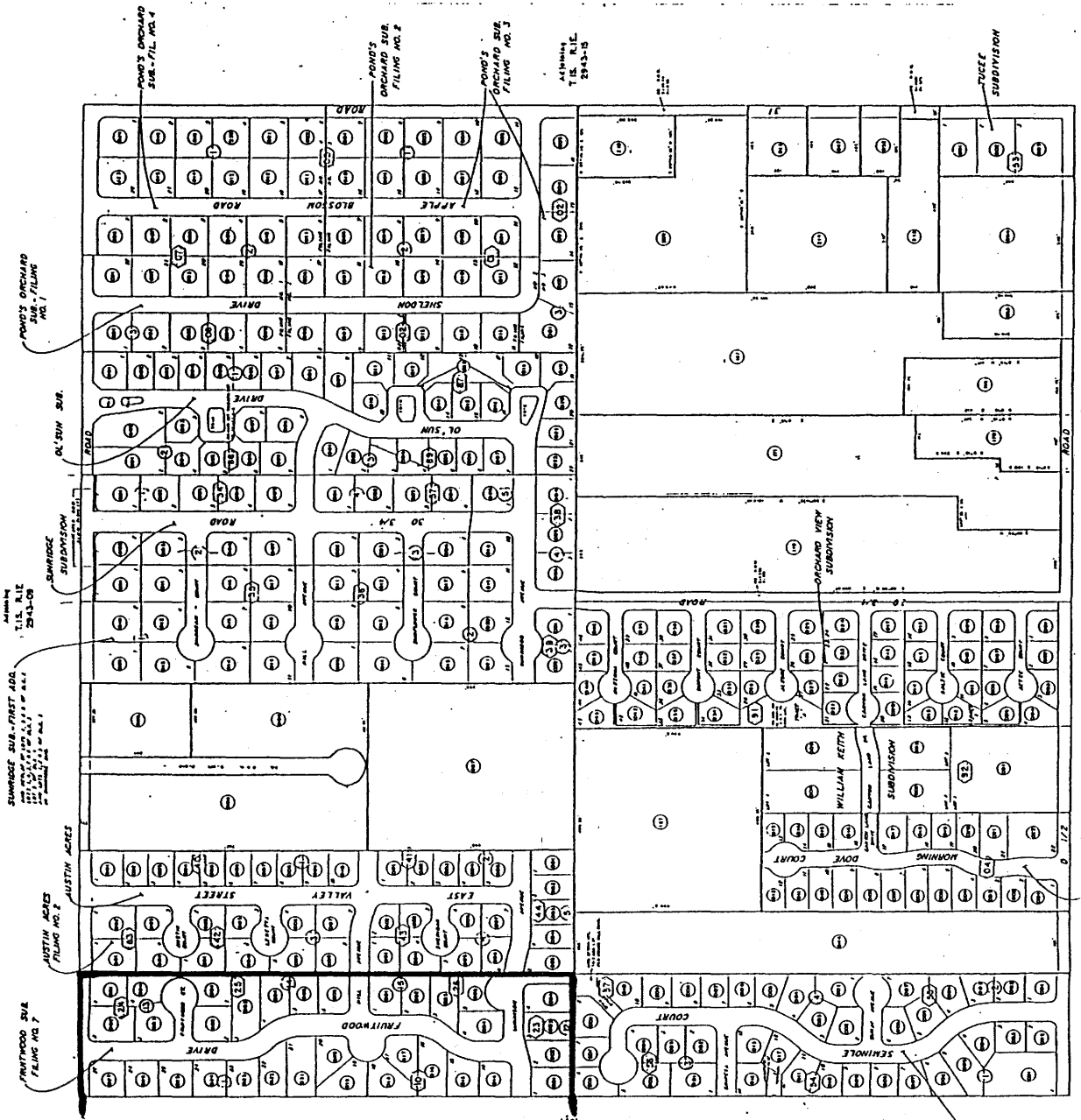
LOT	AREA	ACRES	OWNER
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5	0.12	0.12	...
6	0.12	0.12	...
7	0.12	0.12	...
8	0.12	0.12	...
9	0.12	0.12	...
10	0.12	0.12	...
11	0.12	0.12	...
12	0.12	0.12	...
13	0.12	0.12	...
14	0.12	0.12	...
15	0.12	0.12	...
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27	0.12	0.12	...
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33	0.12	0.12	...
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93	0.12	0.12	...
94	0.12	0.12	...
95	0.12	0.12	...
96	0.12	0.12	...
97	0.12	0.12	...
98	0.12	0.12	...
99	0.12	0.12	...
100	0.12	0.12	...

--- City Limits
 --- ANNEXATION

SCALE 1"=100'



ABBOT SQUARE



Sumner Sub-First Add
T.R. R.I.E.
2943-08
121' x 117' x 117' x 117' x 117' x 117'

Austin Acres
Filing No. 2

Fruitwood Sub
Filing No. 1

Sumner Subdivision
T.R. R.I.E.
2943-08

Ol' Sun Sub
T.R. R.I.E.
2943-08

Ponds Orchard Sub
Filing No. 1

Ponds Orchard Sub
Filing No. 2

Ponds Orchard Sub
Filing No. 3

Ashmun
T.R. R.I.E.
2943-15

Tucee Subdivision

Orchard View Subdivision

William Keith Subdivision

William Keith Subdivision

William Keith Subdivision

William Keith Subdivision

William Keith Subdivision

William Keith Subdivision

William Keith Subdivision

William Keith Subdivision

William Keith Subdivision

T.R. R.I.E.
2943-161

William Keith
T.R. R.I.E.
2943-84

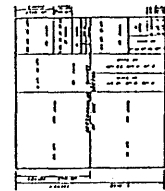
William Keith
T.R. R.I.E.
2943-84

William Keith
T.R. R.I.E.
2943-84

William Keith
T.R. R.I.E.
2943-84

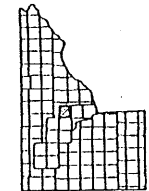
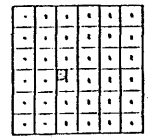
William Keith
T.R. R.I.E.
2943-84

OWNER	M.E.S.I.
ADDRESS	1111 N. 11th St., Oklahoma City, Okla.
PREPARED BY	CHEROCKEE VILLAGE
DATE	1943
SCALE	1" = 100'
REMARKS	THIS PLAN IS SUBJECT TO THE RECORDS OF THE COUNTY OF OKLAHOMA, STATE OF OKLAHOMA.



ANNEXATION

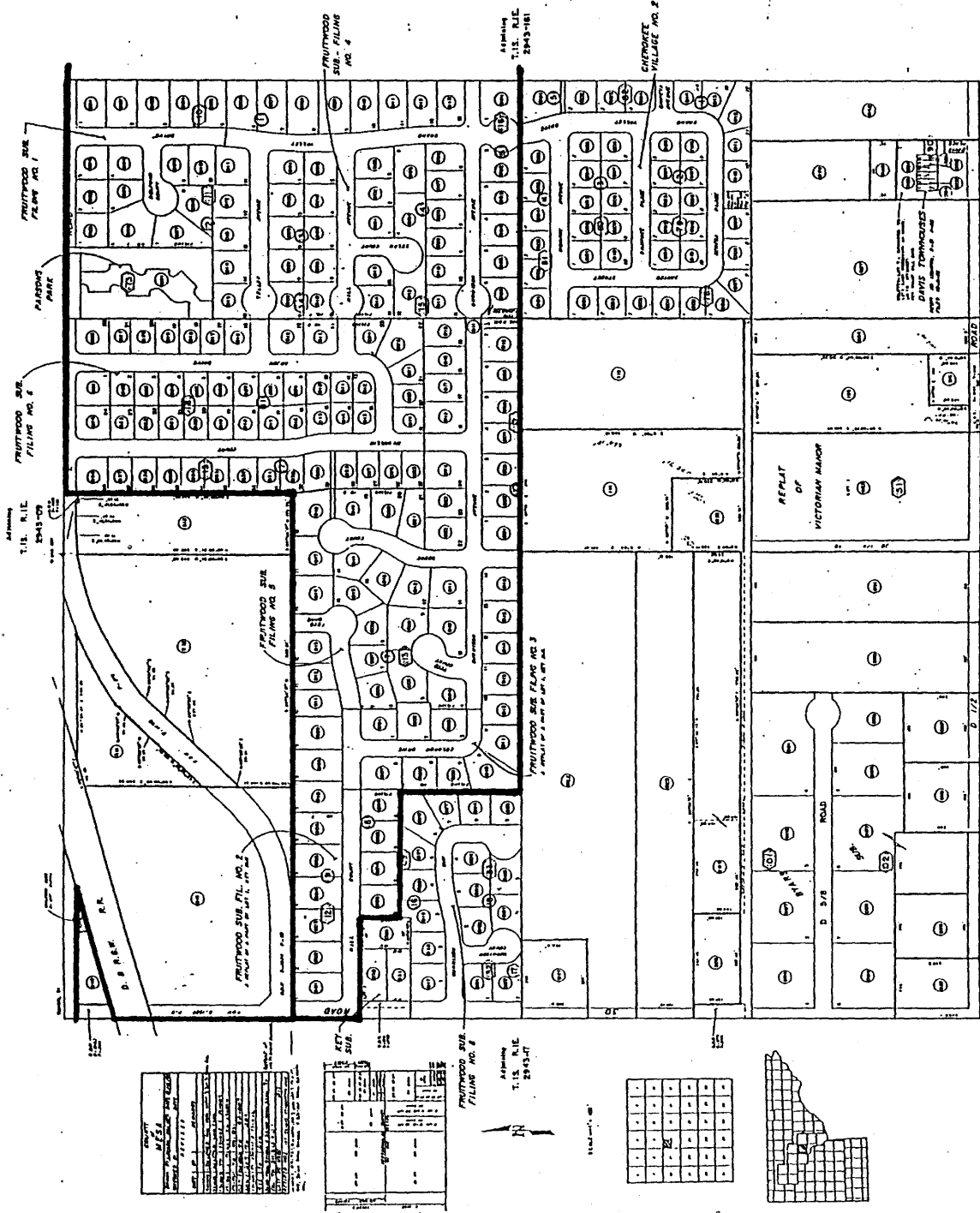
Addressing
2943-161



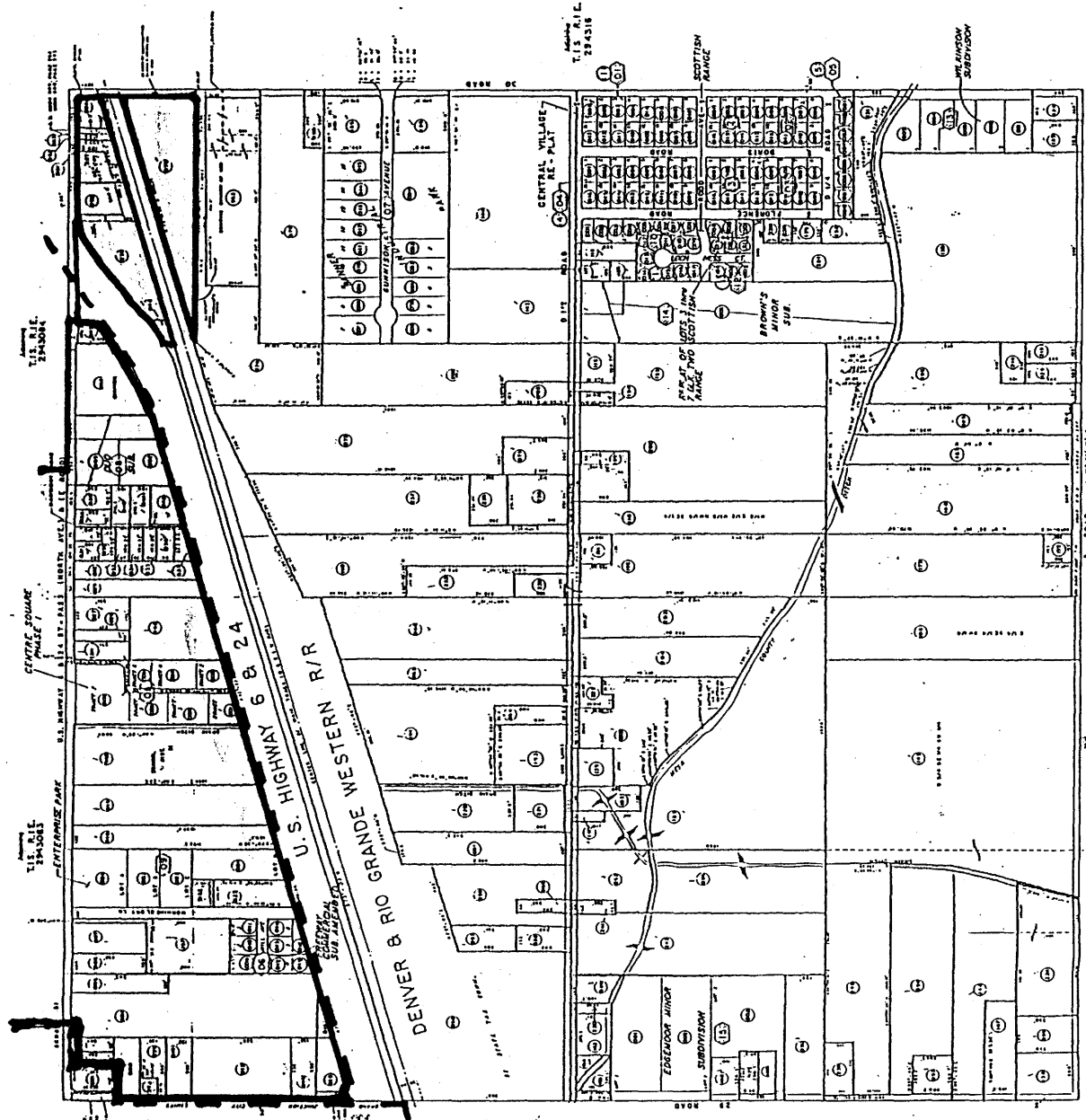
CHEROKEE VILLAGE

2943-161

ANNEXATION



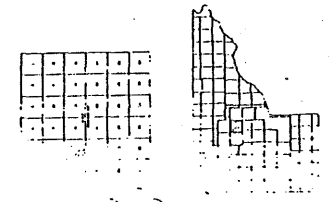
T.15. R.1E.
2943-162



2943-17

Block	Lot	Area	Remarks
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1	3	0.12	...
1	4	0.12	...
1	5	0.12	...
1	6	0.12	...
1	7	0.12	...
1	8	0.12	...
1	9	0.12	...
1	10	0.12	...
1	11	0.12	...
1	12	0.12	...
1	13	0.12	...
1	14	0.12	...
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1	69	0.12	...
1	70	0.12	...
1	71	0.12	...
1	72	0.12	...
1	73	0.12	...
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1	88	0.12	...
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1	91	0.12	...
1	92	0.12	...
1	93	0.12	...
1	94	0.12	...
1	95	0.12	...
1	96	0.12	...
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1	98	0.12	...
1	99	0.12	...
1	100	0.12	...

--- City Limits
 --- ANNEXATION



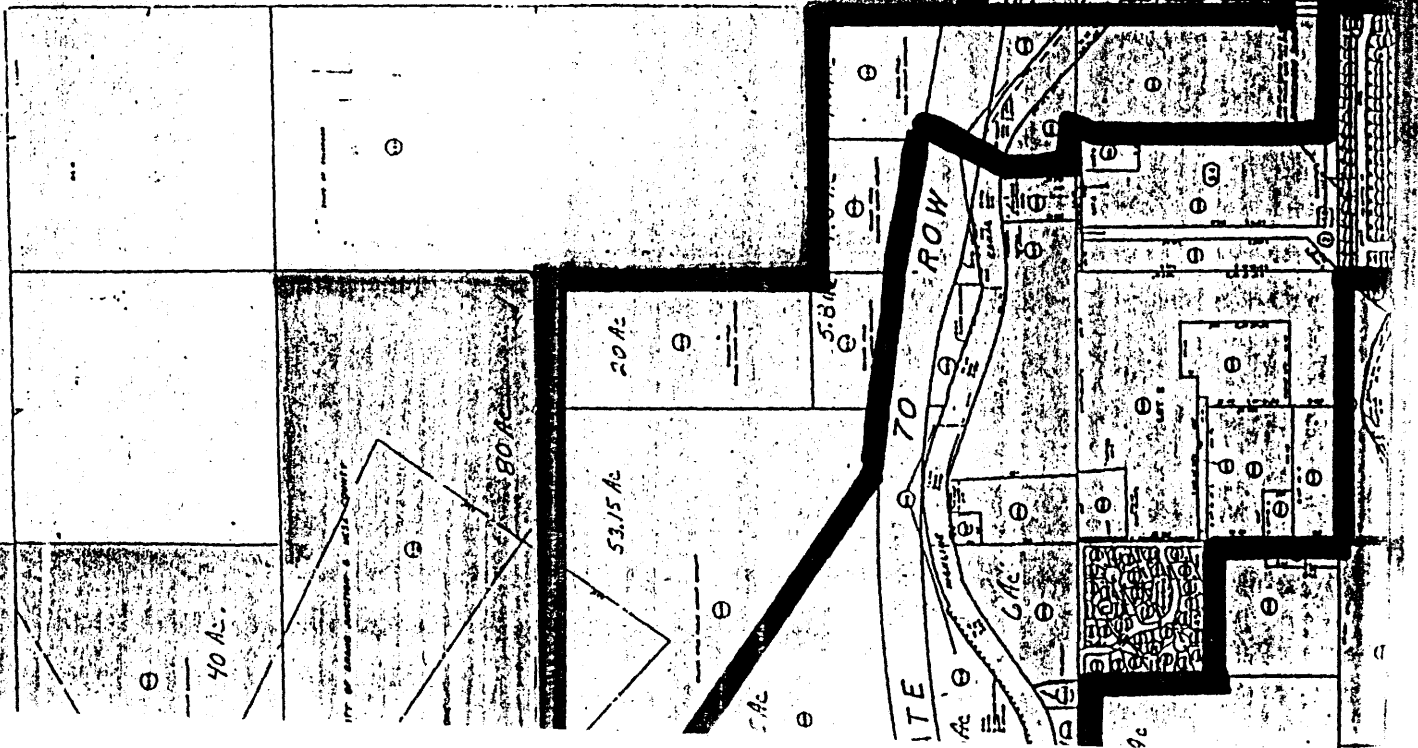
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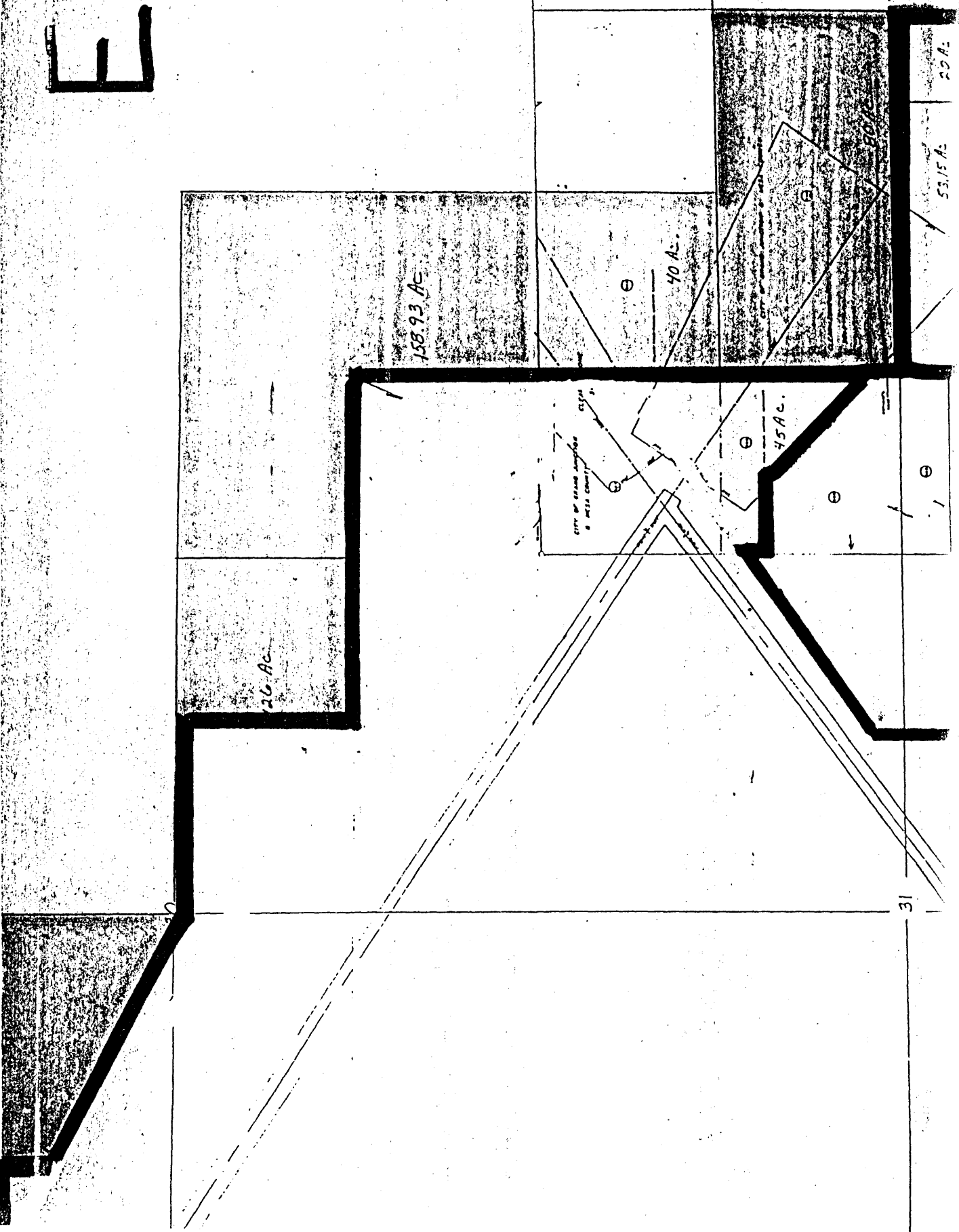
CITY
LIMITS



ANNEXATION



EAS



MEMORANDUM

Date: December 12, 1994

To: Darold G. Sloan
Chief of Police

From: Martyn Currie
Operations Division Commander

Subject: Impact Statement re: Eastern Commercial/Fruitwood
Annexation

The commercial corridor and housing subdivision in the Eastern Commercial/Fruitwood Annexation plan include substantial segments of areas discussed in the annexation review titled "East, Orchard Mesa, and Redlands Annexation Impact Study dated January 3, 1994. The Eastern Commercial portion of the annexation basically corresponds to area "E-4", and the Fruitwood annexation portion corresponds to area "E-5". Upon review of the January 3 impact study, the thought process and methodology employed to determine the impacts are still valid. (Attached are copies of January 3 study which pertain to this annexation impact statement.) Based on that impact statement, the following resources would be the necessary for the Grand Junction Police Department to provide police services to the newly acquired area. The dollar amounts are 1994 costs. Some of the previously estimated costs have been modified to reflect the lesser population encompassed in the review for this annexation impact statement.

Personnel:	\$ 521,910
Operating Costs:	\$ 27,200
Calls for Service costs:	\$ 44,592
Operating Capital:	\$ 82,441
Animal Control costs:	\$ 12,734
Training costs:	\$ 5,244
TOTAL	\$ 694,121

Excerpts from the January 3, 1994 Impact Study which are pertinent to the Eastern Commercial/Fruitwood Annexation.

OPERATIONS DIVISION

The first consideration of impact on police services is that provided by the Operations Division which consists of:

1. The Patrol function, which provides twenty-four hour a day emergency and non-emergency response to requests for service. The study will also address any cost impact in calls for service through 911 Communications.
2. The Investigations function, which provides follow up investigations on crimes against persons, crimes against property, juvenile crime and runaways.

The Patrol Section

Area E4

Size: Approx. two and one quarter square miles.
Contiguity: None
Major roadways: The major thoroughfares are F Road, 30 Road, E Road and I-70 Business Loop. The land use along these roadways is a mixture of commercial, industrial, agricultural and residential.
Land Use: Primarily residential and agricultural with concentrated pockets of commercial centers and industrial uses.
Calls for Service: 1,060 (at \$16.00 per call)
Population: 3,422
Considerations: Due to its total lack of contiguity it would seem very improbable that this area would be annexed as an entity unto itself. To provide patrol service to this area with the same level as provide in the city would be more difficult due to the lack of contiguity. Additional factors affecting this area are the traffic flows caused by proximity to the I-70 Interstate and the commercial centers which are located on I-70 Business Loop. The industrial businesses also add to the traffic concerns.
Recommendation: To provide adequate patrol coverage to this area would require the creation of an additional patrol beat. To staff a patrol beat 24 hours a day, 365 days a year requires

the addition of five officers to the Patrol force and the purchase of two additional marked police cars.

Costs:	Personnel	\$225,790
	Operating	12,000
	CFS	16,960
	Op. Capital	46,500
	Total	\$301,250

Area E5

Size: Approx. ten square miles.
Contiguity: 25%
Major roadways: The major thoroughfares are D Road, E Road, 30 Road and 32 Road. The land use along these roadways is a mixture of commercial, industrial, agricultural and residential.
Land Use: Primarily residential and agricultural with concentrated pockets of commercial centers and industrial uses.
Calls for Service: 1,727 (at \$16.00 per call)
Population: 5,576

Considerations: To provide patrol service to this area with the same level as provide in the city would be virtually require an additional beat to accommodate the geographic size of this addition. Additional factors affecting this area are the traffic flows on D Road and E Road.

Recommendation: To provide adequate patrol coverage to this area would require the creation of an additional patrol beat. To staff a patrol beat 24 hours a day, 365 days a year requires the addition of five officers to the Patrol force and the purchase of one additional marked police cars.

Costs:	Personnel	\$225,790
	Operating	12,000
	CFS	27,632
	Major Capital	23,250
	Total	\$311,922

The Investigations Section

Impact of the annexation study areas upon the service provide by the Investigation Section differs drastically from that of the

Patrol Section. Whereas the Patrol Section had geographic and response time concerns, the Investigations Section is driven primarily by work load regardless of geography.

History has shown criminal activity accounts for 27% of all incidents reported to the Police Department. The Investigations Section is assigned 26% of all crimes reported (excluding Narcotics Violations). The number of cases assigned to an Investigator depends upon the type of crime. Our current average case load per Investigator is 225 cases. Increases in criminal case assignments will require corresponding increases in Investigators assigned to handle them.

"East" Annexation Area:

Area E4 calls for service are 1,060
Area E5 calls for service are 1,727

Total calls for service are 2787. This number of additional calls for service will generate 196 criminal cases to be investigated. Therefore, an additional Investigator position would be needed at the following cost:

Personnel	Operating	Op. Capital	Total Cost
\$ 41,858	\$ 650	\$ 12,691	\$ 55,199

SERVICES DIVISION

The next consideration of impact on the provision of police services is that provided by the Services Division which consists of:

1. Records and Crime Analysis
2. 911 Dispatch
3. Animal Control
4. Training

Records and Crime Analysis

35% of all calls for service lead to cases requiring some type of processing by personnel in the Records and Crime Analysis Unit. Presently there are six Records Technicians processing the cases generated by 35,000 annual calls for service, this translates to 5,834 cases per technician. The total calls for service in the proposed study areas are 8,813. This number is approximately one fourth of our existing work load be processed by six people. With the annexation of the various areas the calls for service will increase requiring the hiring of a part time Records Technician and eventually a full time Records Technician. When the need for additional Records personnel would be required is dependant upon volume rather than geographic areas annexed. In total, the impact

to the Records and Crime Analysis Unit would be the need for one full time.

Costs:	Personnel	Operating
	\$ 25,172	\$ 2,550

Animal Control Program

Presently, the City of Grand Junction contracts with the Mesa County for Animal Control. The 1994 cost to the city is \$93,418. This translates to \$2.83 per person if we use a city population of 33,000 people. The cost of each of the areas would then be their population times \$2.83. This amount would be an operating cost only since the city does not hire the animal control program employees.

Since not all the population of areas E-4 and E-5 are not being included in the Eastern Commercial/Fruitwood Annexation, the projected figures were cut in half.

	Operating	
Area E4	\$ 9,685 x .5 =	\$ 4,843
Area E5	\$ 15,781 x .5 =	\$ 7,891
Total cost		\$12,734

Training Unit

Training provided to Police Department personnel averages \$437 per employee per year. As the number of personnel increase the operating cost of the Training Unit will increase proportionally. There would be no increase need in the number of personnel managing the training function.

12 employees x \$437 = \$5,244

911 Dispatch

The 911 Emergency Service system presently operates on a county-wide basis. Additions to the city limits would require the city to pay a proportional increase in the 911 costs as accounted for in the section of this report addressing the Patrol function.

1994 POLICE OFFICER COSTS

Personnel Costs:

Salary	\$ 35,868	
Overtime	3,300	
Social Security (1.45%)	520	
Police Pension (8.00%)	2,870	
Workman's Comp. (avg.)	750	
Health/Dental (avg.)	1,650	
Life Insurance (avg.)	200	
Personnel Total	\$ 45,158	\$ 45,158

Operating Costs:

Uniforms	\$ 1,200	
Hand held Radio	700	
Armor Vest	500	
Operating Total	\$ 2,400	\$ 2,400

Operating Capital:

Patrol Car (fully equipped)	\$ 23,250	\$ 23,250
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1994 INVESTIGATOR COSTS

The cost of an Investigator position includes the Personnel and Operating Costs of the Police Officer minus the Overtime cost, or \$41,858, plus:

Operating Costs:

Uniform Allowance	\$ 300	
Wallet Badge, Raid Jacket, Pager	350	
Operating Total	\$ 650	\$ 650

Major Capital:

Unmarked Police Car	\$ 12,691	\$ 12,691
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To: David Thornton
Cc: Lanny Paulson, Randy Booth
From: Jodi Romero
Subject: IMPACT REPORTS VILLA & E COMM.
Date: 12/12/94 Time: 5:04p

David,

VILLA CORONADO

There are no commercial properties included in the Villa CORONADO Annexation and therefore no City retail sales and use tax revenue impact. However, some amount of "per household" sales and use tax will be calculated by Lanny.

EASTERN COMMERCIAL/FRUITWOOD

As reported in mid-October, there are approximately 185 businesses included in the Eastern Commercial Annexation. City retail sales and use tax revenues generated from these businesses is estimated at 1.25 million per year. Again some "per household" sales and use tax should be calculated.

If you have questions, please call.

Jodi

STAFF REVIEW

FILE: #196-94 EASTERN COMMERCIAL/FRUITWOOD ANNEXATION

DATE: December 21, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Acceptance of Petition and approve on first reading the annexation ordinance for the Eastern Commercial Corridor/Fruitwood Annexation.

LOCATION: This annexation includes airport lands east of the present City limits, then goes east and includes a portion of Interstate 70 from 30 Road to I-70 Business loop; then south along I-70 Business loop and includes the Mesa Point Shopping Center, Peachtree Shopping Center, Bray Plaza, Coronado Plaza Shopping Center, and other commercial and some non-commercial properties along the 32 Road to 32 1/2 Road and I-70 Business Loop corridor; then west along I-70 Business loop to the present City limits and includes commercial and some non-commercial properties in the 30 Road and I-70 B corridor and along both sides of North Avenue between 29 Road and 30 Road; and also includes the Fruitwood Subdivision filings 1, 2, 3, 4, 5, 6, & 7 and Parsons Park Subdivision.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands east of the present City limits. Powers of Attorney (POA's) have been obtained for a couple hundred acres of airport lands to the east of the current City limits and the two hundred and four (204) lot Fruitwood Subdivision filings 1-7. These POA's along with adjoining lands are being considered as part of the Eastern Commercial/Fruitwood Annexation. Staff requests that City Council approve the resolution accepting the annexation petition and approve on first reading the annexation ordinance for the Eastern Commercial Corridor/ Fruitwood Annexation.

STAFF ANALYSIS: The Eastern Commercial/Fruitwood Annexation petition is a majority annexation petition. Landowners of more than 50% of the area, excluding public streets and City/County owned property are included in the annexation petition. The petition consists of 213 parcels comprising approximately 280 acres and 357 owners. There are an additional 181 parcels comprising approximately 260 acres and 256 owners included in the Eastern Commercial/Fruitwood Annexation.

There is an 80 acre parcel adjacent to the airport properties that is owned by the City/County and approximately 35 acres of right-of-way that are not included in the annexation petition, but are included in the grand total which includes 395 parcels on approximately 655 acres for the annexation.

At this time we anticipate second reading of the annexation ordinance to occur either in May 1995 if the Clifton incorporation question does not get on the ballot or after the November 1995 election when residents within the proposed Clifton Incorporation boundary have opportunity to vote yes or no for Clifton.

Eastern Commercial/Fruitwood Annexation

	<u>PARCELS</u>	<u>No. of Owners</u>	<u>ACRES</u>
Number of POA's = Fruitwood =	204	348	43
Airport =	9	9	237
	213	357	280
 Number of Non POA's =	 181	 256	 260

Number of Acres in Right-of-Way = **approx 35 acres**

Number of Acres in City/County owned property = **80 acres**

Note: The 1 property owned by the City/County is neither a "POA parcel" nor a "non POA parcel". This parcel and all Right-of-Ways are excluded in the parcel, acreage and ownership totals when complying with State annexation laws as to majority.

STAFF RECOMMENDATIONS: Staff recommends approval.

(eastern.rpt)

Eastern Commercial/Fruitwood Annexation

For City Council 12/21/94

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Eastern Commercial/Fruitwood Annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with a valuation of \$200,000 or more for tax purposes is included without the owners consent.

(eligible)

FISCAL IMPACT REPORT FOR EASTERN COMMERCIAL/FRUITWOOD

DECEMBER 27, 1994

Data used for calculations:

Cost per acre for Code Enforcement: \$10.40

Cost per acre for Weed Abatement: \$ 8.50

Number of acres (all airport lands excluded):

Code Enforcement: $\$10.40/\text{acre} \times 303 \text{ acres} = \3150.00

Weed Abatement: $\$ 8.50/\text{acre} \times 303 \text{ acres} = \2575.00

Weed Abatement (ROW) $\$8.50 \times 35 \text{ acres} = \$ 300.00$

Total Impact for this annexation **\$6025.00**

Welcome letter and info sheet
to Eastern Commercial Annex.
(Fruitwood Sub. only)

January 17, 1995

Darrel M. & Karen M. Dracup
487 Grand Valley Dr
Grand Jct, CO 81504

Dear Darrel M. & Karen M. Dracup,

On December 20, 1995, the City Council approved the Villa Coronado Annexation and the Eastern Commercial/Fruitwood Annexation on second reading. These annexations will become effective on January 25, 1996. Therefore, on behalf of the citizens of Grand Junction, I welcome you to the City. We are very proud of our community and the services our City provides. The addition of your area to our corporate limits will help to make Grand Junction even better.

Attached is information about the City and its services, including items specifically pertaining to your property. Please take a moment to review it, and keep it on hand for future reference.

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,

Ron Maupin
Mayor

enclosure

Eastern Commercial/Fruitwood Annexation

Planning Division Impact Report
4/25/95

The proposed Eastern Commercial/Fruitwood Annexation consists of 394 parcels on approximately 540 acres. The majority of area to be annexed is already developed except for the 237 acres of airport property.

The Fruitwood Subdivision is the only substantial residential area within the annexation. The 204 lots within the subdivision are all developed. There are other single family homes scattered throughout the area as well as 4 mobile home parks. The Planning Division should not experience a significant increase in workload due to the annexation of these already established residential areas. The Division can expect some increase in workload at the Planning Counter fielding inquiries on zoning requirements of those properties and requests for fence permits, home occupation permits and other relevant permits and information.

There are 30 to 40 acres of vacant commercial property along 29 Road between North Avenue and I-70B, 10 acres adjacent to the Country General Store at 30 Road and some vacant pad sites at the Peach Tree Shopping Center that can be expected to develop in the future. Planner staff time will be required for reviewing those commercial development proposals.

Although the addition of the Eastern Commercial area to the City will not result in significant demands on staff time because the area is substantially developed, it will be another incremental increase to the already heavy workload of the Planning Division.

Impact on Level of Service

With no increase in staffing this annexation will lower the level of service of the Planning Division.

-Approximately 30-40 acres of undeveloped commercial properties scattered throughout the annexation that can be expected to develop in the future, requiring Planner review time.

-For existing development, Planner and Planning Technician time will be required to handle inquiries on zoning requirements and requests for sign permits, fence permits, home occupation permits and other relevant permits and information.

Estimated additional staff time required for the annexation:
Planning Technician--1 day/month
Senior Planner--2 days/month

Impact on Current Budget

Cost of 1 day per month in overtime pay for Planning Technician
= \$165.72 x 12 = 1,988.64

Impact on Future Budgets

\$173 (ave. daily cost for Planning Technician)

\$450 (ave. daily cost for Senior Planner x 2)

5/8/95
JMTA

D R A F T

Why does City want to annex Clifton area?

Concern about urban planning. Urbanization is occurring with little apparent planning; need to avoid problems of 1970's boom. Area residents seem to want to preserve some form of rural lifestyle, but subdividing activity suggests eventually no rural areas will be retained or acquired as open space or parks. Share dilemma of requiring quality development, including adequate infrastructure and maintenance, while upholding values of private property and free enterprise. Non-residents seem to have strong e

Community of interest exists with Grand Junction. Many residents are employed in GJ and shop in GJ. Most reside in the urban core for the same reasons GJites do: quality of life, urban opportunities (jobs, recreation, education, culture) with rural or small town atmosphere, love the temperate climate and fantastic vistas. Share concern for preserving and enhancing the quality of life (air quality, economic development, growth, transportation, open space, recreation). Suburban competition will merely increase taxpayers' costs and divide the more fortunate from the less fortunate.

Current situation imposes extraordinary costs on GJ taxpayers who tax themselves for GJ's urban services but also must pay higher County taxes to meet urban demands of east area (law enforcement, urban roadways, urban drainage, pedestrian ways, parks, hazardous materials). Because County under pressure to meet these urban demands, County less able to be a partner in costly issues like economic development, the Museum, elderly & handicapped transit

Annexation stats for Fruitwood Subdivision

POA's for:

Fruitwood Subdivison

Filing #1	15 Lots	4.959 Acres
Filing #2	10 Lots	3.69 Acres
Filing #3	11 Lots	3.871 Acres
Filing #4	43 Lots	13.236 Acres
Filing #5	40 Lots	12.592 Acres
Filing #6	52 Lots	11.763 Acres
Filing #7	33 Lots	10.007 Acres

TOTAL ~~171~~ Lots 60.118 Acres

204

(fruitwo.od)

NO POA for

Filing # 8
D

16 Lots

5.00 Acres

paper 2nd reading August 16th

EASTERN AREA ANNEXATION DISCUSSION PAPER

Background

The City desires to annex lands east of the City out to 32 Road and I-70B. Issues concerning the annexation of this area include such things as the City's financial ability to provide services and when and how to annex the different sections of this large area.

The boundaries for the entire eastern area are the current eastern City boundary (roughly along 29 Road on the West), Interstate 70 on the North, the Colorado River on the South and Highway 141 on the East.

This is a large area and has an estimated population of 16,581, 7,821 dwelling units and 114 miles of streets. The assessed value is \$61,399,212.

The area designated as the Eastern Commercial/Fruitwood annexation is basically the commercial areas along I-70B and the East end of North Avenue and the Fruitwood subdivision south of I-70B and East of 30 Road.

Analysis

This report assumes that the Eastern Commercial/Fruitwood area will be annexed first and some of the revenue "banked" in order to provide a revenue stream to pay for capital needs of the rest of the eastern annexation. The Eastern Commercial/Fruitwood annexation is scheduled for second reading of the annexing ordinance at the City Council meeting on May 17, 1995.

The City's draft financial plan for annexation of this area spans twenty years and shows that the "banked" revenues will equal the expected expenses for the entire eastern area if the assumptions are sound and areas are not annexed too quickly. The plan assumes that the Eastern Commercial/Fruitwood area has been annexed at the start of year number one. After this initial annexation there are no further annexations scheduled until year number six. Then the remaining eastern area is annexed over the following thirteen years.

It is necessary to delay the annexations because the City could not afford the necessary capital improvement costs of this area if the entire area was annexed all at once. Approximately \$35 million of capital needs have been identified for this entire area over the twenty year period. The 1995 annexation of the Commercial/Fruitwood area generates over \$700,000 per year which can be set aside for capital improvement purposes.

Beginning in year number six additional portions of the eastern area are annexed. Approximately 7%-8% of the area can then be annexed each year until the entire area is in the City in year number eighteen. Year number six also marks the beginning of additional capital expenditures to coincide with the capital needs of the new areas being annexed. A total of \$1,700,000 is designated to be spent that year on capital projects such as streets and parks. As each additional area is annexed the capital reserve fund which was "banked" during the first five years will help fund these needed capital improvements.

Anytime we attempt to make financial projections for a period of twenty years the numbers are only our best estimates and the longer the model the less accurate it is. The projections outlined here reflect the "most likely" scenario, based on current assumptions. Factors such as the growth rate for tax revenue due to inflation and economic activity, interest rate assumptions, the actual cost and timing of capital projects, and the actual cost of providing services can change the projections dramatically.

The annexation of the remaining East area and the occurrence of increased operating and capital expenditures will not take place in a linear, equal fashion as is assumed by the model. However, if the overall average growth rates are somewhat accurate, the results should also be accurate.

Some of the important elements included in this report are the following:

1. The Eastern Commercial/Fruitwood annexation must occur first in order to help pay for capital improvements in the remaining eastern area.
2. After the Commercial/Fruitwood annexation other areas are not annexed until year number six.
3. Revenues are "banked" for the first five years. This means that major capital projects such as parks and streets in areas outside the Commercial/Fruitwood area do not begin until year number six.
4. Different strategies can be followed when annexing the large eastern area. However, the strategy which is used must take into consideration the financial costs associated with the annexation.
5. The City currently has few remaining POAs in the eastern area. This will influence when and how various areas can be annexed into the City.
6. The area to be annexed goes south of I-70B to the Colorado River.

This report should be used as a discussion document to help formulate a plan and policy for the eastern area annexation. The financial analysis and model for the entire East Valley does clearly show that the delayed strategy works and that this area can be annexed on a "pay-as-you-go" basis.

POSSIBLE EASTERN AREA ANNEXATION STRATEGIES

Listed below are some strategies which could be used when annexing the east area. Of course, a combination of these strategies will likely make the most sense.

1. First-come, first-serve. The advantage is that the City can be responsive to those neighborhoods which desire annexation when the neighborhood desires annexation. One significant disadvantage is that, unless this method is coupled with 5(a) or (b), it may dramatically decrease the efficiency of providing services and would especially make police services confusing. Also, because we must annex all of a platted street to extend a "pole" it may significantly increase street maintenance costs in unannexed areas.

2. Focus on undeveloped areas in order to gain land use control and ensure that urban infrastructure is built. This principle should be applied in conjunction with every other method. If the City is able to obtain POAs within Central Grand Valley Sanitation District (as a result of the County v. City lawsuit), developing areas requiring sewer can be annexed, although the timing of the process is such that the City may receive limited benefits (plattings may have occurred and infrastructure, to deficient standards, may have begun). If the City loses the POA issue in this special district, undeveloped (or, developing) areas will only be annexed by use of the enclave or majority technique.

3. (a) Annex only if a neighborhood pays to upgrade the existing infrastructure to City standards. The premise is that the City provides a high level and quality of urban services which are desirable enough to entice such areas to desire annexation. To ease any financial burden, the residents might demand that the County pay for the upgrades (since the County approved the development with the deficient infrastructure) so that the City would be willing to annex.

This technique would be useful to neighborhoods who did not meet other criteria but strongly desired City services.

Local improvement districts would be useful to help the neighborhood finance the costs of upgrading.

(b) Annex only subdivisions built to City standards. Publicize this policy.

4. Neighborhood challenge. Agree to develop a park facility (or a road or other facility) when the neighborhood (say one half mile surrounding the park) submits an annexation petition.

5. (a) From west to east in discrete areas. This method keeps service costs down, especially for police and public works. As each neighborhood is annexed, the next easterly neighborhood would be eligible.

(b) Expand outward (primarily westerly) from each "pod", i.e. eastern commercial; Fruitwood residential. From the eastern commercial area, annexations should occur westerly. Since police and public works will be responsible for service in the commercial corridor, it makes sense to add areas contiguous in a westerly direction: the staff and equipment will already be in the commercial area and can serve adjacent areas to the west with small increased costs.

6. Use the majority annexation technique to maximize the speed and extent of areas being annexed. This may be the only method which will lead to annexation of undeveloped lands.

7. Use POAs and the annexation petitions created by the other options to create enclaves. The use of enclaves would increase the speed of annexations. The disadvantage with the use of enclaves is the fact that after three years those in the enclave may force the Council to annex the area, even if the City is not ready.

8. Annex south of the railroad as a high priority. Much of this area is undeveloped, hence, the City would ensure that it had land use control and the concomitant infrastructure control. It is probable that the Master Plan will identify portions of this area to be the site for industrial uses such as salvage yards and other less beautiful uses. Annexation of the area could enable the performance standards to be in place prior to development thus avoiding redevelopment costs in the future.

9. County assistance. Annex areas with deficient infrastructure only if Mesa County commits to continue its capital spending plan for the area. Request that the County fund capital projects such as streets and parks because their costs will drop dramatically when this area is annexed.

NOTE: The City may defer providing services for up to three years before the annexed area is clearly entitled to disconnection. § 31-12-119, C.R.S.

c:EASTAREA.ANX 5/8/95 11:00am

"DRAFT"

Financial Summary for the Eastern Annexation

	Years 1-5 "Savings"	Years 6-20 Capital Improvement	TOTAL
TOTAL REVENUE	\$ 8,490,184	\$ 83,944,031	\$ 92,434,215
OPERATING COSTS	\$ (2,778,955)	\$ (54,063,552)	\$ (56,842,506)
VARIANCE	\$ 5,711,229	\$ 29,880,479	\$ 35,591,708
CAPITAL EXPENSE	\$ (451,574)	\$ (35,140,134)	\$ (35,591,708)
BALANCE	\$ 5,259,655	\$ (5,259,655)	\$ (0)

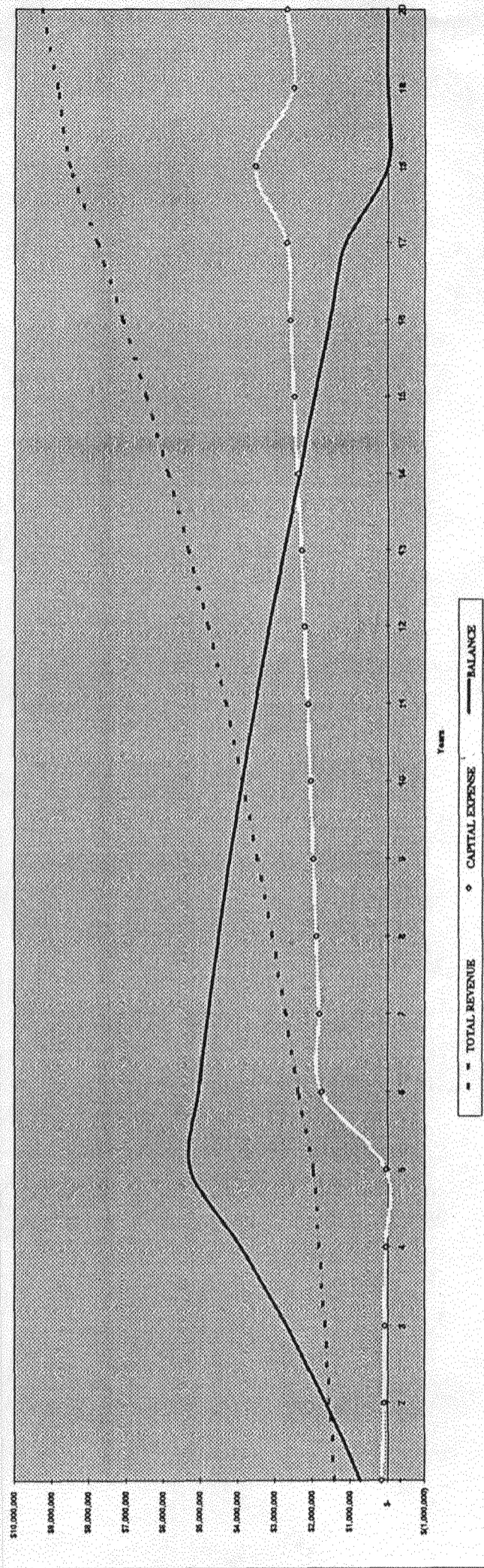
Assumptions:

- The model assumes that the annual operating costs associated with the Additional Eastern Area will be absorbed in equal amounts as the area is annexed in years six through eighteen.
- Sales Tax revenue is projected to grow @ 5.5% throughout the model.
- Other revenue sources are projected to grow at 4% annually. These sources are projected based on the following base statistical data: (Assessed Value of \$61.4 million, 7,821 dwelling units, an original population base of 16,821, and 114 miles of streets).
- The interest rate assumption is 6%.
- Operating expenditures are projected to increase 4% annually.
- Beginning in year six, capital expenditures are projected in equal / annual / inflated amounts.

"DRAFT"
Financial Estimates for the East Valley Annexation

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Cumulative % of the Additional Eastern Area Annexed	0%	0%	0%	0%	0%	8%	15%	23%	31%	38%	46%	54%	62%	69%	77%	85%	92%	100%	100%	100%
TOTAL REVENUE	\$ 1,429,239	\$ 1,547,963	\$ 1,694,841	\$ 1,932,864	\$ 1,995,277	\$ 2,395,999	\$ 2,727,785	\$ 3,084,859	\$ 3,469,048	\$ 3,882,313	\$ 4,326,764	\$ 4,804,668	\$ 5,318,465	\$ 5,870,776	\$ 6,464,420	\$ 7,102,431	\$ 7,788,071	\$ 8,526,344	\$ 8,873,529	\$ 9,308,560
OPERATING EXPENSE, E.C.F. AREA	\$ 563,029	\$ 523,073	\$ 544,734	\$ 567,303	\$ 590,817	\$ 615,317	\$ 640,844	\$ 667,443	\$ 695,160	\$ 724,040	\$ 754,135	\$ 785,497	\$ 818,178	\$ 852,236	\$ 887,730	\$ 924,721	\$ 963,272	\$ 1,003,452	\$ 1,045,330	\$ 1,088,978
OPERATING EXPENSE, ADDITIONAL EASTERN AREA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,893	\$ 511,318	\$ 797,433	\$ 1,105,460	\$ 1,436,685	\$ 1,792,460	\$ 2,174,208	\$ 2,583,425	\$ 3,021,687	\$ 3,490,647	\$ 3,992,047	\$ 4,527,716	\$ 5,101,109	\$ 5,303,414	\$ 5,513,715
CAPITAL EXPENDITURES, E.F.C. AREA	\$ 172,155	\$ 86,961	\$ 88,840	\$ 50,793	\$ 52,825	\$ 54,938	\$ 57,135	\$ 59,421	\$ 61,798	\$ 64,270	\$ 66,840	\$ 69,514	\$ 72,295	\$ 75,186	\$ 78,194	\$ 81,322	\$ 84,574	\$ 87,957	\$ 91,476	\$ 95,135
CAPITAL EXPENDITURES, ADDITIONAL EASTERN AREA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700,000	\$ 1,768,000	\$ 1,838,720	\$ 1,912,289	\$ 1,988,760	\$ 2,068,310	\$ 2,151,042	\$ 2,237,084	\$ 2,326,567	\$ 2,419,630	\$ 2,516,415	\$ 2,617,072	\$ 2,721,619	\$ 2,830,309	\$ 2,943,732
BALANCE	\$ 704,055	\$ 1,641,984	\$ 2,693,252	\$ 3,908,020	\$ 5,259,655	\$ 6,039,506	\$ 6,789,993	\$ 7,511,835	\$ 8,206,196	\$ 8,874,754	\$ 9,519,772	\$ 10,144,179	\$ 10,751,662	\$ 11,346,761	\$ 11,924,981	\$ 12,492,907	\$ 13,148,343	\$ 13,792,907	\$ 14,427,309	\$ 15,052,172

Eastern Annexation Financial Projection



EAST-VALLEY ANNEXATION ("Most Likely" Scenario)

"DRAFT" 5/2/95

Table with 20 columns (Year 1-20) and rows for E.C.F. Operating Revenue (Sales & Use Tax, Other) and E.C.F. Operating Expense (General & Administrative, Community Development, Fire Services, Parks & Recreation, Police Services, Public Works).

Summary table with 20 columns (Year 1-20) and rows for E.C.F. Operating Variance, % of Addtl. Annexed, Variance from Addtl. Annexation, and TOTAL OPERATING VARIANCE.

Table with 20 columns (Year 1-20) and rows for Capital Revenue (East. Comm. Fruitwood, Remaining Eastern Area) and Capital Expense (Police: Bldgs. & Equip., Fire: Bldgs. & Equip., Parks & Rec: Bldgs & Equip, Park Development, Public Works: Bldgs & Equip).

Table with 20 columns (Year 1-20) and rows for FUTURE CAPITAL EXPENSE (Street Light Installations, Contract Street Maint, Annual Street Imprvmnts, Major Reconstruction, Water Line Upgrades) and Present Value.

Table with 20 columns (Year 1-20) and rows for Capital Variance, Reserve from Operations, Interest Earnings, and Capital Reserve / Future Annex. Cumulative.

Table with 20 columns (Year 1-20) and rows for Operating Data for the Remaining Eastern Area (Operating Revenue, Operating Expense, Operating Variance).

TOTAL summary table with 20 columns (Year 1-20) and rows for TOTAL REVENUE, Operating Expense, Capital Expense, TOTAL EXPENSE, NET VARIANCE, and Cumulative.

STAFF REVIEW

FILE: #196-94 EASTERN COMMERCIAL/FRUITWOOD ANNEXATION

DATE: May 10, 1995

STAFF: Mike Pelletier

ACTION REQUESTED: Staff requests that City Council postpone approval on second reading the annexation ordinance for the Eastern Commercial Corridor/ Fruitwood Annexation.

LOCATION: This annexation includes airport lands east of the present City limits, then goes east and includes a portion of Interstate 70 from 30 Road to I-70 Business loop; then south along I-70 Business loop and includes the Mesa Point Shopping Center, Peachtree Shopping Center, Bray Plaza, Coronado Plaza Shopping Center, and other commercial and some non-commercial properties along the 32 Road to 32 1/2 Road and I-70 Business Loop corridor; then west along I-70 Business loop to the present City limits and includes commercial and some non-commercial properties in the 30 Road and I-70 B corridor and along both sides of North Avenue between 29 Road and 30 Road; and also includes the Fruitwood Subdivision filings 1, 2, 3, 4, 5, 6, & 7 and Parsons Park Subdivision.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands east of the present City limits. Powers of Attorney (POA's) have been obtained for two hundred and thirty-seven (237) acres of airport lands to the east of the current City limits and the two hundred and four (204) lot Fruitwood Subdivision filings 1-7. These POA's along with adjoining lands are being considered as part of the Eastern Commercial/Fruitwood Annexation. Staff requests that City Council postpone approval on second reading the annexation ordinance for the Eastern Commercial Corridor/ Fruitwood Annexation ~~until~~ August 16, 1995. This will allow the Clifton incorporation proponents the maximum time possible to get the incorporation initiative on the November 1995 election ballot.

STAFF ANALYSIS: The Eastern Commercial/Fruitwood Annexation petition is a majority annexation petition. Landowners of more than 50% of the area, excluding public streets and City/County owned property are included in the annexation petition. The petition consists of 213 parcels comprising approximately 280 acres and 357 owners. There are an additional 181 parcels comprising approximately 260 acres and 256 owners included in the Eastern Commercial/Fruitwood Annexation.

There is an 80 acre parcel adjacent to the airport properties that is owned by the City/County and approximately 35 acres of right-of-way that are not included in the annexation petition, but are included in the grand total which includes 395 parcels on approximately 655 acres for the annexation.

Eastern Commercial/Fruitwood Annexation

	<u>PARCELS</u>	<u>No. of Owners</u>	<u>ACRES</u>
Number of POA's = Fruitwood =	204	348	43
Airport =	9	9	237
	213	357	280
 Number of Non POA's =	 181	 256	 260

Number of Acres in Right-of-Way = **approx 35 acres**

Number of Acres in City/County owned property = **80 acres**

Note: The 1 property owned by the City/County is neither a "POA parcel" nor a "non POA parcel". This parcel and all Right-of-Ways are excluded in the parcel, acreage and ownership totals when complying with State annexation laws as to majority.

STAFF RECOMMENDATIONS: Staff recommends postponing approval.

Larry Damm



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

June 20, 1995

Leigh Magee
CCAIC
PO Box 40594
Grand Junction, CO 81504

Dear Leigh:

As Citizens of the Clifton and Fruitvale areas consider the issue of incorporation, they will undoubtedly have many questions about the City of Grand Junction's plans for annexation and service delivery should the Clifton incorporation question be defeated.

In the spirit of helping the public make an informed decision on this matter, City officials would be pleased to be present at selected public information meetings your group may hold prior to the election. Ideally, since different geographic areas will have different interests, we could attend one meeting in each of the major sectors of the proposed incorporation area. Our purpose at your meetings would be to inform the public about the City's annexations plans and answer related questions.

If you desire City officials to be present at selected future public information meetings, please let me know as soon as possible.

Thank you.

Sincerely,

Ron Maupin

Ron Maupin, Mayor

Larry J. ...



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

June 20, 1995

April Pinkerton
Committee For The Incorp. of Clifton
P.O. Box 1687
Clifton, CO 81520

Dear April:

As citizens of the Clifton area consider the pros and cons of incorporation, they will undoubtedly have many questions about the City of Grand Junction's plans for annexation and service delivery should the incorporation question be defeated.

In the spirit of helping the public make an informed decision on this matter, City officials would be pleased to be present at selected public information meetings your group may hold prior to the election. Our purpose at your meetings would be to inform the public concerning the City's annexation plans and answer related questions.

If you desire City officials to be present at selected future public information meetings your group holds, please let me know as soon as possible. Thank you.

Sincerely,

Ron Maupin

Ron Maupin, Mayor

STAFF REVIEW

FILE: #196-94 EASTERN COMMERCIAL CORRIDOR/FRUITWOOD ANNEXATION

DATE: August 16, 1995

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council postpone approval on second reading of the annexation ordinance for the Eastern Commercial Corridor/Fruitwood Annexation until November 15, 1995 contingent upon the Clifton incorporation initiative being placed on the ballot for the November 1995 election ballot.

LOCATION: This annexation includes airport lands east of the present City limits, then goes east and includes a portion of Interstate 70 from 30 Road to I-70 Business loop; then south along I-70 Business loop and includes the Mesa Point Shopping Center, Peachtree Shopping Center, Bray Plaza, Coronado Plaza Shopping Center, and other commercial and some non-commercial properties along the 32 Road to 32 1/2 Road and I-70 Business Loop corridor; then west along I-70 Business loop to the present City limits and includes commercial and some non-commercial properties in the 30 Road and I-70 B corridor and along both sides of North Avenue between 29 Road and 30 Road; and also includes the Fruitwood Subdivision filings 1, 2, 3, 4, 5, 6, & 7 and Parsons Park Subdivision.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands east of the present City limits. Powers of Attorney (POA's) have been obtained for two hundred and thirty-seven (237) acres of airport lands to the east of the current City limits and the two hundred and four (204) lot Fruitwood Subdivision filings 1-7. These POA's along with adjoining lands are being considered as part of the Eastern Commercial/Fruitwood Annexation.

STAFF ANALYSIS: The Eastern Commercial/Fruitwood Annexation petition is a majority annexation petition. Landowners of more than 50% of the area, excluding public streets and City/County owned property are included in the annexation petition. The petition consists of 213 parcels comprising approximately 280 acres and 357 owners. There are an additional 181 parcels comprising approximately 260 acres and 256 owners included in the Eastern Commercial/Fruitwood Annexation.

There is an 80 acre parcel adjacent to the airport properties that is owned by the City/County and approximately 35 acres of right-of-way that are not included in the annexation petition, but

are included in the grand total which includes 395 parcels on approximately 655 acres for the annexation.

Eastern Commercial/Fruitwood Annexation

	<u>PARCELS</u>	<u>No. of Owners</u>	<u>ACRES</u>
Number of POA's = Fruitwood =	204	348	43
Airport =	9	9	237
	<u>213</u>	<u>357</u>	<u>280</u>

Number of Non POA's = 181 256 260

394

Number of Acres in Right-of-Way = **approx 35 acres**

Number of Acres in City/County owned property = **80 acres**

Note: The 1 property owned by the City/County is neither a "POA parcel" nor a "non POA parcel". This parcel and all Right-of-Ways are excluded in the parcel, acreage and ownership totals when complying with State annexation laws as to majority.

STAFF RECOMMENDATIONS: Staff recommends that City Council postpone approval on second reading of the annexation ordinance for the Eastern Commercial Corridor/Fruitwood Annexation until November 15, 1995 contingent upon the Clifton incorporation initiative being placed on the ballot for the November 1995 election ballot.

(eastern.rpt)

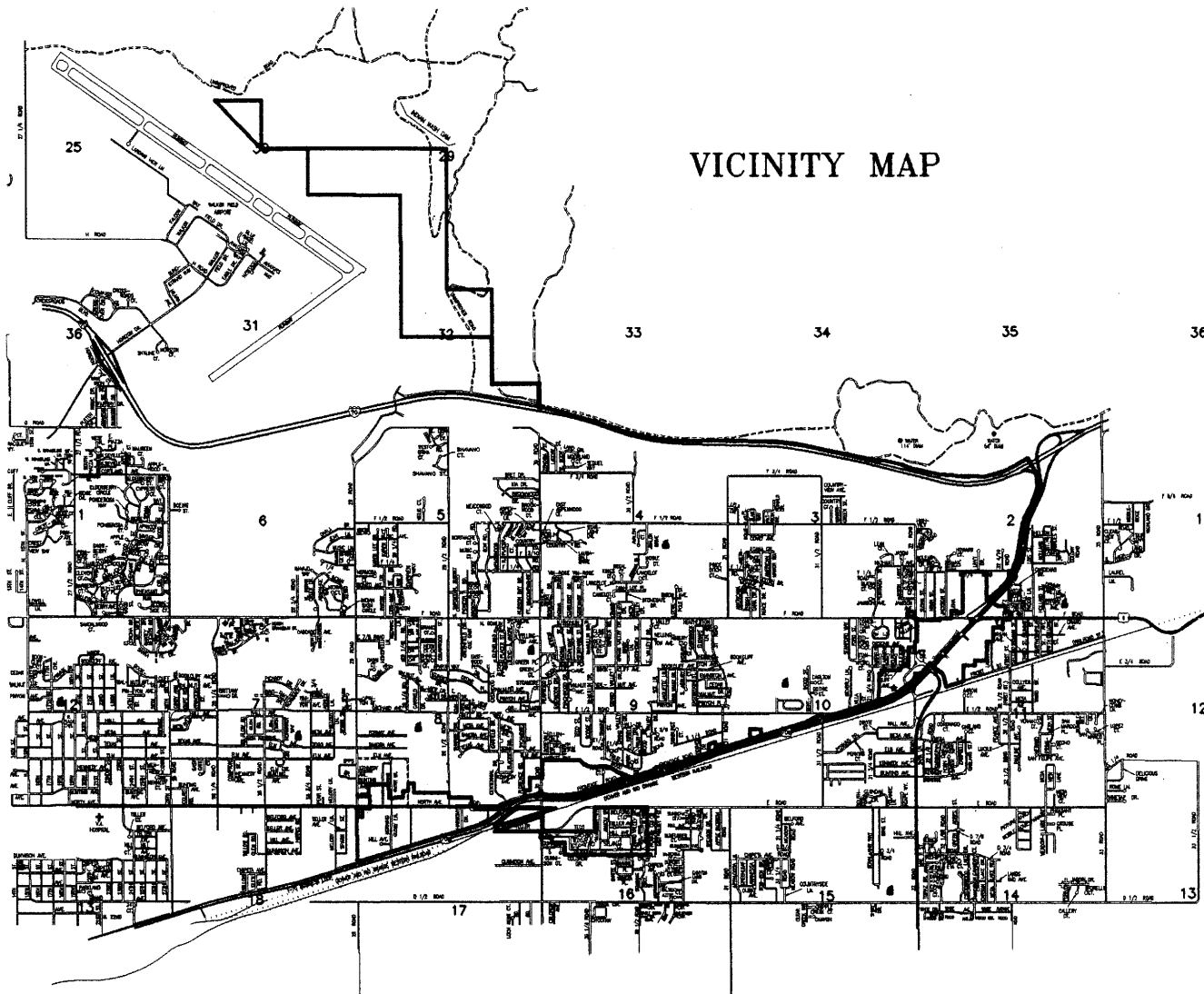
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CC
CONTINUED until
NOV 15, 1995
6-1

12
3
30
33
33

EASTERN COMMERCIAL / FRUITWOOD ANNEXATION



NOT TO SCALE



AREA OF ANNEXATION

ANNEXATION PERIMETER	142,489 FT.±
CONTIGUOUS PERIMETER	43,899 FT.±
AREA IN SQUARE FEET	28,282,926±
AREA IN ACRES	649±

ORDINANCE NUMBER	EFFECTIVE DATE
?	?

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa 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. SHAWK, DIRECTOR OF PUBLIC WORKS & UTILITIES

DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE	11/14/24	SCALE
REVISION Δ		CHECKED BY	?	DATE	?	PLAN
REVISION Δ		APPROVED BY	?	DATE	?	HORIZ. N.T.S.
REVISION Δ		FIELD BOOK NO.		PAGE		HORIZ. VERT.

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

**EASTERN COMMERCIAL / FRUITWOOD
ANNEXATION**

SHEET NO.	1
OF	7
FILE NO.	FRUITWOOD

STAFF REVIEW

FILE: #196-94 EASTERN COMMERCIAL CORRIDOR/FRUITWOOD ANNEXATION

DATE: November 15, 1995.

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the annexation ordinance for the Eastern Commercial Corridor/Fruitwood Annexation.

LOCATION: This annexation includes airport lands east of the present City limits, then goes east and includes a portion of Interstate 70 from 30 Road to I-70 Business loop; then south along I-70 Business loop and includes the Mesa Point Shopping Center, Peachtree Shopping Center, Bray Plaza, Coronado Plaza Shopping Center, and other commercial and some non-commercial properties along the 32 Road to 32 1/2 Road and I-70 Business Loop corridor; then west along I-70 Business loop to the present City limits and includes commercial and some non-commercial properties in the 30 Road and I-70 B corridor and along both sides of North Avenue between 29 Road and 30 Road; and also includes the Fruitwood Subdivision filings 1, 2, 3, 4, 5, 6, & 7 and Parsons Park Subdivision.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands east of the present City limits. Powers of Attorney (POA's) have been obtained for two hundred and thirty-seven (237) acres of airport lands to the east of the current City limits and the two hundred and four (204) lot Fruitwood Subdivision filings 1-7. These POA's along with adjoining lands are being considered as part of the Eastern Commercial/Fruitwood Annexation.

STAFF ANALYSIS: The Eastern Commercial/Fruitwood Annexation petition is a majority annexation petition. Landowners of more than 50% of the area, excluding public streets and City/County owned property are included in the annexation petition. The petition consists of 213 parcels comprising approximately 280 acres and 357 owners. There are an additional 181 parcels comprising approximately 260 acres and 256 owners included in the Eastern Commercial/Fruitwood Annexation.

There is an 80 acre parcel adjacent to the airport properties that is owned by the City/County and approximately 35 acres of right-of-way that are not included in the annexation petition, but are included in the grand total which includes 395 parcels on approximately 655 acres for the annexation.

Eastern Commercial/Fruitwood Annexation

	<u>PARCELS</u>	<u>No. of Owners</u>	<u>ACRES</u>
Number of POA's = Fruitwood =	204	348	43
Airport =	9	9	237
	<u>213</u>	<u>357</u>	<u>280</u>
Number of Non POA's =	181	256	260

Number of Acres in Right-of-Way = **approx 35 acres**

Number of Acres in City/County owned property = **80 acres**

Note: The 1 property owned by the City/County is neither a "POA parcel" nor a "non POA parcel". This parcel and all Right-of-Ways are excluded in the parcel, acreage and ownership totals when complying with State annexation laws as to majority.

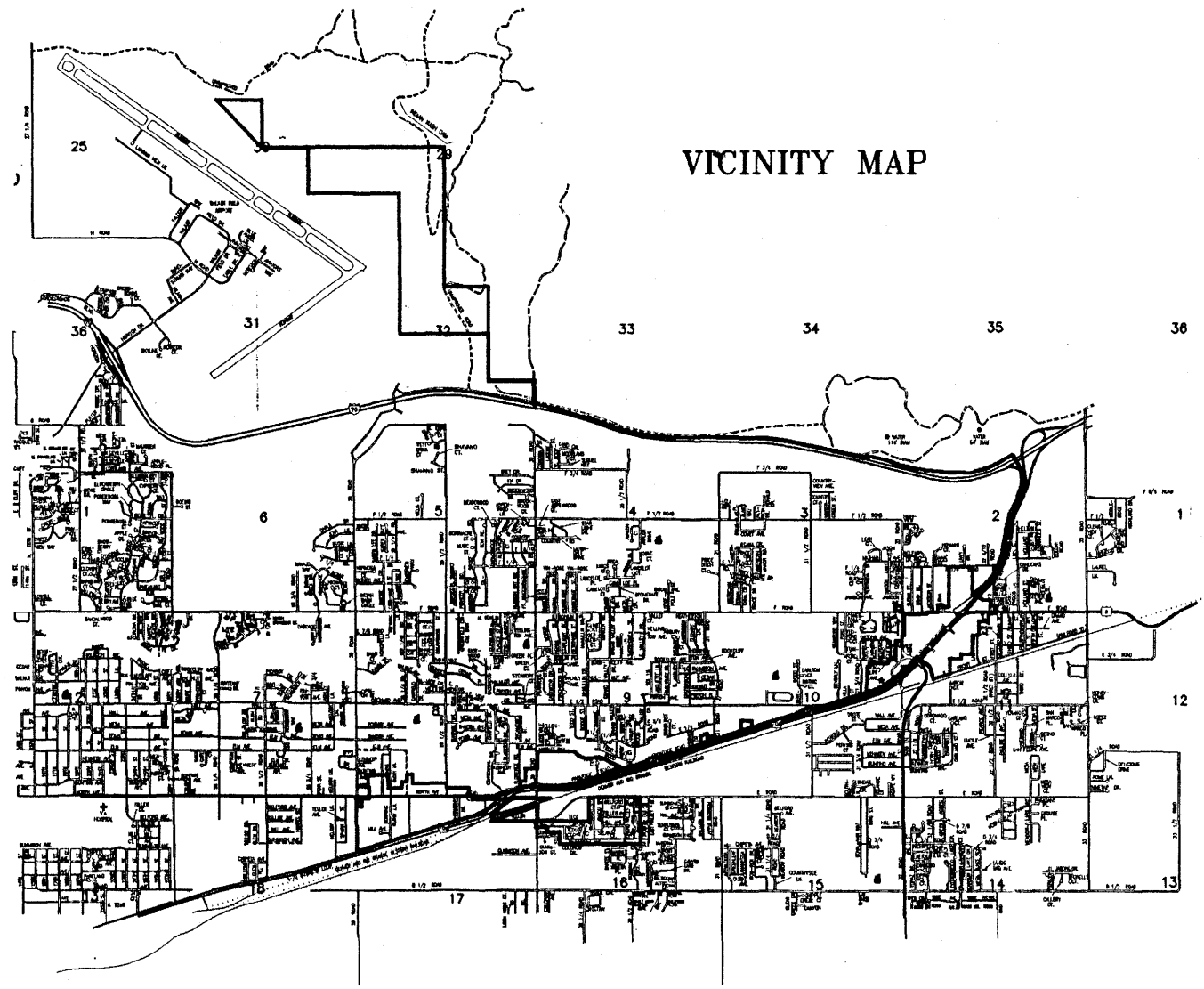
STAFF RECOMMENDATIONS: Staff recommends approval.

(eastern.rpt)

EASTERN COMMERCIAL / FRUITWOOD ANNEXATION



VICINITY MAP



AREA OF ANNEXATION

ANNEXATION PERIMETER	142,489 FT.±
CONTIGUOUS PERIMETER	43,899 FT.±
AREA IN SQUARE FEET	28,282,926±
AREA IN ACRES	649±

ORDINANCE NUMBER ? EFFECTIVE DATE ?

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa 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. SHANKS, DIRECTOR OF PUBLIC WORKS & UTILITIES

DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE	11/14/04	SCALE
		CHECKED BY	?	DATE	?	PLAN
		APPROVED BY	?	DATE	?	HORIZ. F.T.S.
		FIELD BOOK NO.		PAGE		VERT.

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

EASTERN COMMERCIAL / FRUITWOOD
ANNEXATION

SHEET NO.	1
OF	7
FILE NO.	FRUITWOOD

Job
file
copy

The obligation of Lift Industries (General Production Devices) under the agreement with the MCEDC (and the City) was secured by a deed of trust filed against its property. Seven years have now passed, the MCEDC believes that agreement has been substantially fulfilled and the MCEDC has voted to release the deed of trust. Because of the agreement between the City and the MCEDC, it is appropriate to have the City's concurrence in the decision to release the deed of trust.

9. Approving a MCEDC Incentive for 3-D Systems

This company is a "high tech" industry, utilizing stereolithography technologies, involving the use of ultraviolet lasers, photosynthesized resins, and other leading edge technologies. As such, they maintain a very aggressive research and development program which might be co-located here in the future. In addition, the company plans to help recruit some of its suppliers to whatever community is fortunate enough to be selected.

10. Approving a MCEDC Incentive for DT Bike Technologies in the Amount of \$5,000

J.J. Johnston, MCEDC Director, is requesting City Council approval of a \$5,000 cash incentive for DT Bike Technologies to locate in Grand Junction.

Mayor Maupin thanked members of the MCEDC for their diligence in bringing 3-D Systems to Grand Junction. He felt the City will benefit for many years to come. Mr. Sam Suplizio thanked City Council for their help and cooperation given MCEDC. The job growth has exceeded the attrition experienced this year. Councilmember Afman stated 3-D Systems was impressed with the small town high quality of life level, and also with the expertise in the business world that the MCEDC presented.

* * * END OF CONSENT CALENDAR * * *

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

PUBLIC HEARING - ORDINANCE NO. 2875 - AN ORDINANCE ANNEXING TERRITORY IN A SERIES TO THE CITY OF GRAND JUNCTION, COLORADO - VILLA CORONADO ANNEXATIONS #1, #2 AND #3, APPROXIMATELY 26.37 ACRES, A PORTION OF AIRPORT LANDS NORTH OF INTERSTATE 70, A STRIP OF I-70 RIGHT-OF-WAY, EAST TO 32 ROAD RIGHT-OF-WAY, THEN SOUTH TO I-70 BUSINESS LOOP, THEN WEST TO VILLA STREET, INCLUSIVE OF LOTS 1-4, VILLA CORONADO, THEN ALONG THE I-70 BUSINESS LOOP RIGHT-OF-WAY TO THE EXISTING CITY LIMITS AT 29 ROAD [FILE #172-94]

STAFF REVIEW

FILE: #196-94 EASTERN COMMERCIAL CORRIDOR/FRUITWOOD ANNEXATION

DATE: December 20, 1995

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the annexation ordinance for the Eastern Commercial Corridor/Fruitwood Annexation.

LOCATION: This annexation includes airport lands east of the present City limits, then goes east and includes a portion of Interstate 70 from 30 Road to I-70 Business loop; then south along I-70 Business loop and includes the Mesa Point Shopping Center, Peachtree Shopping Center, Bray Plaza, Coronado Plaza Shopping Center, and other commercial and some non-commercial properties along the 32 Road to 32 1/2 Road and I-70 Business Loop corridor; then west along I-70 Business loop to the present City limits and includes commercial and some non-commercial properties in the 30 Road and I-70 B corridor and along both sides of North Avenue between 29 Road and 30 Road; and also includes the Fruitwood Subdivision filings 1, 2, 3, 4, 5, 6, & 7 and Parsons Park Subdivision.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands east of the present City limits. Powers of Attorney (POA's) have been obtained for two hundred and thirty-seven (237) acres of airport lands to the east of the current City limits and the two hundred and four (204) lot Fruitwood Subdivision filings 1-7. These POA's along with adjoining lands are being considered as part of the Eastern Commercial/Fruitwood Annexation.

STAFF ANALYSIS: The Eastern Commercial/Fruitwood Annexation petition is a majority annexation petition. Landowners of more than 50% of the area, excluding public streets and City/County owned property are included in the annexation petition. The petition consists of 213 parcels comprising approximately 280 acres and 357 owners. There are an additional 181 parcels comprising approximately 260 acres and 256 owners included in the Eastern Commercial/Fruitwood Annexation.

There is an 80 acre parcel adjacent to the airport properties that is owned by the City/County and approximately 35 acres of right-of-way that are not included in the annexation petition, but are included in the grand total which includes 395 parcels on 649 acres for the annexation.

Eastern Commercial/Fruitwood Annexation

	<u>PARCELS</u>	<u>No. of Owners</u>	<u>ACRES</u>
Number of POA's = Fruitwood =	204	348	43
Airport =	9	9	237
	<u>213</u>	<i>1 Varied Row</i> <i>1 Parsons</i> <u>357</u>	<u>280</u>

Number of Non POA's =	181	<u>176</u>	256	260
		391		

Number of Acres in Right-of-Way = **approx 29 acres**

Number of Acres in City/County owned property = **80 acres**

of Housing Units = 372
Estimated Population = 789

Note: The 1 property owned by the City/County is neither a "POA parcel" nor a "non POA parcel". This parcel and all Right-of-Ways are excluded in the parcel, acreage and ownership totals when complying with State annexation laws as to majority.

STAFF RECOMMENDATIONS: Staff recommends approval.

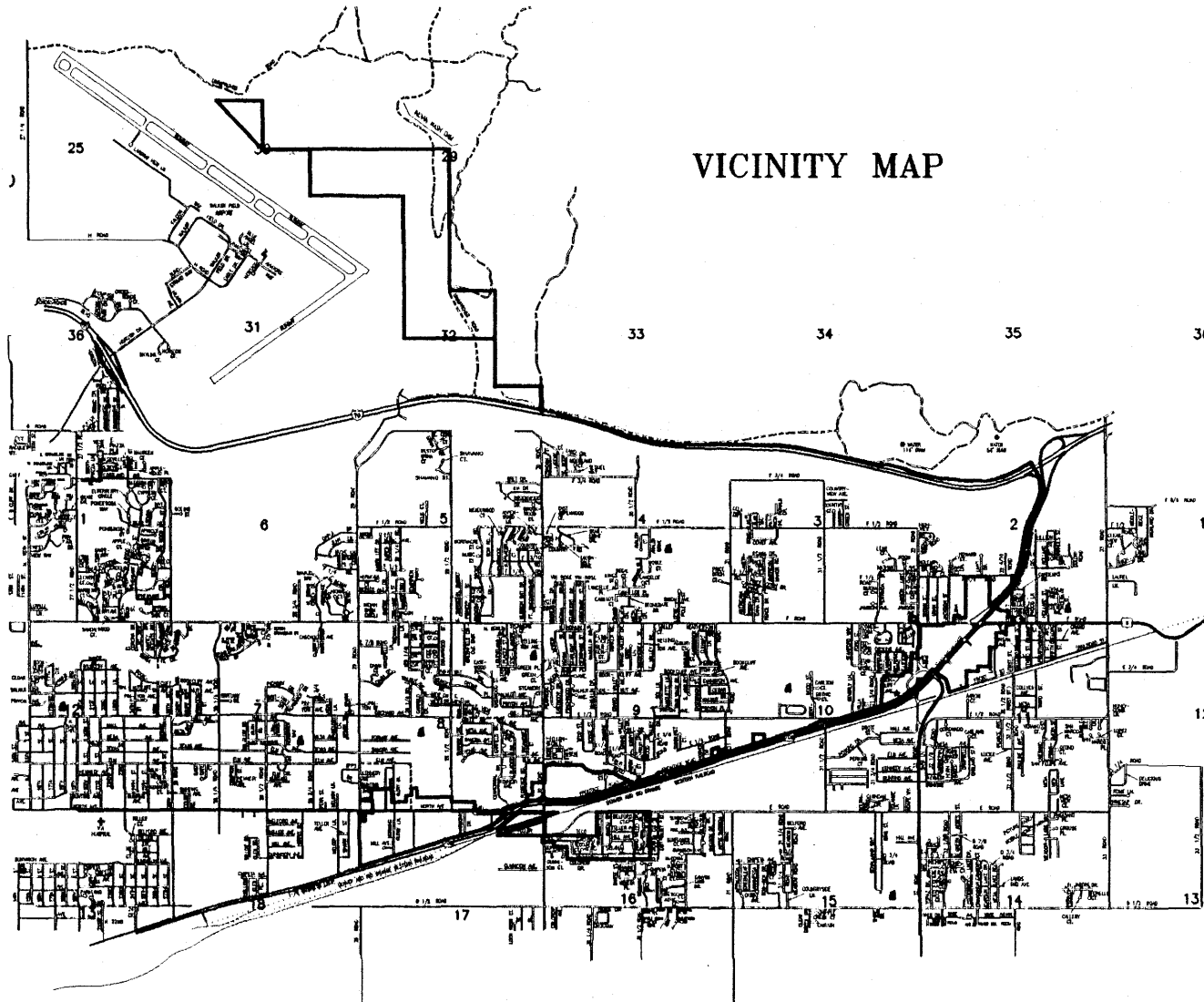
Approved by City Council 4-3

EASTERN COMMERCIAL / FRUITWOOD ANNEXATION



NOT TO SCALE

VICINITY MAP



AREA OF ANNEXATION

ANNEXATION PERIMETER	142,469 FT.±
CONTIGUOUS PERIMETER	43,899 FT.±
AREA IN SQUARE FEET	28,282,926±
AREA IN ACRES	649±

ORDINANCE NUMBER	EFFECTIVE DATE
?	?

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for calculating or verifying property boundary lines.

JAMES L. SHAWK, DIRECTOR OF PUBLIC WORKS & UTILITIES

DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE	11/14/04	SCALE
		CHECKED BY	?	DATE	?	PLAN
		APPROVED BY	?	DATE	?	HORIZ. N.T.S.
		FIELD BOOK NO.		PAGE		VERT.

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

EASTERN COMMERCIAL / FRUITWOOD
ANNEXATION

SHEET NO. 1
OF 7
FILE NO.
FRUITWOOD

Community Development
Planning Division



January 10, 1996

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

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX:(970)244-1599

Gentlemen:

Re: Annexation - Eastern Commercial/Fruitwood Subdivision

Enclosed herewith is a certified copy of Ordinance No. 2876 and map for Eastern Commercial/Fruitwood Subdivision Annexation which annexes approximately 649 acres to the City of Grand Junction, a serial continuing the Villa Coronado 1, 2, and 3 Annexations, lying to the east and southeast of the City of Grand Junction.

The effective date of the annexation is January 25, 1996.

Sincerely,

Stephanie Nye
Stephanie Nye, CMC/AAE
City Clerk

SN:tm

Enclosures

cc: Michael Gallegos, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power Lines
Ray David, Colorado Department of Transportation
Tom Worster, TCI Cablevision
Michelle Wilson, U.S. West, Inc.
Sgt. Mark Barger, 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 Motor Vehicle Department
County Engineering Department
County Planning 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

**Eastern Commercial Annexation
Telephone Contacts
Follow Up to Annexation Letter/Newsletter
1/13/95**

PAID
JAN 20 1995

1/13/95
Dave Thornton
F.Y.I.
The businesses we
called. Thornton
Jan

1> COUNTRY GENERAL-3010 I-70 Business Loop

Spoke with Matt Broe, Manager 523-0602. Had received info and sent on to corporate office. Country General leases that building and he would contact real estate manager to see if he had any question and if so would contact City. Otherwise, he had no specific questions, concerns, objections, etc.

2> J & M LUMBER-2956 I-70 Business Loop

Spoke with Dude Mills in Montrose (corporate office) 249-9673. He said that he would most definitely prefer to be annexed by Grand Junction. His business is in the 1 mile between the City and the proposed Clifton incorporation boundary of 30 road. He was concerned that Clifton would come further West. He does not want to be in Clifton and he asked what he could do to assist the City's efforts. I put him in contact with David Thornton. At his request, I also sent him an additional copy of the annexation newsletter.

3> BURGER KING-3210 I-70 Business Loop

I spoke with Bill Culver, Owner, 243-6575. He said "do what you gotta do". Upon further discussion, he indicated that if he had a home in the area that he might be concerned, but he didn't feel it would effect his business.

4> ENTERPRISE LIQUORS-2923 North Avenue

I spoke with Corralie Richards, Owner, 241-9001. She originally said that she would rather be in Clifton than Grand Junction because of the tax rate change. She feels she has an advantage against larger liquor stores because her customers only have to pay 5%. I explained that she was not in the Clifton proposed annexation area. She still said she was against being in Grand Junction and asked for the benefits of being in the City, specifically about police and fire response. I explained to her that fire wouldn't change (she's in GJ Rural FPD), and that average police response was less than 5 minutes. I offered and she accepted a copy of the benefits page from the annexation newsletter. I went ahead and mailed this.

5> BROWNS POINTE FAMILY RESTAURANT-3210 I-70 Business Loop

I have left two messages at the business.

6> PEACHTREE TRUEVALUE-2969 North Avenue

I left this one for Ron.

At this point no - seems inevitable but will call late 1995 when sets close.

**Eastern Commercial Annexation:
Summary of Financial Impacts and Services**

11/15/95

	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
REVENUE	1,429,239	1,547,963	1,684,841	1,832,864	1,995,277	8,490,184
<u>Operating Expense</u>						
(1) General & Administrative	53,763	56,613	59,616	62,780	66,114	
(2) Community Development	5,896	6,132	6,377	6,632	6,897	
(3) Fire Services	50,663	52,690	54,797	56,989	59,269	
(4) Parks & Recreation	-	-	-	-	-	
(5) Police Services	340,543	354,165	368,331	383,065	398,387	
(6) Public Works	102,164	53,473	55,612	57,836	60,150	
Subtotal:	553,029	523,073	544,734	567,303	590,817	2,778,955
(7) Capital Expense	172,155	86,961	88,840	50,793	52,825	451,574
TOTAL EXPENSE	725,184	610,034	633,574	618,096	643,642	3,230,529
ACCUMULATED RESERVE	704,055	1,641,984	2,693,252	3,908,020	5,259,655	5,259,655

- (1) General and Administrative costs reflect standard costs for general administrative support and include the following: (Sales Tax Licensing and monthly processing of returns for approximately 180 businesses, Liquor Licensing, Accounts Receivable processing, and Legal, Administrative, Management and Accounting functions.)
- (2) Represents the incremental costs for various permitting activities and code enforcement issues.
- (3) Fire Services costs are calculated based on the estimated assessed valuation and the current mill levy for the Clifton Fire District and assumes that annexed properties will be excluded from the CFD immediately.
- (4) There are no direct costs associated with the Parks & Recreation Department.
- (5) Police Service costs include six additional personnel (5-Officers and 1-Sergeant) and the associated operating expenses as identified below.
- | | |
|----------------|-------------------|
| Personnel | \$ 298,272 |
| Operating | 24,300 |
| Training | 3,000 |
| Animal Control | 12,699 |
| 911 Dispatch | 2,272 |
| | <u>\$ 340,543</u> |
- (6) Public Works operating expenditures are based upon their incremental service delivery cost model and includes the following services: Leaf & Trash Removal, Street Cleaning, Snow Removal, Storm Drainage Maintenance, Street Patching, Seal Coating, Crackfilling, and Traffic Signs, Signals & Striping. The reduction in the second year is the result of estimated equipment purchases and other one-time costs in the first year.
- (7) Capital Expenditures have been estimated by Public Works to include:
- Street light installations (\$120K over a three year period).
 - Contract overlays and general street reconstruction estimated @ \$45K annually.
 - \$87K for reconstruction of the pavement section for a portion of 32 Road adjacent to the I-70 Business Loop.

EASTERN AREA ANNEXATION DISCUSSION PAPER

Background

The City desires to annex lands east of the City out to 32 Road and I-70B. Issues concerning the annexation of this area include such things as the City's financial ability to provide services and when and how to annex the different sections of this large area.

The boundaries for the entire eastern area are the current eastern City boundary (roughly along 29 Road on the West), Interstate 70 on the North, the Colorado River on the South and Highway 141 on the East.

This is a large area and has an estimated population of 16,581, 7,821 dwelling units and 114 miles of streets. The assessed value is \$61,399,212.

The area designated as the Eastern Commercial/Fruitwood annexation is basically the commercial areas along I-70B and the East end of North Avenue and the Fruitwood subdivision south of I-70B and East of 30 Road.

Analysis

This report assumes that the Eastern Commercial/Fruitwood area will be annexed first and some of the revenue "banked" in order to provide a revenue stream to pay for capital needs of the rest of the eastern annexation. The Eastern Commercial/Fruitwood annexation is scheduled for second reading of the annexing ordinance at the City Council meeting on May 17, 1995.

The City's draft financial plan for annexation of this area spans twenty years and shows that the "banked" revenues will equal the expected expenses for the entire eastern area if the assumptions are sound and areas are not annexed too quickly. The plan assumes that the Eastern Commercial/Fruitwood area has been annexed at the start of year number one. After this initial annexation there are no further annexations scheduled until year number six. Then the remaining eastern area is annexed over the following thirteen years. /

It is necessary to delay the annexations because the City could not afford the necessary capital improvement costs of this area if the entire area was annexed all at once. Approximately \$35 million of capital needs have been identified for this entire area over the twenty year period. The 1995 annexation of the Commercial/Fruitwood area generates over \$700,000 per year which can be set aside for capital improvement purposes. /

Page 2 of 3
Valley Macro Annexation Analysis

August 10, 1995

development plans prepared by our Parks Planner. The East area includes \$6 million for Parks over the next eighteen years. The City Council is currently dealing with parks development city wide as a separate topic and issue. Developing on a pay as you go basis within the current city limits hardly leaves any additional resources for specific park expansion and development in newly annexed areas. It may be that the City simply continues to develop parks on a priority basis throughout the city that are used by residents valley wide as they are now. A

Area highlights are as follows:

Redlands-This area actually has a positive cash flow beginning in year eleven (11); which grows very quickly to over \$600,000 in year twenty (20). Even with very little commercial in the Redlands analysis area it achieves this result due to higher than average property and home values, more than double the east valley. It is our opinion that this area would break even in three and one half more years. We have included \$400,000 for a new fire station in this area at some point in time, but have not included any additional operating costs for this station because it may be accomplished with the relocation of a current station or the Rural Fire District may be asked to pay a significant part of either or both the capital cost or operating cost of this facility that would, at least for now, service the Rural District.

Orchard Mesa-The two areas on Orchard Mesa included in the study will never produce enough revenue to support themselves in the foreseeable future without the addition of some major retail establishments, and significantly increased property values. It starts out with a deficit of almost \$2 million in year one, is never positive, and ends with a growing deficit of \$1.2 million in year twenty. The present value cost of the twenty years of deficits is \$13 million today. This area of approximately 5,000 people is probably generating annual sales and use tax to the City of Grand Junction of \$700,000; but of course they already receive many services and benefits from the City for those funds.

Northern Areas-These enclaved areas provide a positive cash flow beginning in year six, and on a present value basis will break even in year eighteen and beyond with an annual positive cash flow of almost \$200,000.

River/Railhead-This area is mostly undeveloped and will produce positive cash flows beginning in year four with just modest commercial and industrial development. On a present value basis it

Page 3 of 3
Valley Macro Annexation Analysis

August 10, 1995

breaks even in year seven; while producing positive results thereafter.

East Valley-This area analysis was already presented to the City Council in May of this year and is not modified for this report. The previous analysis included a strategic plan for the area to provide services, fix the infrastructure problems identified, and to annex the entire area over an eighteen year period. The most important part of the strategy is to annex the commercial areas first to provide the resources to improve the infrastructure so that by the end of the eighteenth year the entire area is at the same standards of maintenance as the rest of the City. The area will be self-supporting after completion of this strategy and no current city taxpayer revenue is needed to accomplish this plan. Various alternative approaches to the year by year annexation (following annexation of the commercial areas) was included in that report titled a discussion paper, and included again with this larger analysis and report.

Understanding that this is a large amount of information and data to review and understand; I will be prepared to present it and to discuss it with everyone at the retreat in as much detail as desired.

Thank you,


cc: Lanny Paulson, Budget Coordinator
Dave Thornton, Senior Planner/Annexation

ADMINISTRATIVE SERVICES DEPARTMENT

MEMORANDUM

October 14, 1994

TO: Mark Achen, City Manager
David Varley, Assistant City Manager
All Department Directors

FROM: Ron Lappi, Admin. Svcs. & Finance Director 


SUBJECT: [County Savings from City Annexation]


Some time ago I was asked whether or not we could come up with a reasonable estimate of the savings to Mesa County created by the City of Grand Junction's annexation program. We all know that as an area is taken over for service delivery by the City that County no longer has to provide services in the area in at least two major ways. The first major reduction is calls for service by the Sheriffs office and the second is street maintainance and reconstruction. Also, we should all recognize that the cost of serving these newly annexed areas by the City does not equal the savings to the County in that our level of service is much higher.

Inorder to prepare this brief report, I reviewed the past three years of annexations to determine both the one time and ongoing costs to the City from annexation. Costs were partially covered and in some cases totally covered by additional revenues currently or in the future. Basically between 1990 and 1993 the City annexed about 5,000 additional residents, added 80 miles of streets to maintain/reconstruct, and added 3,000 acres to the City of Grand Junction. These estimates include the North Areas, Northwest Areas, and the Ridges. One time infrastructure costs amounted to \$1.5 million and on going service delivery cost is estimated at \$500,000 a year, with approximately \$150,000 of that being infrastructure on going maintenance. What did these annexations save the County? Inorder to come up with an answer to this and to project the savings from our major Eastern Annexation efforts, I have spent some time reviewing Mesa County's six year capital plan and their operating budget for 1994.

As pointed out earlier in this memo the major savings areas for the County has to be in the Sheriff's Office and in Streets. Out of a total budget in 1994 of \$63 million, the Sheriff's Office receives \$6 million to serve the approximate 60,000 people outside incorporated cities, or about \$100 per County unincorporated resident. The capital and maintenance budgets for streets get a little blurred in the County budget. They spend about \$8 million a year in the Road and Bridge Fund, of which \$4.2 million looks like major capital for Transportation on an average annual basis. I believe they have approximately 548 miles of paved streets in the County that they maintain so they annually spend somewhere between

\$14,600 to \$7,600 per mile of paved street. If we just look at Major street overlays and reconstruction it is really closer to \$3 million per year on average or about \$5500 per mile. I realize that this is only a rough approximation because their aggregate budget does not tell us where they spend the resources in any given year. But they do have to provide a higher level of lawenforcement where the people are and put more road maintenance money in the miles of paved heavier traffic streets.

Using this estimating technique it is easy to calculate the past savings to the County. First in the Sheriff's Office they are annually saving \$500,000 by not serving the 5000 people we annexed and the Road and Bridge Fund is not maintaining 80 miles of paved streets for an annual savings of approximately \$440,000. 

The final and logical step in this process is to apply this same technique to the Eastern area currently being evaluated. It contains about 115 miles of streets and approximately 20,000 people that the County will no longer have to serve with lawenforcement and street maintenance. This equates to a savings in the Sheriff's Office of \$2,000,000 per year, or about one third of his budget. The Road and Bridge Fund will save approximately \$630,000 per year. 

I do not look for the County Budget to be reduced as a result of our annexation program, but the resources in amounts estimated above will be reprogramed to other County priorities without further discussion or intervention.

I hope you find this brief report interesting and helpful for future analysis.

Thank you,

CC: Lanny Paulson, Budget Coordinator

"DRAFT"
Financial Summary
 for the
Eastern Annexation

	Years 1-5 "Savings"	Years 6-20 Capital Improvement	TOTAL
TOTAL REVENUE	\$ 8,490,184	\$ 83,944,031	\$ 92,434,215
OPERATING COSTS	\$ (2,778,955)	\$ (54,063,552)	\$ (56,842,506)
VARIANCE	\$ 5,711,229	\$ 29,880,479	\$ 35,591,708
CAPITAL EXPENSE	\$ (451,574)	\$ (35,140,134)	\$ (35,591,708)
BALANCE	\$ 5,259,655	\$ (5,259,655)	\$ (0)

Assumptions:

- The model assumes that the annual operating costs associated with the Additional Eastern Area will be absorbed in equal amounts as the area is annexed in years six through eighteen.
- Sales Tax revenue is projected to grow @ 5.5% throughout the model.
- Other revenue sources are projected to grow at 4% annually. These sources are projected based on the following base statistical data: (Assessed Value of \$61.4 million, 7,821 dwelling units, an original population base of 16,821, and 114 miles of streets).
- The interest rate assumption is 6%.
- Operating expenditures are projected to increase 4% annually.
- Beginning in year six, capital expenditures are projected in equal / annual / inflated amounts.

DAVE T.



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

January 17, 1996

Dear Business Owner and/or Commercial Property Owner:

On December 20, 1995 the Grand Junction City Council approved annexation of the Eastern Commercial area which includes your business location. This annexation becomes effective January 25, 1996. We are very proud of our community and the services our City provides, and the addition of your area to our corporate limits will help to make Grand Junction even better.

The purposes of this letter are multiple. **First** to let you know of our plans to introduce you into the City's sales tax system. We hope to make that transition as simple and convenient as possible. **Second**, to invite you to meetings hosted by the Grand Junction Police Department (please see details below). **And finally**, to communicate some general information about the City and its services as they apply to your area.

SALES TAX SYSTEM

The City licenses businesses who make retail sales of tangible personal property. For the Eastern Commercial businesses the City Council has waived the normal \$10 license application fee and **deferred the date to begin collecting City sales tax to April 1, 1996**. This allows businesses to make an orderly and gradual transition into the City's system.

Prior to April 1st Kim Martens or I will personally visit you to discuss the sales tax system. We will call you in January or early February to schedule a meeting at your convenience.
At the meeting:

- ** If you need to be licensed.....we will deliver the application and your license to you and answer your questions regarding the City's system; or
- ** If you are already licensed with the City and collecting City sales tax when delivering inside the city limits.....we will discuss how this change may affect your current operations; or
- ** If you do not need to license with the City.....we will discuss other sales and use tax issues that may apply to your business.

In the meantime, if you have any questions or concerns please contact me at the address above or (970) 244-1520. I am happy to offer my assistance in any way I can!

POLICE DEPARTMENT BUSINESS COMMUNITY MEETINGS

The Police Department is holding two meetings to provide a forum for the businesses located in the newest section of the City and the Police Department to discuss issues of mutual concern. They also plan to provide information on various Police Department services to business. The two meetings are divided as follows, please attend as appropriate:

- 1) Businesses holding a liquor license are invited to meet at The Rose, 2993 North Avenue on Thursday, January 25, 1996 at 10:00am.
- 2) All other businesses in the annexed area are invited to meet at Central High School, 3130 E 1/2 Road on Tuesday, January 30, 1996 at 6:30pm.

They want to discuss problems businesses may be experiencing currently as well as future concerns. Some potential topics include theft, vandalism, trespass, graffiti, check fraud, and burglary. The Police Department believes that through open discussion of problems the group will be able to develop a strategy for creating long term solutions.

Several members of the Police Department staff will be on hand to provide you with their perspective on the issues and answer your questions. If you have questions prior to these meetings please call Sgt. Mike Nordine at 244-3548.

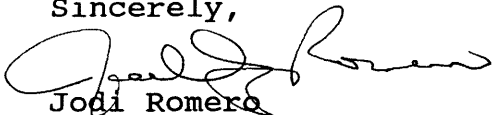
Also attending these meetings will be a representative of the City's Code Enforcement Division to address zoning issues including temporary use permits, signs, nuisance codes, and junk/weed codes.

GENERAL INFORMATION

Please see attached information which includes important dates and telephone numbers for future reference.

On behalf of the various departments of the City Grand Junction, welcome to our community!

Sincerely,



Jodi Romero
Senior Accountant
Administrative Services/Finance - Sales Tax Division

cc: City Council, City Administration, Department Directors



ABOUT THE CITY OF GRAND JUNCTION.....

CITY GOVERNMENT

The Grand Junction city government is a Council/Manager form of government. The City Council is the governing and legislative body of the City which establishes goals, policies, and directions for the City. The City Manager is a highly qualified administrator appointed by the City Council who not only implements the City Council's decisions on a day to day basis, but also provides advice and staff support to the City Council as needed. The City Manager is assisted in his task by a host of City service professionals who are not only trained, but dedicated to providing quality service to the residents of Grand Junction.

The City Council is comprised of seven members. Five of these members must reside in specific districts within the City, while the remaining two may live anywhere within the City. All seven members are elected at large by the entire populace. All members serve a four year term and each year the City Council appoints one of its members to serve as mayor.

Regular meetings of the City Council are held a 7:30pm on the first and third Wednesday of each month at the City/County Auditorium located at 520 Rood Avenue. In addition to regular meetings, the City Council also conducts workshops at 7:00pm on the Monday **before** the regular meeting. Workshops are held at the Two Rivers Convention Center located at 159 Main Street. The workshops are used by the City Council to hear about new issues and concerns from citizens and staff, and to receive updates and staff reports on ongoing projects. The workshops are informal and, as such, no issues are put to a vote. Workshops and City Council meetings are an excellent way for the community to find out which issues are confronting the City and how they are being addressed. Both the workshops and the regular meetings are open to the public and the City Council encourages attendance.

The present members of the City Council and their districts are:

Linda Afman	<i>District A</i>	David Graham	<i>District D</i>
James R. Baughman	<i>District B</i>	Ron Maupin	<i>District E</i>
Reford C. Theobald	<i>District C</i>	R.T. Mantlo	<i>At Large</i>
		Janet Terry	<i>At Large</i>

**** City Manager: Mark Achen**
**** Assistant City Manager: David Varley**

Phone	City Council/City Administration.....244-1508
Phone	City Clerk.....244-1511

PUBLIC SAFETY

Police service will begin immediately after the effective date of annexation (January 25, 1996). Please consider attending the scheduled meetings to learn about the police services available to businesses.

Your fire protection and emergency medical services will remain the same. The Clifton Fire Department will continue to respond to calls in the Eastern Commercial annexation for areas east of 30 Road. The Grand Junction Fire Department will continue to respond to calls in the Eastern Commercial annexation for areas west of 30 Road. As normal if you need emergency services dial 911.

- ** Police Chief: Darold Sloan
- ** Fire Chief: Rick Beaty

Phone	Police Department General Information.....	244-3555
Phone	Fire Department General Information.....	244-1400

STREETS & UTILITIES

You will notice regular street maintenance and street sweeping. Domestic water, irrigation, sewer, and trash service will remain the same. The City does offer commercial trash services at competitive rates. If you are interested in this service please call the Waste Management division at the number listed below.

- ** Public Works Director: Jim Shanks

Phone	Public Works Dept. General Information.....	244-1554
Phone	Public Works Dept. Streets Superintendent.....	244-1429
Phone	Public Works Dept. Solid Waste Management.....	244-1570

ZONING, BUILDING, AND CODE ENFORCEMENT

If you have questions regarding planning, zoning, building setbacks for new construction, or related matters, please contact the City's Community Development Department Planning Division. For information regarding the building code, please contact the City/County Building Department. Both numbers are listed below.

NOTE: All newly annexed areas must receive City zoning within 90 days of the effective date of annexation. The zoning schedule for the Eastern Commercial annexations area is as follows; March 5, 1996 - Public Hearing before the Planning Commission, April 3, 1996 - Public Hearing before City Council.

If you have questions regarding zoning enforcement of temporary use permits, special events permits, junk & rubbish codes, and sign codes, please contact the City's Code Enforcement Division.

**** Community Development Director: Larry Timm**

<i>Phone</i>	Community Development Dept. Annexation.....244-1450
<i>Phone</i>	Community Development Dept. Planning & Zoning.....244-1430
<i>Phone</i>	Community Development Dept. Code Enforcement.....244-1593


IF YOU HAVE QUESTIONS, COMMENTS, OR CONCERNS THAT ARE NOT ADDRESSED IN THIS ATTACHMENT, PLEASE CALL THE CITY'S GENERAL INFORMATION NUMBER AT 244-1509.

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Steve Pace, Engineering Tech
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Newton, City Engineer
Doug Cline, Streets Superintendent
Don Hobbs, Parks Manager
Jim Bright, Fire Department
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Randy Booth, Comptroller
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor
Beth Meek, Communication Supervisor

CC: Mark Achen
Dave Varley
Kristen Winn
Department Heads

FROM: Dave Thornton, Community Development Department 

RE: **What did we just annex as part of Clifton???**

DATE: January 18th, 1996

Attached is a series of maps of the Eastern Commercial/
Fruitwood and Villa Coronado Annexations. We hope this will be
helpful to you when providing City services to our newest City
residents. If any additional info would be helpful, please let me
know and I will see what we can do. The areas as shown are
officially part of the City on January 25th. Any questions, please
call (x1450). Thanks

EASTERN COMMERCIAL / FRUITWOOD ANNEXATION & VILLA CORONADO ANNEXATION



VICINITY MAP

NOT TO SCALE

33

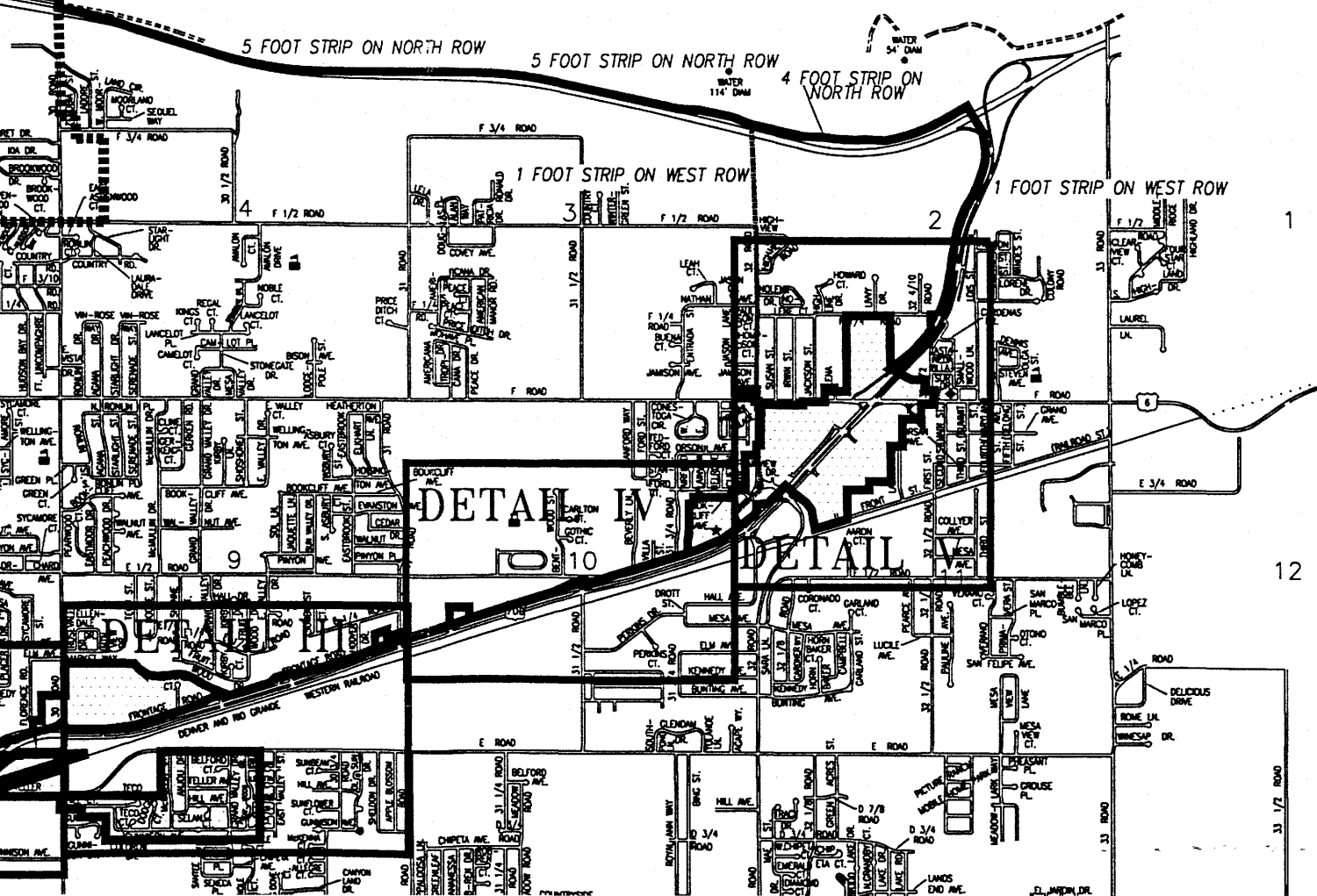
34

35

36

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

FOOT STRIP



29

2705-293-00-943

2705-322-00-948

2705-322-00-940

32

PORT



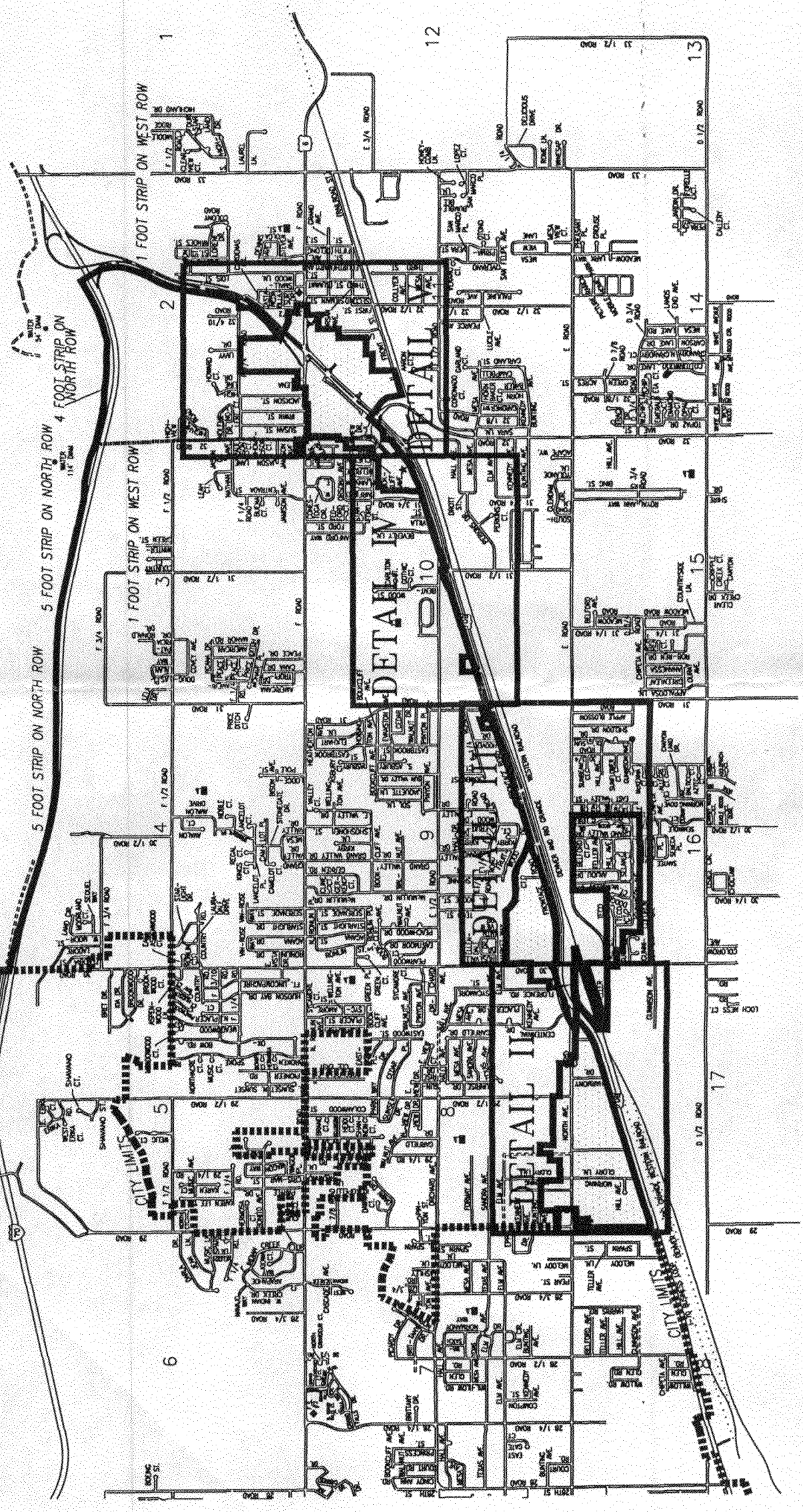
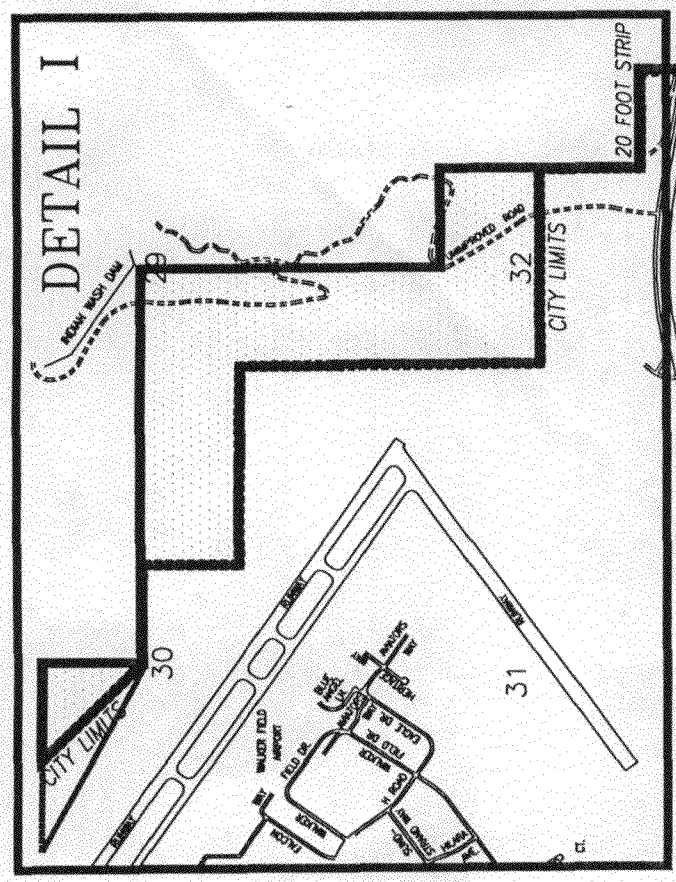
BOUNDARY

EASTERN COMMERCIAL / FRUITWOOD ANNEXATION & VILLA CORONADO ANNEXATION

NOT TO SCALE

VICINITY MAP

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



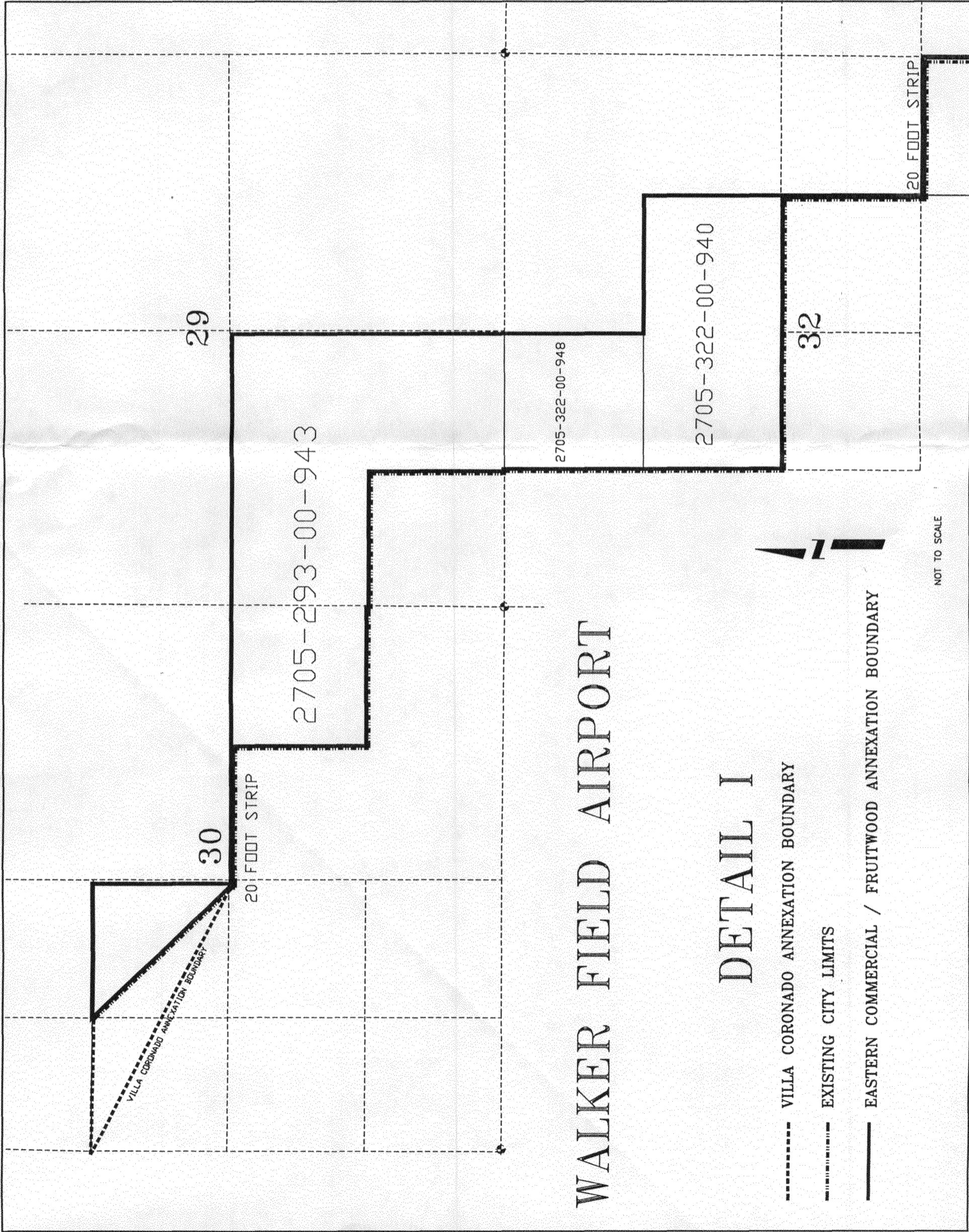
WALKER FIELD AIRPORT

DETAIL I



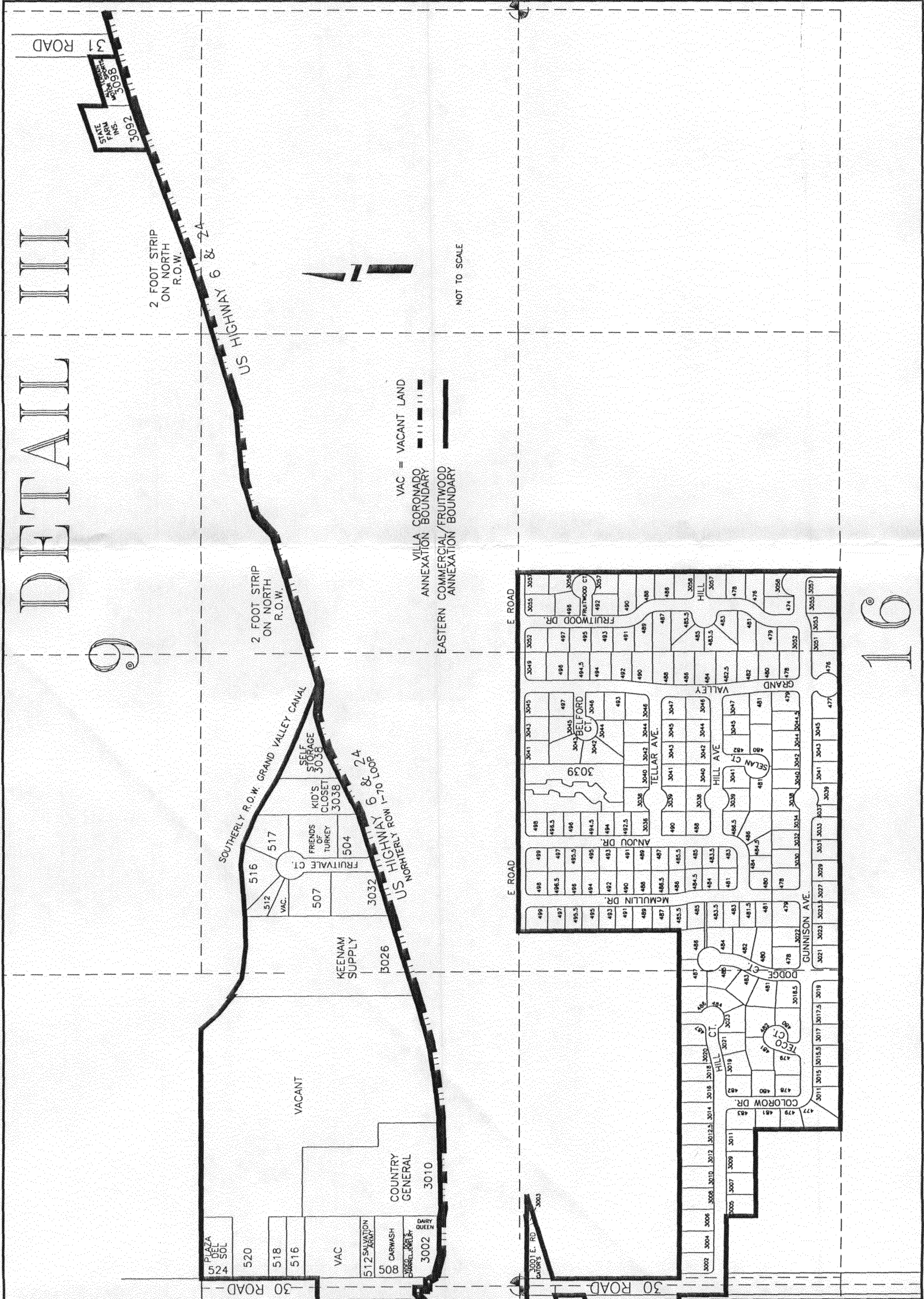
- VILLA CORONADO ANNEXATION BOUNDARY
- - - - - EXISTING CITY LIMITS
- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY

NOT TO SCALE

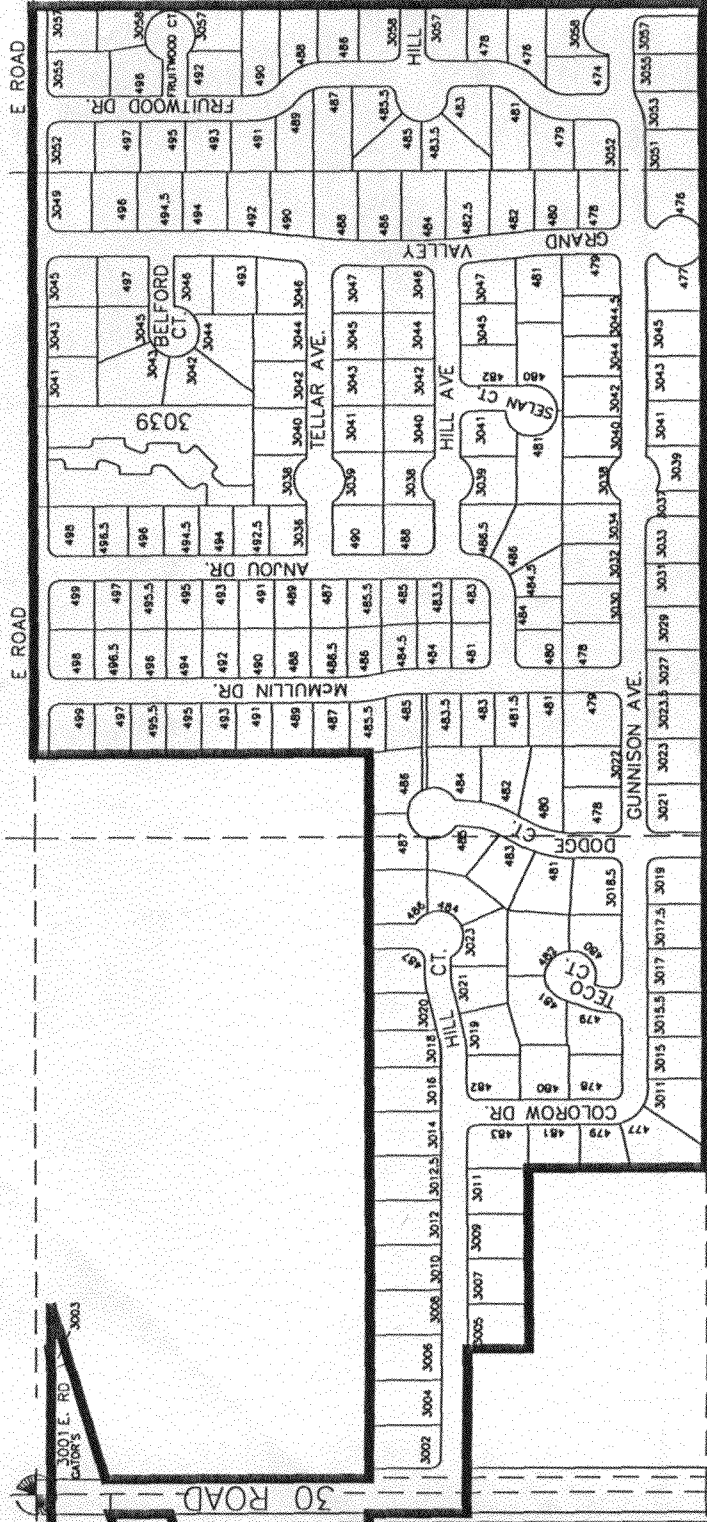


DETAIL III

9

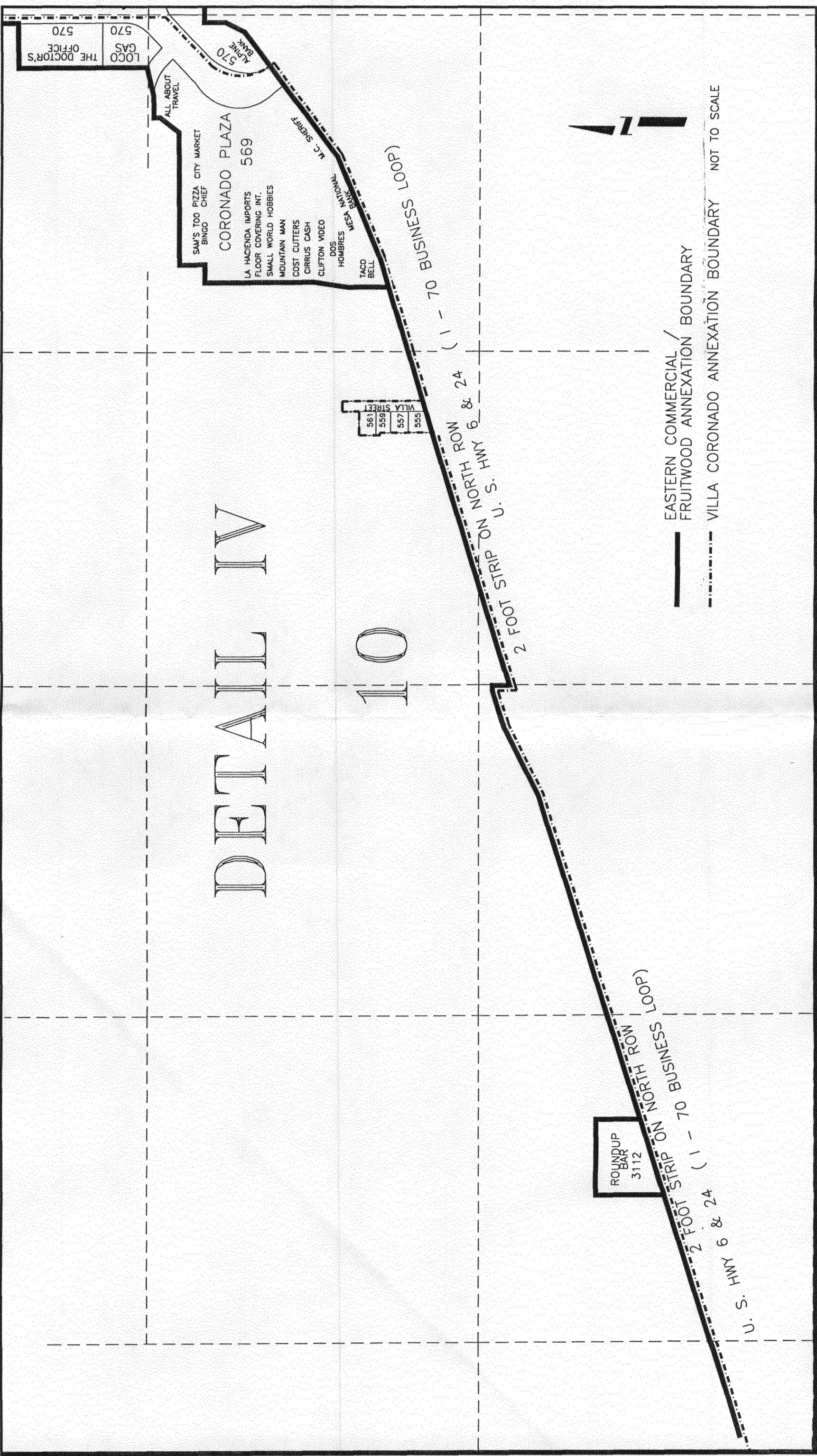


VAC = VACANT LAND
 VILLA CORONADO ANNEXATION BOUNDARY
 EASTERN COMMERCIAL/FRUITWOOD ANNEXATION BOUNDARY



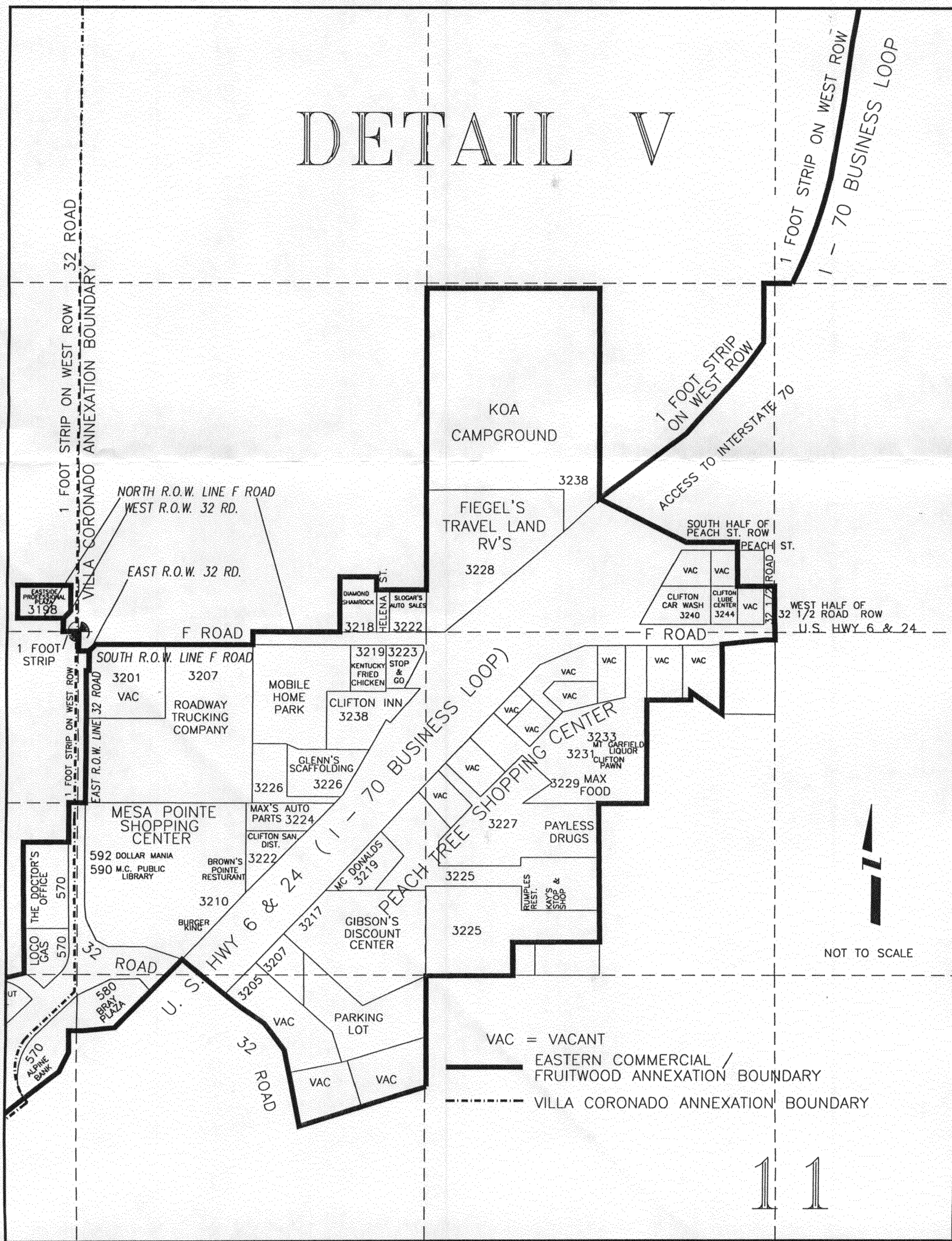
DETAIL IV

10



— EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- - - VILLA CORONADO ANNEXATION BOUNDARY
NOT TO SCALE

DETAIL V



VAC = VACANT
 — EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
 - - - VILLA CORONADO ANNEXATION BOUNDARY



NOT TO SCALE

STAFF REVIEW

FILE: Eastern Commercial/Fruitwood Sub - ANX #196-94
DATE: 1/26/96
STAFF: Mike Pelletier
SUBJECT: Tax parcel updates

The number of tax parcels and property owners in this annexation has changed during the time between the original notification letter (November 1994) and City Council passing 2nd ordinance (December 1995).

This annexation now has 392 parcels (186 in the commercial areas and 206 in the Fruitwood area).

H:\EAST-COM\FILE.LTR

1 Dave Thornton

January 27, 1996

BUSINESS LOCATIONS - EAST ANNEXATION

524 30 Rd	Plaza Del Sol State Farm, Western Colorado Internet, Balerios Frame, Swiatek Chiropractic, Technical Drafting Service
518 30 Rd	Tow Truck & Storage
516 30 Rd	T & J Storage
510 30 Rd	Thrift Store - Salvation Army
508 30 Rd	Summers Car Wash
3002 Bus 70	
Suite 1	Video Channel
Suite 2	Don's Estate Jewelry
Suite 3	Pure Reflections
Suite 4	Nicks Emporium
Suite 5	Wayne's TV
Suite 6	Dairy Queen
3010 Bus 70	Country General
3026 Bus 70	Kennan Supply
3032 Bus 70	Great New Homes
Fruitvale Ct	
504 A	Animal Medical Clinic
B	Doc's Vac Shack
C	Maynard & Hoochs Service
508 A	Kampus Club
B	Friends of Turkey
510 A	TSI Traffic Control
D	Mountain Man Silver Smith
E	Western States Roofing
516 A	Money Market
C	Action Printing
D	Karate
H	Zenryokan Karate-Do
507	Francis Construction
3038 Bus 70	Rent-A-Space Kids Kloset
Bus 70 Peachtree Center	
3217	Gibsons
3219	McDonalds
3225 B1	Rumples Restaurant
B2	Mesa Health Care
B3	KS Stop & Shop
B4	Paula's Barber Shop
B5	Lone Wolf Taxidermy
3227	Payless Drug
3229	Max Foods

3231	Clifton Pawn
3233 C	Mt. Garfield Liquor
D	Enchanted Florist
F	Country Corner Beautiful
G	Norwest Bank
3240 F Rd	Brite Car Wash
3244 F Rd	Clifton Lube
3238 Bus 70	KOA Kampground
3228 F Rd	Fiegel's R.V. Sales (Closed)
3220 F Rd	Slogar's Auto Sales
3218 F Rd	Diamond Shamrock Station
3219 F Rd	Kentucky Fried Chicken
3223 F Rd	Phillips 66 Station/Stop N' Save
3215 F Rd	Park Place Mobile Home Park (16 sites, No RV's)
3207 F Rd	Roadway Freight
3198 F Rd	Eastside Professional Building Dr's Office, Morgan Comm. College, Future Winds Realty
3228 Bus 70	Clifton Inn
3226 Bus 70	Murdocks Concrete Pumping
3226 Bus 70	Thunder Mt. Storage
3224 Bus 70 A	Max's Auto Parts
B	Smitty's Garage
3210 Bus 70	Mesa Point
C	Brown's Point Restaurant
N	The Point Lounge
G	Baby U Burger King
592 32 Rd	Western Colorado Health Education Center Goforth Chiropractic Treasure Haven Dollar Mania
590 32 Rd	Public Library
580 32 Rd	Bray Plaza
A	Pizza Hut
B	Mil-Pro Dry Cleaners
C	Coin-Op Laundry
D	Country Feed & Pet Supplies
F	Holsum Bakery Thrift Store
G	Hair We Are
H	Daylight Donuts
571 32 Rd	Conoco Station

570 32 Rd	Alpine Bank
573 32 Rd	The Doctors Office
569 32 Rd Coronado Plaza	
	Colorado National Bank
	All About Travel
	City Market
3B	Colorado Liquor Mart
3C	Pizza Chef
4B	Sams Too Bingo
5A	H & R Block
5B	Dental Office - Bruce Young
7A	La Hacienda Mexican Imports
7B	Mail Boxes Etc.
8A	Mountain Main Nuts & Fruits
8B	Van Vleet & Co. Real Estate
9A	Cost Cutters Hair Care
9B	Instant Cash
10	Video Plus
11	La Cantina
11	Dos Hombres
12	The Associates
	Taco Bell
	Mesa National Bank
	Floor Coverings Int
	Mesa County Sheriff
3112 Bus 70	Roundup Bar
3098 Bus 70	Income Tax Returns
3098 Bus 70	TK Enterprises
3098 Bus 70	All Terrain Motorsports
3092 Bus 70	State Farm - Cris Cameron
2987 North Ave	The Guest Closet
2991 North Ave	Diamond Vogel Paints
2993 North Ave	The Rose Saloon
2995 North Ave	American Radiator
2997 North Ave	Clara's Coffee Cup
2999 North Ave	Freight Damaged Furniture
3001 E Rd	Gators Bar & Grill
2996 Teller Ave	Sunrise Church of God
2914 Hill Ave	Vacant
2912 Hill Ave	Aspen Park Collision Center
2907 Hill Ave	Ken's Auto Repair
2913 Hill Ave A	Scorpion Drywall
2913 Hill Ave B	Liqui-Green
2915 Hill Ave	Grand Junction Sign (Vacant

479 Morning Glory	RND Auto
481 Morning Glory	Summers Auto Repair
483 Morning Glory	Ute Engines
480 Morning Glory	Shop - Auto Repair
492 Morning Glory	Enterprise Park Calvary Chapel Raintree Restaurant Mt. States Optical Duplicate Bridge Studio Eye Mart
2947 Bus 70	Alpine Digital
2944 Bus 70 #206 #406	Set Free Ministry Quality Counters
2941 Bus 70	Overhead Doors
2940 Bus 70	Victory Chapel ATS Screen Printing
2942 Bus 70	Valley Appliance Sales & Repairs
2906 Bus 70	Woodworks
2910 Bus 70	Vacant
2912 Bus 70	Brinkley Electric
2916 Bus 70	All Seasons Rentals
2920 Bus 70	Carpetime
2948 Bus 70	United Waste
2956 Bus 70	J & M Lumber
2964 Bus 70	Golden Egg The Antler Shed Fortney Refrigeration Dance Works Fruitvale Laundromat Accurate Profile Music Center
2909 North Ave	Western Implement
2919 North Ave	Western Implement
2923 North Ave	Enterprise Park Max's Auto Parts Working Artists Studio Post Office C & D Shipping 3 B's Outlet Enterprise Liquor Associates Business Products Wonder Hostess Thrift Shop A One Driving School
2925 North Ave	Trails End Motel
2931 North Ave	Grand China Restaurant

2935 North Ave	School District 51 Career Center
2949 North Ave	U-Haul
2963 North Ave	Peachtree True Value Hardware
2969 North Ave	Peachtree True Value Lumber
2971 North Ave	Vineyard Christian Fellowship
2977 North Ave	GoFer Station
2977 North Ave	Subway Sandwich
2998 North Ave	Sinclair Station
2992 North Ave	Academy of Beauty Culture
2910 North Ave	Rose Park Mobile Village & R.V. Park
2912 North Ave	The Haven - Employee Staffing Plan Inc.
2914 North Ave	Car-E-Ethics-Vehicle Repair
2916 North Ave	North Ave Auto Sales
2920 North Ave	Bookcliff Cycles
504 Morning Glory	Dees Dog Grooming
2922 North Ave	Alpha Pawn
2924 North Ave	Satellite TV Supermarket
2926 North Ave	Foust Tire & Auto Service
2950 North Ave	Equip. Center & Intermountain Auto Sales
2952 North Ave	Mesa County Dept. of Social Services
2956 North Ave	Harmony Square
	Mission Thrift Store
	Donut Shop
	Bishop Storehouse
	Doug's Barber Shop
	Allstate Ins. Company
2958 North Ave	Sleepy Hollow House of Sleep
2962 North Ave	Thrift Store
507 30 Rd 1a	Nautilus Excel
1b	Nautilus Excel
2	Nautilus Excel
3	Dominos Pizza
4, 5 & 6	JJ's Lounge
7	Cornerstone Thrift
8	Leon's Mexican Fool
9	Liquor
511 30 Rd	Sugar & Spice (Closed)
494 29 Rd	Omega Auto Sales
	Dan's Auto Sales
492 29 Rd	29 Rd Mini Storage
490 29 Rd	Gold Fever Prospectors Supply
476 29 Rd	Ace Mini Storage



February 5, 1996

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Pastor B. D. Scroggins, Senior Pastor
Sonrise Church of God
483 30 Road
Grand Junction, CO 81504

RE: Zoning for 2996 Teller Avenue

Dear Pastor Scroggins:

Thank you for meeting with me last Thursday afternoon. I hope our meeting was beneficial for you and the Church. As we discussed, we will try to make this transition into the City as simple as possible. The Church property at 2996 Teller Avenue was previously zoned Industrial in Mesa County. As part of the annexation, the City must zone the property with a City zone district within 90 days of the annexation. The general City policy is to assign a City zone district that is most equivalent to the previous County zone. As discussed in our meeting, we suggest that the church take a look at the City's Light Industrial (I-1), Heavy Commercial (C-2), and Light Commercial (C-1) zone districts as possible zones for the church property. The County's Industrial zone does not perfectly match up with any of the City's zone districts. Therefore, in an effort to determine the most equivalent and at the same time determine a zone that is the most compatible with the surrounding land uses and neighborhood, I ask that you take a look at the three zone districts and give me your recommendation.

The zoning will go to Public Hearing before the City Planning Commission on March 5, 1996. The City publishes legal notices in the Sentinel approximately 10 days before the hearing. As we discussed, we will advertise the proposed zoning as I-1, but with the knowledge that our final recommendation may be for C-2 or C-1 based on your recommendation. I ask that you let me know your recommendation by February 27th.

I appreciate working with you on this very important matter. If you have any questions, please call me at your earliest convenience. I can be reached at 244-1450.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton".

Dave Thornton, AICP
Senior Planner

(sonrise.let)

File # 196-94
EASTERN COMMERCIAL ANNEX

PROPOSED
ZONING FOR THE ROADWAY EXPRESS PROPERTIES
at 3207 F ROAD, Grand Junction, CO

Tax parcels: #2943-112-00-103 existing Truck Terminal;
#2943-112-00-104 is vacant

Proposed Zoning: Planned Commercial (PC)

Proposed Land Uses:

<u>ALLOWED</u>	<u>SPECIAL USE PERMIT</u>	<u>CONDITIONAL USE PERMIT</u>
Indoor Animal Clinic	Drive Thru:	Auto repair & Paint
Barber Shop	Restaurants	Fire, Police
Beauty Shop	Laundry/Cleaners	Rescue/Emergency
Pharmacy	Financial	Multi-family Res.
Self Service Laundry	Photo Processing	Motel
Bus/Commuter Stops	Car Wash	Hotel
Business Residence	Parks	Indoor Theaters
Bake Shop	Gasoline Stations	Indoor Skating Rink
Cafe		Indoor Entertainment
Clinics		
Counseling Center		
Financial Institution		
Produce Stand		
Farmer Markets		
Professional Office		
Restaurant		
Indoor Retail		
Nursery/pre-school/daycare		
Swimming Pools		
Museum		
Art Centers		
Library		
Truck Terminal		

Note:

- Allowed Uses require site plan approval.
- Special Use Permits require site plan approval and notification to the neighborhood.
- Conditional Use Permits require review and approval before Planning Commission at a public hearing.

All new development shall comply with applicable submittal standards of the City of Grand Junction as may apply, (i.e. site plan review, special use permit, conditional use permit submittal standards).

Sign Regulations:

Within this Planned Commercial Zone District, all signage shall comply with those signage regulations found in the City's Highway Oriented Zone District and shall meet all Grand Junction Zoning and Development Code requirements.

Bulk Requirements:

All setbacks, height restrictions, and other bulk requirements found in the Highway Oriented Zone district shall apply to this Planned Commercial Zone District.

Landscaping Requirements:

This Planned Commercial Zone District shall comply with all landscaping requirements found in the Highway Oriented Zone District and parking lot landscaping requirements found in the Grand Junction Zoning and Development Code.

General Requirements:

All development shall comply with all applicable regulations and code requirements of the City of Grand Junction including but not limited to the City's Zoning and Development Code.

Clifton Automotive Center

Proposed Zone--PC (?)

Allowed Uses

Lot 1--Car Wash

Lot 2--Clifton Lube Center--Automotive repair and maintenance

Lot 3--Mini-storage units

Lot 4-- -Gasoline Service Station

-Automotive Maintenance, excluding Truck STops, Tire Recapping and Storage

-Repair Shop

-Drive-up Business

-Retail Business, both inside and outside, excluding Amusement Parks and Drive-in Theaters

All development must be processed through the planned development review process.

ZONING DESCRIPTION NO.1

A tract of land situated in Sections 29, 30, 32, and 33, Township 1 North, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest Corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 30;
thence S 44°33'45" E a distance of 1852.7 feet to a point, said point being 20.0 feet West of the Southeast Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30;
thence South a distance of 19.0 feet to a point;
thence East a distance of 20.0 feet to a point on the East line of the SW $\frac{1}{4}$ of said Section 30;
thence East, parallel with the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30 a distance of 1321 feet to a point, said point being 1.0 feet East and 19.0 feet South of the Northwest Corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30;
thence South, parallel with the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30 a distance of 1280 feet to a point, said point being 21.0 feet North and 1.0 feet East of the Southwest Corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30;
thence East, parallel with the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30 a distance of 1340 feet to a point, said point being 21.0 feet North and 21.0 feet East of the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29;
thence South a distance of 20.0 feet to a point;
thence East, parallel with the South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ 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 $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29;
thence South, parallel with the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29 a distance of 1300 feet to a point, said point being 21.0 feet North and 1.0 feet East of the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29;
thence East a distance of 20.0 feet to a point;
thence South, parallel with the West lines of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 32 a distance of 2660 feet to a point, said point being 1.0 feet North and 21.0 feet East of the Southwest Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 32;
thence East, parallel with the North lines of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 2600 feet to a point, said point being 1.0 feet North and 19.0 feet West of the Northeast Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32;
thence South, parallel with the East line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 a distance of 1340 feet to a point, said point being 19.0 feet South and 19.0 feet West of the Northeast Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32;
thence East, parallel with the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to a point, said point being

19.0 feet South and 19.0 feet West of the Northeast Corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32;
thence South, parallel with the East line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 a distance of 639.60 feet to a point on the North right-of-way line of Interstate Highway No. 70; thence along said North right-of-way line S 78°06'09" E a distance of 20.53 feet; thence leaving said North right-of-way line, North along the East line of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 a distance of 662.07 feet to the Northeast Corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32; thence West along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to the Northwest Corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32; thence North along the East line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to the Northeast Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32; thence North along the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to the Northeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32; thence West along the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to the Northwest Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32; thence North along the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to the Northwest Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32; thence North along the East line of the SW $\frac{1}{4}$ of said Section 29 a distance of 2640 feet to the Northeast Corner of the SW $\frac{1}{4}$ of said Section 29; thence West along the North line of the SW $\frac{1}{4}$ of said Section 29 a distance of 2640 feet to the Northwest Corner of the SW $\frac{1}{4}$ of said Section 29; thence West along the North line of the SE $\frac{1}{4}$ of said Section 30 a distance of 2640 feet to the Northwest Corner of the SE $\frac{1}{4}$ of said Section 29; thence North along the East line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30 a distance of 1320 feet to the Northeast Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30; thence West along the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30 a distance of 1320 feet to the Point of Beginning,

ZONING DESCRIPTION NO.2

A tract of land situated in the Southwest 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the SW 1/4 SW 1/4 of said Section 8; thence West along the South line of said Section 8 a distance of 350.00 feet to a point; thence crossing the North 1/2 of North Avenue and along the West right-of-way line for Morning Glory Lane North a distance of 260.00 feet to the True Point of Beginning of the parcel of land described herein; thence continuing North along the West right-of-way for Morning Glory Lane a distance of 380.28 feet to the intersection of said right-of-way with the South right-of-way for Bunting Avenue; thence West along the South right-of-way for Bunting Avenue a distance of 591.0 feet to a point; thence leaving said right-of-way, South a distance of 289.40 feet to a point; thence West a distance of 187.55 feet to a point; thence South a distance of 19.71 feet to a point; thence West a distance of 138.0 feet to a point on the East right-of-way for 29 Road; thence South along the East right-of-way for 29 Road a distance of 20.0 feet to a point; thence leaving said right-of-way, East a distance of 352.0 feet to a point; thence South a distance of 270.0 feet to a point on the North right-of-way line for North Avenue; thence along the North right-of-way line for said North Avenue East a distance of 171.00 feet to a point; thence North 160.00 feet to a point; thence East a distance of 130.00 feet to a point; thence North a distance of 110.00 feet to a point; thence East 290.00 feet to a point on West right-of-way line for said Morning Glory Lane; thence South along said West right-of-way line a distance of 50.00 feet to the point of beginning.

ZONING DESCRIPTION NO.3

A tract of land situated in the Southwest 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 SW 1/4 of said Section 8; thence North along the West line of said SE 1/4 SW 1/4 a distance of 350.00 feet to a point; thence East a distance of 25.00 feet to a point on the East right-of-way line for 29 1/4 Road and True Point of Beginning of the parcel described herein; thence East a distance of 305.00 feet to a point; thence North a distance of 310.0 feet to a point; thence West a distance of 165.0 feet to a point; thence South a distance of 200.0 feet to a point; thence West a distance of 140.0 feet to a point on the East right-of-way for 29 1/4 Road; thence South along the East right-of-way for 29 1/4 Road a distance of 110.0 feet to the point of beginning.

ZONING DESCRIPTION NO.4

A tract of land situated in the South 1/2 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the SW 1/4 SW 1/4 SE 1/4 of said Section 8; thence N 00°05'50" W along the East line of said SW 1/4 SW 1/4 SE 1/4 a distance of 40.00 feet to a point on the North right-of-way line for North Avenue and True Point of Beginning of the parcel of land described herein; thence N 00°05'50" W along the East line of said SW 1/4 SW 1/4 SE 1/4 a distance of 230.57 feet; thence N 89°59'58" W a distance of 661.28 feet to a point on the West line of the SW 1/4 SW 1/4 SE 1/4 of said Section 8; thence N 00°02'55" W along the West line of the SW 1/4 SW 1/4 SE 1/4 of said Section 8 a distance of 130.02 feet to a point; thence N 89°53'14" W a distance of 30.0 feet to the Southeast Corner of Lot 7, Block 4, Palace Estates Subdivision; thence N 89°53'14" W along the South line of Palace Estates Subdivision a distance of 631.06 feet to the Southwest Corner of Lot 1 of said Subdivision; thence West a distance of 330.0 feet to a point; thence South a distance of 50.00 feet to a point; thence West a distance of 305.00 feet to a point on the East right-of-way for 29 1/4 Road; thence South along the East right-of-way for 29 1/4 Road a distance of 77.00 feet to a point; thence West a distance of 50.0 feet to a point on the West right-of-way for 29 1/4 Road; thence West a distance of 145.00 feet to a point; thence South a distance of 13.0 feet to a point; thence West a distance of 140.00 feet to a point on the East right-of-way for Morning Glory Lane; thence West a distance of 40.00 feet to a point on the West right-of-way for Morning Glory Lane; thence North along the West right-of-way for Morning Glory Lane a distance of 50.00 feet to a point; thence West a distance of 290.00 feet to a point; thence South a distance of 110.00 feet to a point; thence West a distance of 130.00 feet to a point; thence South a distance of 160.00 feet to a point on the North right-of-way line for North Avenue; thence along the North right-of-way line for said North Avenue S 89°57'39" E a distance of 2752.8 feet to the point of beginning.

ZONING DESCRIPTION NO.5

A tract of land situated in the North 1/2 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 17; thence along the West line of the NW 1/4 of said Section 17 South a distance of 40.00 feet to the True Point of Beginning of the parcel of land described herein; thence S 00°16'00" E along the West line of the NW¼ of said Section 17 a distance of 1424.40 feet to a point on the Northerly right-of-way for U.S. Highway 6 & 24; thence along the Northerly right-of-way for U.S. Highway 6 & 24 the following Six (6) courses and distances:

1. N 73°32'00" E a distance of 31.20 feet;
2. S 53°22'00" E a distance of 60.0 feet;
3. N 73°32'00" E a distance of 3609.1 feet;
4. N 72°52'00" E a distance of 31.10 feet;
5. 507.60 feet along the arc of a curve to the left having a radius of 1332.50 feet and a long chord bearing N 61°17'10" E a distance of 504.63 feet;
6. N 50°22'00" E a distance of 101.90 feet;

thence leaving said right-of-way line, North a distance of 107.94 feet to a point on the South right-of-way line for North Avenue; thence N 89°56'32" W along the South right-of-way line for said North Avenue a distance of 3717.54 feet to a point; thence continuing West along the South right-of-way for North Avenue a distance of 209.0 feet to a point; thence leaving said right-of-way, South a distance of 224.0 feet to a point; thence West a distance of 120.0 feet to a point on the East right-of-way for 29 Road; thence North along the East right-of-way for 29 Road a distance of 224.0 feet to the intersection of said right-of-way line with the South right-of-way for North Avenue; thence West a distance of 50.0 feet to a point on the West line of the NW¼ NW¼ of said Section 17 and point of beginning.

ZONING DESCRIPTION NO.7

A tract of land situated in the Northeast 1/4 of Section 17 and in the Northwest 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of Section 16; thence along the West line of said Section 16 a distance of 30 feet to the True Point of Beginning of the parcel described herein; thence S 89°51'00" W along a line which is parallel with and 30.0 feet South of the North line of the NE¼ NE¼ of Section 17 a distance of 672.00 feet to a point; thence S 62°29'00" W a distance of 3.10 feet to a point; thence South a distance of 16.50 feet to a point on the South right-of-way line for North Avenue; thence N 89°52'30" W along the South right-of-way for said North Avenue a distance of 59.74 feet to a point on the Southerly right-of-way for U.S. Highway 6 & 24; thence along the Southerly right-of-way for U.S. Highway 6 & 24 the following Four (3) courses and distances:

1. 213.14 feet along the arc of a curve to the left having a radius of 1322.50 feet and a long chord bearing S 54°57'44" W a distance of 212.91 feet;
2. S 50°22'00" W a distance of 306.90 feet;
3. 216.10 feet along the arc of a curve to the right having a radius of 1532.50 feet and a long chord bearing S 54°24'16" W a distance of 215.89 feet to the intersection of said right-of-way with the West line of the NE¼ NE¼ of said Section 17;

thence leaving said right-of-way, South a distance of 43.83 feet to a point on the Northerly right-of-way for the Denver & Rio Grande Western Railroad; thence N 73°03'00" E along the Northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 1338.73 feet to the intersection of said right-of-way line with the West right-of-way for 30 Road; thence continuing along the Northerly right-of-way for the Denver & Rio Grande Railroad and crossing said 30 Road N 83°48'26" E a distance of 69.74 feet to a point on the East right-of-way for said 30 Road; thence continuing along the Northerly right-of-way for said Denver & Rio Grande Western Railroad N 72°52'00" E a distance of 370.79 feet to a point which is 30.0 feet South of the North line of the NW¼ of said Section 16; thence leaving said right-of-way line, West a distance of 92.73 feet to a point; thence North a distance of 3.4 feet to a point; thence S 80°56'53" W a distance of 21.6 feet to a point; thence West a distance of 21.33 feet to a point; thence West a distance of 248.14 feet to a point on the West line of the NW¼ of said Section 16 and the point of beginning.

ZONING DESCRIPTION NO.8

A tract of land situated in the Southeast 1/4 of Section 8 and in the Southwest 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of Section 9; thence N 70°28'29" E a distance of 1299.75 feet to a point on the Northerly right-of-way for U.S. Highway 6 & 24 and True Point of Beginning of the parcel of land described herein; thence leaving said Northerly right-of-way North a distance of 768.50 feet to a point on the Southerly right-of-way for the Grand Valley Canal; thence along the Southerly right-of-way for said Grand Valley Canal the following 3 courses:

1. South a distance of 11.30 feet;
2. N 50°47'20" W a distance of 94.82 feet;
3. N 42°30'02" W a distance of 96.83 feet to the intersection of said right-of-way line with the North line of the SW¼ SW¼ of said Section 9; thence leaving said right-of-way line, S 90°00'00" W along the North line of the SW¼ SW¼ of said Section 9 a distance of 1048.23 feet to a point on the East right-of-way for 30 Road; thence S 00°05'30" E along the East right-of-way for 30 Road a distance of 480.0 feet to a point; thence West a distance of 90.0 feet to a point on the West right-of-way for 30 Road; thence West a distance of 277.95 feet to a point on the East line of Ford Subdivision; thence S 00° 02'54" W along the East line of Ford Subdivision a distance of 369.65 feet to the Northeast Corner of Lot 3 of said Subdivision; thence N 89°57'00" W along the North line of Lot 3 of Ford Subdivision a distance of 140.0 feet to the Northwest Corner of said Lot 3, said point also being on the East right-of-way for Florence Avenue; thence S 00°02'54" W along the East right-of-way for Florence Avenue a distance of 184.80 feet to the intersection of said right-of-way with the Northerly right-of-way for U.S. Highway 6 & 24; thence along said Northerly right-of-way the following 10 courses:

1. 144.31 feet along the arc of a curve to the right having a radius of 1557.50 feet, a central angle of 05°13'59", and a long chord bearing N 76°05'26" E a distance of 144.26 feet to the Southeast Corner of Lot 1 of Ford Subdivision;
2. 42.40 feet along the arc of a curve to the right having a radius of 1557.50 feet, a central angle of 01°33'35", and a long chord bearing N 80°43'30" E a distance of 42.40 feet;
3. N 75°27'00" E a distance of 206.10 feet;

4. N 45°06'00" E a distance of 80.10 feet;
5. N 89°45'00" E a distance of 30.00 feet to a point on the East line of the Southeast 1/4 of Section 8;
6. S 00°15'00" E along the East line of said Section 8 a distance of 45.30 feet;
7. N 89°45'00" E a distance of 30.0 feet;
8. S 30°19'00" E a distance of 39.90 feet;
9. S 75°00'00" E a distance of 90.3 feet;
10. S 90°00'00" E a distance of 150.00 feet; thence leaving said Northerly right-of-way N 00°17'47" W a distance of 565.00 feet to a point; thence N 89°42'13" E a distance of 285.00 feet to a point; thence S 00°17'47" E a distance of 311.98 feet to a point; thence N 89°42'13" E a distance of 101.85 feet to a point; thence S 00°17'47" E a distance of 253.07 feet to a point on the Northerly right-of-way for said U.S. Highway 6 & 24; thence along said Northerly right-of-way the following 5 courses:

1. N 89°39'37" E a distance of 51.59 feet;
2. N 83°13'27" E a distance of 140.92 feet;
3. N 80°46'39" E a distance of 160.30 feet;
4. N 74°26'36" E a distance of 179.06 feet;
5. N 72°47'00" E a distance of 31.19 feet to the point of beginning.

ZONING DESCRIPTION NO.9

A tract of land situated in the Southwest 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9; thence N 70°28'29" E a distance of 1299.75 feet to a point on the Northerly right-of-way for U.S. Highway 6 & 24 and True Point of Beginning of the parcel of land described herein; thence along said Northerly right-of-way the following 5 courses:

1. N 72°47'00" E a distance of 343.19 feet to the Southwest Corner of Lot 1, Fruitvale Business Park;
2. N 72°47'00" E a distance of 445.59 feet to the Southeast Corner of Lot 33, Fruitvale Business Park;
3. N 63°22'00" E a distance of 301.25 feet;
4. N 72°50'00" E a distance of 150.0 feet;
5. S 85°22'00" E a distance of 107.70 feet;

thence leaving said right-of-way line, N 72°50'00" E a distance of 14.40 feet to a point on the Southerly right-of-way line for the Grand Valley Irrigation Company Canal; thence along the Southerly right-of-way for the Grand Valley Irrigation Company Canal the following Twelve (9) courses and distances:

1. N 67°50'00" W a distance of 285.55 feet;
2. N 64°52'00" W a distance of 132.55 feet;
3. N 58°49'28" W a distance of 179.07 feet to the intersection of said right-of-way with the Northeast Corner of Fruitvale Business Park;
4. N 67°34'33" W a distance of 131.93 feet;
5. N 82°56'03" W a distance of 87.64 feet;
6. S 85°20'57" W a distance of 217.41 feet to the intersection of said right-of-way with the Northwest Corner of Fruitvale Business Park;
7. S 88°25'57" W a distance of 122.77 feet;

8. N $82^{\circ}43'57''$ W a distance of 131.68 feet;

9. N $56^{\circ}23'33''$ W a distance of 89.41 feet to a point; thence South a distance of 768.50 feet to the point of beginning.

ZONING DESCRIPTION NO.10

A tract of land situated in the North 1/2 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 1, Block 8, Fruitwood Subdivision Filing No. Two, a Replat of A Part of Lot 1 of Key Subdivision;
thence South along the West line of said Lot 1 a distance of 121.19 feet to the Southwest Corner of said Lot 1;
thence N 89°57'30" E along the South line of said Fruitwood Subdivision Filing No. Two a distance of 362.0 feet to the Southeast Corner of Lot 4, Block 8 of said Subdivision;
thence South a distance of 347.03 feet to the Southwest Corner of Lot 8, Block 8, Fruitwood Subdivision Filing No. Three, a Replat of A Part of Lot 1 of Key Subdivision;
thence N 89°55'30" E along the South line of said Fruitwood Subdivision Filing No. Three a distance of 180.24 feet to a point which is common with the Southeast Corner of Lot 9, Block 8 of said Subdivision and the Southwest Corner of Lot 10, Block 8 of Fruitwood Subdivision Filing No. Five;
thence N 89°55'30" E along the South line of said Fruitwood Subdivision Filing No. Five a distance of 1152.20 feet to a point which is common with the Southeast Corner of said Subdivision with the Southwest Corner of Fruitwood Subdivision Filing No. Four;
thence N 89°55'30" E along the South line of said Fruitwood Subdivision Filing No. Four a distance of 660.82 feet to a point which is common with the Southeast Corner of Lot 1, Block 5 of said Subdivision with the Southwest Corner of Lot 1, Block 12 of Fruitwood Subdivision Filing No. Seven;
thence N 89°53'11" E along the South line of Fruitwood Subdivision Filing No. Seven a distance of 330.21 feet to the Southeast Corner of said Subdivision;
thence N 00°00'31" E along the East line of said Fruitwood Subdivision Filing No. Seven a distance of 1289.77 to the Northeast Corner of Lot 1, Block 13 of said Subdivision;
thence N 00°00'31" E a distance of 30.0 feet to a point on the North line of the NW¼ NE¼ of said Section 16;
thence S 89°54'00" W along the North line of the NW¼ NE¼ of said Section 16 a distance of 330.41 feet to the North ¼ Corner of said Section 16;
thence S 89°54'00" W along the North line of the NW¼ of said Section 16 a distance of 1156.69 feet to a point;
thence South a distance of 30.0 feet to the Northwest Corner of Lot 38, Block 7, Fruitwood Subdivision Filing No. Six;
thence South along the West line of Fruitwood Subdivision Filing No. Six a distance of 630.86 feet to the Northeast Corner of Lot 18, Block 7 of Fruitwood Subdivision Filing No. Five;
thence S 89°57'30" W along the North line of Fruitwood Subdivision

Filing No. Five a distance of 630.57 feet to a point which is common with the Northwest Corner of Lot 10, Block 9 of said Subdivision with the Northeast Corner of Lot 9, Block 9 of Fruitwood Subdivision Filing No. Three;
thence S 89°57'30" W along the North line of Fruitwood Subdivision Filing No. Three a distance of 270.0 feet to a point which is common with the Northwest Corner of Lot 7, Block 9 of said Subdivision with the Northeast Corner of Lot 6, Block 9 of Fruitwood Subdivision Filing No. Two;
thence S 89°57'30" W along the North line of Fruitwood Subdivision Filing No. Two a distance of 536.0 feet to the Northwest Corner of Lot 1, Block 9 of said Subdivision; thence along the West line of Lot 1, Block 9 of said Fruitwood Subdivision Filing No. Two and crossing Hill Court S 00°02'30" W a distance of 190.75 feet to a point on the South right-of-way line for Hill Court; thence N 89°57'30" E along the South right-of-way for Hill Court a distance of 238.00 feet to the point of beginning.

ZONING DESCRIPTION NO.14

A tract of land situated in Sections 2, 10 and 11 Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East 1/2 of the SE 1/4 SW 1/4 of said Section 2; thence along the West line of said East 1/2 of the SE 1/4 SW 1/4 N 00°14'40" W a distance of 502.08 feet to the True Point of Beginning of the parcel of land described herein; thence N 00°14'40" W along the West right-of-way line for Apple Street a distance of 798.13 feet to the intersection of the West right-of-way for Apple Street with the South right-of-way for F¹/₄ Road;

thence S 89°59'36" W along the South right-of-way line for F¹/₄ Road a distance of 659.59 feet to a point on the West line of the SE¹/₄ SW¹/₄ of Section 2;

thence S 00°10'28" E along the West line of the SE¹/₄ SW¹/₄ of said Section 2 a distance of 1140.06 feet to a point from whence the Southwest corner of said SE¹/₄ SW¹/₄ bears South a distance of 160.0 feet;

thence West a distance of 190.43 feet to a point on the West right-of-way line for Helena Street as described in Book 1351 at Page 681 in the office of the Mesa County Clerk and Recorder;

thence North along the West right-of-way line for Helena Street a distance of 48.0 feet to a point;

thence West a distance of 139.62 feet to a point on the East line of Lot 2, Block 4, Irwin's Clifton Heights Subdivision Second Addition;

thence South along the East boundary of said Subdivision a distance of 157.88 feet to the Southeast corner of Lot 1, Block 4 of said Subdivision;

thence South a distance of 50.0 feet to a point on the South line of the SW¹/₄ SW¹/₄ of said Section 2;

thence N 89°58'48" W along the South line of said SW¹/₄ SW¹/₄ a distance of 330.86 feet to a point;

thence S 00°09'31" W a distance of 50.0 feet to the Northwest corner of Lot 2, West Clifton Business Park in Section 11;

thence S 00°09'31" W a distance of 609.96 feet to the Southwest corner of Lot 2 of Glenn's Commercial Subdivision;

thence N 89°46'47" W a distance of 631.21 feet to a point on the East right-of-way line for 32 Road;

thence leaving said right-of-way line, N 89°46'47" W a distance of 30.0 feet to the Northeast Corner of the S¹/₂ NE¹/₄ NE¹/₄ of Section 10;

thence S 89°47'04" W a distance of 33.0 feet to a point on the West right-of-way line for 32 Road;

thence S 00°17'30" E along the West right-of-way for 32 Road a distance of 150.0 feet to a point;

thence leaving said right-of-way line, S 89°42'30" W a distance of 172.0 feet to a point on the East line of Lot 11A, Block 3, Clifton Village Subdivision;

thence S 00°17'30" E along the East line of Block 3, Clifton Village Subdivision, a distance of 504.38 feet to the Southeast Corner of Lot 2B, Block 3, Clifton Village Subdivision;
thence S 75°50'50" W a distance of 114.33 feet to a point on the South right-of-way for Bookcliff Avenue;
thence S 89°42'30" W a distance of 83.15 feet to the Northeast Corner of Lot 1B, Block 7, Clifton Village Subdivision, said point also being on the Northern boundary line of Lot 1, Block 1, Clifton Village Subdivision;
thence along the Northerly and Westerly boundary line of Lot 1, Block 1, Clifton Village Subdivision the following Eight (8) courses and distances:

1. S 00°17'30" E a distance of 25.0 feet;
2. S 36°27'21" W a distance of 93.60 feet;
3. S 89°42'30" W a distance of 520.0 feet;
4. S 00°17'30" E a distance of 100.0 feet;
5. S 89°42'30" W a distance of 69.95 feet;
6. S 00°17'30" E a distance of 433.0 feet;
7. S 07°54'42" W a distance of 139.44 feet;
8. S 00°17'30" E a distance of 160.44 feet to a point on the Northerly right-of-way of U.S. Highway 6 & 24;

thence along the Northerly right-of-way for U.S. Highway 6 & 24 the following Eight (9) courses and distances:

1. N 72°52'34" E a distance of 116.91 feet;
2. N 66°57'48" E a distance of 433.10 feet;
3. N 52°20'30" E a distance of 607.51 feet;
4. N 25°37'13" E a distance of 83.66 feet;
5. N 00°17'30" W a distance of 85.40 feet;
6. N 89°42'30" E a distance of 30.0 feet to the intersection of said right-of-way line with the East line of the NE¼ of Section 10;
7. N 89°42'00" E a distance of 30.0 feet;
8. N 84°06'00" E a distance of 114.60 feet;

9. N 43°15'00" E a distance of 370.67 feet;

thence leaving said right-of-way line, S 49°37'44" E a distance of 212.74 feet to the intersection of the Southerly right-of-way for U.S. Highway 6 & 24 with the Easterly right-of-way for the 32 Road By-Pass, said point also being the Northwest Corner of Lot 2, Block 3, Phase III of Peach Tree Bulk Development;
thence along a line which is common with the Easterly right-of-way for the 32 Road By-Pass and the Westerly line of Block 3, Phase III of Peach Tree Bulk Development the following Five (5) courses and distances:

1. S 50°43'41" E a distance of 73.70 feet;

2. S 54°00'30" E a distance of 115.83 feet;

3. S 36°13'00" E a distance of 129.51 feet;

4. S 11°18'49" E a distance of 257.21 feet to the intersection of said right-of-way with the Southwest Corner of Block 3, Phase III, Peach Tree Bulk Development;

5. S 11°18'49" E a distance of 40.21 feet to the intersection of said right-of-way with the Northerly right-of-way for the Denver & Rio Grande Western Railroad;

thence N 72°47'43" E along the Northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 506.01 feet to a point on the East line of the SW¼ NW¼ of Section 11;
thence N 00°13'34" W along the East line of the SW¼ NW¼ of said Section 11 a distance of 433.22 feet to the Northeast Corner of Lot 5, Block, 3, Phase III of Peach Tree Bulk Development;
thence continuing N 00°13'34" W a distance of 1.48 feet to the Northeast Corner of the SW¼ NW¼ of said Section 11;
thence N 89°46'44" E along the South line of the NE¼ NW¼ of said Section 11 a distance of 331.84 feet to a point;
thence N 00°15'14" W a distance of 130.06 feet to a point;
thence N 89°49'26" E a distance of 330.74 feet to a point on the West line of Schumacher Subdivision Filing No. Two;
thence N 00°37'31" W along the West line of Schumacher Subdivision Filing No. Two a distance of 529.31 feet to the Northwest Corner of said Subdivision;
thence N 89°45'42" E a distance of 181.14 feet to the Southwest Corner of Lot 5, Block 2, Phase II of Peach Tree Bulk Development;
thence N 00°12'00" W along the West line of Block 2, Phase II of Peach Tree Bulk Development a distance of 399.54 feet to the Southwest Corner of Lot 1 of said Block 2;
thence N 89°48'00" E along the South line of Lot 1, Block 2, Phase II of Peach Tree Bulk Development a distance of 135.0 feet to the Southwest Corner of Lot 2 of said Block 2;
thence along the boundary line of Lot 2, Block 2, Phase II of Peach

Tree Bulk Development the following Four (4) courses and distances:

1. N 89°48'00" E a distance of 30.0 feet;
2. N 00°12'00" W a distance of 31.47 feet;
3. S 54°04'55" E a distance of 147.0 feet the Southeast Corner of said Lot 2;
4. N 00°12'00" W a distance of 269.33 feet to the Northeast Corner of said Lot 2;

thence N 84°04'50" E along a line which is common with the Northerly boundary of Lot 3, Block 2, Phase II of Peach Tree Bulk Development and the Southerly right-of-way for I-70 Business Loop a distance of 159.31 feet to a point;

thence N 89°48'00" E along said common line a distance of 41.15 feet to the Northeast Corner of Lot 3, Block 2, Phase II of Peach Tree Bulk Development;

thence N 00°28'06" W a distance 30.0 feet to the North $\frac{1}{4}$ Corner of Section 11;

thence N 00°19'03" W along the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2 a distance of 30.0 feet to a point;

thence S 89°48'00" W a distance of 40.0 feet to the Southeast Corner of Lot 7, Block 4 of Strains Subdivision;

thence N 84°30'00" W along the South line of Lot 7 and Lot 8, Block 4 of Strains Subdivision a distance of 201.0 feet to the Southwest Corner of said Lot 8, Block 4 of said Subdivision;

thence S 89°48'00" W along the South line of Lots 9, 10 and 11, Block 4 of said Strains Subdivision a distance of 270.9 feet to a point on the Easterly right-of-way of the Clifton Connection between Interstate No. 70 and U.S. Highway 6 & 24;

thence N 31°22'00" E along said Easterly right-of-way a distance of 340.33 feet to a point in the center line of Peach Street;

thence crossing said Clifton Connection N 63°36'49" W a distance of 369.34 feet to the point of beginning.

ZONING DESCRIPTION NO.15

A tract of land situated in the Northwest 1/4 of Section 11, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of Lot 2, West Clifton Business Park in said Section 11;
thence S 00°09'31" W along the West line of said Lot 2 and along the West line of Lot 2, Glenn's Commercial Subdivision a distance of 609.96 feet to the Southwest corner of Lot 2 of said Glenn's Commercial Subdivision; thence N 89°46'47" W a distance of 631.21 feet to a point on the East right-of-way for 32 Road;
thence along the East right-of-way for 32 Road a the following Four (4) courses and distances:

1. N 00°09'01" E a distance of 329.88 feet;
2. North a distance of 181.05 feet;
3. East a distance of 10.0 feet;
4. North a distance of 75.0 feet;

thence N 45°10'59" E a distance of 35.35 feet to a point on the South right-of-way for F Road;
thence S 89°58'48" E along the South right-of-way for said F Road a distance of 596.31 feet to the point of beginning.

ZONING DESCRIPTION NO.16

A tract of land situated in the Southeast 1/4 of Section 3, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Mesa County Brass Cap common to Sections 2, 3, 10 and 11;

thence N 00°01'00" E along the East line of the SE¼ SE¼ of said Section 3 a distance of 174.00 feet to a point;

thence West a distance of 30.0 feet to a point on the West right-of-way for 32 Road and True Point of Beginning of the parcel described herein;

thence West a distance of 203.0 feet to a point;

thence S 00°01'00" W a distance of 124.0 feet to a point on the North right-of-way for F Road as described in Book 1341 at Page 860 in the office of the Mesa County Clerk and Recorder;

thence East along the North right-of-way for F Road a distance of 174.82 feet to a point;

thence N 44°41'18" E along a line which intersects the North right-of-way for F Road with the West right-of-way for 32 Road, as described in Book 1924 at Page 402 in the office of the Mesa County Clerk and Recorder, a distance of 40.08 feet to a point on the West right-of-way for 32 Road;

thence N 00°01'01" E along the West right-of-way for 32 Road a distance of 95.51 feet to the point of beginning.

ZONING DESCRIPTION NO.17

A tract of land situated in the Southwest 1/4 of Section 2, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South ¼ Corner of said Section 2;
thence N 00°19'03" W along the East line of the SE¼ SW¼ of Section 2 a distance of 175.0 feet to a point;
thence S 89°48'00" W a distance of 40.0 feet to the Northeast Corner of Lot 7, Block 4 of Strains Subdivision;
thence S 89°48'00" W along the North line of Lot 7, Block 4 of Strains Subdivision a distance of 100.0 feet to the Southeast Corner of Lot 5, Block 4 of said Subdivision;
thence N 00°24'30" W along the East line of Lot 5, Block 4 of Strains Subdivision a distance of 135.0 feet to the Northeast Corner of said Lot 5;
thence N 00°24'30" W a distance of 30.0 feet to a point in the center line of Peach Street;
thence S 89°48'00" W along the center line of Peach Street a distance of 191.67 feet to a point on the Easterly right-of-way of the Clifton Connection between Interstate No. 70 and U.S. Highway 6 & 24;
thence S 31°22'00" W along said Easterly right-of-way a distance of 340.33 feet to the Southwest corner of Lot 11, Block 4 of said Strains Subdivision; thence along the South line of said Lot 11 and the South line of Lots 10 & 9, Block 4 of said Strains Subdivision N 89°48'00" E a distance of 270.9 feet to the corner common with the Southeast corner of said Lot 9 and the Southwest corner of Lot 8, of said Block 4; thence along the South line of said Lot 8 and South line of Lot 7, Block 4 of said Strains Subdivision S 84°30'00" E a distance of 201.0 feet to the Southeast corner of said Lot 7; thence along the East line of said Lot 7 N 00°24'30" W a distance of 145.0 feet to the point of beginning.

To: David Thornton
From: Mike Pelletier
Subject: east commercial zoning legals
Date: 2/13/96 Time: 2:06PM

Attachments: ZONING.LGL [WordPerfect (5.1)]

Eastern Commercial Zoning legal for Planning Commission:

The proposed zone of annexation is I-1:

AREA # 6 - SONRISE CHURCH OF GOD

BEG S 659.55FT FR NE COR SEC 17 1S 1E N 89DEG57'07SEC W 1322.43FT N
0DEG03'05SEC W 0.54FT N 73DEG01'09SEC E 1382.71FT S 405.47FT TO BEG EXC E
40FT FOR ROW PER B-1569 P-927 & 928 MESA CO RECDS

The proposed zone of annexation is C-2:

AREA # 11 - COUNTRY GENERAL

BEG N 89DEG42'11 SEC E 287.1FT S 0DEG17'47SEC E 544.18 FT FR NW COR SW4SW4
SEC 9 1S 1E N 89DEG42'13SEC E 300 FT S 0DEG17'47SEC E 445.33FT S 88DEG40'35SEC
W 259.14 FT N 80DEG38'31SEC W 41.5FT N 0DEG17'47SEC W 443.02FT TO BEG & BEG
S 38DEG56'41SEC E 940.05FT FR NW COR SD SW4SW4 N 89DEG42'13SEC E 86.85FT S
0DEG17'47SEC E 253.07FT S 87DEG21'35SEC W 30.53FT S 88DEG40'35SEC W 56.35FT N
0DEG17'47SEC W 255.33FT TO BEG & ALSO BEG S 34DEG30'45SEC E 510.57FT FR SD
NW COR N 89DEG42'13SEC E 285FT S 0DEG17'47SEC E 121.98FT S 89DEG42'13SEC W
285FT N 0DEG17'47SEC W 121.98FT TO BEG EXC BEG S 46 DEG 43'45SEC E 789.57FT
FR SD NW COR N 89DEG42'13SEC E 15FT S 0DEG17'47SEC E 190FT S 89DEG42'13SEC
W 15FT N 0DEG17'47SEC W 190FT TO BEG

The proposed zone of annexation is HO:

AREA # 13 - ROUNDUP

BEG 1732FT W & 467.1FT S OF CNTR SEC 10 1S 1E S 172.6FT TO NLY ROW 1-70 BUS
LOOP S 72DEG59'41SEC W 317.76FT N 265.39FT E TO BEG

AREA # 12 - 31 ROAD AREA

BEG S 0DEG11'30SEC E 857.38FT + W 187FT FR E4 COR SEC 9 1S 1E S 0DEG11'30SEC E
110FT TO HWY ROW S 72DEG 53' W 210.01FT N 0DEG11'30SEC W 110FT N 72DEG53' E
210FT TO BEG AND LOT 7 OF 31 ROAD BUSINESS PARK SEC 9 1S 1E

SEIDEL CORP.

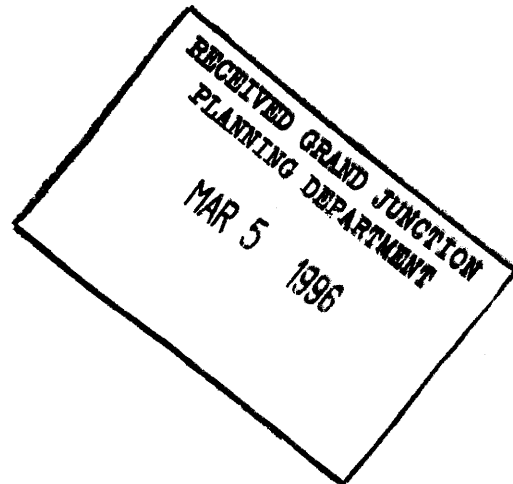
3-1-96

Dave Thornton
City of G.J.
250 N. 5th St
Grand Jet, Co 81501-2668

Please change our address to : 581 28 1/2 Rd
Grand Jet, Co. 81501
Ph : 242-2915

We are against the annexation of our property into the
city, mainly because of the attached letter!

Candace L. Seidel
V. President



February 14, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Seidel Corp.
PO Box 323
Mesa, CO 81643

Dear Seidel Corp.,

Mesa County records show that you own property that was recently annexed as part of the Eastern Commercial/Fruitwood Annexation. The City now is in the process of establishing a zoning district for all parcels in this newly annexed area. I have enclosed a map of that portion of the annexation where your property is located showing the proposed zoning.

This proposal will go to the City's Planning Commission on March 5th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on March 20th and April 3rd. The March 5th and April 3rd meetings are public hearings. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the "use/zone" matrix for the City's zone districts which show the various land uses allowed within each zone district. Bulk requirements (setbacks, height limitations, minimum lots size, etc.) for each zone district are also provided.

According to the use/zone matrix, a special use permit is required for the type of uses that exist on your property. I will be seeking policy direction from the City Council within the next 90 days regarding special use permits and conditional use permits in this newly annexed area. Dave Thornton, Senior Planner, will be contacting you shortly thereafter to inform you of what steps, if any, need to be taken.

If you have any questions, please contact Dave Thornton at your earliest convenience. You can reach him at 244-1450.

Respectfully,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Director of Community Development

Enclosures



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

March 1, 1996

Dear Fruitwood Resident:

We are pleased to welcome you and your neighbors into the City of Grand Junction. In order to have a smooth transition we would like to offer an opportunity for you to meet the City staff and discuss the various services provided by the City.

We will be hosting a neighborhood meeting on Monday, March 11, at 7:00 PM at the Sonrise Church of God, 483 30 Road.

The purpose of the meeting is to acquaint you with the City departments, explain our programs and services and answer any questions you may have regarding these services. Some of the topics for discussion will be crime prevention, streets and public works and parks and recreation. Representatives of our departments will be present to discuss these services and answer questions.

We look forward to meeting with you on March 11.

Sincerely,

A handwritten signature in cursive script that reads "David Varley".

David Varley
Assistant City Manager

STAFF REVIEW

FILE: #196-94 EASTERN COMMERCIAL CORRIDOR/FRUITWOOD
ZONE OF ANNEXATION

DATE: March 5, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council the Zone of Annexation as shown on the Proposed Zoning Maps for the Eastern Commercial Corridor/Fruitwood Zone of Annexation.

LOCATION: This annexation includes airport lands east of the present City limits, then goes east and includes a portion of Interstate 70 from 30 Road to I-70 Business loop; then south along I-70 Business loop and includes the Mesa Point Shopping Center, Peachtree Shopping Center, Bray Plaza, Coronado Plaza Shopping Center, and other commercial and some non-commercial properties along the 32 Road to 32 1/2 Road and I-70 Business Loop corridor; then west along I-70 Business loop to the present City limits and includes commercial and some non-commercial properties in the 30 Road and I-70 B corridor and along both sides of North Avenue between 29 Road and 30 Road; and also includes the Fruitwood Subdivision filings 1, 2, 3, 4, 5, 6, & 7 and Parsons Park Subdivision.

APPLICANT: City of Grand Junction

~~APPLICANT: City of Grand Junction~~

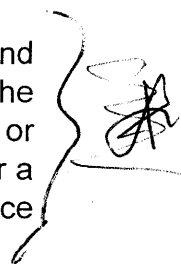
EXECUTIVE SUMMARY: The City recently annexed lands east of the present City limits. These lands require a City zoning designation following the annexation. Staff is proposing various zone districts, as shown on the proposed zoning maps, for the Eastern Commercial/Fruitwood Zone of Annexation.

STAFF ANALYSIS: The Eastern Commercial/Fruitwood annexation area is predominately made up of various commercial land uses and includes the Fruitwood residential neighborhood. To help with the land use analysis and zoning review of the annexation, staff has divided up the area into 5 general areas as shown on the proposed Zoning maps as detail areas I thru V. Also, attached to this staff report, is the same set of maps showing previous Mesa County zoning.

There are various uses that require either a Special Use Permit or a Conditional Use Permit in the Grand Junction Zoning and Development Code. There are other uses that are not allowed and therefore are nonconforming in the City's zone district. All such uses have been identified and are shown below. The majority of nonconforming uses were also

nonconforming uses under previous Mesa County zoning. Those uses have been identified as well.

Although subject to City Council direction, current City policy for addressing land uses that require a Special Use Permit (SUP) or a Conditional Use Permit (CUP) at the time of annexation has generally been to not require the permit until the property or business owners requests expansion of their use. At the time of expansion, a SUP or a CUP is requested for the entire project and the land use is then brought into conformance with the zone.



DETAIL AREA I:

Proposed zoning for this area located north of I-70 (see map I), which includes only airport land, is Planned Airport Development (PAD). This land was zoned AFT in Mesa County. The County does not have an airport zone district. Now that the land is in the City limits, the appropriate zone district is PAD which will allow airport development and other associated land uses with airport development.

Properties requiring a Conditional Use or Special Use Permit: None.
Nonconforming Uses: None

DETAIL AREA II:

This area goes from previous City limits at 29 Road at North Avenue and I-70 B and then goes east to 30 Road (see map II). The proposed zoning includes:

Planned Mobile Home (PMH) - for the Rose Mobile Home Park at 2910 North Avenue. This area was zone commercial and residential with Mesa County. The PMH zone district will make all existing uses conforming. Staff has met with the property owners and they are in favor of zoning the property with one zone district. The Mobile Home Park has 26 existing RV Spaces and 40 existing mobile home spaces. Staff has received a site plan from the owners showing the existing spaces and the maximum size of home allowed on each space. A boat and RV storage area and laundry facility are also included as part of the mobile home village. A site plan is attached.

Light Commercial (C-1) - for all areas previously zoned commercial in the County located along the north side of North Avenue from 2912 to 2962 North Avenue and including 500-504 29 1/4 Road and 500-505 Morning Glory Lane (see map II).

Properties requiring a ~~Conditional Use or~~ Special Use Permit: ~~None~~

Nonconforming Uses:

- 1. 2914.5 North Avenue - SF Residence *
- 2. 505 Morning Glory - SF Residence *
- 3. 503 29 1/4 Road - SF Residence *
- 4. 504 29 1/4 Road - SF Residence *
- 5. 2926 North Avenue - Propane Distribution

*CUP: 1. 2993 NORTH AVENUE - BAR (Rose) ****

NOTE: All nonconforming uses are nonconforming at the time of annexation.

* Also Not allowed under previous Mesa County zoning

*** Also Required A CUP in Mesa County

More restrictive

Criteria	Current County Zone - C	Proposed City Zone - C-1
Land Use Type	Commercial	Light Commercial
Minimum Lot Size	none	none
Front Setback for Local Street	*10' from property line or 25' from centerline of ROW whichever is greater*	25' from centerline of ROW
Rear Setback	*20' from property line*	0' or 10' if abutting a residential zone
Side Setback	none	*0' or 10' if abutting a residential zone*

Residential Single Family with a maximum of 8 units per acre (RSF-8) - for vacant property north of the proposed C-1 zoned property (see map II). This area was zoned R-4 Residential in the County prior to annexation. The proposed zone of RSF-8 is the closest City zone district to the County's R-4. Below is a comparison chart between the R-4 (County) and the City's RSF-8 zone district.

Properties requiring a Conditional Use or Special Use Permit: None.

Nonconforming Uses: None

More restrictive

Criteria	Current County Zone - R4	Proposed City Zone - RSF-8
Land Use Type	Residential	Residential
Minimum Lot Size	*5,000 sq.ft.*	4,000 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	*30' from property line*	15' from property line
Side Setback	*15' from property line*	5' from property line

Heavy Commercial (C-2) - for that area south of North Avenue and north of I-70 B from 29 Road to the North Avenue/I-70 B intersection. This area was zoned commercial in Mesa County. The C-2 zone district is similar with the County's Commercial zone.

Properties requiring a Conditional Use or Special Use Permit: None

Nonconforming Uses:

1. 2955.5 North Avenue - SF Residence *
2. 2955 North Avenue - SF Residence *

3. 2953 North Avenue - Mobile Home Park *
4. 493 Harmony Road - SF Residence *
5. 491.5 Harmony Road - SF Residence *
6. 491 Harmony Road - SF Residence *
7. 489 Harmony Road - SF Residence *
8. 2957 North Avenue - SF Residence *
9. 494 Harmony Road - SF Residence *
10. 492 harmony Road - SF Residence *
11. 2971 North Avenue - Church **
12. 2964 I-70 Business - Dance School
13. 2905 North Avenue - SF Residence *
14. 2907 North Avenue - SF Residence *
15. 478 29 Road - 2 duplexes (4 units) *
16. 2925 North Avenue - Mobile Home Park *
17. 480 Morning Glory - SF Residence *
18. 2948 I-70 Business - Recycling Center *
19. 2940 I-70 Business - Church **
20. 2944 I-70 Business - Church **
21. 2923 North Avenue - Church **
22. 492 Morning Glory - Church **

NOTE: All nonconforming uses are nonconforming at the time of annexation.

* Also Not Allowed under previous Mesa County zoning

** Churches are currently not allowed in the C-2 zone. Staff is proposing in the near future to bring to Planning Commission and City Council a text amendment that will include Churches in C-2.

More restrictive

Criteria	Current County Zone - C	Proposed City Zone - C-2
Land Use Type	Commercial	Heavy Commercial
Minimum Lot Size	none	none
Front Setback for Local Street	*10' from property line or 25' from centerline of ROW whichever is greater*	25' from centerline of ROW
Rear Setback	*20' from property line*	0'
Side Setback	none	same

Highway Oriented (HO) - for that area west of 30 Road and along I-70 Business (see map II). This area was zoned Business, ~~Industrial - Limited, Class B (ILCB)~~ and Commercial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit:

SUP:

1. 2992 North Avenue - Vocational School (Beauty)
2. ~~2995 North Avenue - Auto Repair~~

CUP:

1. 507 30 Road - Bar (JJ's) ***
2. ~~2993 North Avenue - Bar (Rose) ***~~
3. ~~2987 North Avenue - Mini-storage (Guest Closet)~~

Nonconforming Uses: None

*** Also required a CUP in Mesa County

More restrictive

Criteria	Current County Zone - B	Proposed City Zone -HO
Land Use Type	Business	Highway Oriented
Minimum Lot Size	none	none
Front Setback for Local Street	25' from centerline of ROW	*45' from centerline of ROW*
Rear Setback	*20' from property line*	15' from property line
Side Setback	none	*15' from property line*

More restrictive

Criteria	Current County Zone - C	Proposed City Zone -HO
Land Use Type	Commercial	Highway Oriented
Minimum Lot Size	none	none
Front Setback for Local Street	*10' from property line or 25' from centerline of ROW whichever is greater*	45' from centerline of ROW
Rear Setback	*20' from property line*	15' from property line
Side Setback	none	*15' from property line*

More restrictive

Criteria	Current County Zone - ILCB	Proposed City Zone -HO
Land Use Type	Commercial	Highway Oriented
Minimum Lot Size	none	none
Front Setback for Local Street	20' from property line	45' from centerline of ROW
Rear Setback	*25' from property line*	15' from property line
Side Setback	10' from property line	*15' from property line*

Move TO AREA III

Light Industrial (I) - for that area west of 30 Road and between the Railroad Tracks and Teller Avenue (see map II). This area was zoned Industrial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit: None
 Nonconforming Uses: None

More restrictive

Criteria	Current County Zone - I	Proposed City Zone -I-1
Land Use Type	Industrial	Light Industrial
Minimum Lot Size	none	none
Front Setback for Local Street	* 10' from property line or 25' from centerline of ROW whichever is greater*	25' from centerline of ROW
Rear Setback	*20' from property line*	none
Side Setback	none	same

DETAIL AREA III:

Industrial - Limited, CLASS B (ILCB),
Highway Oriented (HO) for that area east of 30 Road and along I-70 Business and including 3092 & 3098 I-70 Business (see map III). This area was zoned Business, Planned Unit Development, and Commercial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit:

SUP:

None

CUP:

1. 516 30 Road - Mini-storage (TJ's)

Nonconforming Uses:

1. 518 30 Road - Auto impound lot/towing

INSERT [TABLE FOR ILCB to HO]

Heavy Commercial (C-2) - for that area east of 30 Road on the north side of I-70 Business and Fruitvale Court (see map III). This area was zoned Planned Commercial in Mesa County.

Properties requiring a Conditional Use or Special Use Permit:

SUP:

1. 504 Fruitvale Court #A - Kennel

CUP:
 None
 Nonconforming Uses:
 None

Residential Single Family with a maximum of 5 units per acre (RSF-5) - for the Fruitwood Subdivision filings 1 thru 7 and Parsons Park Subdivision at 3039 E Road (see map III). Previous County zoning for the Fruitwood Subdivision was R2 Transitional (residential) and R2 (residential) for Parsons Park Subdivision.

Properties requiring a Conditional Use or Special Use Permit: None
 Nonconforming Uses: None

More restrictive

Criteria	Current County Zone - R2T	Proposed City Zone - RSF-5
Land Use Type	Residential	Residential
Minimum Lot Size	*9,000 sq. ft.*	6,500 sq. ft.
Front Setback for Local Street	40' from centerline of ROW	*45' from centerline of ROW*
Rear Setback	25' from property line	same
Side Setback	*10' from property line*	5' from property line

More restrictive

Criteria	Current County Zone - R2	Proposed City Zone - RSF-5
Land Use Type	Residential	Residential
Minimum Lot Size	*11,000 sq.ft. 9,900 sq.ft. with sewer *	6,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	same
Side Setback	*15' from property line*	5' from property line

DETAIL AREA IV:

Highway Oriented (HO) - for that area west of 32 Road and along the north side of I-70 Business and 3112 I-70 Business (see map IV). This area was zoned Business and Commercial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit:

SUP:

None

CUP:

1. 3112 I-70 Business - Bar (Roundup) ***

Nonconforming Uses:

None

*** Also required a CUP in Mesa County

DETAIL AREA V:

Highway Oriented (HO) - for that area east of 32 Road and along both sides of I-70 Business and 32 Road north of I-70 Business (see map V). This area was Commercial and Planned Commercial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit:

SUP:

1. 3222 F Road - Auto Sales (Slogars)
2. 3238 I-70 Business - Campground (KOA) *
3. 3224 I-70 Business - Auto "glass" repair (Max's)
4. 3224 I-70 Business - Auto Repair (Smitty's)

CUP:

1. 3219 I-70 Business - Drive thru (McDonalds)
2. 3210 I-70 Business - Drive thru (Burger King)
3. 3210 I-70 Business - Bar (Pointe) ***
4. 3226 I-70 Business - Mini-storage

Nonconforming Uses:

1. 3215 F Road - Mobile Home Park (Park Place) *
2. 3226 I-70 Business - Contracting Shop

* Also Not Allowed under previous Mesa County zoning

*** Also required a CUP in Mesa County

Planned Commercial (PC) - for the Clifton Automotive center and associated properties at 3244 F Road. This area (see map V) was zoned Planned Commercial in Mesa County with specific uses assigned to it. Staff is proposing that the City zone district be Planned Commercial with the same land uses allowed as approved by Mesa County. All development shall be processed through the planned development review process and allowed land uses include the following:

Lot 1 -- Car Wash

Lot 2 -- Clifton Lube Center--Automotive Repair & Maintenance

Lot 3 -- Mini-storage units

Lot 4 -- Gasoline Service Station

-- Automotive Maintenance, excluding Truck Stops, Tire Recapping and Storage

-- Repair Shop

-- Drive-up Business

-- Retail Business, both inside and outside, excluding Amusement Parks and Drive-in Theaters

Planned Commercial (PC) - for the Roadway Express properties at the Southeast corner of 32 Road and F Road. Previous County zoning was Commercial. Staff has been in contact with Roadway express in working out a proposed Planned Commercial zone district that will allow them to remain conforming, at the same time help protect the existing residential neighborhoods to the west and north from more intensive land uses. The City's C-1 and C-2 zone districts were not the best alternative for zoning this site, yet the Highway Oriented (HO) zone doesn't allow truck terminals, the existing uses on the site. The area to the south and east of Roadway Express is being proposed as HO (see map V).

The proposed Planned Commercial zoning for this property include various uses that are found in the HO zone, but not all uses found in that zone. The only exception is the allowance for Truck Terminals as an allowed use. The proposed zone is as follows:

PROPOSED
ZONING FOR THE ROADWAY EXPRESS PROPERTIES
at 3207 F ROAD, Grand Junction, CO

Tax parcels: #2943-112-00-103 existing Truck Terminal;
#2943-112-00-104 is vacant

Proposed Zoning: Planned Commercial (PC)

Proposed Land Uses:

<u>ALLOWED</u>	<u>SPECIAL USE PERMIT</u>	<u>CONDITIONAL USE PERMIT</u>
Indoor Animal Clinic	Drive Thru:	Auto repair & Paint
Barber Shop	Restaurants	Fire, Police
Beauty Shop	Laundry/Cleaners	Rescue/Emergency
Pharmacy	Financial	Multi-family Res.
Self Service Laundry	Photo Processing	Motel
Bus/Commuter Stops	Car Wash	Hotel
Business Residence	Parks	Indoor Theaters
Bake Shop	Gasoline Stations	Indoor Skating Rink
Cafe		Indoor Entertainment
Clinics		
Counseling Center		
Financial Institution		
Produce Stand		
Farmer Markets		
Professional Office		
Restaurant		
Indoor Retail		
Nursery/pre-school/daycare		
Swimming Pools		
Museum		
Art Centers		
Library		
Truck Terminal		

Note:

- Allowed Uses require site plan approval.
- Special Use Permits require site plan approval and notification to the neighborhood.
- Conditional Use Permits require review and approval before Planning Commission at a public hearing.

All new development shall comply with applicable submittal standards of the City of Grand Junction as may apply, (i.e. site plan review, special use permit, conditional use permit submittal standards).

Sign Regulations:

Within this Planned Commercial Zone District, all signage shall comply with those signage regulations found in the City's Highway Oriented Zone District and shall meet all Grand Junction Zoning and Development Code requirements at the time of development.

Bulk Requirements:

All setbacks, height restrictions, and other bulk requirements found in the Highway Oriented Zone district, shall apply to this Planned Commercial Zone District at the time of development.

Landscaping Requirements:

This Planned Commercial Zone District shall comply with all landscaping requirements found in the Highway Oriented Zone District and parking lot landscaping requirements found in the Grand Junction Zoning and Development Code at the time of development.

General Requirements:

All development shall comply with all applicable regulations and code requirements of the City of Grand Junction including but not limited to the City's Zoning and Development Code at the time of development.

Limited Business (B-1) - for the Eastside Professional Plaza located at 3198 F Road (see map V). This area was Commercial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit: None

Nonconforming Uses: None

More restrictive

Criteria	Current County Zone - C	Proposed City Zone - B-1
Land Use Type	Commercial	Limited Business
Minimum Lot Size	none	none
Front Setback for Local Street	10' from property line or 25' from centerline of ROW whichever is greater	*40' from centerline of ROW*
Rear Setback	*20' from property line*	0' or 10' if abutting a residential zone
Side Setback	none	*0' or 10' if abutting a residential zone*

STAFF RECOMMENDATIONS: Staff recommends approval.

meets the criteria as established in the G-5 zoning and development code
Recommendation
This zone of annexation
sections 4-4-4 and 4-11.

PLANNING COMMISSION MOTION:

Mr. Chairman, on item # 196-94 the zone of annexation for the Eastern Commercial/Fruitwood Annexation, I move that we forward this on to City Council with the recommendation of approval of that zoning as shown on the proposed zoning maps I thru V.

NOT ALLOWED = 30

19 Residential
5 Churches

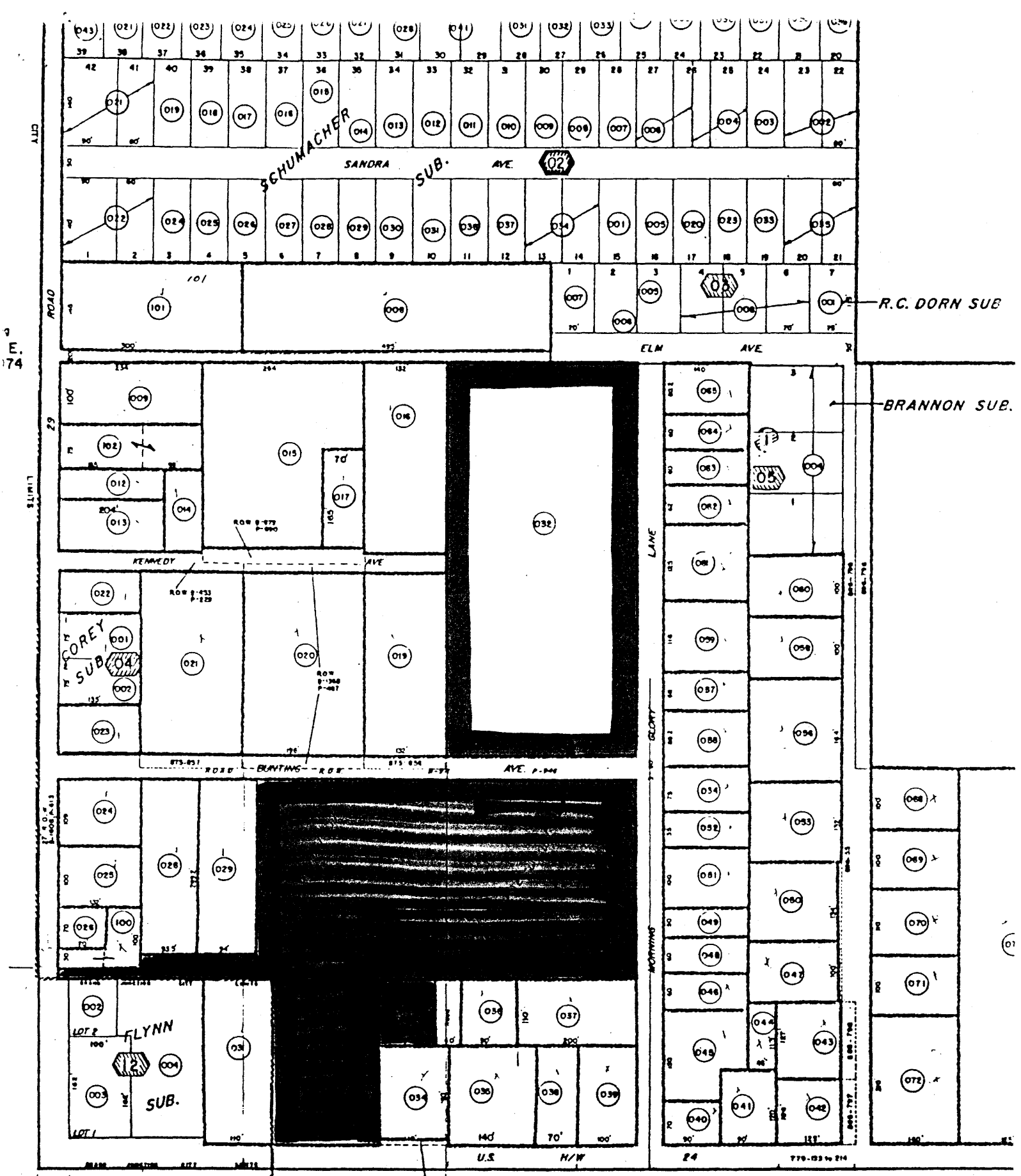
nonconforming
in County

SUP = 8

CUP = 9

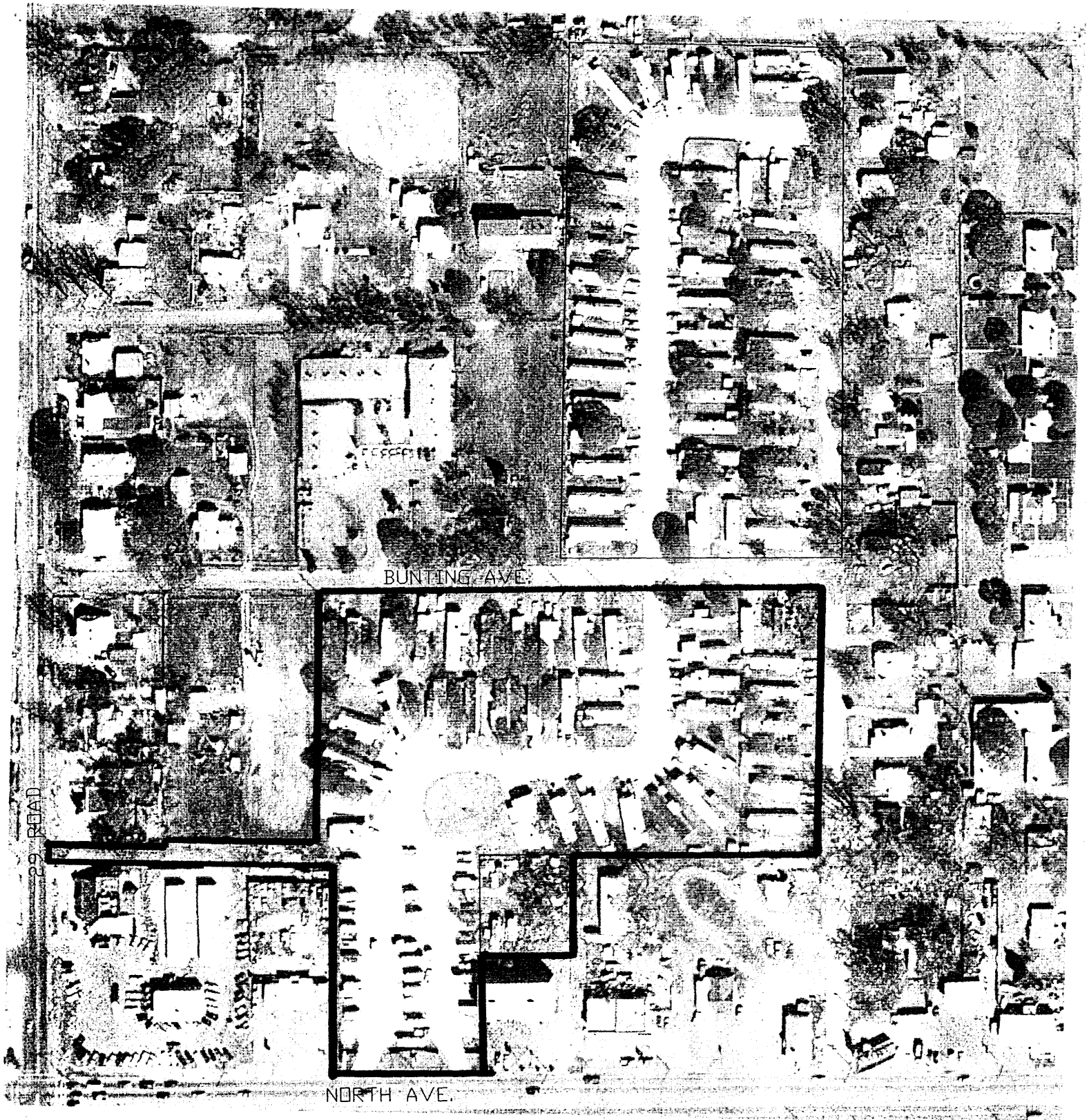
Approved (6-0) with exception of H.O. ZONE DISTRICT that contains parcels along South side of I-70 B from the vacant lot west of the Guest closet ~~to the~~ east to the vacant lot east of the GATORS ^{Restaurant} lands being North of the Railroad R.O.W. AND south of I-70 B to be zoned C-1 zone.

Approved with a
change in zoning
for the area south
of I-70 B and north
of the Railroad tracks
at the 30 Road / I-70
B intersection from
H.O to C-1. The ^{II and III}
~~revised~~ proposed zoning maps, revised
3/27/02 reflect this change.



ROSE PARK Mobile Home Village.

Adjoining
TISRIE.
2943-17

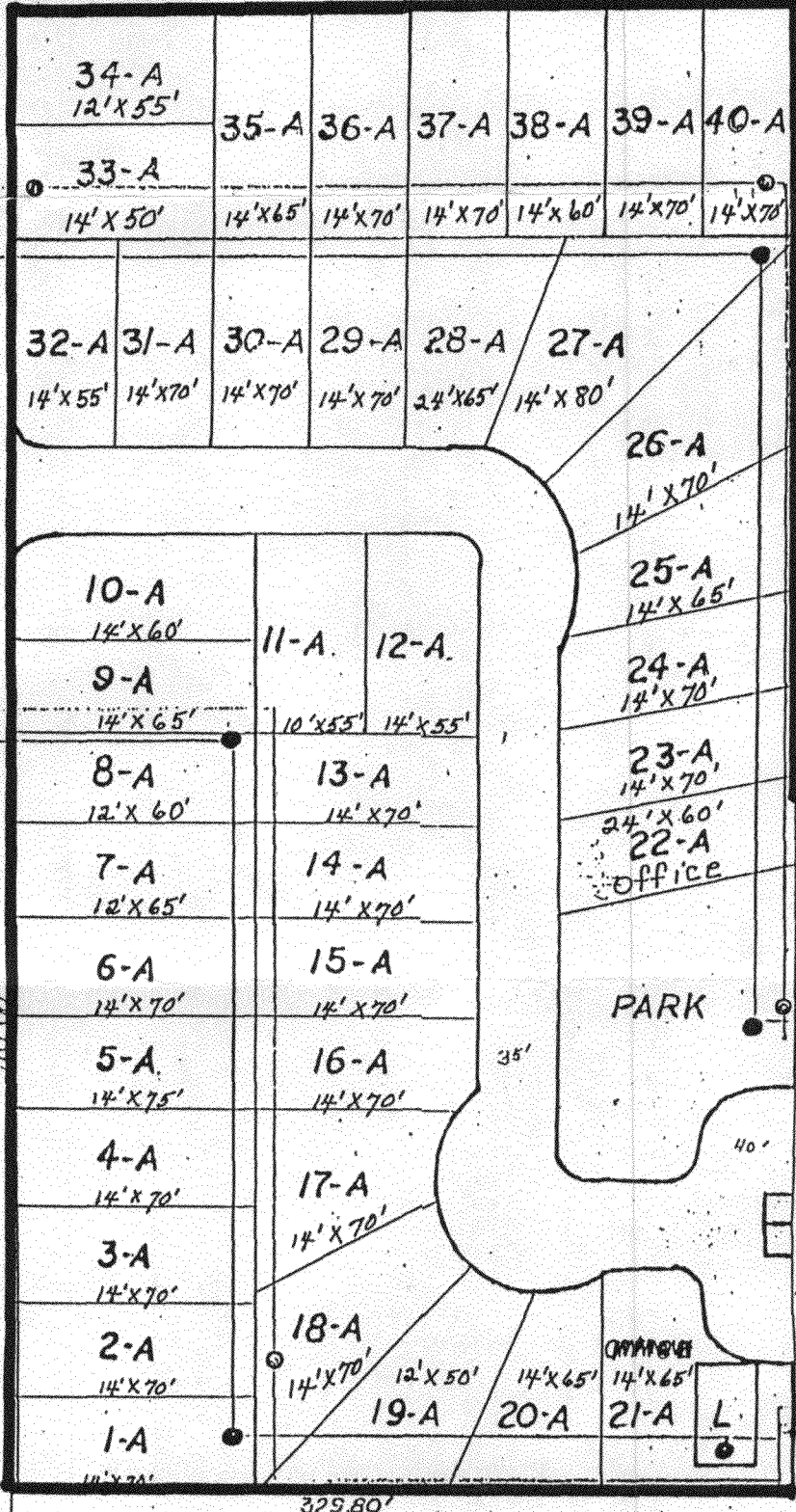
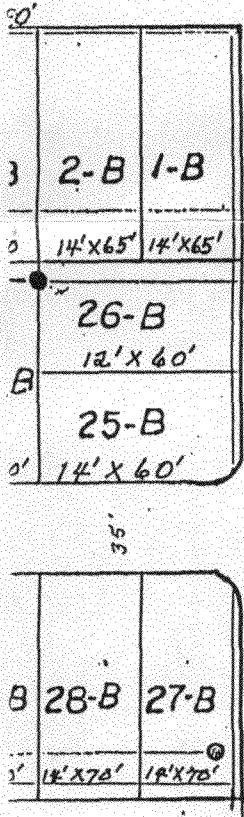


ROSE PARK Mobile Home Village

PMH ZONE

GLORY LANE

NORTH



ROSE PARK
Mobile Home
Village
PMH ZONING

NORTH AVE.

Site Plan

BUNTING AVE.

SCALE: 1" = 50 FT.

WATER LINE
4" P.V.C.
SEWER LINE
8" P.V.C.
Footage Numbers

- - CUT OFF VALVE.
- - MAN HOLE.
- Maximum Size M.H.

379.00'

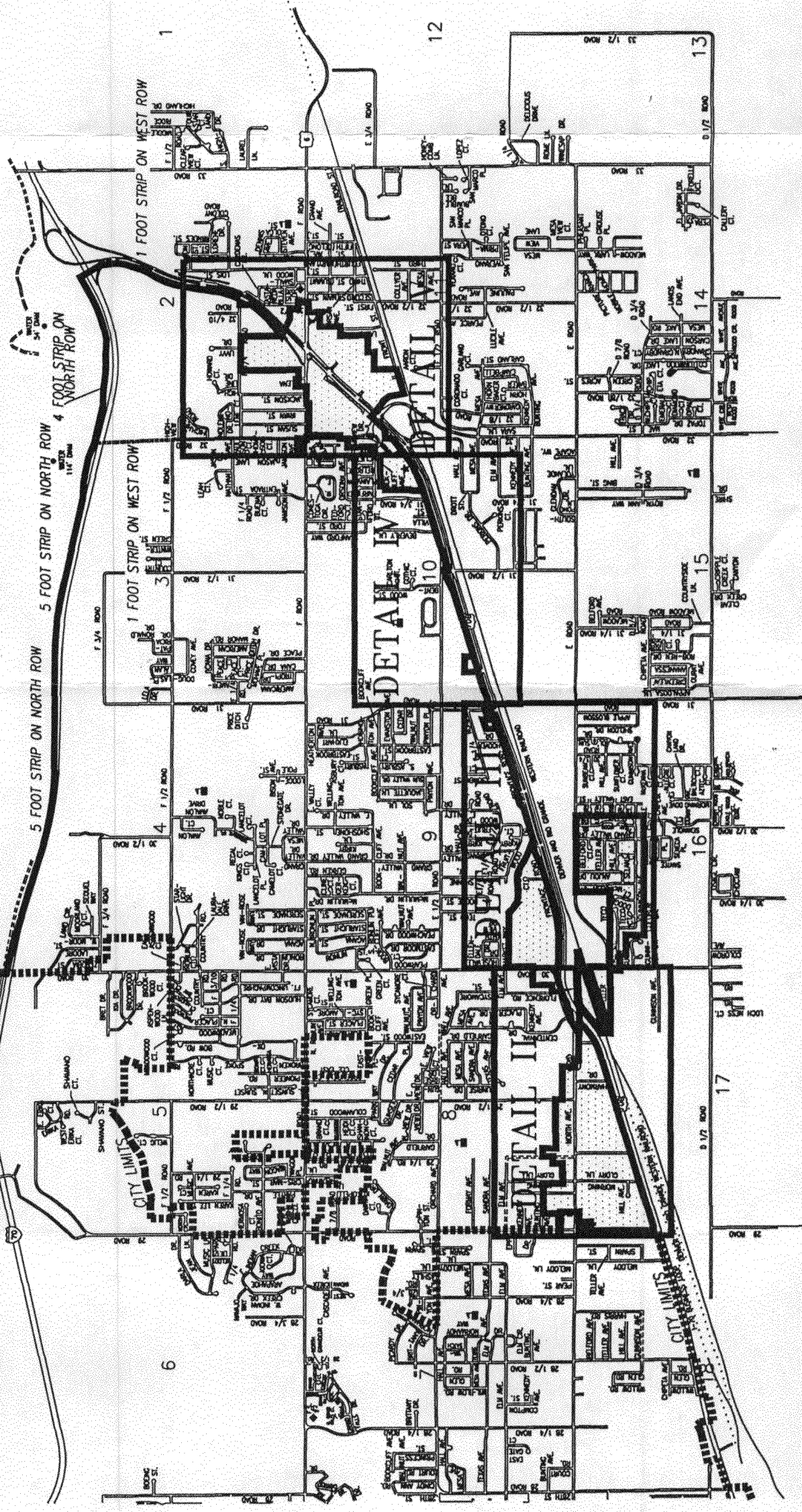
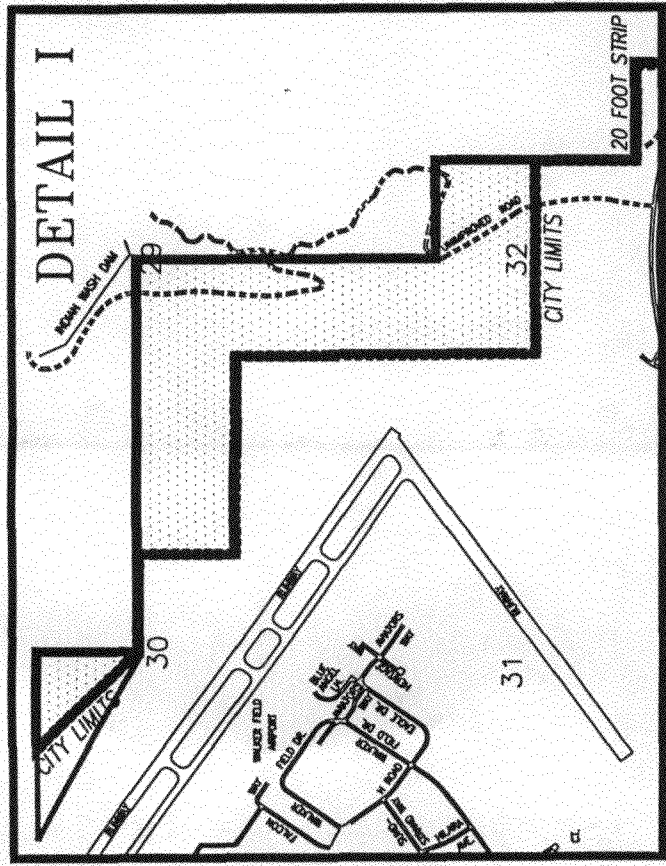
EASTERN COMMERCIAL / FRUITWOOD ANNEXATION & VILLA CORONADO ANNEXATION PROPOSED CITY OF GRAND JUNCTION ZONING VICINITY MAP



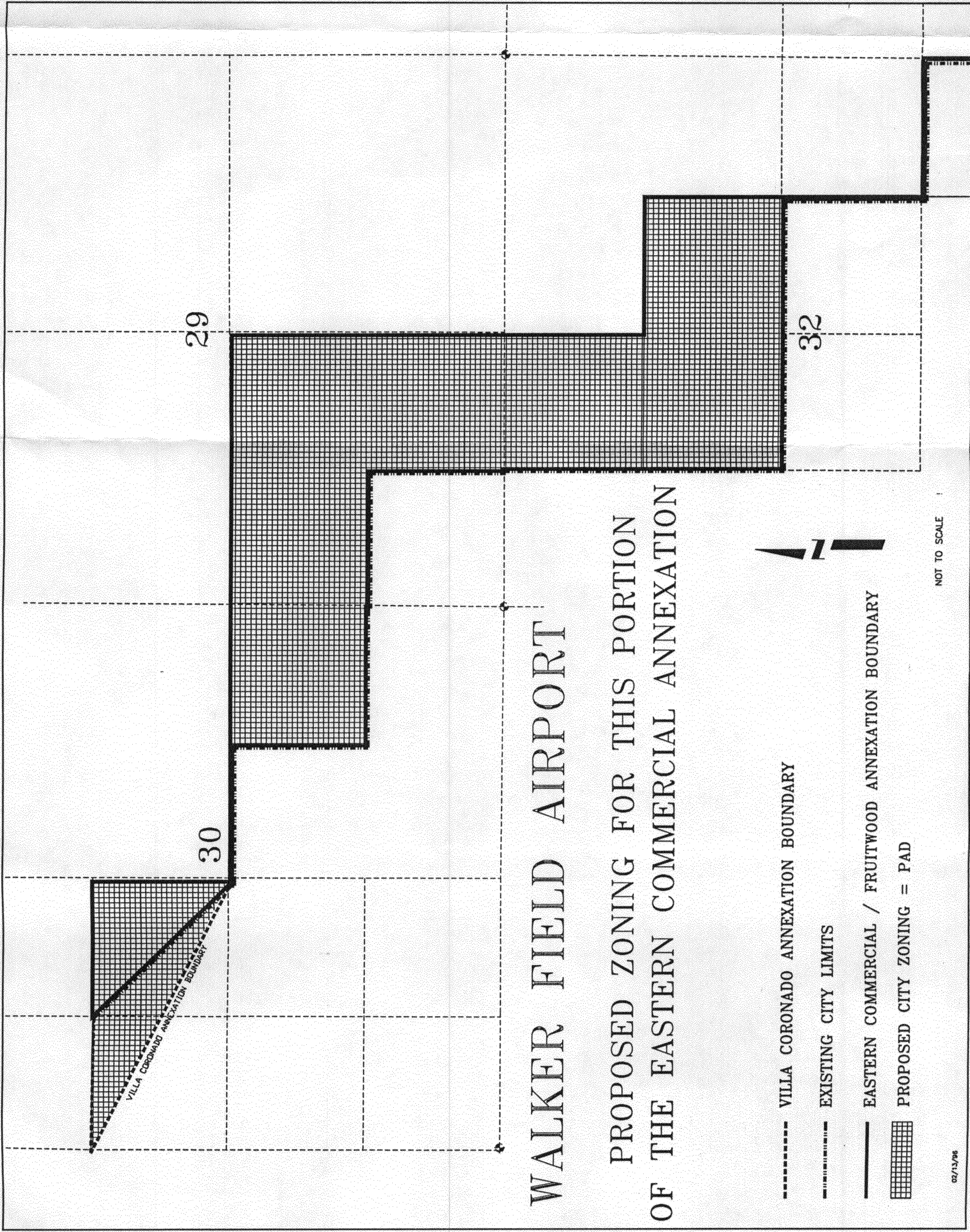
NOT TO SCALE

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

33 34 35 36



AREA I

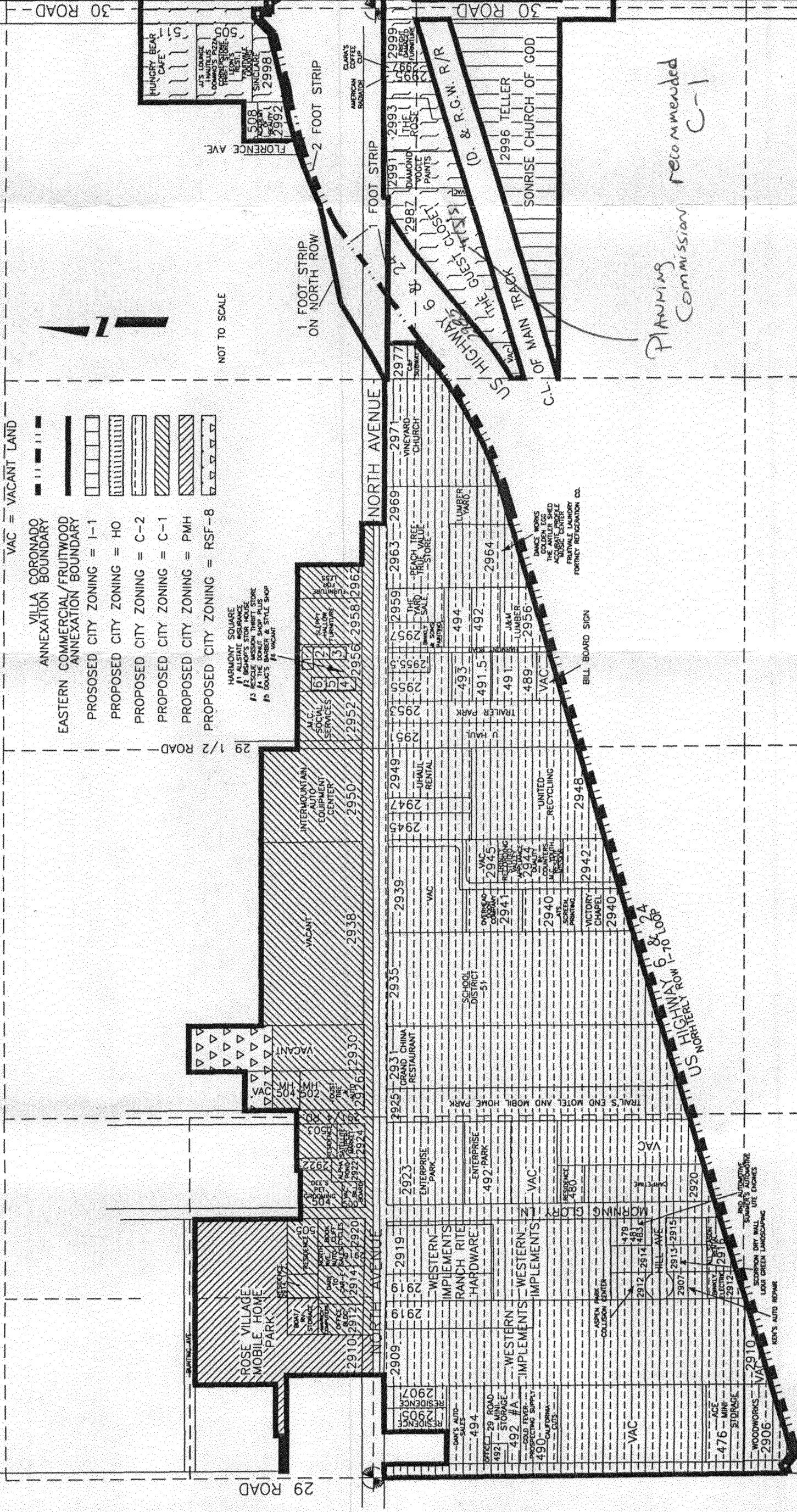


AREA II

PROPOSED ZONING FOR THIS PORTION OF THE EASTERN COMMERCIAL ANNEXATION

- VAC = VACANT LAND
- VILLA CORONADO ANNEXATION BOUNDARY
- EASTERN COMMERCIAL/FRUITWOOD ANNEXATION BOUNDARY
- PROPOSED CITY ZONING = I-1
- PROPOSED CITY ZONING = HO
- PROPOSED CITY ZONING = C-2
- PROPOSED CITY ZONING = C-1
- PROPOSED CITY ZONING = PMH
- PROPOSED CITY ZONING = RSF-8

- HARMONY SQUARE
- #1 ALLSTATE INSURANCE
- #2 BISHOP'S STORE HOUSE
- #3 RESCUE MISSION THURTY STORE
- #4 SLOAN'S BARBER STYL SHOP
- #5 VACANT

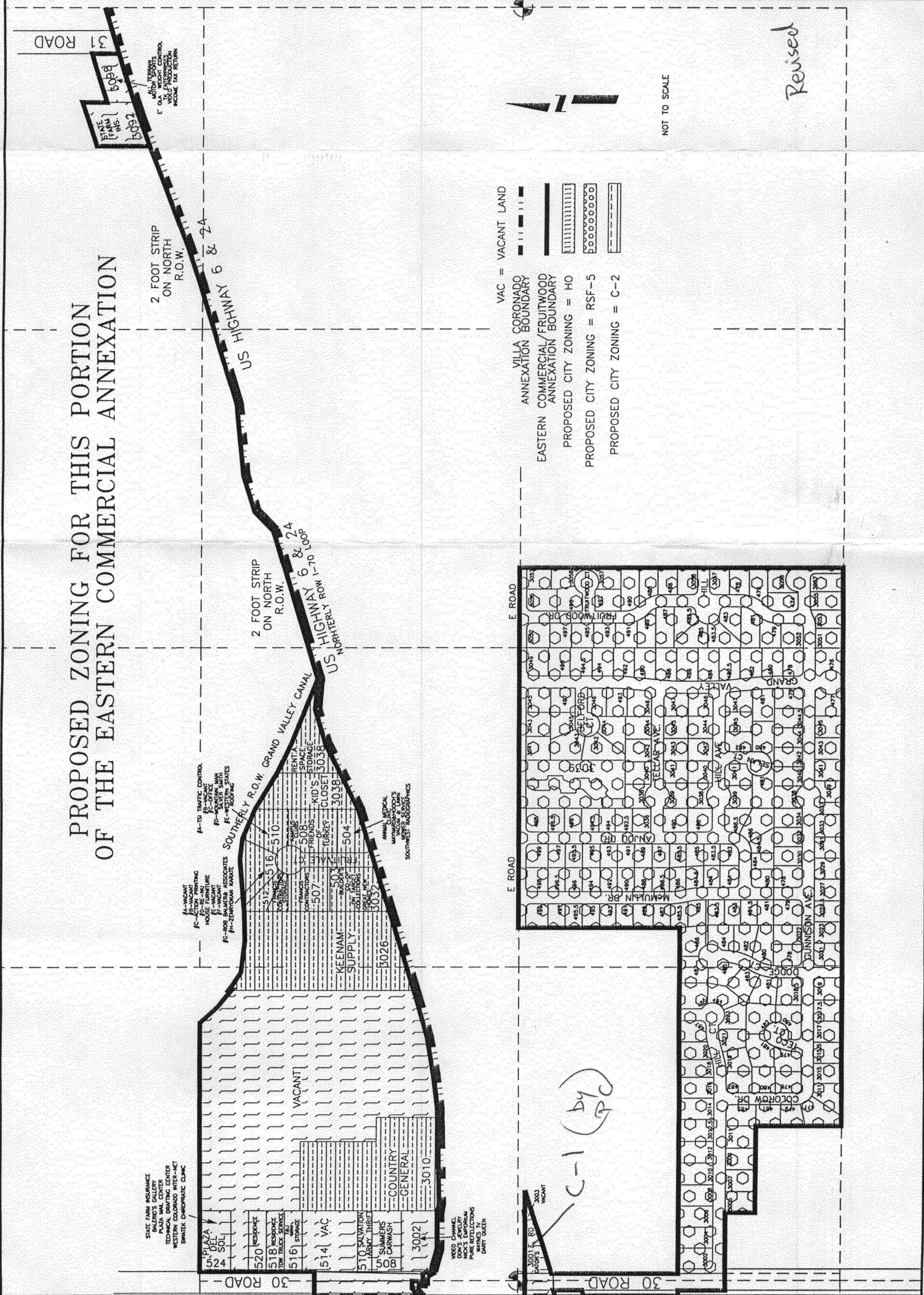


Planning Commission recommended C-1

Revised 3/12/96

AREA III

PROPOSED ZONING FOR THIS PORTION OF THE EASTERN COMMERCIAL ANNEXATION



Revised 3/12/96

NOT TO SCALE

K-C-1 (by GP)

AREA IV

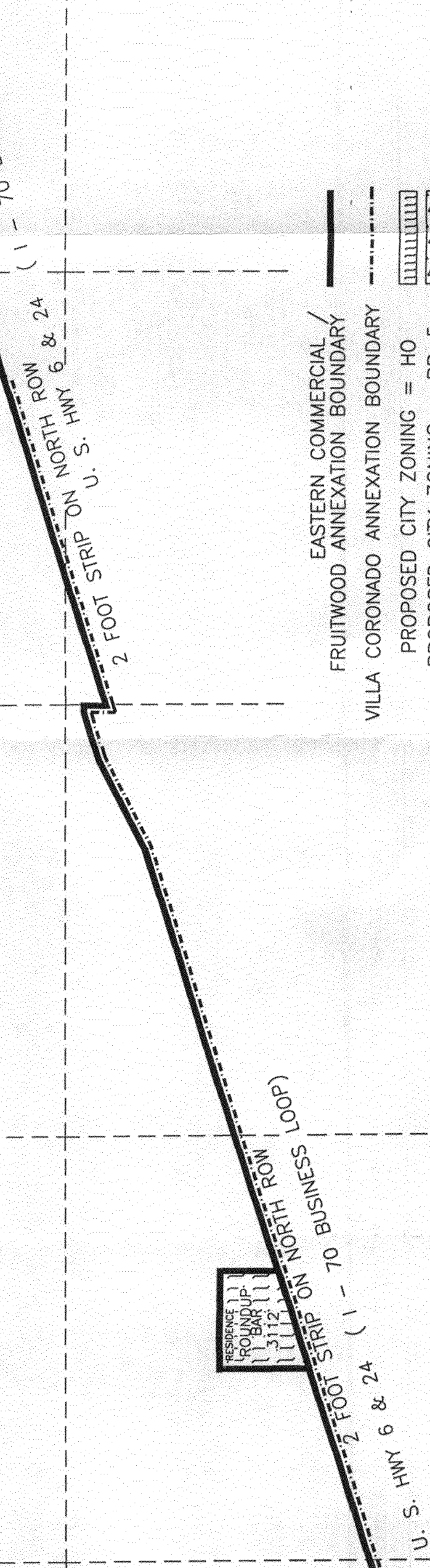
PROPOSED ZONING FOR THIS PORTION OF THE EASTERN COMMERCIAL ANNEXATION

10

THE DOCTOR'S OFFICE DENVER 573
 LOCO GAS 573
 ALL ABOUT TRAVEL
 CORONADO CITY MARKET
 BINGO CHIEF LIQUOR MART
 SAM'S TOO PIZZA
 DOC'S VAC SHACK
 H&R BLOCK
 BRUCE YOUNG DDS.
 CORONADO PLAZA
 PAPA MURPHY PIZZA
 VACANT
 MAIL BOXES ETC.
 MOUNTAIN MAN
 VAN REELEY ACC.
 COST CUTTERS
 CIRRIUS CASH
 CLIFTON VIDEO
 L DOS
 HOMBRES
 THE ASSOCIATES
 YACO
 BELL
 BANK OF AMERICA
 1570
 BANK

RESIDENCE
 ROUNDUP BAR
 3112

RESIDENCE
 ROUNDUP BAR
 3112



- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- VILLA CORONADO ANNEXATION BOUNDARY
- PROPOSED CITY ZONING = HO
- PROPOSED CITY ZONING = PR-5

NOT TO SCALE

AREA V

PROPOSED CITY ZONING = HO
 PROPOSED CITY ZONING = B-1
 PROPOSED CITY ZONING = PC

EASTERN COMMERCIAL /
 FRUITWOOD ANNEXATION BOUNDARY

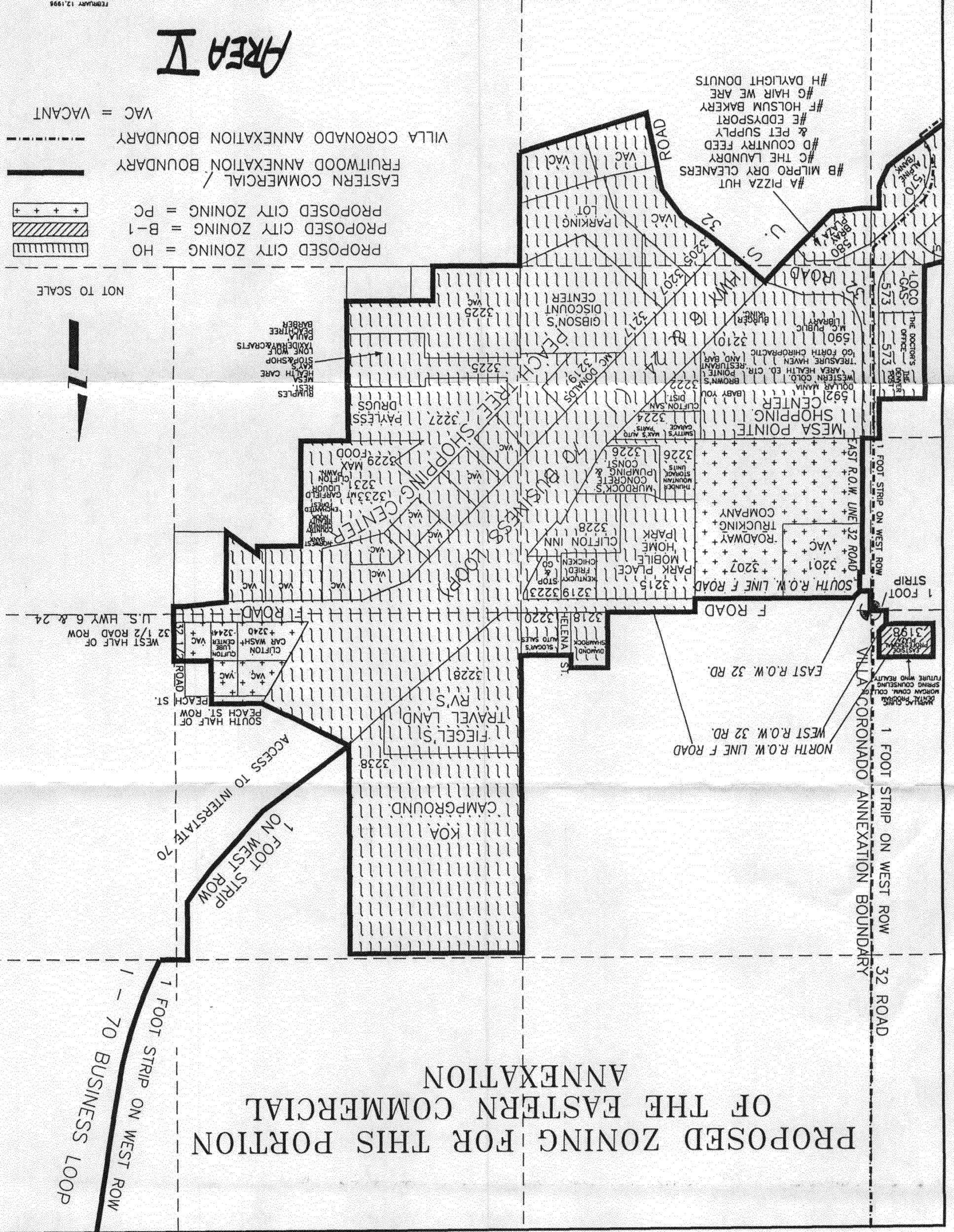
VILLA CORONADO ANNEXATION BOUNDARY

VAC = VACANT

NOT TO SCALE



PROPOSED ZONING FOR THIS PORTION OF THE EASTERN COMMERCIAL ANNEXATION



EASTERN COMMERCIAL / FRUITWOOD ANNEXATION & VILLA CORONADO ANNEXATION

CURRENT MESA COUNTY ZONING VICINITY MAP

NOT TO SCALE

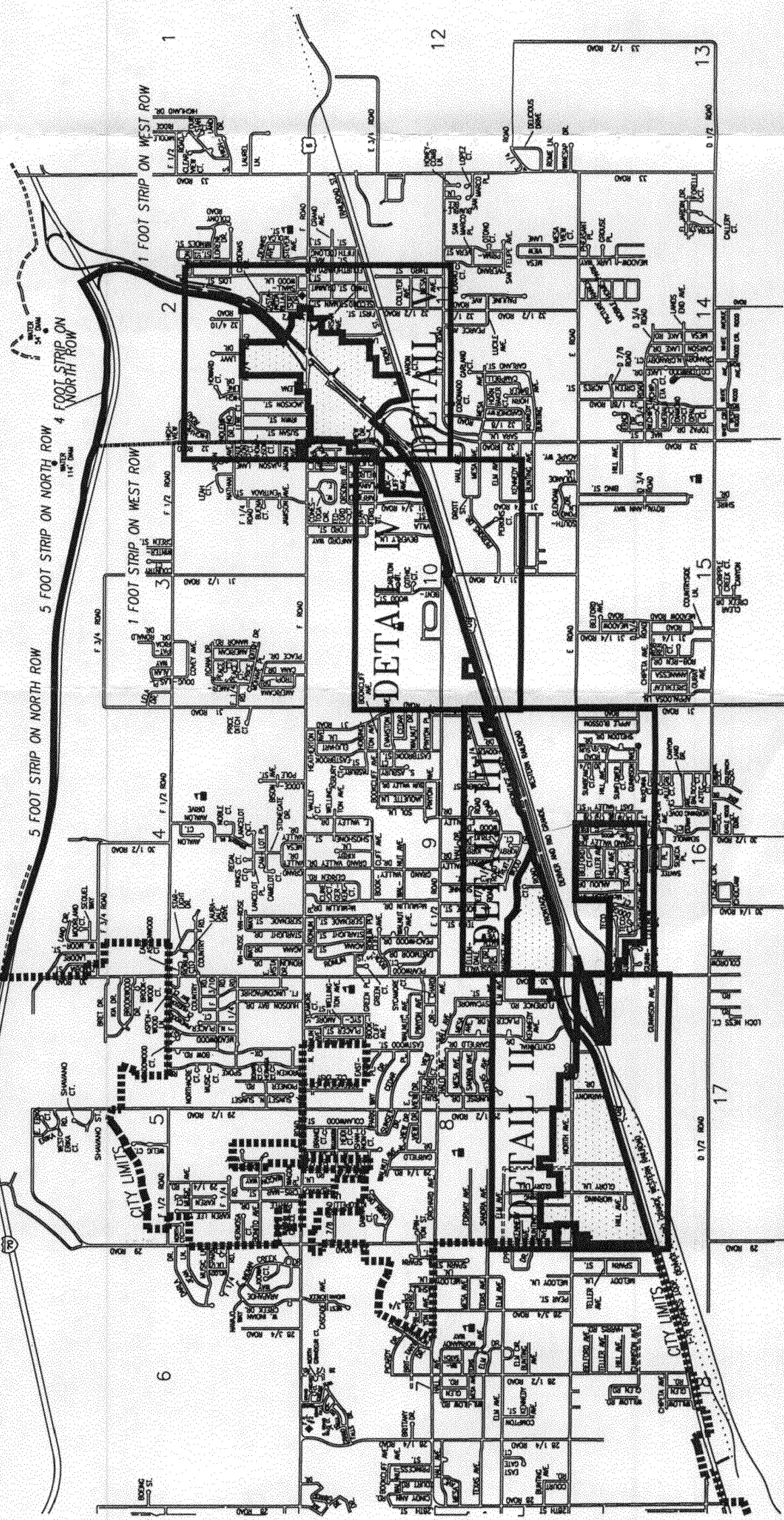
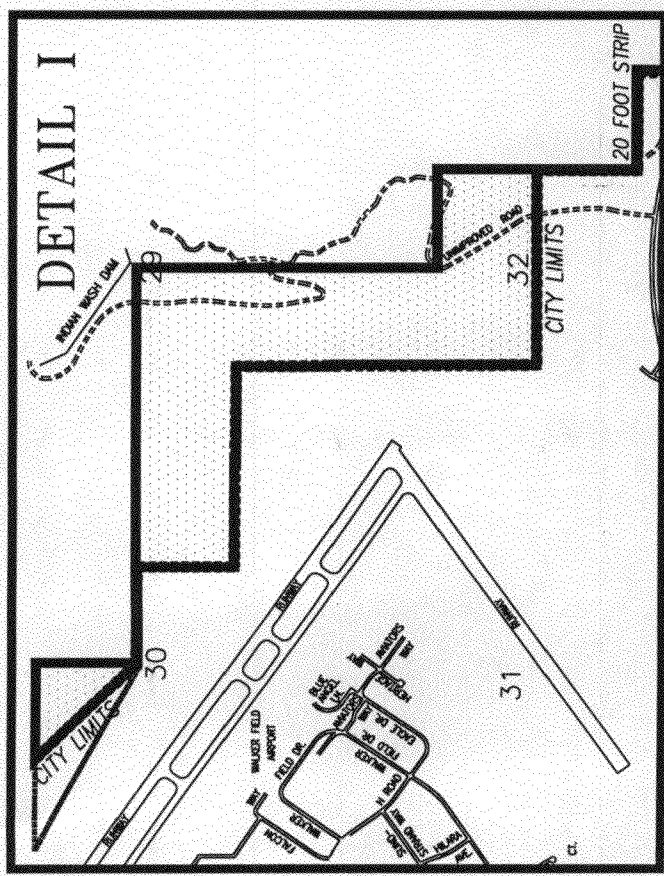
- GRAND JUNCTION CITY LIMITS
- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- VILLA CORONADO ANNEXATION BOUNDARY

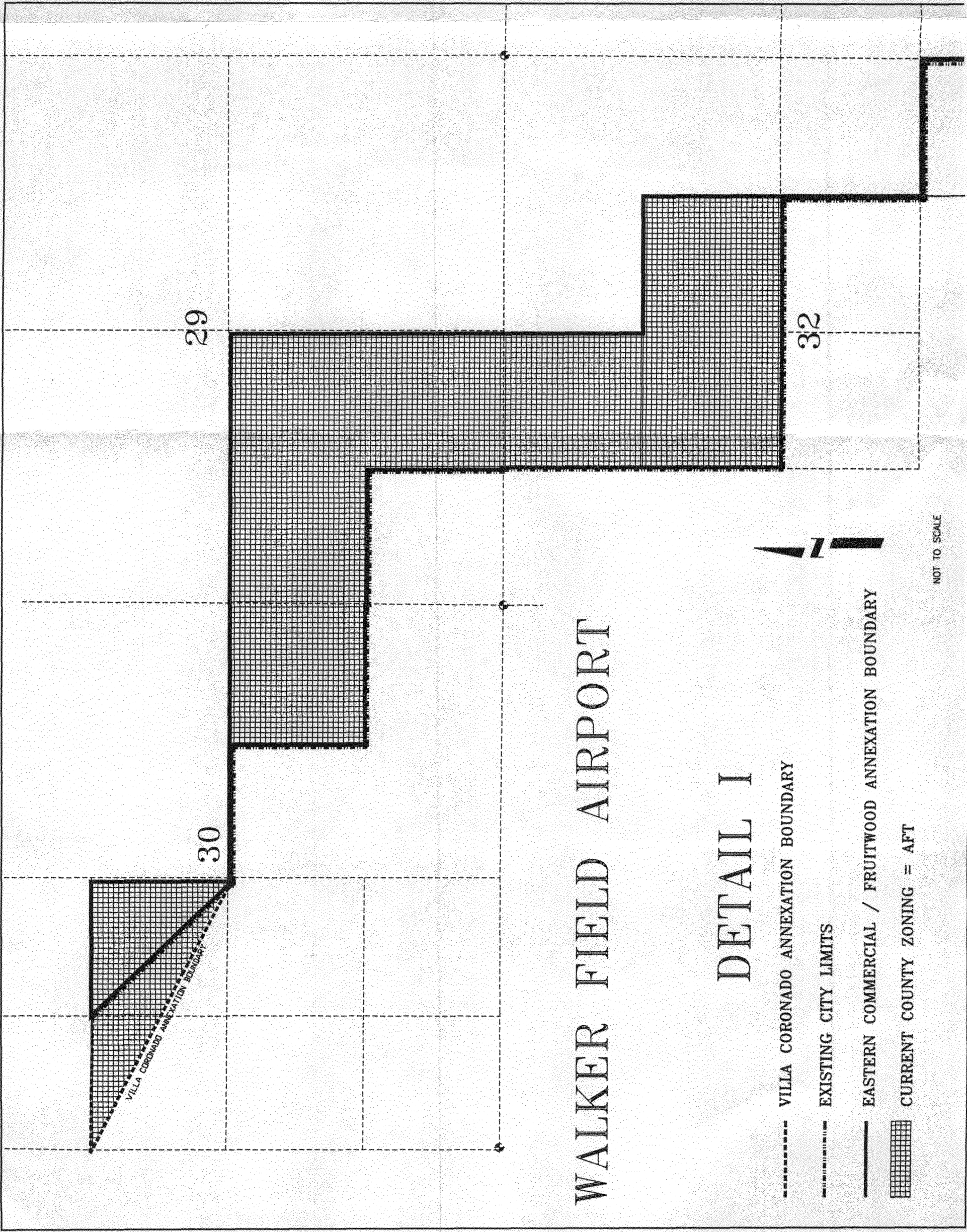
34

33

35

36





29

32

30

WALKER FIELD AIRPORT

DETAIL I

- VILLA CORONADO ANNEXATION BOUNDARY
- - - - - EXISTING CITY LIMITS
- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- ▨ CURRENT COUNTY ZONING = AFT



NOT TO SCALE

DETAIL II

- VAC = VACANT LAND
- VILLA CORONADO ANNEXATION BOUNDARY
- EASTERN COMMERCIAL/FRUITWOOD ANNEXATION BOUNDARY
- CURRENT COUNTY ZONING = R4
- CURRENT COUNTY ZONING = C
- CURRENT COUNTY ZONING = B
- CURRENT COUNTY ZONING = I

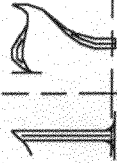
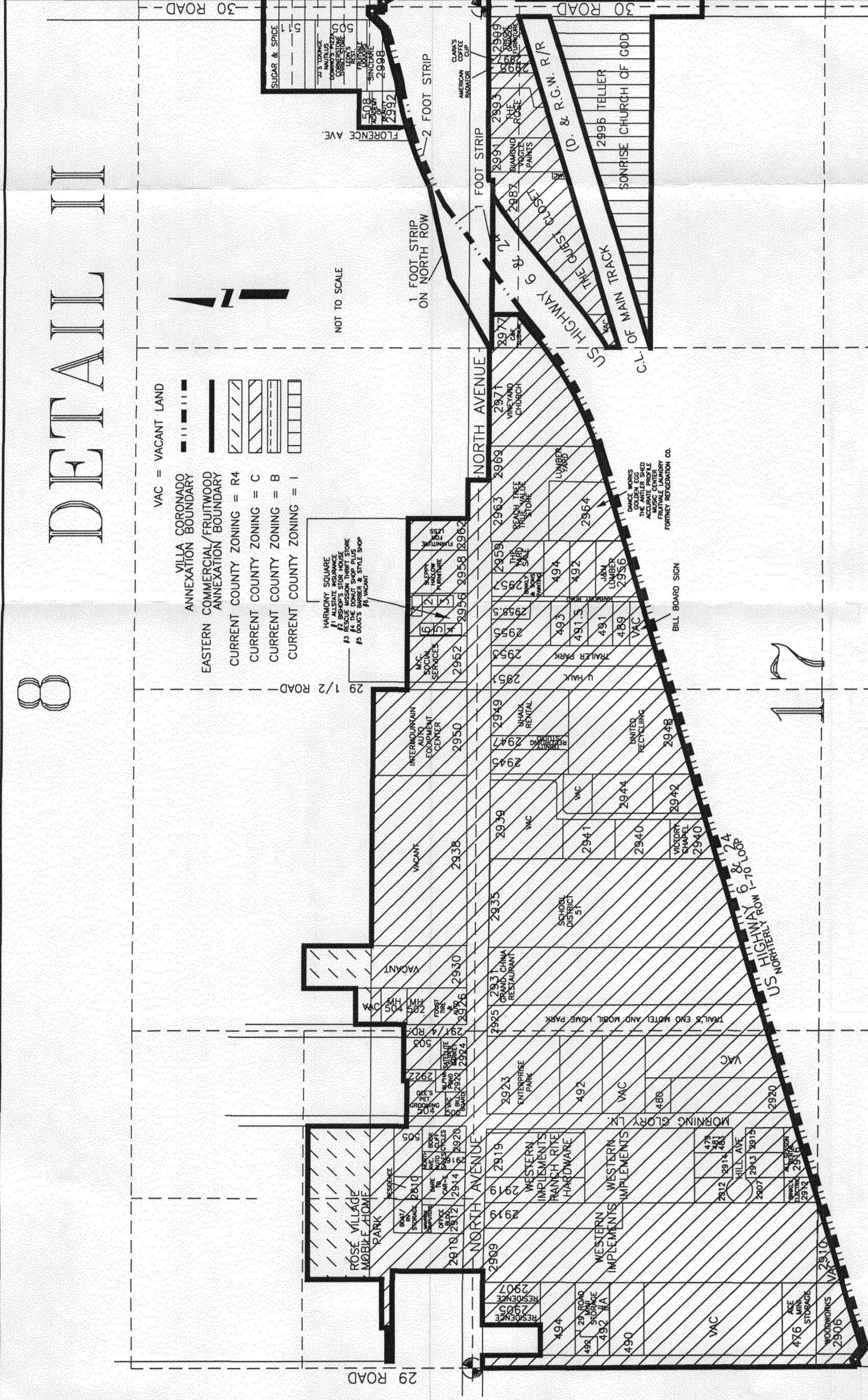


NOT TO SCALE

1 FOOT STRIP ON NORTH ROW

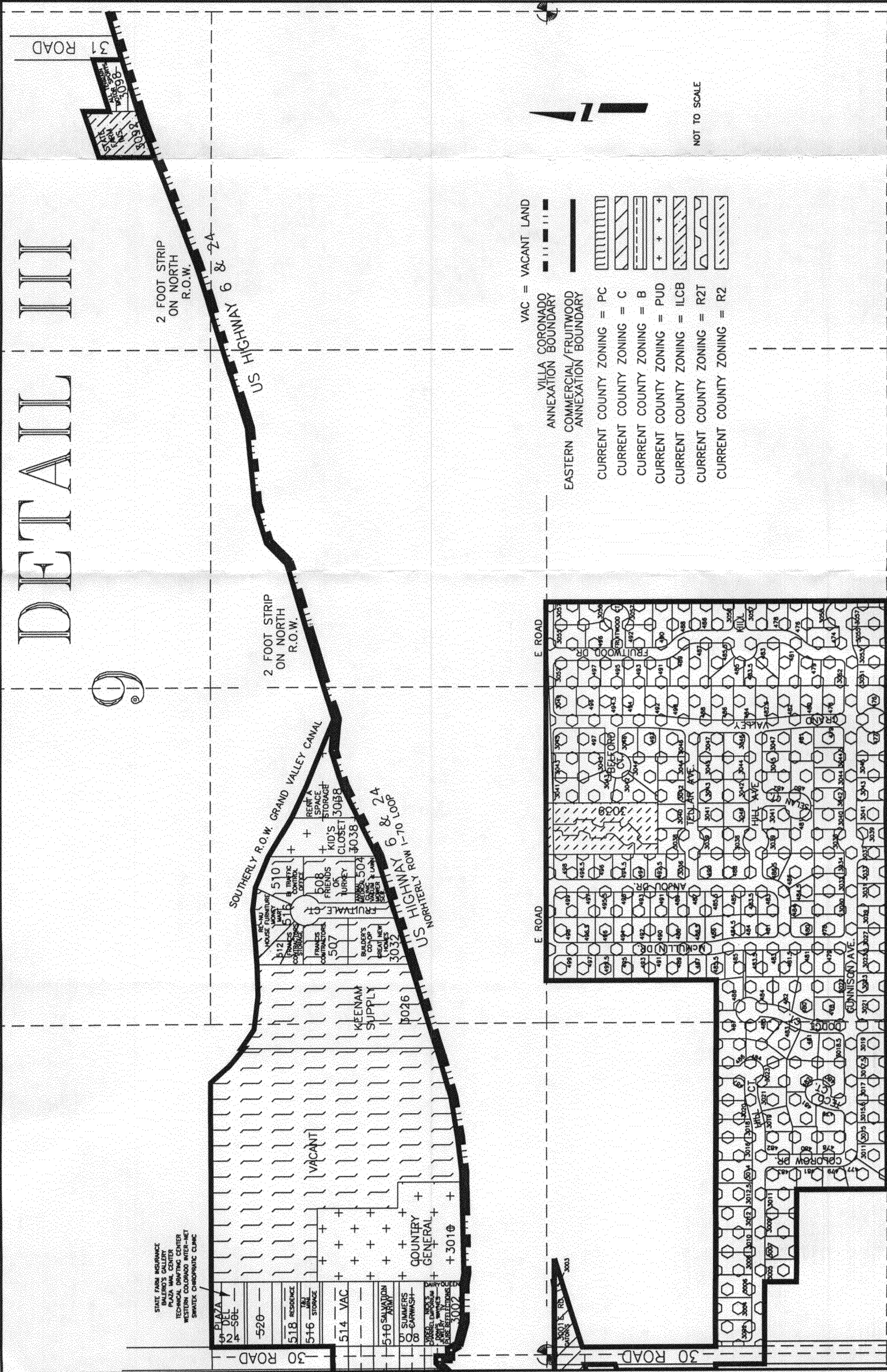
2 FOOT STRIP

1 FOOT STRIP



DETAIL III

9



STATE FARM INSURANCE
 PLAZA MAIL CENTER
 TECHNICAL DRAFTING CENTER
 WESTERN COLORADO INTER-NET
 SHATEX CHIROPRACTIC CLINIC

2 FOOT STRIP
 ON NORTH
 R.O.W.

2 FOOT STRIP
 ON NORTH
 R.O.W.

SOUTHERLY R.O.W. GRAND VALLEY CANAL

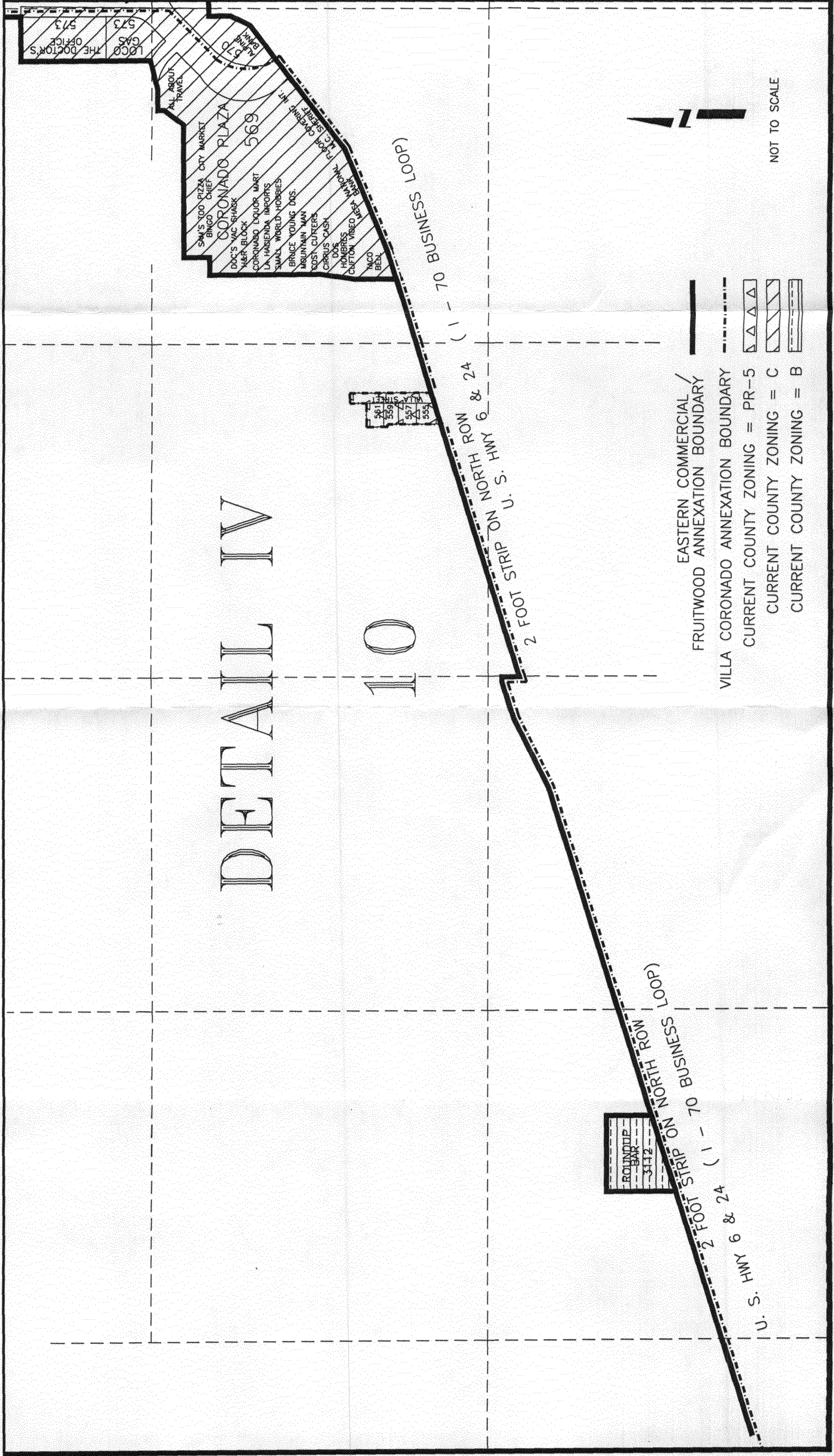
US HIGHWAY 6 & 2A

- VAC = VACANT LAND
- VILLA CORONADO ANNEXATION BOUNDARY
- EASTERN COMMERCIAL/FRUITWOOD ANNEXATION BOUNDARY
- CURRENT COUNTY ZONING = PC
- CURRENT COUNTY ZONING = C
- CURRENT COUNTY ZONING = B
- CURRENT COUNTY ZONING = PUD
- CURRENT COUNTY ZONING = ILCB
- CURRENT COUNTY ZONING = R2T
- CURRENT COUNTY ZONING = R2

NOT TO SCALE

DETAIL IV

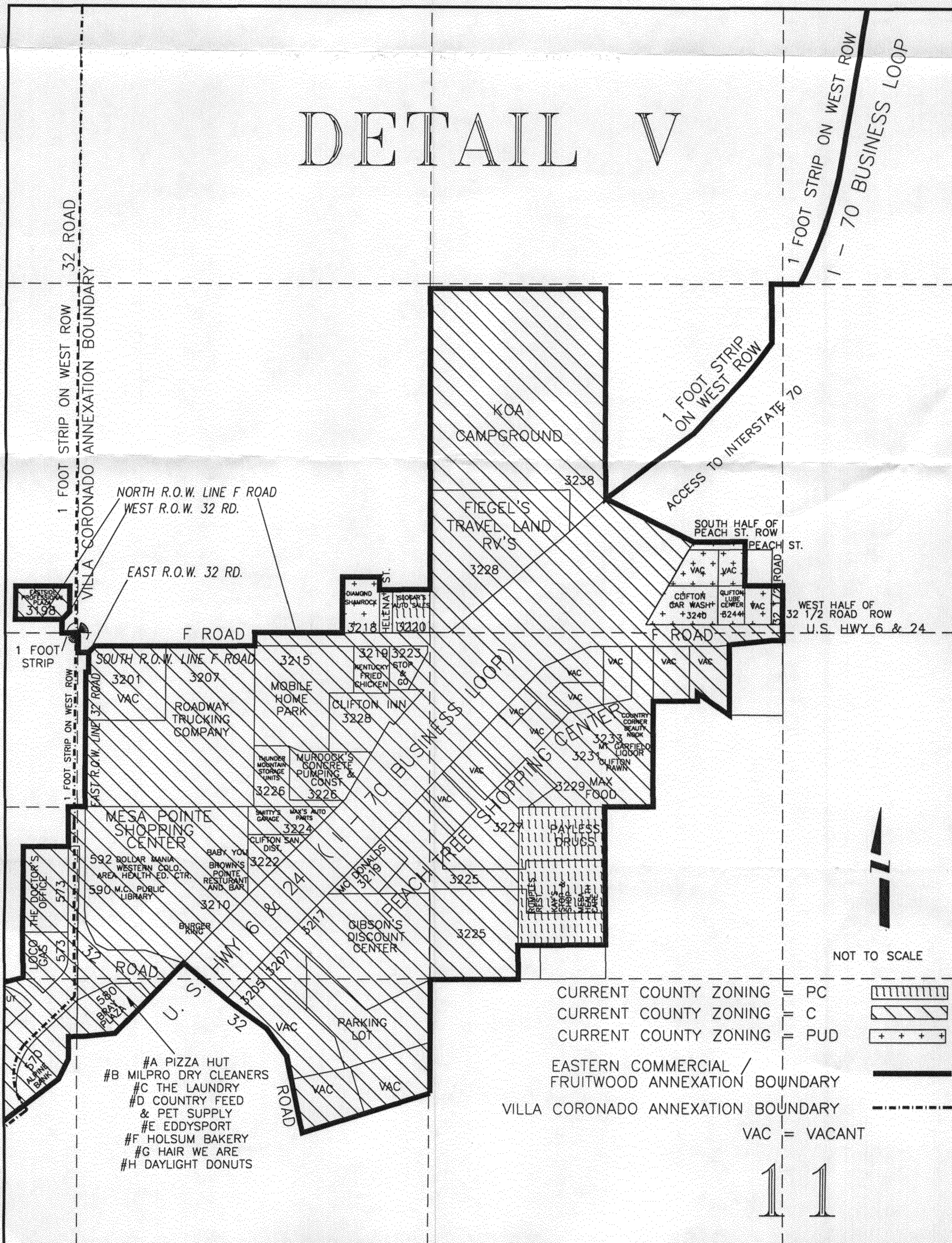
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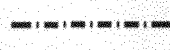

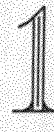
NOT TO SCALE

- EASTERN COMMERCIAL /
- - - FRUITWOOD ANNEXATION BOUNDARY
- VILLA CORONADO ANNEXATION BOUNDARY
- △△△△ CURRENT COUNTY ZONING = PR-5
- ▨▨▨▨ CURRENT COUNTY ZONING = C
- ▤▤▤▤ CURRENT COUNTY ZONING = B

DETAIL V



NOT TO SCALE

CURRENT COUNTY ZONING = PC	
CURRENT COUNTY ZONING = C	
CURRENT COUNTY ZONING = PUD	
EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY	
	
VILLA CORONADO ANNEXATION BOUNDARY	
	
VAC = VACANT	
	
	

- #A PIZZA HUT
- #B MILPRO DRY CLEANERS
- #C THE LAUNDRY
- #D COUNTRY FEED & PET SUPPLY
- #E EDDYSPORT
- #F HOLSUM BAKERY
- #G HAIR WE ARE
- #H DAYLIGHT DONUTS

MEMORANDUM

TO: Ron Holzschu, Facilities/Engineering Manager, Roadway Express
Larry Shannon, Roadway Express GJ Office Manager
FR: Dave Thornton, Senior Planner, City of Grand Junction
RE: Planned Commercial (PC) zoning for Roadway Express, 3207 F Rd

FEBRUARY 16, 1996

Ron,

I spoke with Dan from your office yesterday. He expressed Roadway's concern that both properties be zoned to allow the Truck Terminal use. Our initial concern in doing this was the potential that the corner property will sell to another party and we don't see the best use of that property being used as a truck terminal. We understand the potential future need for Roadway to expand to this location, but if that does not happen, we didn't want to encourage another truck terminal at this location. Since the property is still owned by Roadway Express and there's uncertainty with the property's future, we agree to remove the "No Truck Terminal" restriction for the corner parcel.

Included with this memo is an updated proposal for the Planned Commercial (PC) zone district for these two properties. The Truck Terminal change is reflected in this proposal as well as some clarification in general requirements in the proposed Planned Commercial zone district as I discussed with Dan yesterday.

In addition, we have made one additional change to the land uses allowed. Gasoline stations are now proposed to be allowed with a special use permit. The first draft showed gasoline stations as an allowed use. If any other significant changes are made to this proposal, I will notify you of those changes.

Please take a final look at this latest proposal. If you don't find any other issues that need to be addressed, please send me a letter accepting the zoning as proposed. We will in turn take this proposal to the City's Planning Commission and City Council.

If you have any questions, please call me at (970)244-1450.

PROPOSED
 ZONING FOR THE ROADWAY EXPRESS PROPERTIES
 at 3207 F ROAD, Grand Junction, CO

Tax parcels: #2943-112-00-103 existing Truck Terminal;
 #2943-112-00-104 is vacant

Proposed Zoning: Planned Commercial (PC)

Proposed Land Uses:

<u>ALLOWED</u>	<u>SPECIAL USE PERMIT</u>	<u>CONDITIONAL USE PERMIT</u>
Indoor Animal Clinic	Drive Thru:	Auto repair & Paint
Barber Shop	Restaurants	Fire, Police
Beauty Shop	Laundry/Cleaners	Rescue/Emergency
Pharmacy	Financial	Multi-family Res.
Self Service Laundry	Photo Processing	Motel
Bus/Commuter Stops	Car Wash	Hotel
Business Residence	Parks	Indoor Theaters
Bake Shop	Gasoline Stations	Indoor Skating Rink
Cafe		Indoor Entertainment
Clinics		
Counseling Center		
Financial Institution		
Produce Stand		
Farmer Markets		
Professional Office		
Restaurant		
Indoor Retail		
Nursery/pre-school/daycare		
Swimming Pools		
Museum		
Art Centers		
Library		
Truck Terminal		

Note:

- Allowed Uses require site plan approval.
- Special Use Permits require site plan approval and notification to the neighborhood.
- Conditional Use Permits require review and approval before Planning Commission at a public hearing.

All new development shall comply with applicable submittal standards of the City of Grand Junction as may apply, (i.e. site plan review, special use permit, conditional use permit submittal standards).

Sign Regulations:

Within this Planned Commercial Zone District, all signage shall comply with those signage regulations found in the City's Highway Oriented Zone District and shall meet all Grand Junction Zoning and Development Code requirements.

Bulk Requirements:

All setbacks, height restrictions, and other bulk requirements found in the Highway Oriented Zone district shall apply to this Planned Commercial Zone District.

Landscaping Requirements:

This Planned Commercial Zone District shall comply with all landscaping requirements found in the Highway Oriented Zone District and parking lot landscaping requirements found in the Grand Junction Zoning and Development Code.

General Requirements:

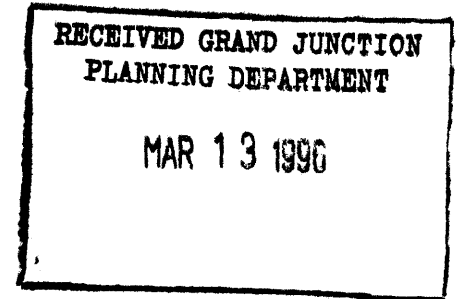
All development shall comply with all applicable regulations and code requirements of the City of Grand Junction including but not limited to the City's Zoning and Development Code.

(roadway.zon)



PO. BOX 471 • 1077 GORGE BOULEVARD • AKRON, OH 44309-0471 • (216) 384-1717

FACILITIES ENGINEERING



March 7, 1996

City of Grand Junction
Mr. Dave Thornton
Senior Planner
250 North 5th St.
Grand Junction, CO 81501-2668

Dear Mr. Thornton:

Please accept this letter as Roadway Express' agreement to the attached zoning proposal. If there have been any further changes since the latest correspondence please notify us. Otherwise, I will assume that the changes proposed are final.

Sincerely,

ROADWAY EXPRESS, INC.

A handwritten signature in black ink, appearing to read "Ron Holzschu". The signature is fluid and cursive.

Ronald Holzschu
Mgr., Facilities Engineering

cc: T.J. O'Connor - D16
L. Shannon - R52

STAFF REVIEW

FILE: #196-94 EASTERN COMMERCIAL CORRIDOR/FRUITWOOD
ZONE OF ANNEXATION

DATE: March 20, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve on first reading the Zone of Annexation as shown on the Proposed Zoning Maps for the Eastern Commercial Corridor/Fruitwood Zone of Annexation.

LOCATION: This annexation includes airport lands east of the present City limits, then goes east and includes a portion of Interstate 70 from 30 Road to I-70 Business loop; then south along I-70 Business loop and includes the Mesa Point Shopping Center, Peachtree Shopping Center, Bray Plaza, Coronado Plaza Shopping Center, and other commercial and some non-commercial properties along the 32 Road to 32 1/2 Road and I-70 Business Loop corridor; then west along I-70 Business loop to the present City limits and includes commercial and some non-commercial properties in the 30 Road and I-70 B corridor and along both sides of North Avenue between 29 Road and 30 Road; and also includes the Fruitwood Subdivision filings 1, 2, 3, 4, 5, 6, & 7 and Parsons Park Subdivision.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City recently annexed lands east of the present City limits. These lands require a City zoning designation following the annexation. Staff is proposing various zone districts, as shown on the proposed zoning maps, for the Eastern Commercial/Fruitwood Zone of Annexation.

STAFF ANALYSIS: The Eastern Commercial/Fruitwood annexation area is predominately made up of various commercial land uses and includes the Fruitwood residential neighborhood. To help with the land use analysis and zoning review of the annexation, staff has divided up the area into 5 general areas as shown on the proposed Zoning maps as detail areas I thru V.

There are various uses that require either a Special Use Permit or a Conditional Use Permit in the Grand Junction Zoning and Development Code. There are other uses that are not allowed and therefore are nonconforming in the City's zone district. All such uses have been identified and are shown below. The majority of nonconforming uses were also

nonconforming uses under previous Mesa County zoning. Those uses have been identified as well.

Although subject to City Council direction, current City policy for addressing land uses that require a Special Use Permit (SUP) or a Conditional Use Permit (CUP) at the time of annexation has generally been to not require the permit until the property or business owners requests expansion of their use. At the time of expansion, a SUP or a CUP is requested for the entire project and the land use is then brought into conformance with the zone.

DETAIL AREA I:

Proposed zoning for this area located north of I-70 (see map I), which includes only airport land, is Planned Airport Development (PAD). This land was zoned AFT in Mesa County. The County does not have an airport zone district. Now that the land is in the City limits, the appropriate zone district is PAD which will allow airport development and other associated land uses with airport development.

Properties requiring a Conditional Use or Special Use Permit: None.
Nonconforming Uses: None

DETAIL AREA II:

This area goes from previous City limits at 29 Road at North Avenue and I-70 B and then goes east to 30 Road (see map II). The proposed zoning includes:

Planned Mobile Home (PMH) - for the Rose Mobile Home Park at 2910 North Avenue. This area was zone commercial and residential with Mesa County. The PMH zone district will make all existing uses conforming. Staff has met with the property owners and they are in favor of zoning the property with one zone district. The Mobile Home Park has 26 existing RV Spaces and 40 existing mobile home spaces. Staff has received a site plan from the owners showing the existing spaces and the maximum size of home allowed on each space. A boat and RV storage area and laundry facility are also included as part of the mobile home village. A site plan is attached.

Light Commercial (C-1) - for all areas previously zoned commercial in the County located along the north side of North Avenue from 2912 to 2962 North Avenue and including 500-504 29 1/4 Road and 500-505 Morning Glory Lane (see map II).

Properties requiring a Conditional Use or Special Use Permit:

SUP:

None

CUP:

1. 2993 North Avenue - Bar (Rose)***

Nonconforming Uses:

1. 2914.5 North Avenue - SF Residence *

2. 505 Morning Glory - SF Residence *
3. 503 29 1/4 Road - SF Residence *
4. 504 29 1/4 Road - SF Residence *
5. 2926 North Avenue - Propane Distribution

NOTE: All nonconforming uses are nonconforming at the time of annexation.

* Also Not allowed under previous Mesa County zoning

*** Also required a CUP in Mesa County

More restrictive

Criteria	Current County Zone - C	Proposed City Zone - C-1
Land Use Type	Commercial	Light Commercial
Minimum Lot Size	none	none
Front Setback for Local Street	*10' from property line or 25' from centerline of ROW whichever is greater*	25' from centerline of ROW
Rear Setback	*20' from property line*	0' or 10' if abutting a residential zone
Side Setback	none	*0' or 10' if abutting a residential zone*

Residential Single Family with a maximum of 8 units per acre (RSF-8) - for vacant property north of the proposed C-1 zoned property (see map II). This area was zoned R-4 Residential in the County prior to annexation. The proposed zone of RSF-8 is the closest City zone district to the County's R-4. Below is a comparison chart between the R-4 (County) and the City's RSF-8 zone district.

Properties requiring a Conditional Use or Special Use Permit: None.

Nonconforming Uses: None

More restrictive

Criteria	Current County Zone - R4	Proposed City Zone - RSF-8
Land Use Type	Residential	Residential
Minimum Lot Size	*5,000 sq.ft.*	4,000 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	*30' from property line*	15' from property line
Side Setback	*15' from property line*	5' from property line

Heavy Commercial (C-2) - for that area south of North Avenue and north of I-70 B from 29 Road to the North Avenue/I-70 B intersection. This area was zoned commercial

in Mesa County. The C-2 zone district is similar with the County's Commercial zone.

Properties requiring a Conditional Use or Special Use Permit: None

Nonconforming Uses:

1. 2955.5 North Avenue - SF Residence *
2. 2955 North Avenue - SF Residence *
3. 2953 North Avenue - Mobile Home Park *
4. 493 Harmony Road - SF Residence *
5. 491.5 Harmony Road - SF Residence *
6. 491 Harmony Road - SF Residence *
7. 489 Harmony Road - SF Residence *
8. 2957 North Avenue - SF Residence *
9. 494 Harmony Road - SF Residence *
10. 492 harmony Road - SF Residence *
11. 2971 North Avenue - Church **
12. 2964 I-70 Business - Dance School
13. 2905 North Avenue - SF Residence *
14. 2907 North Avenue - SF Residence *
15. 478 29 Road - 2 duplexes (4 units) *
16. 2925 North Avenue - Mobile Home Park *
17. 480 Morning Glory - SF Residence *
18. 2948 I-70 Business - Recycling Center *
19. 2940 I-70 Business - Church **
20. 2944 I-70 Business - Church **
21. 2923 North Avenue - Church **
22. 492 Morning Glory - Church **

NOTE: All nonconforming uses are nonconforming at the time of annexation.

* Also Not Allowed under previous Mesa County zoning

** Churches are currently not allowed in the C-2 zone. Staff is proposing in the near future to bring to Planning Commission and City Council a text amendment that will include Churches in C-2.

More restrictive

Criteria	Current County Zone - C	Proposed City Zone - C-2
Land Use Type	Commercial	Heavy Commercial
Minimum Lot Size	none	none
Front Setback for Local Street	*10' from property line or 25' from centerline of ROW whichever is greater*	25' from centerline of ROW
Rear Setback	*20' from property line*	0'
Side Setback	none	same

Highway Oriented (HO) - for that area west of 30 Road and along I-70 Business (see map II). This area was zoned Business and Commercial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit:

SUP:

1. 2992 North Avenue - Vocational School (Beauty)

CUP:

1. 507 30 Road - Bar (JJ's) ***

Nonconforming Uses: None

*** Also required a CUP in Mesa County

More restrictive

Criteria	Current County Zone - B	Proposed City Zone -HO
Land Use Type	Business	Highway Oriented
Minimum Lot Size	none	none
Front Setback for Local Street	25' from centerline of ROW	*45' from centerline of ROW*
Rear Setback	*20' from property line*	15' from property line
Side Setback	none	*15' from property line*

More restrictive

Criteria	Current County Zone - C	Proposed City Zone -HO
Land Use Type	Commercial	Highway Oriented
Minimum Lot Size	none	none
Front Setback for Local Street	*10' from property line or 25' from centerline of ROW whichever is greater*	45' from centerline of ROW
Rear Setback	*20' from property line*	15' from property line
Side Setback	none	*15' from property line*

Light Industrial (I) - for that area west of 30 Road and between the Railroad Tracks and Teller Avenue (see map II). This area was zoned Industrial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit: None

Nonconforming Uses: None

More restrictive

Criteria	Current County Zone - I	Proposed City Zone -I-1
Land Use Type	Industrial	Light Industrial
Minimum Lot Size	none	none
Front Setback for Local Street	*10' from property line or 25' from centerline of ROW whichever is greater*	25' from centerline of ROW
Rear Setback	*20' from property line*	none
Side Setback	none	same

DETAIL AREA III:

Highway Oriented (HO) - for that area east of 30 Road and along I-70 Business and including 3092 & 3098 I-70 Business (see map III). This area was zoned Business, Planned Unit Development, Industrial - Limited, Class B (ILCB) and Commercial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit:

SUP:

None

CUP:

1. 516 30 Road - Mini-storage (TJ's)

Nonconforming Uses:

1. 518 30 Road - Auto impound lot/towing

More restrictive

Criteria	Current County Zone - ILCB	Proposed City Zone -HO
Land Use Type	Commercial	Highway Oriented
Minimum Lot Size	none	none
Front Setback for Local Street	20' from property line	45' from centerline of ROW
Rear Setback	*25' from property line*	15' from property line
Side Setback	10' from property line	*15' from property line*

Heavy Commercial (C-2) - for that area east of 30 Road on the north side of I-70 Business and Fruitvale Court (see map III). This area was zoned Planned Commercial in

Mesa County.

Properties requiring a Conditional Use or Special Use Permit:

SUP:

1. 504 Fruitvale Court #A - Kennel

CUP:

None

Nonconforming Uses:

None

Residential Single Family with a maximum of 5 units per acre (RSF-5) - for the Fruitwood Subdivision filings 1 thru 7 and Parsons Park Subdivision at 3039 E Road (see map III). Previous County zoning for the Fruitwood Subdivision was R2 Transitional (residential) and R2 (residential) for Parsons Park Subdivision.

Properties requiring a Conditional Use or Special Use Permit: None

Nonconforming Uses: None

More restrictive

Criteria	Current County Zone - R2T	Proposed City Zone - RSF-5
Land Use Type	Residential	Residential
Minimum Lot Size	*9,000 sq. ft.*	6,500 sq. ft.
Front Setback for Local Street	40' from centerline of ROW	*45' from centerline of ROW*
Rear Setback	25' from property line	same
Side Setback	*10' from property line*	5' from property line

More restrictive

Criteria	Current County Zone - R2	Proposed City Zone - RSF-5
Land Use Type	Residential	Residential
Minimum Lot Size	*11,000 sq.ft. 9,900 sq.ft. with sewer *	6,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	same
Side Setback	*15' from property line*	5' from property line

DETAIL AREA IV:

Highway Oriented (HO) - for that area west of 32 Road and along the north side of I-70 Business and 3112 I-70 Business (see map IV). This area was zoned Business and Commercial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit:

SUP:

None

CUP:

1. 3112 I-70 Business - Bar (Roundup) ***

Nonconforming Uses:

None

*** Also required a CUP in Mesa County

DETAIL AREA V:

Highway Oriented (HO) - for that area east of 32 Road and along both sides of I-70 Business and 32 Road north of I-70 Business (see map V). This area was Commercial and Planned Commercial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit:

SUP:

1. 3222 F Road - Auto Sales (Slogars)
2. 3238 I-70 Business - Campground (KOA) *
3. 3224 I-70 Business - Auto "glass" repair (Max's)
4. 3224 I-70 Business - Auto Repair (Smitty's)

CUP:

1. 3219 I-70 Business - Drive thru (McDonalds)
2. 3210 I-70 Business - Drive thru (Burger King)
3. 3210 I-70 Business - Bar (Pointe) ***
4. 3226 I-70 Business - Mini-storage

Nonconforming Uses:

1. 3215 F Road - Mobile Home Park (Park Place) *
2. 3226 I-70 Business - Contracting Shop

* Also Not Allowed under previous Mesa County zoning

*** Also required a CUP in Mesa County

Planned Commercial (PC) - for the Clifton Automotive center and associated properties at 3244 F Road. This area (see map V) was zoned Planned Commercial in Mesa County with specific uses assigned to it. Staff is proposing that the City zone district be Planned Commercial with the same land uses allowed as approved by Mesa County. All development shall be processed through the planned development review process and allowed land uses include the following:

Lot 1 -- Car Wash

Lot 2 -- Clifton Lube Center--Automotive Repair & Maintenance

Lot 3 -- Mini-storage units

Lot 4 -- Gasoline Service Station

-- Automotive Maintenance, excluding Truck Stops, Tire Recapping and Storage

-- Repair Shop

-- Drive-up Business

-- Retail Business, both inside and outside, excluding Amusement Parks and Drive-in Theaters

Planned Commercial (PC) - for the Roadway Express properties at the Southeast corner of 32 Road and F Road. Previous County zoning was Commercial. Staff has been in contact with Roadway express in working out a proposed Planned Commercial zone district that will allow them to remain conforming, at the same time help protect the existing residential neighborhoods to the west and north from more intensive land uses. The City's C-1 and C-2 zone districts were not the best alternative for zoning this site, yet the Highway Oriented (HO) zone doesn't allow truck terminals, the existing uses on the site. The area to the south and east of Roadway Express is being proposed as HO (see map V):

The proposed Planned Commercial zoning for this property include various uses that are found in the HO zone, but not all uses found in that zone. The only exception is the allowance for Truck Terminals as an allowed use. The proposed zone is as follows:

PROPOSED
ZONING FOR THE ROADWAY EXPRESS PROPERTIES
at 3207 F ROAD, Grand Junction, CO

Tax parcels: #2943-112-00-103 existing Truck Terminal;
#2943-112-00-104 is vacant

Proposed Zoning: Planned Commercial (PC)

Proposed Land Uses:

<u>ALLOWED</u>	<u>SPECIAL USE PERMIT</u>	<u>CONDITIONAL USE PERMIT</u>
Indoor Animal Clinic	Drive Thru:	Auto repair & Paint
Barber Shop	Restaurants	Fire, Police
Beauty Shop	Laundry/Cleaners	Rescue/Emergency
Pharmacy	Financial	Multi-family Res.
Self Service Laundry	Photo Processing	Motel
Bus/Commuter Stops	Car Wash	Hotel
Business Residence	Parks	Indoor Theaters
Bake Shop	Gasoline Stations	Indoor Skating Rink
Cafe		Indoor Entertainment
Clinics		
Counseling Center		
Financial Institution		
Produce Stand		
Farmer Markets		
Professional Office		
Restaurant		
Indoor Retail		
Nursery/pre-school/daycare		
Swimming Pools		
Museum		
Art Centers		
Library		
Truck Terminal		

Note:

- Allowed Uses require site plan approval.
- Special Use Permits require site plan approval and notification to the neighborhood.
- Conditional Use Permits require review and approval before Planning Commission at a public hearing.

All new development shall comply with applicable submittal standards of the City of Grand Junction as may apply, (i.e. site plan review, special use permit, conditional use permit submittal standards).

Sign Regulations:

Within this Planned Commercial Zone District, all signage shall comply with those signage regulations found in the City's Highway Oriented Zone District and shall meet all Grand Junction Zoning and Development Code requirements at the time of development.

Bulk Requirements:

All setbacks, height restrictions, and other bulk requirements found in the Highway Oriented Zone district, shall apply to this Planned Commercial Zone District at the time of development.

Landscaping Requirements:

This Planned Commercial Zone District shall comply with all landscaping requirements found in the Highway Oriented Zone District and parking lot landscaping requirements found in the Grand Junction Zoning and Development Code at the time of development.

General Requirements:

All development shall comply with all applicable regulations and code requirements of the City of Grand Junction including but not limited to the City's Zoning and Development Code at the time of development.

Limited Business (B-1) - for the Eastside Professional Plaza located at 3198 F Road (see map V). This area was Commercial in Mesa County prior to annexation.

Properties requiring a Conditional Use or Special Use Permit: None

Nonconforming Uses: None

More restrictive

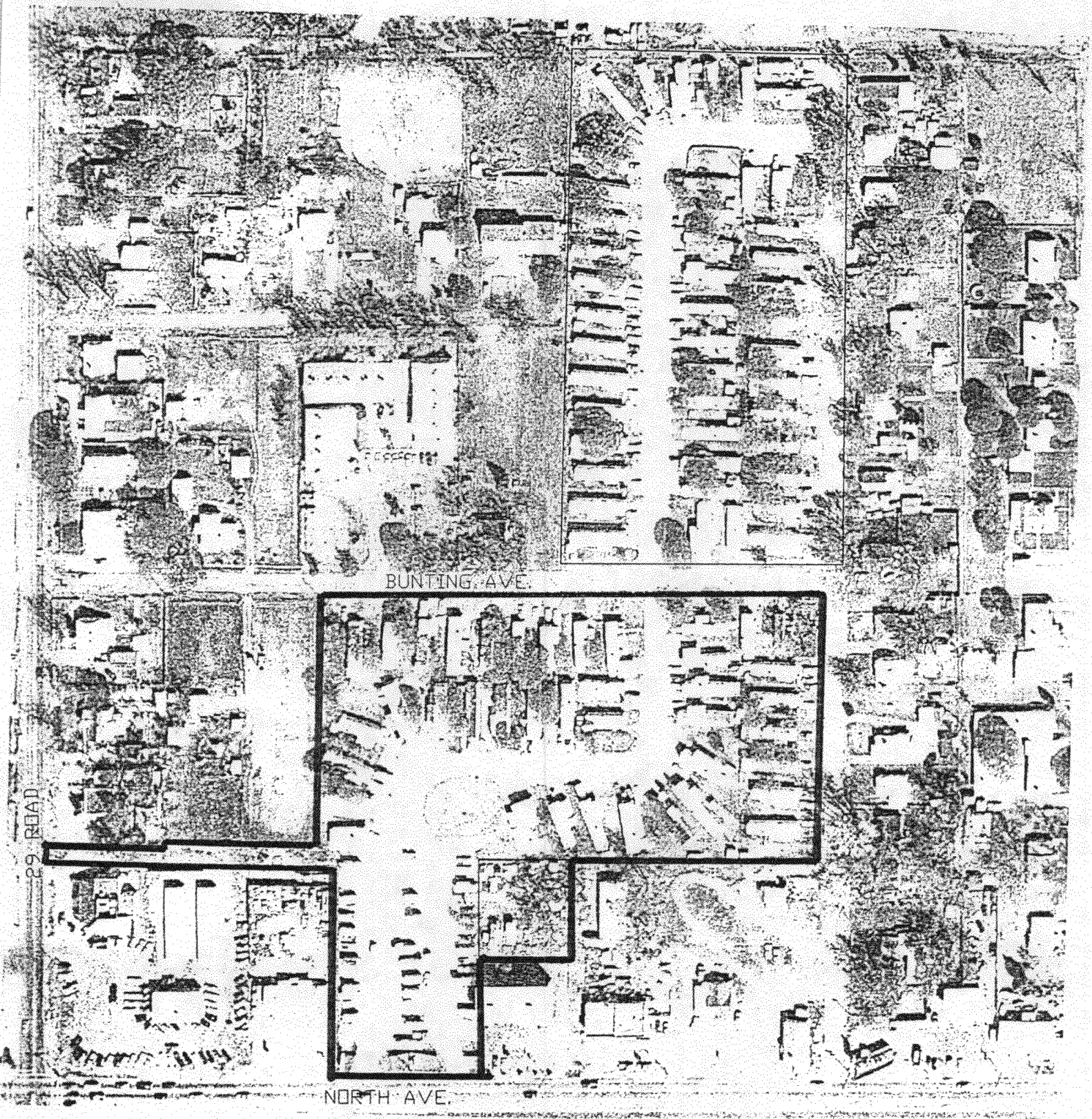
Criteria	Current County Zone - C	Proposed City Zone - B-1
Land Use Type	Commercial	Limited Business
Minimum Lot Size	none	none
Front Setback for Local Street	10' from property line or 25' from centerline of ROW whichever is greater	*40' from centerline of ROW*
Rear Setback	*20' from property line*	0' or 10' if abutting a residential zone
Side Setback	none	*0' or 10' if abutting a residential zone*

STAFF RECOMMENDATIONS: *Even with the proposed disconnection of the Villa Coronado and Eastern Commercial/Fruitwood Annexations, the City still needs to meet statutory requirements of zoning property annexed within 90 days. The City zoning will legitimize current land use/development decisions occurring in this area and will guide any future land use decisions that may occur while the area is still part of the City of Grand Junction. Staff recommends approval as proposed and shown on Maps I - V. This zone of annexation meets the criteria as established in the Grand Junction Zoning & Development Code sections 4-4-4 and 4-11.*

PLANNING COMMISSION RECOMMENDATION:

Approved the proposed zoning maps (areas I - V) with a change in zoning for the area south of I-70 Business Loop and north of the railroad tracks at the 30 Road and I-70 Business Loop intersection. The change was from HO to C-1. This report and the proposed zoning maps II and III (revised 3/12/96) reflect this change.

Approved
4-1
one Abstained

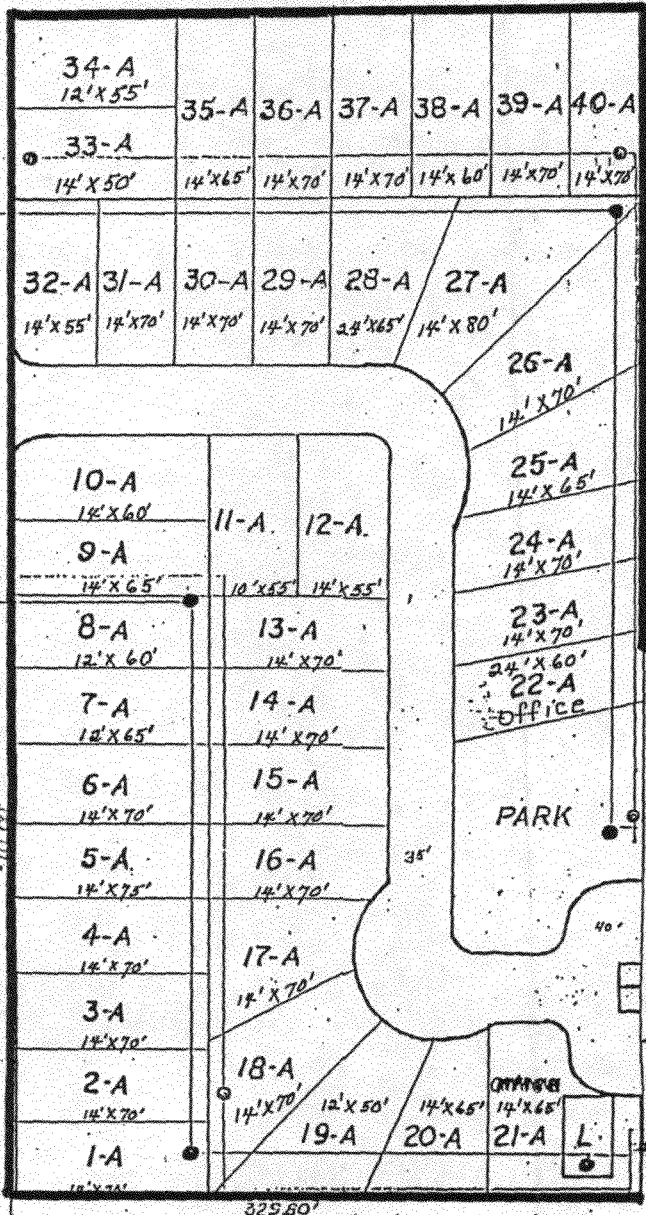
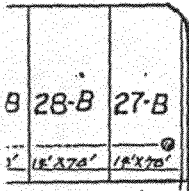
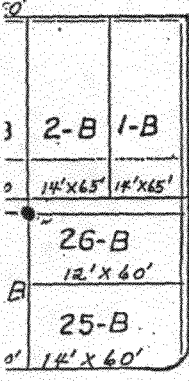


ROSE PARK Mobile Home Village

PMH ZONE

GLORY LANE

NORTH



ROSE PARK
Mobile Home
VILLAGE

PMH ZONING

NORTH AVE.

Site Plan

BUNTING AVE.

SCALE: 1" = 50 FT.

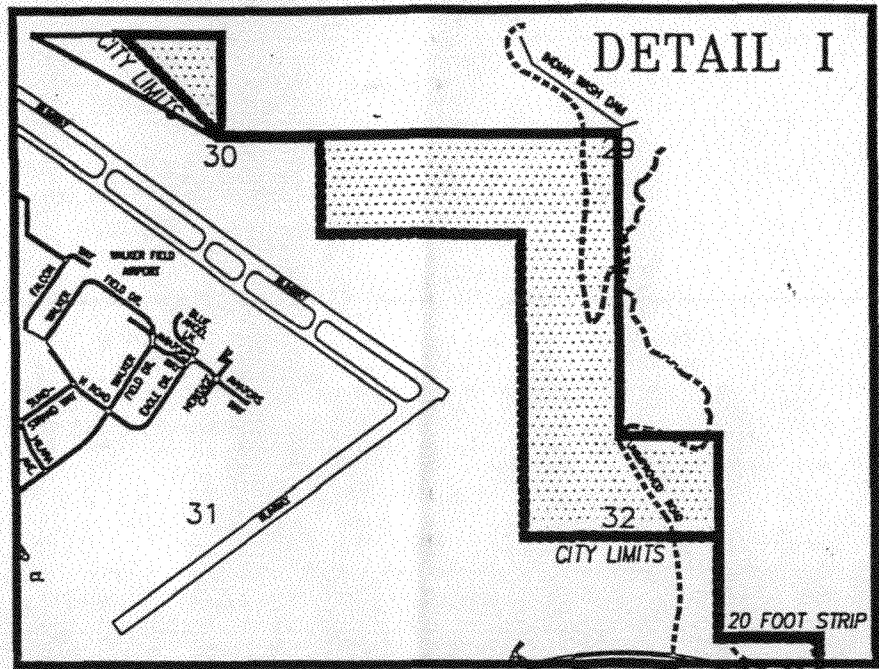
WATER LINE
4" P.V.C.
SEWER LINE
8" P.V.C.
Footage Numbers

- - CUT OFF VALVE.
- - MAN HOLE.
- Maximum Size M.H.



375.00'

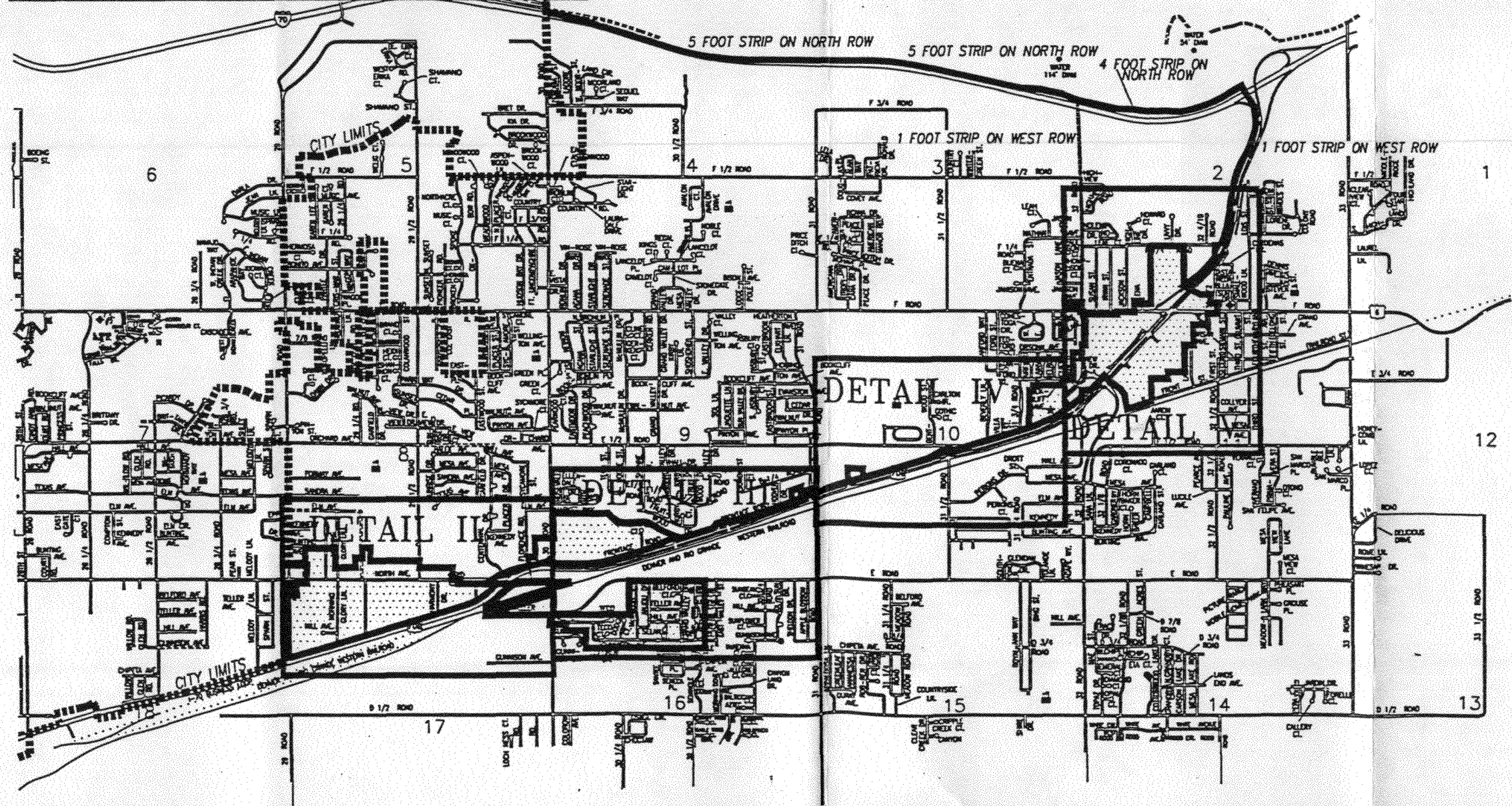
EASTERN COMMERCIAL / FRUITWOOD ANNEXATION & VILLA CORONADO ANNEXATION PROPOSED CITY OF GRAND JUNCTION ZONING VICINITY MAP



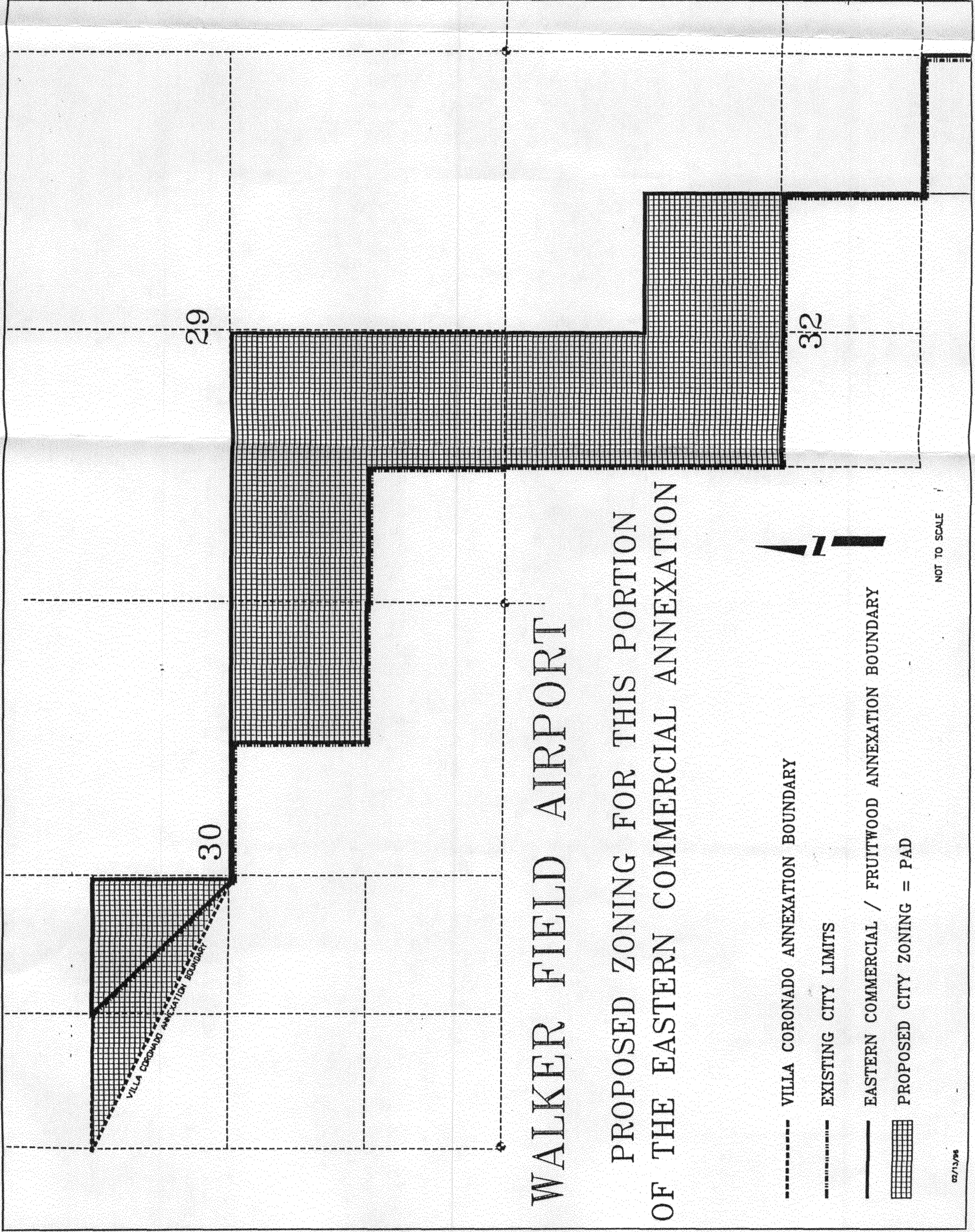
- GRAND JUNCTION CITY LIMITS
- ===== EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- VILLA CORONADO ANNEXATION BOUNDARY



NOT TO SCALE



AREA I



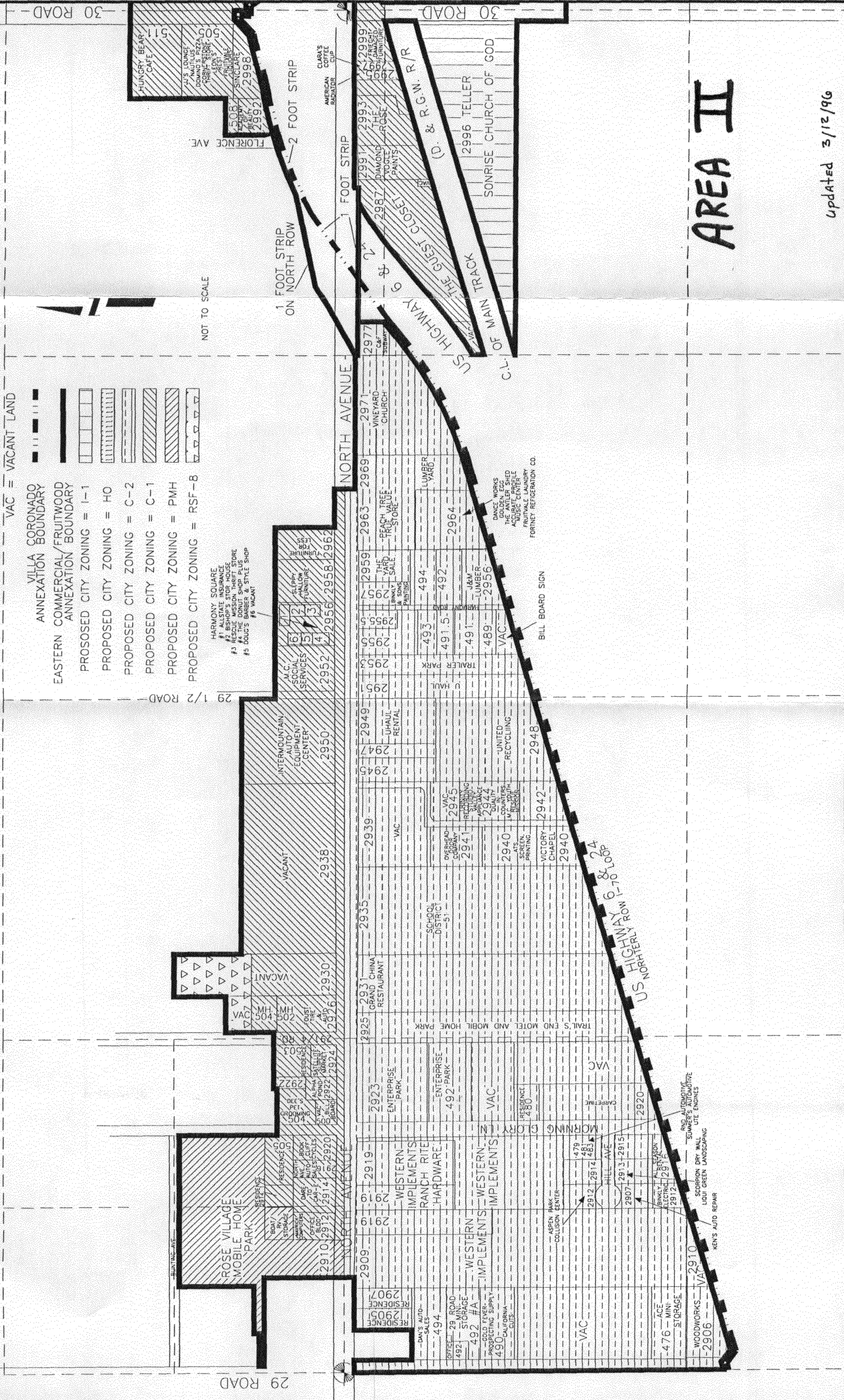
PROPOSED ZONING FOR THIS PORTION OF THE EASTERN COMMERCIAL ANNEXATION

- VAC = VACANT LAND
- ANNEXATION BOUNDARY
 - EASTERN COMMERCIAL/FRUITWOOD ANNEXATION BOUNDARY
 - PROPOSED CITY ZONING = I-1
 - PROPOSED CITY ZONING = HO
 - PROPOSED CITY ZONING = C-2
 - PROPOSED CITY ZONING = C-1
 - PROPOSED CITY ZONING = PMH
 - PROPOSED CITY ZONING = RSF-8

HARMONY SQUARE
 #1 ALLSTATE INSURANCE
 #2 BISHOP'S STORE HOUSE
 #3 RESCUE MISSION THRIFT STORE
 #5 BOU'S BARBER & STYLE SHOP
 #6 VACANT



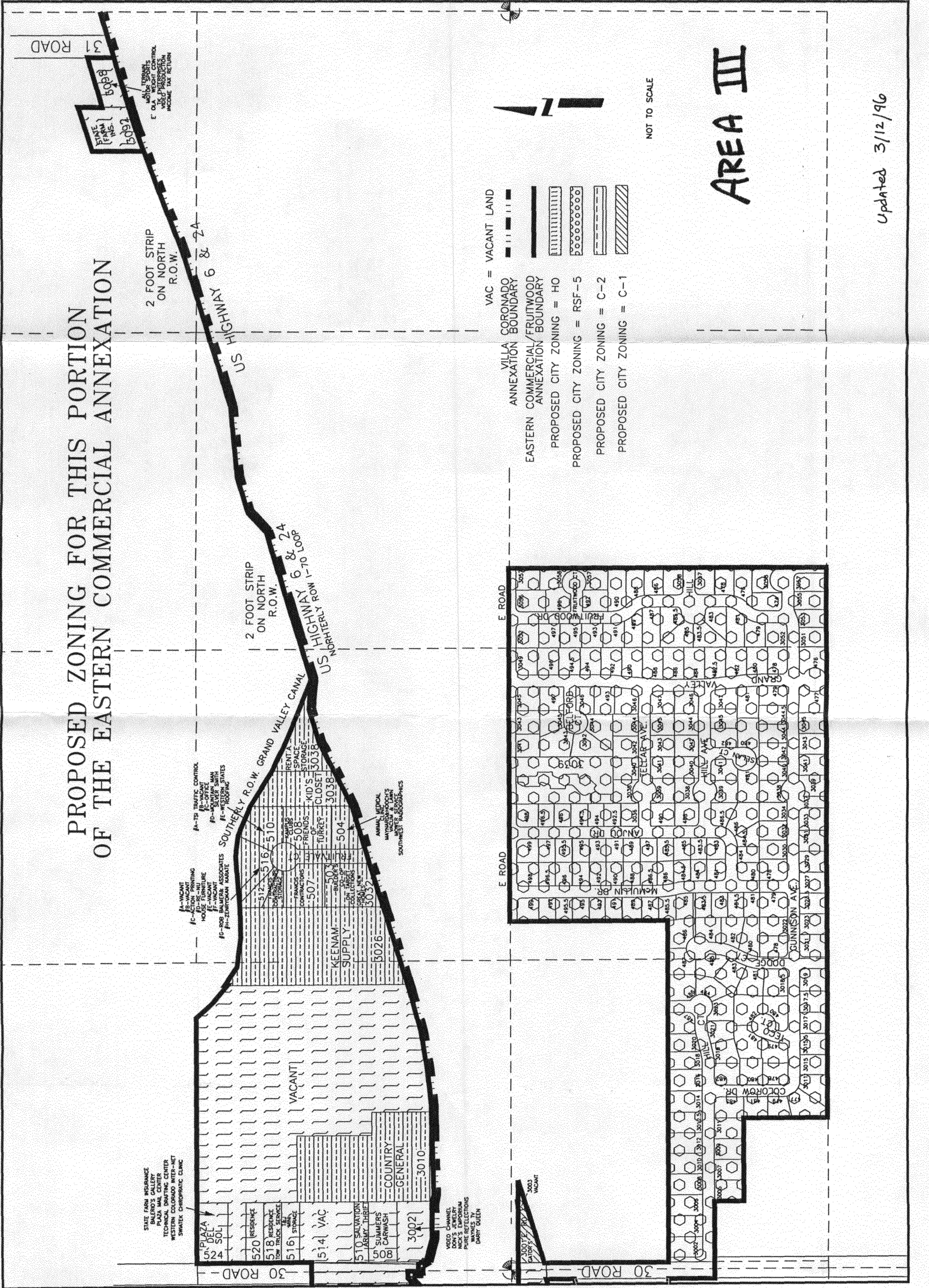
NOT TO SCALE



AREA II

Updated 3/12/90

PROPOSED ZONING FOR THIS PORTION OF THE EASTERN COMMERCIAL ANNEXATION



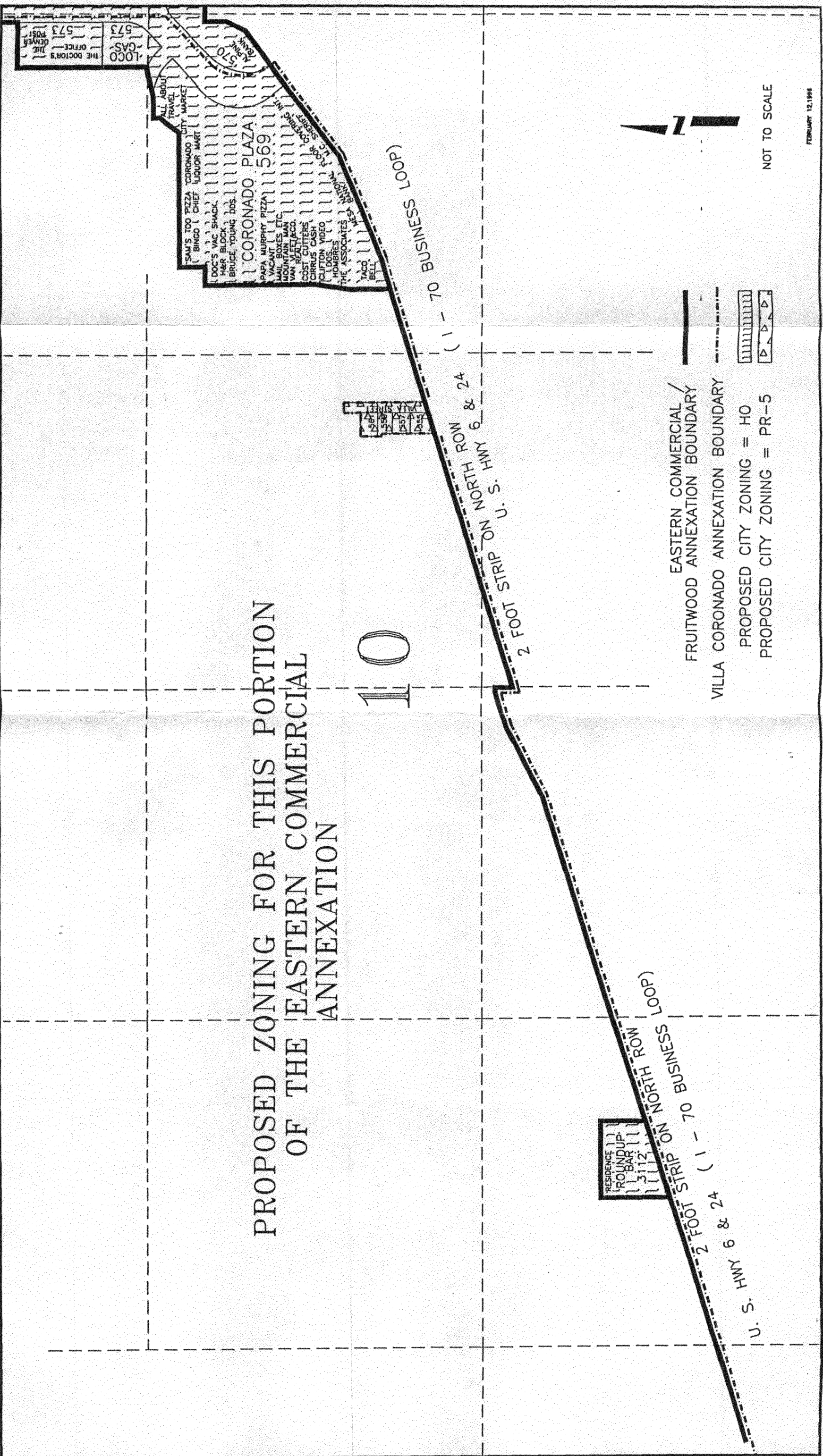
AREA III

Updated 3/12/96

AREA IV

PROPOSED ZONING FOR THIS PORTION OF THE EASTERN COMMERCIAL ANNEXATION

10



THE DOCTOR'S
OFFICE
DENYER
573
POST
573

ALL ABOUT TRAVEL
CITY MARKET
CORONADO LIQUOR MART
SAM'S TOO PIZZA
BINGO CHIEF
DOC'S VAC SHACK
HAR BLOCK
BRUCE YOUNG DDS
CORONADO PLAZA
PAPA MURPHY PIZZA
VACANT
MAY BOXES ETC
MAYNARD
VAN VLETTACKO
COST CUTTERS
CIRRUUS CASH
CLIFTON VIDEO
LOOS
HOMBRES
THE ASSOCIATES
TACO BELL
SANTITAS
RICH CONCRETE INT
M.C. SHERIDAN
SANTITAS
FRANK
5170

RESIDENCE
ROUNDUP
BAR
3112

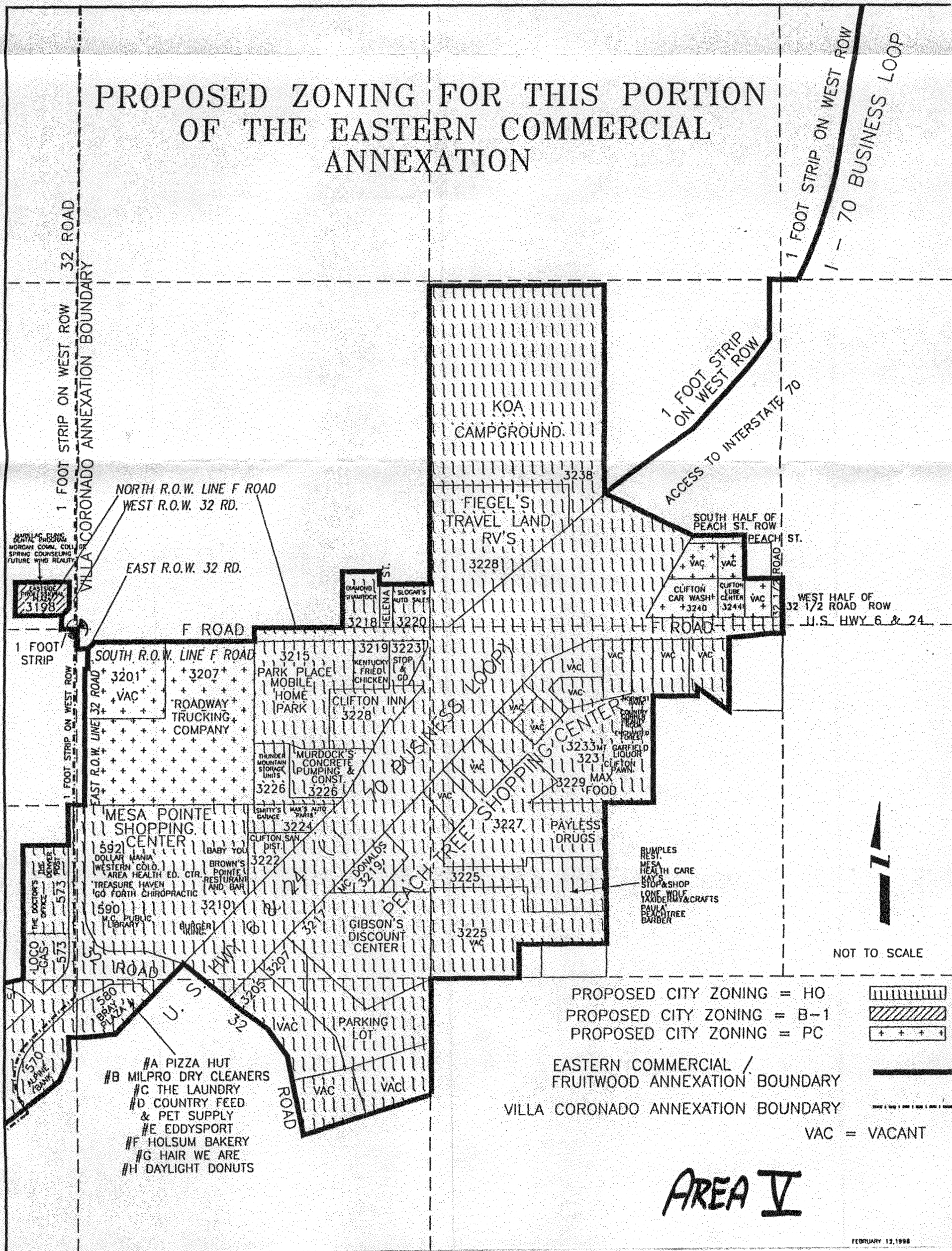
RESIDENCE
ROUNDUP
BAR
3112

- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- - - VILLA CORONADO ANNEXATION BOUNDARY
- ▨ PROPOSED CITY ZONING = HO
- ▨ PROPOSED CITY ZONING = PR-5

NOT TO SCALE

AREA V

PROPOSED ZONING FOR THIS PORTION OF THE EASTERN COMMERCIAL ANNEXATION



NOT TO SCALE

- PROPOSED CITY ZONING = HO
- PROPOSED CITY ZONING = B-1
- PROPOSED CITY ZONING = PC
- EASTERN COMMERCIAL / FRUITWOOD ANNEXATION BOUNDARY
- VILLA CORONADO ANNEXATION BOUNDARY
- VAC = VACANT

AREA V

Clifton and Fruitvale de-annexed by GJ

Laurena Mayne Davis
Daily Sentinel

With no public comment and a unanimous vote, the Grand Junction City Council on Wednesday approved a speedy de-annexation of almost 650 acres in the Fruitvale and Clifton areas.

The meeting was the last to be presided over by Mayor Ron Maupin, his one-year appointment complete. A new mayor is to be elected by the council May 1.

In a congruence of issue and deed, the contentious December annexation dominated Maupin's term as mayor.

His term on the council expires a year from now.

The council's choice of an emergency ordinance to de-annex will cut short the normal 30-day period that a standard de-annexation ordinance would have taken.

Come May 4, the mostly commercial properties, strung along rights of way on Interstate 70 and the Interstate 70 Business Loop, again will be in the unincorporated county.

The de-annexation could have been even quicker, Maupin explained. But the city wants to let pending land-use and liquor applications reach completion, instead of kicking them back to start all over again through the county.

April 1996

Community Development
Planning Division



April 27, 1996

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

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX:(970)244-1599

Madam:

Re: Disconnection of Annexation - Eastern Commercial and Villa
Coronado

Enclosed herewith is a certified copy of Ordinance No. 2910 and maps for
the disconnection of Eastern Commercial and Villa Coronado Annexations
from the City of Grand Junction.

The effective date of the disconnection is May 4, 1996, 12:01 a.m.

Sincerely,

Stephanie Nye
Stephanie Nye, CMC/AAE
City Clerk

SN:tm

Enclosures

cc: Michael Gallegos, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power Lines
Ray David, Colorado Department of Transportation
Tom Worster, TCI Cablevision
Michelle Wilson, U.S. West, Inc.
Sgt. Mark Barger, 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 Motor Vehicle Department
County Engineering Department
County Planning 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

ORDINANCE NO. 2910

AN ORDINANCE (A) ESTABLISHING PROCEDURES TO DISCONNECT, (B) DISCONNECTING CERTAIN LANDS, REFERRED TO AS THE EASTERN COMMERCIAL AND VILLA CORONADO ANNEXATIONS AND DECLARING AN EMERGENCY WITH PUBLICATION IN PAMPHLET FORM

RECITALS.

In order to provide guidance for the disconnection and de-annexation of lands annexed to the City, the Council determines that a procedure should be adopted. The Council is cognizant that Article 12 of Title 31 of the Colorado Revised Statutes provides some guidance when a landowner desires to initiate a process to disconnect, however, said Article 12 does not provide guidance when the disconnection is desired by the City Council itself. The City Council has determined to disconnect and de-annex certain lands previously annexed to the City and due to its prior public affirmation of its intention to disconnect said lands, the City Council finds and determines that further delay in effecting the disconnection is not warranted and that disconnection is in the best interest of the City and its environs. Therefore, the City Council declares a special emergency and determines that this ordinance is necessary for the preservation of the public peace, health and welfare of the citizens and shall take effect on its passage.

The City Council adopts section 1 of this ordinance pursuant to the powers reserved to the City by Article XX of the Colorado Constitution, and the Charter of the City.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Section 1. Code Amendment. The Grand Junction Code of Ordinances is hereby amended by the addition of section 2-27 as follows:

"When the City Council desires to, or determines that it is necessary to, disconnect and/or de-annex a tract, lot or other area from the City, the Council shall direct the City Attorney to prepare an ordinance to disconnect such tract, lot, or area. Said ordinance may provide for exemption, imposition or relief from taxation as determined by the City Council to be in the best interest of the City. The Council may direct that the City Manager take such steps as are necessary to simplify the process of disconnection and/or de-annexation for affected persons. The City Council may provide in any disconnection and/or de-annexation ordinance

that a tract, lot or area shall be required to pay taxes lawfully assessed or the City Council may provide that such tract, lot or area be exempt from the payment of ad valorem taxes, except that no property shall be exempted from the payment of such taxes, if during the time the property was annexed to the city, any indebtedness was lawfully subject to the taxes required to pay such indebtedness."

Section 2. Property Disconnected. The areas and properties described in Ordinances 2875 and 2876, adopted December 20, 1995, and more particularly described as follows are hereby de-annexed and disconnected from the City of Grand Junction, in accordance with and pursuant to Grand Junction Code of Ordinances section 2-27 created by section 1 of this ordinance, effective as provided herein and by the City Charter, to wit: [SEE ATTACHED EXHIBIT VILLA CORONADO and EASTERN COMMERCIAL (legal descriptions)].

Section 3. Taxation. No retailer or vendor located within the above described area shall be required to collect tax on any taxable sale(s) or transaction(s) from April 1, 1996, in accordance with ordinance 2876, until the effective date of section 3 of this ordinance. The City shall hold such retailers and vendors harmless from civil or criminal penalty provided for by the Code of Ordinances of the City of Grand Junction for actions taken, or failures to act, done in accordance with this section 3. Upon application by a taxpayer on forms provided by the City, the City shall refund specific sales and/or use tax paid pursuant to and in accordance with the Code of Ordinances and any and all regulations adopted thereunder or construing the application thereof. Taxes paid on sale, use, storage or consumption of goods occurring during the time the area was within the taxing jurisdiction of the City shall be the only taxes refunded; sales and use taxes charged uniformly on utility services are non-refundable.

Section 4. Declaration of Emergency and Effective Date. City Council hereby declares that a special emergency exists and that this ordinance is necessary to ensure the preservation of the peace and the public health, safety and welfare by effectuating the Council's publicly articulated purpose of disconnecting the territory and providing for balloting the question of the annexation and for an election thereon. This Ordinance, immediately on its final passage, shall be recorded in the city book of ordinances kept for that purpose, authenticated by the signatures of the Mayor and the City Clerk. The full text of the amending ordinance, in accordance with paragraph 51 of the Charter of the City of Grand Junction, is to be published in pamphlet form with notice published in accordance with the Charter. This ordinance shall take effect at 12:01 a.m. May 4, 1996; section 1 shall be and become effective first followed by sections 2, 3 and 4.

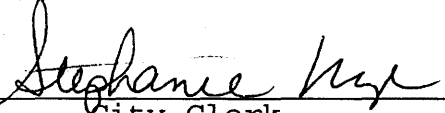
INTRODUCED THIS 20TH DAY OF MARCH, 1996.

ADOPTED AND ADOPTED AS AN EMERGENCY ORDINANCE THIS 17TH DAY OF
APRIL, 1996.

ATTEST:



President of City Council



City Clerk

effective May 4, 1996



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

May 1, 1996

Dear Resident/Property Owner,

The Grand Junction City Council has decided to officially reverse the Villa Coronado and Eastern Commercial/Fruitwood Annexation, effective at 12:01 a.m. on Saturday, May 4. At that time, the areas included in that annexation will revert back to Mesa County. City crews will be removing city street signs and replacing them with the original signs that were taken down. Police protection from the city will cease, and the Mesa County Sheriff's department will again provide law enforcement services.

The City's Fresh as a Daisy residential spring clean-up program will pick up yard waste during the week of April 29 to May 3rd. After that, all services from the City will cease, and the area will again be serviced by Mesa County.

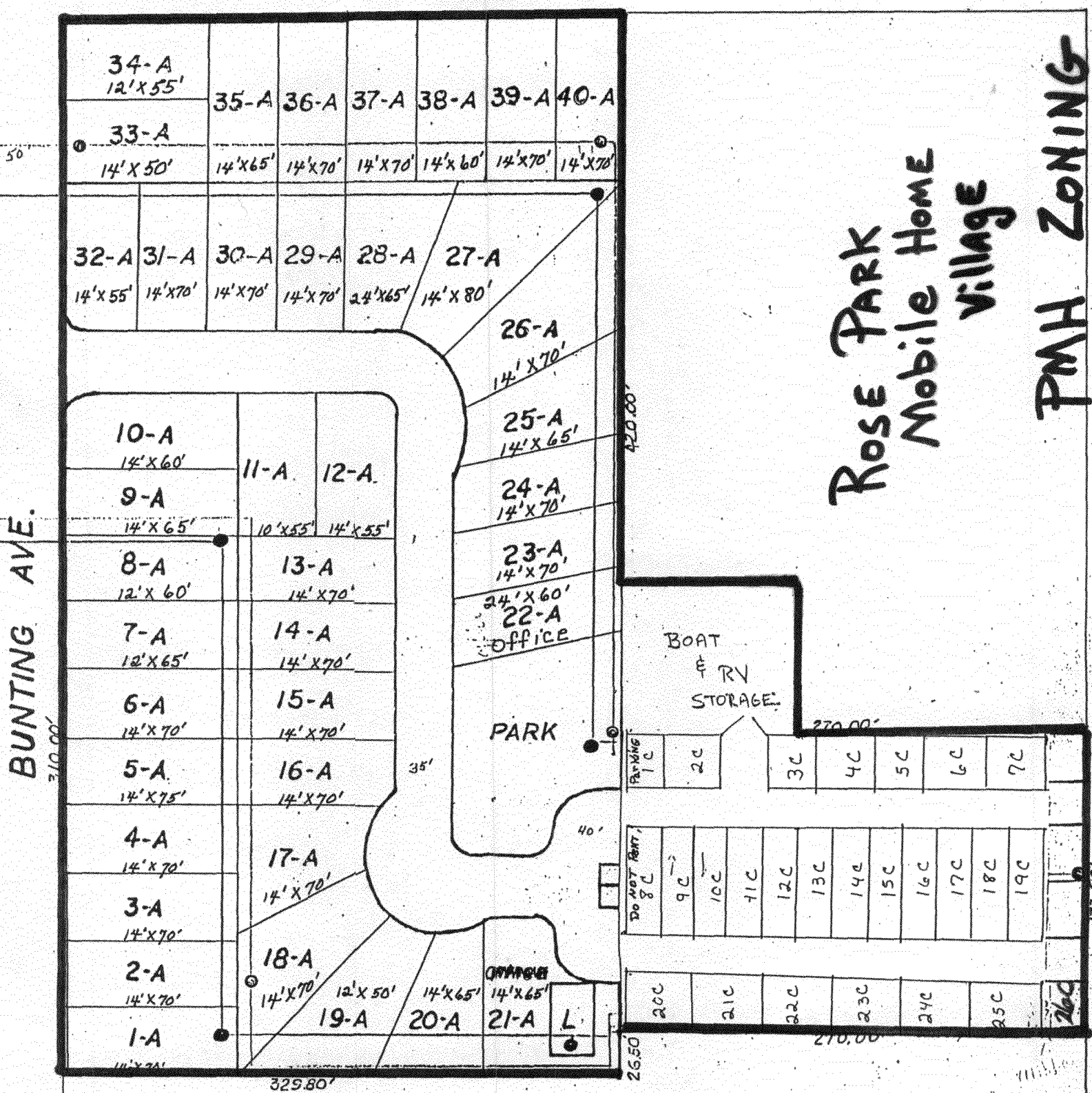
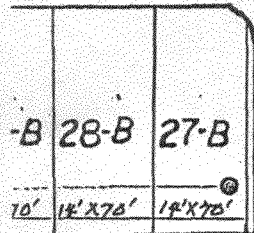
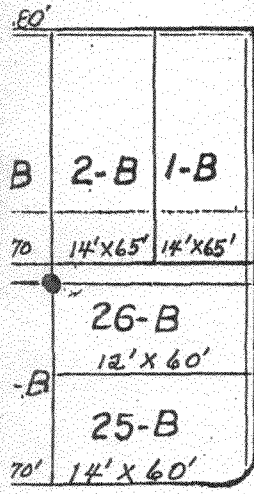
We apologize for any confusion over the annexation and de-annexation of your neighborhood. City Council felt strongly that the issue had become divisive for the community, and the question should be settled by a vote of those affected. If the vote for annexation passes, we will again welcome you into the city.

Sincerely,

A handwritten signature in cursive script that reads "Ron Maupin".

Ron Maupin
Mayor

GLORY LANE



SCALE: 1" = 50 FT.

WATER LINE
4" P.V.C.
SEWER LINE
8" P.V.C.
Footage Numbers

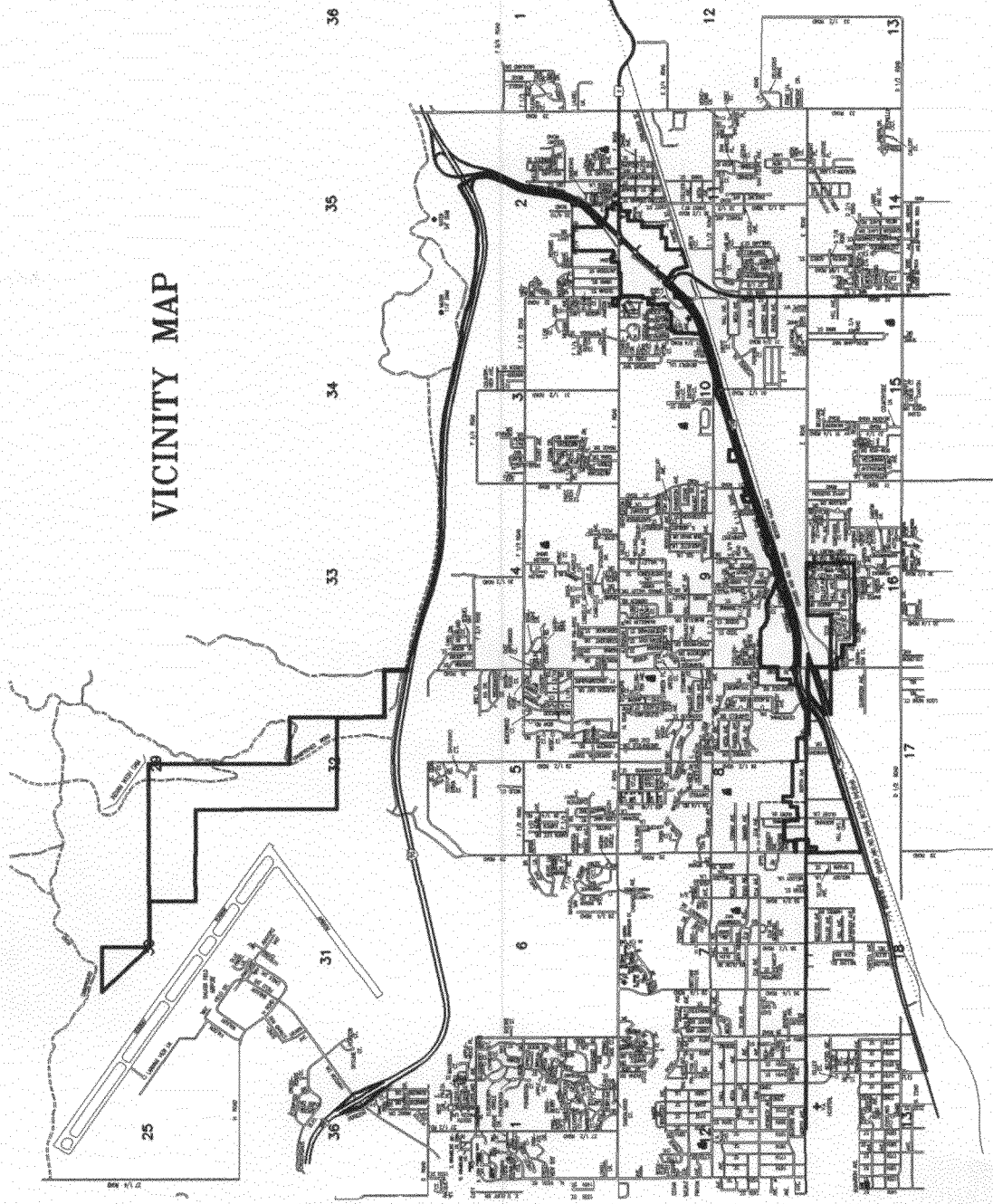
● - CUT OFF VALVE
● - MAN HOLE
- Maximum Size M.H.

379.00'

EASTERN COMMERCIAL / FRUITWOOD ANNEXATION

NOT TO SCALE

VICINITY MAP



AREA OF ANNEXATION

ANNEXATION PERIMETER 142,489 FT. ±
 CONTIGUOUS PERIMETER 43,899 FT. ±
 AREA IN SQUARE FEET 26,282,926 ±
 AREA IN ACRES 648 ±

ORDINANCE NUMBER ? EXECUTIVE DATE ?

The Description(s) contained herein have been derived from subdivision plans and deed descriptions on file in the office of the County Clerk and Engineer, and it is not intended to be construed as a legal survey, and it is not intended to be used as a means for establishing or verifying property boundaries.

JAMES L. SHAWES, DIRECTOR OF PUBLIC WORKS & UTILITIES

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

EASTERN COMMERCIAL / FRUITWOOD
 ANNEXATION

DESCRIPTION	DATE	DRAWN BY	MAP	DATE 11/15/84
REVISION A		CHECKED BY	SCALE	DATE 1
REVISION B		APPROVED BY	PLAN	DATE 2
REVISION C		FIELD BOOK NO.	HORIZ. S.I.T.S.	DATE 3
			VERT.	DATE 4

SHEET NO.	1
OF	7
FILE NO.	FRUITWOOD

Eastern Commercial / Fruitwood Annexation to the City of Grand Junction

C97-73-1,2,3,4,5,6 Fruitwood Sub. SE of E Rd. & 30 ½ Rd.
C 58-76 Fruitwood Sub. Filing #7
C 86-77 Bulk Development
C119-77 Fruitwood Sub. Filing #8
C11-78 Fruitvale Business Park
C51-78 McGinty Rezone
C207-78 Parsons Park
C2-80 Cedar Ridge Rezone
C45-80 Hugenot Rezone
C103-83 CUP-Tavern 507 30 Rd.
C104-83 Cherry Park Plaza NE I-70B & 30 Rd.
C94-84 West Clifton Business Park SW of F Rd. & I-70B
C28-86 Glenn's Commercial Sub. I-70B & F Rd.
C20-91 Junction East 3038 I-70B
C54-92 (1&2) Country General Store E. Of 30 Rd. & I-70B
C56-92 Roadway Express, Inc. Site Plan 3209 F Rd.
C22-93 Chris Cameron Ins. Building Site Plan 3092 I-70B
C44-93 Quall Convenience Store Site Plan 30 Rd. & I-70B
C95-93 C.R. Brown Oil Co. Site Plan 2977 North Ave.
C28-94 Peach Tree Lumber Site Plan 2963 North Ave.
C113-94 McDonalds Playhouse Site Plan 3219 I-70B
C117-94 Multi-Mineral Minor 30 Rd. & Teller Court
C58-95 (1&2) Clifton Automotive Center N.E. corner of F & I-70B
C68-95 City Market Site Plan Coronado Plaza
C97-95 Clifton KOA Campground Site Plan 3238 F Rd.
C124-95 Sunrise Church of God Rezone
C143-95 Vineyard Christian Fellowship Site Plan 2971 North Ave.



City of Grand Junction, Colorado

250 North Fifth Street

81501-2668

FAX: (970)244-1599

May 1, 1996

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Sincerely,

Ron Maupin

Ron Maupin
Mayor

*IN addition to letters being sent to the attached
Label matrices, letters were also sent to ALL
Residences AND Business property owners.*

TOTAL SENT = ~~70~~ 725

Bruce Young, DDS
569 32 Rd
Grand Junction, CO 81504

Mesa National Bank
569 32 Rd
Grand Junction, CO 81504

Cirrus Instant Cash Machine
569 32 Rd
Grand Junction, CO 81504

Mesa County Sherriff Clerk &
Recorder
569 32 Rd
Grand Junction, CO 81504

City Market
569 32 Rd
Grand Junction, CO 81504

Cost Cutters
569 32 Rd
Grand Junction, CO 81504

Floor Coverings International
569 32 Rd
Grand Junction, CO 81504

Clifton Video Plus
569 32 Rd
Grand Junction, CO 81504

Dos Hombres
569 32 Rd
Grand Junction, CO 81504

Mountain Man
569 32 Rd
Grand Junction, CO 81504

Colorado National Bank
569 32 Rd
Grand Junction, CO 81504

Papa Murphy's Pizza
569 32 Rd
Grand Junction, CO 81504

Mail Boxes Etc.
569 32 Rd
Grand Junction, CO 81504

Van Vleet & Co Real Estate
569 32 Rd
Grand Junction, CO 81504

Coronado Liquor Mart
569 32 Rd
Grand Junction, CO 81504

The Associates
569 32 Rd
Grand Junction, CO 81504

North Ave Auto
2916 North Ave
Grand Junction, CO 81504

Working Artists Studio
2923 North Ave
Grand Junction, CO 81504

T J Communication
2923 North Ave
Grand Junction, CO 81504

Innovative Tele-Com
2923 North Ave
Grand Junction, CO 81504

Tri-R Realty (B & B
Construction)
2923 North Ave
Grand Junction, CO 81504

A-1 Driving School
2923 North Ave
Grand Junction, CO 81504

Quality in Counters
2944 I-70 Business Loop
Grand Junction, CO 81504

Doug's Barber Shop & Style
2956 North Ave
Grand Junction, CO 81504

Donut Shop Plus The
2956 North Ave
Grand Junction, CO 81504

Church of Jesus Christ LDS
Bishops Storehouse
2956 North Ave
Grand Junction, CO 81504

The Golden Egg Inc.
2964 I-70 Business Loop
Grand Junction, CO 81504

Sunrise Church of God
2996 Teller Ct
Grand Junction, CO 81504

RMC
3038 I-70 Business Loop
Grand Junction, CO 81504

E'ola
3098 I-70 Business Loop
Grand Junction, CO 81504

Future Winds Realty
3198 F Rd
Grand Junction, CO 81504

Morgan Community College
3198 F Rd
Grand Junction, CO 81504

Powell, Vanna M D O
3198 F Rd, Ste 101
Grand Junction, CO 81504

Pasterz & Petersburg D O
3198 F Rd, Ste 103
Grand Junction, CO 81504

Marillac dental Clinic
3198 F Rd, Ste 107
Grand Junction, CO 81504

C-K Insurance Service
3198 F Rd, Ste 206
Grand Junction, CO 81504

Springs Counseling Center
3198 F Rd, Ste 209
Grand Junction, CO 81504

Enchanted Florists
3231 I-70 Business Loop
Grand Junction, CO 81504

TSI Traffic Control
510-A Fruitvale Ct
Grand Junction, CO 81504

office
510-C Fruitvale Ct
Grand Junction, CO 81504

Alpine Bank
570 32 Rd
Clifton, CO 81520

Loco Food Stores
573 32 Rd
Clifton, CO 81520

The Doctor's Office Inc.
573 32 Rd
Clifton, CO 81520

Holsum Bakery Thrift Shop
580 32 Rd
Clifton, CO 81520

Daylight Donuts
580 32 Rd
Clifton, CO 81520

Pizza Hut
580 32 Rd
Clifton, CO 81520

Country Feed & Pet Supply
580 32 Rd
Clifton, CO 81520

Hair We Are
580 32 Rd
Clifton, CO 81520

Milpro Dry Cleaners
580 32 Rd
Clifton, CO 81520

The Laundry
580 32 Rd
Clifton, CO 81520

Dollar Mania
590 32 Rd
Clifton, CO 81520

Treasure Haven
590 32 Rd
Clifton, CO 81520

Mesa County Public Library
590 32 Rd
Clifton, CO 81520

GoForth Chiropractic
590 32 Rd
Clifton, CO 81520

Western Colorado Area
Health Ed Ctr
592 32 Rd
Clifton, CO 81520

Roadway Express
3207 F Rd
Clifton, CO 81520

Baby U
3210 I-70 Business Loop
Clifton, CO 81520

Diamond Shamrock
3218 F Rd
Clifton, CO 81520

Kentucky Fried Chicken
3219 F Rd
Clifton, CO 81520

Slogar's Auto Sales
3222 F Rd
Clifton, CO 81520

Stop N Save
3223 F Rd
Clifton, CO 81520

Paula's Peachtree Barbers
3225 I-70 Business Loop
Clifton, CO 81520

Lone Wolf Taxidermy +
3225 I-70 Business Loop
Clifton, CO 81520

Murdock's Concrete &
Pumping
3226 I-70 Business Loop
Clifton, CO 81520

Fiegel's Traveland Inc.
3228 F Rd
Clifton, CO 81520

Norwest Bank
3233 I-70 Business Loop
Clifton, CO 81520

Clifton Car Wash & Lube
Shop
3240-3244 F Rd
Clifton, CO 81520

RND Automotive
479 Morning Glory Ln
Grand Junction, CO 81504

Summers Auto Repair
481 Morning Glory Ln
Grand Junction, CO 81504

Ute Engines
483 Morning Glory Ln
Grand Junction, CO 81504

Calvary Chapel
492 Morning Glory Ln
Grand Junction, CO 81504

L&L Bridge Club
492 Morning Glory Ln
Grand Junction, CO 81504

RainTree Restaurant
492 Morning Glory Ln
Grand Junction, CO 81504

Mountain States Optical
492 Morning Glory Ln
Grand Junction, CO 81504

Eye Mart
492 Morning Glory Ln
Grand Junction, CO 81504

Animal Medical Clinic
504 Fruitvale Ct
Grand Junction, CO 81504

Dee's Pet Grooming
504 Morning Glory Ln
Grand Junction, CO 81504

Francis Constructors
507 Fruitvale Ct
Grand Junction, CO 81504

Friends of Turkey
508 Fruitvale Ct
Grand Junction, CO 81504

Woodworkers of Grand
Junction Inc.
2906 I-70 Business Loop
Grand Junction, CO 81504

Ken's Auto Repair
2907 Hill Avenue
Grand Junction, CO 81504

Rose Park Mobile Village
2910 North Ave
Grand Junction, CO 81504

Aspen Park Collision Center
2912 Hill Avenue
Grand Junction, CO 81504

Brinkley Electric
2912 I-70 Business Loop
Grand Junction, CO 81504

Scorpion Dry Wall
2913 Hill Avenue
Grand Junction, CO 81504

Liqui-Green Landscaping
2913 Hill Avenue
Grand Junction, CO 81504

Dare to Car-e
2914 North Ave
Grand Junction, CO 81504

Grand Junction Signs & Neon
2915 Hill Avenue
Grand Junction, CO 81504

All Seasons Rentals
2916 I-70 Business Loop
Grand Junction, CO 81504

Western Implement
2919 North Ave
Grand Junction, CO 81504

Carpetime
2920 I-70 Business Loop
Grand Junction, CO 81504

Bookcliff Cycles
2920 North Ave
Grand Junction, CO 81504

Alpha Pawn
2922 North Ave
Grand Junction, CO 81504

C & D Shipping
2923 North Ave
Grand Junction, CO 81504

Wonder/Hostess Bakery Thrift
Shop
2923 North Ave
Grand Junction, CO 81504

Enterprise Liquors
2923 North Ave
Grand Junction, CO 81504

Associated Business Products
2923 North Ave
Grand Junction, CO 81504

Max's Auto Parts
2923 North Ave
Grand Junction, CO 81504

Spirit of Life Christian
Fellowship
2923 North Ave
Grand Junction, CO 81504

U.S. Postal Service
2923 North Ave
Grand Junction, CO 81504

3 B's Shop
2923 North Ave
Grand Junction, CO 81504

Larranda Center
2923 North Ave
Grand Junction, CO 81504

STS Satellite TV Supermarket
2924 North Ave
Grand Junction, CO 81504

Trails End Motel and Mobile
Home Park
2925 North Ave
Grand Junction, CO 81504

Foust Tire, Auto, & Propane
Service
2926 North Ave
Grand Junction, CO 81504

Grand China Restaurant
2931 North Ave
Grand Junction, CO 81504

Coyote Cafe (Career Center)
2935 North Ave
Grand Junction, CO 81504

School District 51 Career
Center
2935 North Ave
Grand Junction, CO 81504

Overhead Door of Grand
Junction
2944 I-70 Business Loop
Grand Junction, CO 81504

Valley Appliance
2944 I-70 Business Loop
Grand Junction, CO 81504

ACJJS Service Company
2944 I-70 Business Loop
Grand Junction, CO 81504

United Waste Recycle Center
2948 I-70 Business Loop
Grand Junction, CO 81504

U-Haul
2949 North Ave
Grand Junction, CO 81504

Intermountain Auto
2950 North Ave
Grand Junction, CO 81504

The Equipment Center
2950 North Ave
Grand Junction, CO 81504

Mesa Co. Dept Social
Services
2952 North Ave
Grand Junction, CO 81504

J & M Lumber
2956 I-70 Business Loop
Grand Junction, CO 81504

Rescue Mission Thrift Store
2956 North Ave
Grand Junction, CO 81504

Allstate Insurance
2956 North Ave
Grand Junction, CO 81504

Binkley & Sons Painting
2957 North Ave
Grand Junction, CO 81504

Sleepy Hollow Furniture
2958 North Ave
Grand Junction, CO 81504

Furniture For Less (Treasure
Chest)
2962 North Ave
Grand Junction, CO 81504

Peachtree True Value
2963 North Ave
Grand Junction, CO 81504

Fruitvale Laundramat
2964 I-70 Business Loop
Grand Junction, CO 81504

Fortney Refrigeration
2964 I-70 Business Loop
Grand Junction, CO 81504

Dance Works
2964 I-70 Business Loop
Grand Junction, CO 81504

Peach Tree True Value
Lumber
2969 North Ave
Grand Junction, CO 81504

Vineyard Christian
Fellowship
2971 North Ave
Grand Junction, CO 81504

Go-Fer Foods/Conoco
2977 North Ave
Grand Junction, CO 81504

residential
2985 North Ave
Grand Junction, CO 81504

The Guest Closet
2987 North Ave
Grand Junction, CO 81504

Diamond Vogel Paints
2991 North Ave
Grand Junction, CO 81504

Academy of Beauty Culture
2992 North Ave
Grand Junction, CO 81504

Standard Beauty Supply
2992 North Ave
Grand Junction, CO 81504

The Rose
2993 North Ave
Grand Junction, CO 81504

American Radiator
2995 North Ave
Grand Junction, CO 81504

Clara's Coffee Cup
2997 North Ave
Grand Junction, CO 81504

Sinclair Gas
2998 North Ave
Grand Junction, CO 81504

Freight Damaged Furniture
2999 North Ave
Grand Junction, CO 81504

Gators
3001 E Rd
Grand Junction, CO 81504

Dairy Queen
3002 I-70 Business Loop
Grand Junction, CO 81504

Don's Estate Jewelry
3002 I-70 Business Loop
Grand Junction, CO 81504

Pure Reflections
3002 I-70 Business Loop
Grand Junction, CO 81504

Nick's Emporium
3002 I-70 Business Loop
Grand Junction, CO 81504

The Video Channel
3002 I-70 Business Loop
Grand Junction, CO 81504

Wayne's TV
3002 I-70 Business Loop
Grand Junction, CO 81504

Country General
3010 I-70 Business Loop
Grand Junction, CO 81504

Keenan Supply
3026 I-70 Business Loop
Grand Junction, CO 81504

Builders COOP
3032 I-70 Business Loop
Grand Junction, CO 81504

Renta Space
3038 I-70 Business Loop
Grand Junction, CO 81504

Kids Closet
3038 I-70 Business Loop
Grand Junction, CO 81504

Chris A Cameron-State Farm
Agent
3092 I-70 Business Loop
Grand Junction, CO 81504

All Terrain Motor Sports
3098 I-70 Business Loop
Grand Junction, CO 81504

Joe McCoy Accounting
3098 I-70 Business Loop
Grand Junction, CO 81504

All Terrain Service & Repair
3098 I-70 Business Loop
Grand Junction, CO 81504

TK Enterprises
3098 I-70 Business Loop
Grand Junction, CO 81504

The Roundup
3112 I-70 Business Loop
Grand Junction, CO 81504

Eastside Professional Plaza
3198 F Rd
Grand Junction, CO 81504

Southwest Radiographics
504-C Fruitvale Ct
Grand Junction, CO 81504

Western States Roofing Inc.
510-E Fruitvale Ct
Grand Junction, CO 81504

Action Printing
516-C Fruitvale Ct
Grand Junction, CO 81504

Re-Nu House
516-D Fruitvale Ct
Grand Junction, CO 81504

Rob Balmer & Associates
(Money Mart)
516-G Fruitvale Ct
Grand Junction, CO 81504

Authentic Senryokan Karate-
Do
516-H Fruitvale Ct
Grand Junction, CO 81504

Browns Point Family
Restaurant
3210 I-70 Business Loop
Clifton, CO 81520

Burger King
3210 I-70 Business Loop
Clifton, CO 81520

The Pointe Lounge
3210 I-70 Business Loop
Clifton, CO 81520

Gibsons Discount Center
3217 I-70 Business Loop
Clifton, CO 81520

McDonalds
3219 I-70 Business Loop
Clifton, CO 81520

Clifton Sanitation District
3222 I-70 Business Loop
Clifton, CO 81520

Max's Auto Parts & Glass Inc,
3224 I-70 Business Loop
Clifton, CO 81520

Smitty's Garage
3224 I-70 Business Loop
Clifton, CO 81520

K's Stop N Shop
3225 I-70 Business Loop
Clifton, CO 81520

Payless Drug Stores
3227 I-70 Business Loop
Clifton, CO 81520

Clifton Inn
3228 I-70 Business Loop
Clifton, CO 81520

Max Foods
3229 I-70 Business Loop
Clifton, CO 81520

Clifton Pawn Inc.
3231 I-70 Business Loop
Clifton, CO 81520

Mt. Garfield Wines & Liquors
3233 I-70 Business Loop
Clifton, CO 81520

Country Corner Beauty Nook
3233 I-70 Business Loop
Clifton, CO 81520

KOA Kampground
3238 I-70 Business Loop
Clifton, CO 81520

Ace Mini Storage
476 29 Rd
Grand Junction, CO 81504

Gold Fever Prospecting
Supply
490 29 Rd
Grand Junction, CO 81504

29 Road Mini Storage
492 29 Rd
Grand Junction, CO 81504

American West Real Estate
Service
492 29 Rd
Grand Junction, CO 81504

Dan's Auto Sales
494 29 Rd
Grand Junction, CO 81504

Great New Homes
501 Fruitvale Ct
Grand Junction, CO 81504

Great Plumbing
501 Fruitvale Ct
Grand Junction, CO 81504

On Target Collections
503 Fruitvale Ct
Grand Junction, CO 81504

Doc's Vac Shack
504 Fruitvale Ct
Grand Junction, CO 81504

Fruitvale Liquors
505 30 Rd
Grand Junction, CO 81504

Leon's Taqueria Restaurant
505 30 Rd
Grand Junction, CO 81504

Nautilus Excel
507 30 Rd
Grand Junction, CO 81504

Cornerstone Thrif Store
507 30 Rd
Grand Junction, CO 81504

JJ's Lounge
507 30 Rd
Grand Junction, CO 81504

Dominos Pizza
507 30 Rd
Grand Junction, CO 81504

Business Owner
510 30 Rd
Grand Junction, CO 81504

Hungry Bear Cafe
511 30 Rd
Grand Junction, CO 81504

T & J Mini Storage
516 30 Rd
Grand Junction, CO 81504

Balerios Gallery & Frame
524 30 Rd
Grand Junction, CO 81504

Plaza Del Sol - Offices/State
Farm
524 30 Rd
Grand Junction, CO 81504

Technical Drafting Service
Bankers Mortgage
524 30 Rd
Grand Junction, CO 81504

Pizza Chef
569 32 Rd
Grand Junction, CO 81504

A Small World Hobbies &
Games
569 32 Rd
Grand Junction, CO 81504

Taco Bell
569 32 Rd
Grand Junction, CO 81504

Sam's Too Bingo
569 32 Rd
Grand Junction, CO 81504

H&R Block
569 32 Rd
Grand Junction, CO 81504

All About Travel
569 32 Rd
Grand Junction, CO 81504