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File 1994-0206

Name: Blue Heron Enclave Annexation /Zoning- 24 Rd/24 ¾ Rd/River Rd

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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		*Review Sheet Summary
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		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
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		Record of certified mail
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X	X	*Staff Reports
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DOCUMENT DESCRIPTION:

X	X	Correspondence			
X	X	Blue Heron Enclave Businesses			
X	X	Annexation Area Fact Sheet – 11/30/94			
X	X	Business Contacts in Blue Heron Annexation – 1/11/95			
X	X	Resolution No. 115-94 - **			
X	X	City Council Minutes – 12/7/94, 2/1/95, 2/15/95, 3/1/95 - **			
X	X	Form letter – 12/20/94			
X	X	Impact Report – 12/9/94, 1/10/95			
X	X	Planning Commission Minutes – 1/10/95 - **			
X		E-mail			
X	X	Annexation letter			
X	X	Ordinance No. 2806, 2817 - **			
X	X	Annexation & Zoning Schedule – 3/22/95			
X	X	Annexation Map – GIS Historical Maps - **			
X	X	Petitions for Annexation			

ANNEXATION AREA FACT SHEET

Name of Area: BLUE HERON ENCLAVE Date: 11/30/94
Common Location: River Road between 24 Rd & 24 3/4 ROAD
Existing Land Use: INDUSTRIAL Estimate # of Acres: Approx 140 Acres

Projected Land Use: INDUSTRIAL # of Parcels: 14
of Parcels - Owner Occupied: NA

of Dwelling Units: 0 Estimated Population: 0

Special Districts: Service Provider:
* Water: UTE
* Fire: GRAND JUNCTION RURAL
* Drainage: GRAND JUNCTION
* School District 51
Irrigation:
Pest:
Other:

FOR ENCLAVE ANNEXATIONS CRS SECTIONS 31-12-104, 105, 108 & 109 ARE NOT APPLICABLE (NA).

Legal Requirements: (Check as each requirement is confirmed)
NA One sixth contiguity to existing City limits
NA Land held in identical ownership not divided w/o written consent.
NA Land in identical ownership greater than \$200,000 assessed valuation not included without written consent.
NA Area is or will be urbanized.
NA Does not extend boundary more than 3 miles/year (except enterprise zones or City owned property).
NA Entire width of platted streets included.
NA More than 50% of owners and more than 50% land petitioned.

Existing County Zoning: Industrial Proposed City Zoning: Industrial

Type of Petition: Property Owner P.O.A. Enclave X

12/15/94
8:49 AM

BLUE HERON ENCLAVE
BUSINESSES

PAGE 1
NWENCL.XLS

BUSINESS	ADDRESS	CITY	ST	ZIP	PHONE	PLAT #	
WESTERN COMPANY	2403 RIVER ROAD	GRAND JUNCTION	CO	81505	241-8400	2945-092-11-002	
?? APPEARS VACANT	2419 RIVER ROAD	GRAND JUNCTION	CO	81505		2945-092-11-001	
CITY MARKET INC WAREHOUSE	2439 RIVER ROAD	GRAND JUNCTION	CO	81501	241-0750	2945-092-00-155	105 W Colorado
COORS CERAMICS CO	2449 RIVER ROAD	GRAND JUNCTION	CO	81505	245-4000	2945-093-00-156	
RICON RESINS INC	569 24 1/4 RD	GRAND JUNCTION	CO	81505	245-8148	2945-092-08-003	

BLUE HERON ENCLAVE - ANNEX

2945-092-11-002
Western Company of N.A.
C/O Strategies
1625 Broadway #1620
Denver, CO 80202-4730

2945-092-11-003
Trand Path Ltd
C/O John Pabst
2335 Cypress Ct
Grand Jct, CO 81506-8452

2945-092-11-001
James Voytilla
128 E. Columbine Dr
Grand Jct, CO 81503-1316

2945-092-00-130
Coors Porcelain Co
600 9th St
Golden, CO 80401-1099

2945-092-00-128
Dillon Real Estate
C/O City Market Inc
PO Box 729
Grand Jct, CO 81502-0729

2945-092-00-155
Dillon Real Estate
C/O City Market Inc
PO Box 729
Grand Jct, CO 81502-0729

2945-092-00-099
Dillon Real Estate
C/O City Market Inc
PO Box 729
Grand Jct, CO 81502-0729

2945-093-00-156
Coors Porcelain Co.
600 9th St
Golden, CO 80401-1099

2945-094-00-111
Vanderhoof Family Revocable Living
Trust--ETAL
1023 Lakeside Dr
Grand Jct, CO 81506-2823

2945-094-00-141
Hydronic Systems Inc
2475 River Rd
Grand Jct, CO 81505-1230

2945-092-08-001
Colorado Chemical Specialties, Inc.
C/O Double R. Leasing
569 24 1/4 Road
Grand Jct, CO 81505

2945-092-08-002
Dowell Schlumberger Inc - (DSI)
1155 Dairy Ashford St, Suite 600
Houston, Texas 77079

2945-092-08-003
Ricon Resins
569 24 1/2 Road
Grand Junction, CO 81505

2945-092-08-004
Colorado Chemical Specialties Inc.
569 24 1/4 Road
Grand Junction, CO 81505

BLUE HERON ENCLAVE
ANNEXATION LABELS
(HERON.LAB)

CARDS SENT OUT 12/28/94

for ZONE of ANNEX

PLANNING Commission Public Hearing

BLUE HERON ENCLAVE ANNEX

2945-092-11-002
Western Company of N.A.
C/O Strategies
1625 Broadway #1620
Denver, CO 80202-4730

I-2

2945-092-11-003
Trand Path Ltd
C/O John Pabst
2335 Cypress Ct
Grand Jct, CO 81506-8452

I-2

2945-092-11-001
James Voytilla
128 E. Columbine Dr
Grand Jct, CO 81503-1316

2945-092-00-130
Coors Porcelain Co
600 9th St
Golden, CO 80401-1099

I-2

2945-092-00-128
Dillon Real Estate
C/O City Market Inc
PO Box 729
Grand Jct, CO 81502-0729

I-2

2945-092-00-155
Dillon Real Estate
C/O City Market Inc
PO Box 729
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2945-092-00-099
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PO Box 729
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2945-093-00-156
Coors Porcelain Co.
600 9th St
Golden, CO 80401-1099

I-2

2945-094-00-111
Vanderhoof Family Revocable Living
Trust--ETAL
1023 Lakeside Dr
Grand Jct, CO 81506-2823

I-1

2945-094-00-141
Hydronic Systems Inc
2475 River Rd
Grand Jct, CO 81505-1230

I-1

2945-092-08-001
Colorado Chemical Specialties, Inc.
C/O Double R. Leasing
569 24 1/4 Road
Grand Jct, CO 81505

2945-092-08-002
Dowell Schlumberger Inc - (DSI)
1155 Dairy Ashford St, Suite 600
Houston, Texas 77079

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2945-092-08-003
Ricon Resins
569 24 1/2 Road
Grand Junction, CO 81505

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2945-092-08-004
Colorado Chemical Specialties Inc.
569 24 1/4 Road
Grand Junction, CO 81505

BLUE HERON ENCLAVE
ANNEXATION LABELS
(HERON.LAB)

CARDS SENT OUT 12/28/94

for ZONE of ANNEX

PLANNING Commission Public Hearing

Business CONTACTS IN Blue Heron INNEXATION

JAN 11, 1995

I-2	Talked to Janet 1/16/95	Janet Comeryna	Coors Ceramics	244-1101
II-1		Jan Troner	" "	244-1100
II-1	OKAY talked 1/16/95	Woody Walter	Hotsy	241-2379
I-2	Talked to Elvin 1/16/95	Elvin Tugley	Dicon Resins	245-8148
I-2	Talked to Jack 1/18/95	Jack Luster	City Market	244-1056

Blue Heron Enclave Proposed Zoning
FOR LEGAL AD 1/20/95

2945-092-11-002
Western Company of N.A.
C/O Strategies
1625 Broadway #1620
Denver, CO 80202-4730

I-2

2945-092-11-003
Trand Path Ltd
C/O John Pabst
2335 Cypress Ct
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2945-092-11-001
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I-2

2945-094-00-141
Hydronic Systems Inc
2475 River Rd
Grand Jct, CO 81505-1230

I-1

2945-092-08-001
Colorado Chemical Specialties, Inc.
C/O Double R. Leasing
569 24 1/4 Road
Grand Jct, CO 81505

I-2

2945-092-08-002
Dowell Schlumberger Inc - (DSI)
1155 Dairy Ashford St, Suite 600
Houston, Texas 77079

I-2

2945-092-08-003
Ricon Resins
569 24 1/2 Road
Grand Junction, CO 81505

Improvements
only

2945-092-08-004
Colorado Chemical Specialties, Inc.
569 24 1/4 Road
Grand Junction, CO 81505

IMPROVEMENTS
ONLY

BLUE HERON ENCLAVE
ANNEXATION LABELS
(HERON.LAB)

plus

2945-093-00-941

±

2945-093-00-949

Are owned by the City
And will be zoned PZ

To: Dan Wilson,David Thornton,Jim Shanks,Larry Timm,Mark Achen,Ron Lappi
From: Stephanie Nye
Subject: Blue Heron Enclave
Date: 12/06/94 Time: 10:18a

Will the City be assuming land use jurisdiction over this enclave effective with the adoption of Resolution No. 115-94 (Intent to Annex), scheduled for the Wednesday, December 7, 1994 Council meeting?

To: STEPHN (Stephanie Nye)
Cc: danw,davidt,jims,larryt,ronl
From: Mark Achen
Subject: Re: Blue Heron Enclave
Date: 12/06/94 Time: 3:11p

Originated by: STEPHN
Replied by: MARKA

12/06/94 10:18a
12/06/94 3:11p

Yes, I believe we should.

STAFF REVIEW

FILE: #206-94

DATE: December 7, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Intent to Annex the Blue Heron Enclave Annexation.

LOCATION: River Road between 24 Road and 24 3/4 Road and south to Colorado River.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Blue Heron Enclave is located along River Road, between 24 Road and 24 3/4 Road and south to the Colorado River. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This annexation consists of 14 parcels on approximately 140 acres. This area will be totally surrounded by the City limits for more than three years on January 7, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. This area is currently zoned industrial in Mesa County.

STAFF RECOMMENDATIONS:

Staff recommends approval.

Janur Comergna	Coors Ceramics	244-1101
John Trotter	" "	244-1100
Woody Walker	Horsy	241-2379
Elvin Tugley	Ricon Resins	245-8148
Jack Luster	City Market	244-1056

December 20, 1994



Business Occupant
2419 River Road
Grand Junction, Co 81505

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

Dear Business Occupant:

As you may know, the area generally bounded on the north by River Road, on the east by 24³/₄ Road, on the south by the Colorado River, and on the west by 24 Road has been completely surrounded (enclaved) by the city limits for three years. Under State annexation statutes, the City may automatically annex enclaved areas after three years from the date the area was enclaved. Accordingly, the City of Grand Junction intends to pursue annexation of this area. Mesa County Assessor's records show that you own or lease property in the above enclaved area.

However, the City feels that you should have all the facts concerning annexation before any final action takes place. To help you understand the effects of annexation, the City will be holding an informational meeting at 7 p.m. on January 11, 1995 at Otto's, 2210 U.S. Highway 6 and 50.

The City looks forward to discussing the possibility of your area becoming the newest City neighborhood. We will have several staff members in attendance at the meeting to answer any questions you may have regarding the annexation process or the provision of City services.

The Blue Heron Enclave Annexation will be scheduled for City Council meetings on January 18, 1995 and February 1, 1995. Both meeting will be held at 7:30 p.m. at the City/County auditorium, 520 Rood Avenue.

We look forward to seeing you at the meeting on January 11th. Meanwhile, please take time to review the enclosed materials regarding the effects of annexation. If you have any questions, please call me at 244-1430 or David Varley, Assistant City Manager, at 244-1502. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm
Director of Community Development

Encl

bluehero.d20

*Returned to City
1/31/95
DVA*



December 20, 1994



Western Company of N.A.
C/O Strategies
1625 Broadway #1620
Denver, CO 80202-4730

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

Dear Western Company of N.A.:

As you may know, the area generally bounded on the north by River Road, on the east by 24^{3/4} Road, on the south by the Colorado River, and on the west by 24 Road has been completely surrounded (enclaved) by the city limits for three years. Under State annexation statutes, the City may automatically annex enclaved areas after three years from the date the area was enclaved. Accordingly, the City of Grand Junction intends to pursue annexation of this area. Mesa County Assessor's records show that you own or lease property in the above enclaved area.

However, the City feels that you should have all the facts concerning annexation before any final action takes place. To help you understand the effects of annexation, the City will be holding an informational meeting at 7 p.m. on January 11, 1995 at Otto's, 2210 U.S. Highway 6 and 50.

The City looks forward to discussing the possibility of your area becoming the newest City neighborhood. We will have several staff members in attendance at the meeting to answer any questions you may have regarding the annexation process or the provision of City services.

The Blue Heron Enclave Annexation will be scheduled for City Council meetings on January 18, 1995 and February 1, 1995. Both meeting will be held at 7:30 p.m. at the City/County auditorium, 520 Rood Avenue.

We look forward to seeing you at the meeting on January 11th. Meanwhile, please take time to review the enclosed materials regarding the effects of annexation. If you have any questions, please call me at 244-1430 or David Varley, Assistant City Manager, at 244-1502. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm
Director of Community Development

Encl

bluehero.d20



Printed on recycled paper

BLUE HERON ENCLAVE ANNEXATION

PARCEL # 2945-092-11-002

NAME Western Company of North America

JOINT OWNER(S) _____

ADDRESS 2403 River Rd

C/O STRATEGIES

MAILING ADDRESS 1625 Broadway STE 1620

CITY/STATE Denver, CO 80202-4730

ASSESSED VALUES 233,640

ACREAGES _____

BOOK & PAGE _____

Lot 2 Blue Heron LEGAL DESCRIPTION Industrial Park Filing #2 SEC 9 1S 1W

PARCEL # 2945-092-11-003

NAME Grand Path LTD

JOINT OWNER(S) _____

ADDRESS _____

C/O JOHN PABST

MAILING ADDRESS 2335 Cypress CT

CITY/STATE Grand Jct CO 81506-8452

ASSESSED VALUES 20,840

ACREAGES _____

BOOK & PAGE _____

LOT 3 LEGAL DESCRIPTION BLUE HERON INDUSTRIAL PARK Fil No 2 SEC 9
1S 1W

BLUE HERON ENCLAVE ANNEXATION

PARCEL # 2945-092-11-001

NAME JAMES L VOYTILLA

JOINT OWNER(S)

ADDRESS 2419 River Rd

MAILING ADDRESS 128 E. Columbine Dr.

CITY/STATE G. J., CO 81503

ASSESSED VALUES 27,320

ACREAGES

BOOK & PAGE B 1822 P 942

LEGAL DESCRIPTION

LOT 1 BLUE HERON INDUSTRIAL PARK FIL NO 2
SEC 9 15 1W

PARCEL # 2945-092-08-001

NAME Colorado Chemical Specialties, INC

JOINT OWNER(S)

ADDRESS 569 24 1/4 ROAD

40 Double R. Leasing

MAILING ADDRESS 569 24 1/4 ROAD

CITY/STATE G. J., CO 81505

ASSESSED VALUES 18,950

ACREAGES

BOOK & PAGE

LEGAL DESCRIPTION

LOT 1 BLUE HERON INDUSTRIAL PARK
SEC 9 15 1W

BLUE HERON ENCLAVE ANNEXATION

PARCEL # 2945-092-08-002
NAME Dawell Schlumberger EINC - (DSE) JOINT OWNER(S)
ADDRESS 569 24 1/2 Rd
MAILING ADDRESS 1155 DAINY Ashford ST
CITY/STATE Houston, TEXAS SUITE 600 77079
ASSESSED VALUES 13,420
ACREAGES
BOOK & PAGE

LEGAL DESCRIPTION

LOT 2 BLUE HERON INDUSTRIAL PARK SEC 9
1 S 1 W

PARCEL # 2945-092-08-003
NAME RICON Resins JOINT OWNER(S)
ADDRESS Improvements 569 24 1/2 Rd
MAILING ADDRESS
CITY/STATE
ASSESSED VALUES 24,400
ACREAGES
BOOK & PAGE

IMPROVEMENTS ONLY

LEGAL DESCRIPTION

Imps ON LOT 1 BLUE HERON INDUSTRIAL PARK
sec 9 1 S 1 W

BLUE HERON ENCLAVE ANNEXATION

PARCEL # 2945-092-08-004

Improvements ONLY

NAME Colorado Chemical Specialties JOINT OWNER(S)

ADDRESS

MAILING ADDRESS 569 24 1/4 Rd

CITY/STATE GJ, CO 81505

ASSESSED VALUES 135,980

ACREAGES

BOOK & PAGE

LEGAL DESCRIPTION

IMPS ON LOT 1 BLUE HERON INDUSTRIAL PARK
SEC 9 1S 1W

PARCEL # 2945-092-00-130

NAME COORS Porcelain Company JOINT OWNER(S)

ADDRESS

MAILING ADDRESS 600 9th ST

CITY/STATE Golden, CO 80401

ASSESSED VALUES 2,530

ACREAGES

BOOK & PAGE

LEGAL DESCRIPTION

BEG N ODEG08'51SEC W 310.18FT S 63DEG53'59SEC E 20.37 FT FR
W4 COR SEC 9 1S 1W N 26DEG06'01SEC E 330FT S 63 DEG53'59SEC
E 132FT S 26DEG06'01SEC W 330FT N 63DEG53' 59SEC W 132FT TO
BEG

BLUE HERON ENCLAVE ANNEXATION

PARCEL # 2945-092-00-128

NAME Dillon Real Estate Company Inc.

JOINT OWNER(S) C/O City Market Inc

ADDRESS _____

MAILING ADDRESS P.O. Box 729

CITY/STATE G.S., CO 81502

ASSESSED VALUES 2,200

ACREAGES _____

BOOK & PAGE _____

LEGAL DESCRIPTION

PARCEL # 2945-092-00-155

NAME Dillon Real Estate Company Inc.

JOINT OWNER(S) C/O City Market Inc.

ADDRESS 2439 River Rd

MAILING ADDRESS P.O. Box 729

CITY/STATE G.S., CO 81502

ASSESSED VALUES 716,300

ACREAGES _____

BOOK & PAGE _____

LEGAL DESCRIPTION

BLUE HERON ENCLAVE ANNEXATION

PARCEL # 2945-092-00-099

NAME Dillon Real Estate Company, INC JOINT OWNER(S) _____

ADDRESS 2375 River Rd C/O City Market INC

MAILING ADDRESS P.O. Box 729 _____

CITY/STATE G. J. CO 81502

ASSESSED VALUES 953,410

ACREAGES _____

BOOK & PAGE _____

LEGAL DESCRIPTION

PARCEL # 2945-093-00-156

NAME COORS PORCELAIN COMPANY JOINT OWNER(S) _____

ADDRESS 2449 River Road _____

MAILING ADDRESS 600 9th ST _____

CITY/STATE Golden, CO 80401

ASSESSED VALUES 931,580

ACREAGES _____

BOOK & PAGE _____

LEGAL DESCRIPTION

BLUE HERON ENCLAVE ANNEXATION

PARCEL # 2945-093-00-949

NAME City of G.J.

JOINT OWNER(S)

ADDRESS

MAILING ADDRESS 5th & Rood

CITY/STATE G.J., CO 81501

ASSESSED VALUES 11,240

ACREAGES

BOOK & PAGE B 1724 P 104

LEGAL DESCRIPTION

PARCEL # 2945-093-00-941

NAME City of G.J.

JOINT OWNER(S)

ADDRESS

MAILING ADDRESS 250 N 5th ST

CITY/STATE G.J., CO 81501

ASSESSED VALUES 320

ACREAGES

BOOK & PAGE

LEGAL DESCRIPTION

PARCEL # 2945-094-00-111

NAME VANDERHOOF FAMILY REVOCABLE LIVING TRUST JOINT OWNER(S) _____

ADDRESS _____ ETAL

MAILING ADDRESS 1023 Lakeside Dr

CITY/STATE G. J., CO 81506

ASSESSED VALUES 16,650

ACREAGES _____

BOOK & PAGE B 2083 P766

LEGAL DESCRIPTION

PARCEL # 2945-094-00-141

NAME Hydronic Systems INC JOINT OWNER(S) _____

ADDRESS 2475 River Rd

MAILING ADDRESS 2475 River Rd

CITY/STATE G. J., CO 81505

ASSESSED VALUES 20,890

ACREAGES _____

BOOK & PAGE _____

LEGAL DESCRIPTION

EASTERN COMMERCIAL ANNEXATION

BLUE IN Heron

PARCEL # 2945-092-11-002 ^{OUT}

NAME Western Company of NA.

JOINT OWNER(S) clo

ADDRESS 2403 River Rd

Strategies

MAILING ADDRESS 1625 Broadway #1620

CITY/STATE Denver, CO 80202-4730

ASSESSED VALUES 233,640 (805,670)

ACREAGES 17.01

BOOK & PAGE _____

LEGAL DESCRIPTION

PARCEL # 2945-092-11-003 ^{OUT}

BLUE Heron

NAME Grand Path Ltd

JOINT OWNER(S) clo

ADDRESS 00000 00

John Pabst

MAILING ADDRESS 2335 Cypress Ct

CITY/STATE Grand Jet, CO 81500-8452

ASSESSED VALUES 20,840 (71,870)

ACREAGES 5.50

BOOK & PAGE _____

LEGAL DESCRIPTION

Eastern Commercial Annexation - IN

PARCEL # 2945-092-11-001

OUT
BLUE Heron

ME James Voytilla,

JOINT OWNER(S) _____

ADDRESS 2419 River Rd

MAILING ADDRESS 128 E. Columbine Dr.

CITY/STATE Grand Jet, CO 81503-1316

ASSESSED VALUES 27,320 (94,200)

ACREAGES .61

BOOK & PAGE 1822 | 942'

LEGAL DESCRIPTION

PARCEL # 2945-092-00-130

OUT
BLUE Heron

NAME Coors Porcelain Co

JOINT OWNER(S) _____

ADDRESS 00000 00

MAILING ADDRESS 600 9th St

CITY/STATE Golden, CO 80401-1099

ASSESSED VALUES 2530 (8710)

ACREAGES 1.00

BOOK & PAGE _____

LEGAL DESCRIPTION

EASTERN COMMERCIAL ANNEXATION - IN

PARCEL # 2945-092-00-128 OUT BLUE Heron

ME Dillon Real Estate Co Inc JOINT OWNER(S) Co

ADDRESS 00000 00 City market

MAILING ADDRESS P.O. Box 729

CITY/STATE Al., CO 81502-0729

ASSESSED VALUES 2200 (7580)

ACREAGES .87

BOOK & PAGE _____

LEGAL DESCRIPTION

BLUE Heron

PARCEL # 2945-092-00-155 OUT

NAME Dillon Real Estate Co Inc JOINT OWNER(S) _____

ADDRESS 2439 River Rd

MAILING ADDRESS P.O. Box 729

CITY/STATE Al., CO 81502-0729

ASSESSED VALUES 716,300 (2,469,990)

ACREAGES 27.37

BOOK & PAGE _____

LEGAL DESCRIPTION

EASTERN COMMERCIAL ANNEXATION - IN BLUE HERON

PARCEL # 2945-092-00-099 OUT
ME Dillon Real Estate Co Inc. JOINT OWNER(S) clo
ADDRESS 2375 River Rd City Market
MAILING ADDRESS P.O. Box 729 cnc
CITY/STATE G. J., CO 81502-0729
ASSESSED VALUES 953,410 (3,287,600)
ACREAGES 7.89
BOOK & PAGE

LEGAL DESCRIPTION

PARCEL # 2945-093-00-156 OUT BLUE HERON
NAME Coors Porcelain Co. JOINT OWNER(S) _____
ADDRESS 2449 River Rd _____
MAILING ADDRESS 600 9th St _____
CITY/STATE Golden, CO 80401-1099
ASSESSED VALUES 931,580 (3,212,340)
ACREAGES 27.48
BOOK & PAGE _____

LEGAL DESCRIPTION

EASTERN COMMERCIAL ANNEXATION - IN
OUT BLUE HERON

PARCEL # 2945-094-00-111
NAME Vanderhoef Family Revocable Living Trust JOINT OWNER(S) _____
ADDRESS 00000 00 ETAL
MAILING ADDRESS 1023 Lakeside Dr.
CITY/STATE G.J., CO 81506-2823
ASSESSED VALUES 16,650 (57,420)
ACREAGES 2083/766
BOOK & PAGE _____

LEGAL DESCRIPTION

PARCEL # 2945-094-00-141 OUT BLUE HERON
NAME Hydronic Systems Inc. JOINT OWNER(S) _____
ADDRESS 2475 River Rd
MAILING ADDRESS " "
CITY/STATE G.J., CO 81505-1230
ASSESSED VALUES 20,890 (72,010)
ACREAGES .56
BOOK & PAGE _____

LEGAL DESCRIPTION



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

December 9, 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 Blue heron Enclave 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 that reads "Larry Timm".

Larry Timm

Community Development Director

(imprpt.bp)



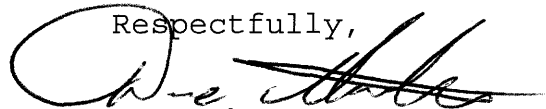
Printed on recycled paper

December 9, 1994

To File # 206-94

The Impact Report as required by State Statute 31-12-108.5 has been deposited with the Grand Junction City Clerk for the Blue Heron Enclave Annexation.

Respectfully,


A handwritten signature in cursive script, appearing to read "Dave Thornton", written over the typed name.

Dave Thornton, AICP
Senior Planner

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 BLUE HERON ENCLAVE ANNEXATION**

DATE: January 10, 1995

On Wednesday, December 7th, a resolution for the intent to annex the Blue Heron Enclave went to City Council for their approval to begin the annexation process and was approved. 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. If you need any additional information, please call. **I need your impact reports by Wednesday, January 25th, 1995. Please either submit by E-mail via attachment using Word Perfect and/or by hard copy if a spread sheet is used. Thank you.**

BLUE HERON ENCLAVE ANNEXATION

LOCATION: River Road between 24 Road and 24 3/4 Road and south to the Colorado River.

PARCELS = 14

ACRES = approx. 112

SUMMARY

This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. It consists of approximately 112 acres on 14 parcels and includes the following

roads and right-of-way: (see map)
24 1/4 Rd River Rd to Blue Heron Road - entire width
Blue Heron Rd 24 1/4 road to west - entire width

(ROW only)
24 3/4 Road River Road to south - entire width
E 1/2 Road River Road to west - entire width

Previous County Zoning: Industrial (I).

Proposed City Zoning: Light Industrial (I-1) and Public Zone (PZ).
The I-1 zoning is being proposed for all parcels except two which
the City owns. Those two parcels are located along the Colorado
River. (see map)

Current Land Use: Commercial, Light Industrial and Riverfront
Trail. Property owners include the following:

2945-092-11-002
Western Company of N.A.

2945-092-11-003
Trand Path Ltd

2945-092-11-001
James Voytilla

2945-092-00-130, 2945-093-00-156
Coors Porcelain Co

2945-092-00-128, 2945-092-00-155, 2945-092-00-099
Dillon Real Estate (City Market Inc)

2945-094-00-111
Vanderhoof Family Revocable Living Trust--ETAL

2945-094-00-141
Hydronic Systems Inc

2945-092-08-001
Colorado Chemical Specialties, Inc.

2945-092-08-002
Dowell Schlumberger Inc - (DSI)

2945-092-08-003
Ricon Resins

2945-092-08-004
Colorado Chemical Specialties Inc.

STAFF REVIEW

FILE: #206-94 BLUE HERON ENCLAVE ANNEX - ZONE OF ANNEXATION

DATE: January 10, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council approval of the zone of annexation for the Blue Heron Enclave annexation.

LOCATION: River Road between 24 Road and 24 3/4 Road and south to the Colorado River.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Blue Heron Enclave is located along River Road between 24 Road and 24 3/4 Road and south to the Colorado River. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. The City is required by State Statute to establish zoning for the annexation.

STAFF ANALYSIS:

This annexation consists of 14 parcels on 112.54 acres. The area has been totally surrounded by the City limits for more than three years as of January 7, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city.

This area is currently zoned industrial in Mesa County. Staff is recommending that all privately owned parcels be zoned Light Industrial (I-1) and the two City owned properties along the Colorado River and being used for the Blue Heron Riverfront Trail system be zoned Public Zone (PZ).

The proposed City zoning of I-1 is a zone which closely fits the previously Mesa County Industrial Zoning. There are no known nonconforming uses being created by the City zone of I-1 for any of the parcels involved in this annexation. The PZ zone for the City owned properties is the zone used for all City owned properties within the City limits.

STAFF RECOMMENDATION: Staff recommends approval of zoning as outlined.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #13-94(3), the zone of annexation for the Blue Heron Enclave Annexation, I move that we forward this on to City Council with the recommendation of approval as proposed by Staff.
(BHZONING.RPT)

Blue Heron / NW ENLAVES
 ANNEXATION MEETING ATTENDANCE JAN 17, 1995

NAME (Company Rep)	ADDRESS
Jack Justus city manager	
JOHN TROTTER COORS CERAMICS	2449 RIVER RD
Paul & Dee Mustang Broadcasting	715 Horizon Dr.
Hazel L. Wier 619-25 RD	343-1234
Paul Kern 2479 F ¹ / ₄ RD	2426971
W H Church 2460 F ¹ / ₄ RD	243-6516
Dee & Albee 680 2 1/2 rd	241-0068
Brent Dale ^{Production} _{Dept} 661 24 1/2 Rd	243-2783
Jim & Marilyn Doyt 2419 Robin Rd	243-5241
WOODY WALCHER MTN. HOTSY	241-2379
HAROLD WOOLARDY Big J trailer	241-9766
Rich & MARIE HOUTESHELL 667-24 1/2 Rd	245-0733
Bob & Linda VANDOOZER 241-1420	685-25 RD.

Attendance
 Roll
 for Neighborhood
 Mtg
 Woody was
 there

Blue Heron / NW ENCLAVES
1-11-95

<u>NAME</u>	<u>Address</u>	<u>Phone #</u>
Janet Womersley	Coors Ceramics	244-1101
HAZEL L. WIER	619 - 25 RD	243-1234
MIKE BUSSEY	2150 SHENANDOAH	243-7571
Elvin Tutty	- Ricca Resins Inc	245-8148
Joe Burdette	FOSROC INC 2306 Hiway 6E 50	245-4007
Chuck James	FOSROC INC 2306 Hiway 6E 50	245-4007
Pam Schnurr	677 24 1/2 Rd	241-7366
Marie & Rick Howdeshell	667 24 1/2 Rd	245-0733
HAROLD WOODARD	2375 KELAND AVE	245-5405
WOODY WALCHER	MTN. HOTSY	241-2379
Tim & Marilyn Doytler	2419 Rivier Rd	243-5241
Brent & Wonne Dale	661 24 1/2 Rd	243-2783
Walter H. Bruschung	2485 G. ROAD	241-6258
Carolyn Hucker	2485 G H	245-7398
Charles Doss	621 24 Rd.	242-1285
Bud Himes	2687 Continental Rd	243-7505
ROBERT & WILHELM HELGENFELD	683 25 RD	243-4048
Rae Rene Schmidt Bessinger	679 25 Rd	245-4810
Deborah D. Davis	647 25 Rd	245-5769
Keggy Himes	2390 Hiway 6-58	242-8893
JEFF OVER	162670 23 RD	243-9770
KATHI Taylor	655 24 1/2 R	242-3268
DENVER CHERY	2687 MALIBU DR	242-2683
Kathy Adoif	185 25 Rd	245-2634
Tommy Urschitz	3347 G Rd	523-0733

Blue Heron / NW ENCLAVES

JAN 11, 1995

Geo PAVLAKS

5600 E EVANS
DENVER, CO 80222

303-757-6441

Andy Petoulis

707 Rose
Craig, Colo

303-824-5680

Chris Halandras

67224 Hwy 64
Mackin Colo

303 878 4847

STAFF REVIEW

FILE: #206-94 BLUE HERON ENCLAVE ANNEX - ZONE OF ANNEXATION

DATE: January 18, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on first reading of the ordinance the zone of annexation for the Blue Heron Enclave annexation.

LOCATION: River Road between 24 Road and 24 3/4 Road and south to the Colorado River.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Blue Heron Enclave is located along River Road between 24 Road and 24 3/4 Road and south to the Colorado River. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. The City is required by State Statute to establish zoning for the annexation.

STAFF ANALYSIS:

This annexation consists of 14 parcels on 112.54 acres. The area has been totally surrounded by the City limits for more than three years as of January 7, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city.

This area is currently zoned industrial in Mesa County. Staff is recommending that all privately owned parcels be zoned Light Industrial (I-1) and the two City owned properties along the Colorado River and being used for the Blue Heron Riverfront Trail system be zoned Public Zone (PZ).

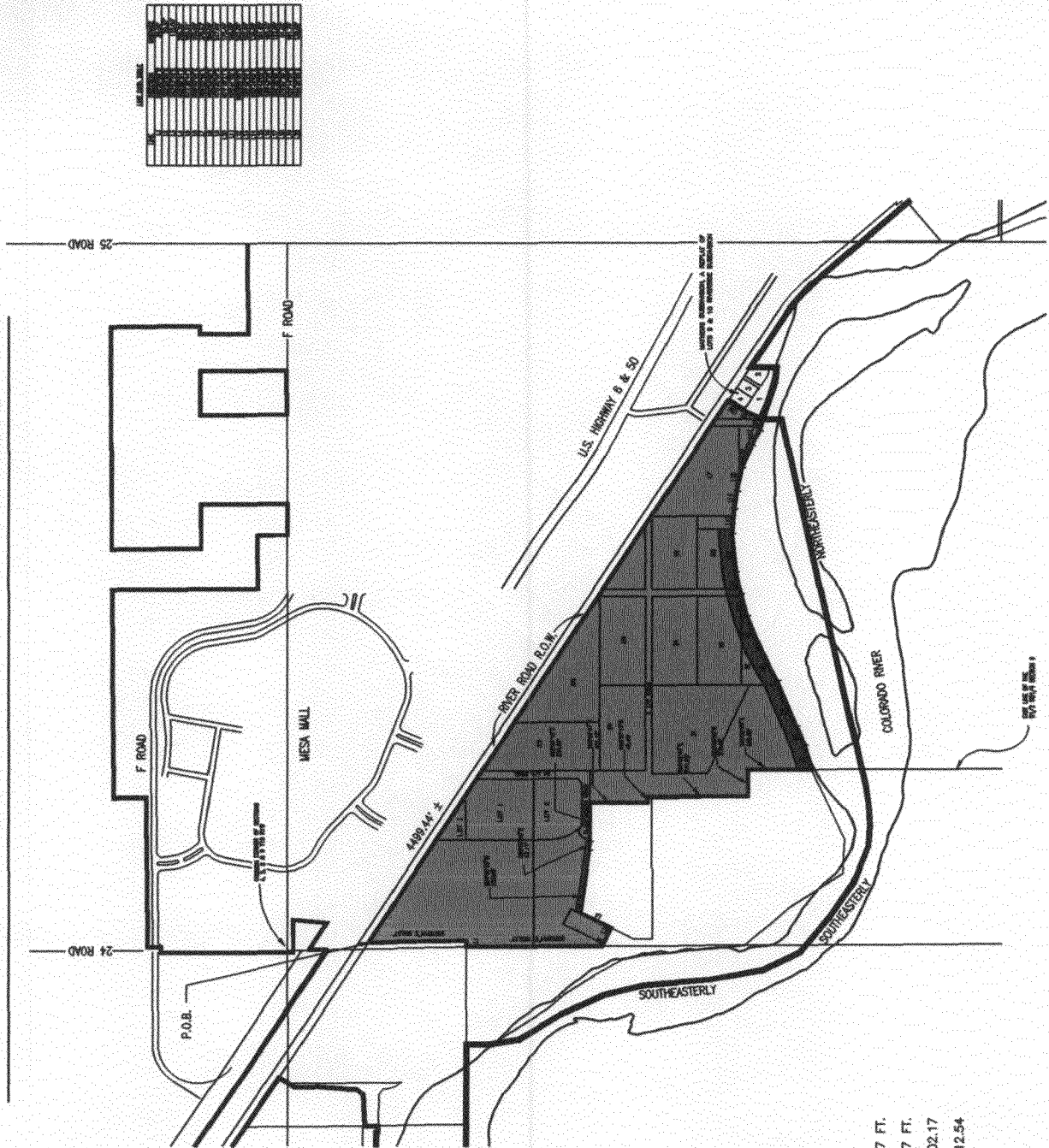
The proposed City zoning of I-1 is a zone which closely fits the previously Mesa County Industrial Zoning. There are no known nonconforming uses being created by the City zone of I-1 for any of the parcels involved in this annexation. The PZ zone for the City owned properties is the zone used for all City owned properties within the City limits.

STAFF RECOMMENDATION: Staff recommends approval of zoning as outlined.

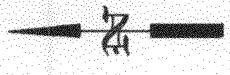
PLANNING COMMISSION RECOMMENDATION: Planning Commission recommended approval 5-0.

(bh zoning.rpt)

BLUE HERON ENCLAVE



ZONE I-1
 ZONE P-Z



Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter 12,747.97 FT.
 Contiguous Perimeter 12,747.97 FT.
 Area in Square Feet 4,902,202.17
 Area in Acres 112.54

DESIGNED BY	DATE	SCALE	REVISION
CHECKED BY	DATE	SCALE	REVISION
APPROVED BY	DATE	SCALE	REVISION
FIELD BOOK NO.	DATE	SCALE	REVISION
SHEET NO. 2		OF 2	
FILE NO.		PLUMBING	

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

BLUE HERON ENCLAVE

STAFF REVIEW

FILE: #206-94

DATE: January 18, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Ordinance on first reading the Blue Heron Enclave Annexation.

LOCATION: River Road between 24 Road and 24 3/4 Road and south to the Colorado River.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Blue Heron Enclave is located along River Road between 24 Road and 24 3/4 Road and south to the Colorado River. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This annexation consists of 14 parcels on approximately 112 acres. The area will be totally surrounded by the City limits for more than three years on January 7, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. This area is currently zoned industrial in Mesa County.

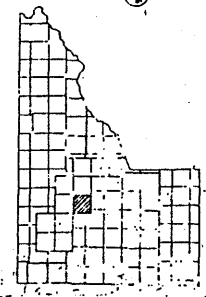
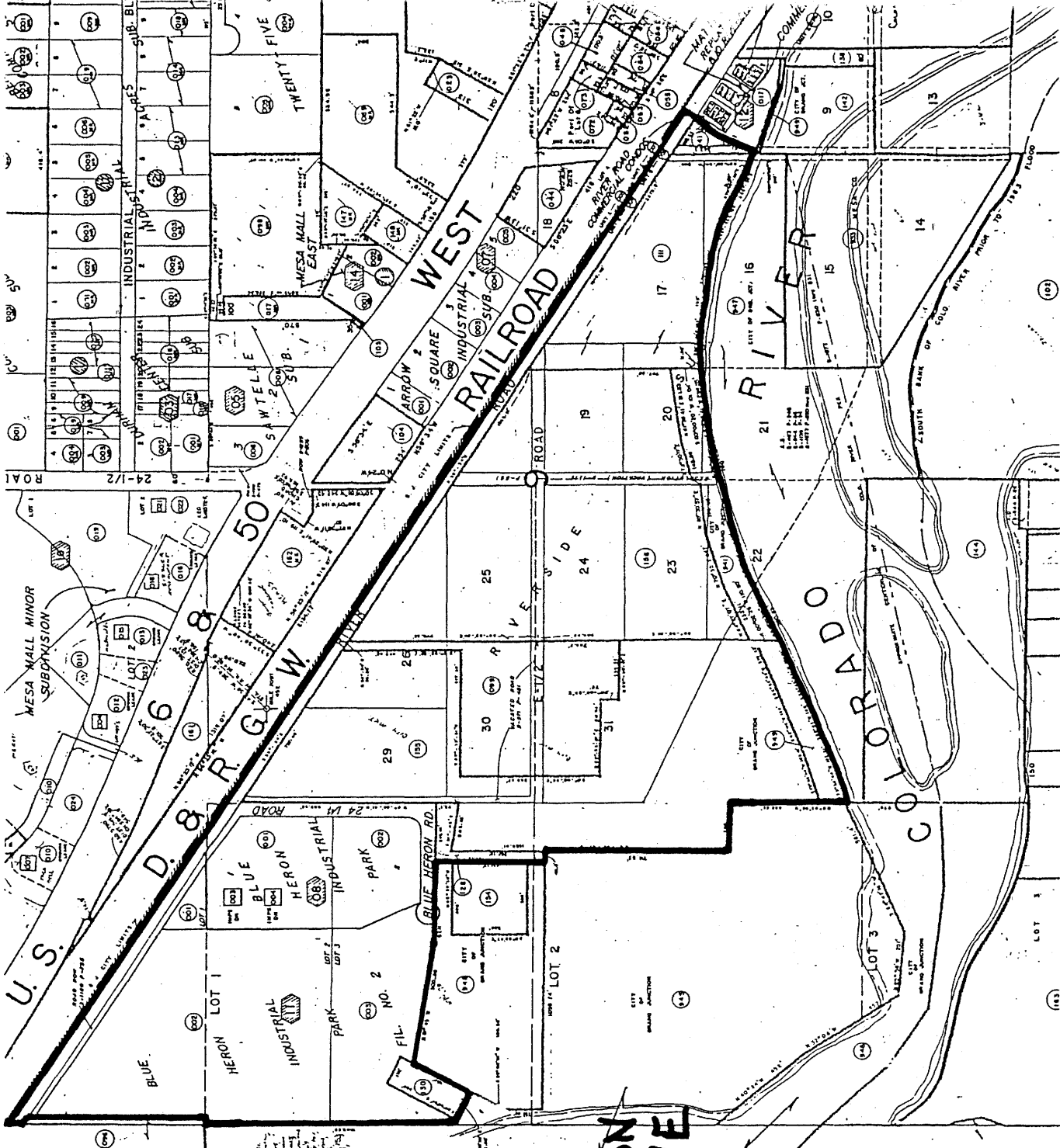
STAFF RECOMMENDATIONS:

Staff recommends approval.

MESA HALL MINOR SUBDIVISION
 INDUSTRIAL PARK
 BLUE HERON INDUSTRIAL PARK
 U.S. D. & R. G. W. RAILROAD
 WEST RAILROAD
 COLORADO RIVER
 SOUTH BANK OF COLORADO RIVER FROM 1913 TO 1914

Adjoining
 T1S R1W
 294508

**Blue Heron
 ENCLAVE**



To: David Thornton, Mark Reson
Cc: Bob Lesley
From: Terry Brown
Subject: Blue Heron Enclave Annexation
Date: 1/25/95 Time: 3:42p

STANDARD GIS COSTS

\$10.00 Per Developed Residential Parcel
\$10.00 Per Undeveloped Residential Acre
\$20.00 Per Developed Commercial Acre
\$10.00 Per Undeveloped Commercial Acre

Based on these prices the cost of GIS for Willow Ridge Annexation would be as follows:

Developed Residential Parcels	=	0	lots	x	\$10.00	=	\$	0
Undeveloped Residential	=	0	acres	x	\$10.00	=	\$	0
Developed Commercial	=	112	acres	x	\$20.00	=	\$2,240	
Undeveloped Commercial	=	0	acres	x	\$10.00	=	\$	0

					TOTAL			\$2,240

Blue Heron Enclave Annexation

Planning Division Impact Report

1/25/95

The Blue Heron Enclave Annexation consists of 14 parcels on approximately 112 acres. Most of the property is already developed except for a lot behind Western Company, a lot behind Ricon Resins, a large field surrounding Coors and the Vanderhoof property. Those vacant properties can be expected to develop in the future either through expansion of adjacent businesses or new businesses. Expansion or new development would require review through the site plan review process. Planning staff time will be required for the processing and review of future site plans and for the issuance of requested Planning Clearances and other relevant permits and information. The addition of this area to the City will not significantly increase the workload of the Planning Division.



January 26, 1995

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

Vanderhoof Family Revocable Living Trust--ETAL
1023 Lakeside Drive
Grand Junction, Colorado 81506-2823

Dear Vanderhoof Family:

Our records show that you own property on River Road, tax parcel #2945-094-00-111. The City is currently annexing this property as part of the Blue Heron Enclave annexation. The City is required to designate City zoning for all newly annexed areas within 90 day of the effective date of the annexation. The previous County zoning was Industrial.

City staff have spoken with representatives from most of the properties that are included in the annexation boundary. We have not heard from you and would like to let you know that we are proposing a Light Industrial zoning (I-1) for your property which allows certain uses as defined by the Grand Junction Zoning and Development Code. I've enclosed a copy of the zoning matrix which tells you what those land uses are.

If you have any questions please contact me as soon as possible. The proposed schedule for zoning will be the following:

Feb 7th, 7:00 pm - Public Hearing before City Planning Commission - recommends zoning to City Council.

Feb 15th, 7:30 pm - City Council consideration - 1st reading of the zoning ordinance.

Mar 1st, 7:30 pm. - Public Hearing before City Council - 2nd reading of the zoning ordinance.

All three meetings will be held at the City/County Auditorium at City Hall, 250 N 5th Street.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dave Thornton".

Dave Thornton, AICP
Senior Planner

cc: file #206-94

(vander.let)



Printed on recycled paper

STAFF REVIEW

FILE: #206-94

DATE: February 1, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Ordinance on second reading the Blue Heron Enclave Annexation.

LOCATION: River Road between 24 Road and 24 3/4 Road and south to the Colorado River.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Blue Heron Enclave is located along River Road between 24 Road and 24 3/4 Road and south to the Colorado River. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This annexation consists of 14 parcels on approximately 112 acres. The area was totally surrounded by the City limits for more than three years on January 7, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. This area is currently zoned industrial in Mesa County.

STAFF RECOMMENDATIONS:

Staff recommends approval.

To: David Thornton
Cc: Rick Beaty
From: Ken Johnson
Subject: Blue Heron Enclave
Date: 2/13/95 Time: 4:00p

Blue Heron enclave annexation - Fire

The fire department currently serves the area known as the Blue Heron enclave through the City's contract with the Grand Junction Rural Fire Protection District. We do not anticipate a significant increase in activity as a result of annexation of this area, although continued development will have a yet undetermined impact. The Fire Protection District will be negatively affected, as they can anticipate a decrease in revenue of approximately \$22,900, which represents about 2.5% of their total collections...

STAFF REVIEW

FILE: #206-94 BLUE HERON ENCLAVE ANNEX - ZONE OF ANNEXATION
DATE: February 15, 1995
STAFF: David Thornton

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council approval of the zone of annexation for the Blue Heron Enclave annexation.

LOCATION: River Road between 24 Road and 24 3/4 Road and south to the Colorado River.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Blue Heron Enclave is located along River Road between 24 Road and 24 3/4 Road and south to the Colorado River. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. The City is required by State Statute to establish zoning for the annexation.

STAFF ANALYSIS:

This annexation consists of 14 parcels on 112.54 acres. The area has been totally surrounded by the City limits for more than three years as of January 7, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city.

This area is currently zoned industrial in Mesa County. Staff is recommending that all privately owned parcels be zoned as shown on the map (see exhibit A). The proposed zones are Heavy Industrial (I-2), Light Industrial (I-1), or Heavy Commercial (C-2) for the privately owned parcels and Public Zone (PZ) for the two City owned properties along the Colorado River which are being used for the Blue Heron Riverfront Trail system.

Since Planning Commission reviewed this zoning on January 10, Staff has met with several of the property owners at an annexation meeting. As a result of this meeting, staff has determined that Heavy Industrial zoning is more appropriate for most of the businesses located in this annexation and will avoid nonconforming issues which may arise in the future as these businesses expand. There are no known nonconforming uses being created by any of the proposed zones for any of the parcels involved in this annexation. The PZ zone for the City owned properties is the zone used for all City owned properties within the City limits.

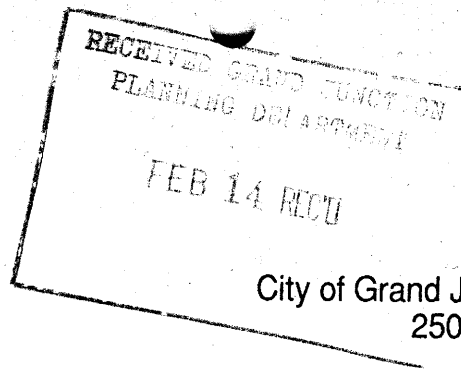
STAFF RECOMMENDATION: Staff recommends approval of that zoning as proposed on Exhibit A - Blue Heron Enclave.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #13-94(3), the zone of annexation for the Blue Heron Enclave Annexation, I move that we forward this on to City Council with the recommendation of approval as proposed by Staff and shown on Exhibit A - Blue Heron Enclave.
(BHZONING.RPT)

February 14, 1995

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: (303) 244-1599

Gentlemen:

Re: Annexation - Blue Heron Enclave

Enclosed herewith is certified copy of Ordinance No. 2806 and map for Annexation which annexes approximately 112 acres to the City of Grand Junction, the area located on River Road between 24 Road and 24 3/4 Road and south to the Colorado River.

Effective date of the annexation is March 19, 1995.

Sincerely,

Stephanie Nye
Stephanie Nye, CMC
City Clerk

SN:tm

Enclosures

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



February 22, 1995

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

Business Occupant
2419 River Road
Grand Junction, Co 81505

Dear Business Occupant:

On February 1, 1995, the City Council passed the second reading on the annexation of the Blue Heron Enclave. This annexation will become effective on March 19, 1995. Therefore, on behalf of the people of Grand Junction, I would like to welcome you to the City. We are very proud of our community and the services our City provides. The addition of your property to our corporate limits will help to make Grand Junction even better.

Now that your property is a part of the City of Grand Junction, Mesa County zoning is no longer valid. A new City zoning district will be applied to your property. The Grand Junction Planning Commission held a public hearing on February 7, 1995 for the proposed zoning (see enclosed map). City Council will hold a public hearing on the proposed zoning on March 1 at 7:30 p.m. at the City/County Auditorium in City Hall, 250 North 5th Street. If you have any questions regarding zoning, please contact Dave Thornton at 244-1450.

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,

A handwritten signature in cursive script that reads "R T Mantlo".

R.T. Mantlo
Mayor

enclosure



February 22, 1995

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

Western Company of N.A.
C/O Strategies
1625 Broadway #1620
Denver, CO 80202-4730

Dear Western Company of N.A.:

On February 1, 1995, the City Council passed the second reading on the annexation of the Blue Heron Enclave. This annexation will become effective on March 19, 1995. Therefore, on behalf of the people of Grand Junction, I would like to welcome you to the City. We are very proud of our community and the services our City provides. The addition of your property to our corporate limits will help to make Grand Junction even better.

Now that your property is a part of the City of Grand Junction, Mesa County zoning is no longer valid. A new City zoning district will be applied to your property. The Grand Junction Planning Commission held a public hearing on February 7, 1995 for the proposed zoning (see enclosed map). City Council will hold a public hearing on the proposed zoning on March 1 at 7:30 p.m. at the City/County Auditorium in City Hall, 250 North 5th Street. If you have any questions regarding zoning, please contact Dave Thornton at 244-1450.

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,

R T Mantlo

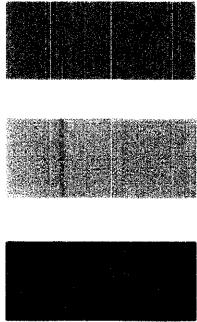
R.T. Mantlo
Mayor

enclosure



Proposed City ZONING

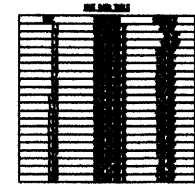
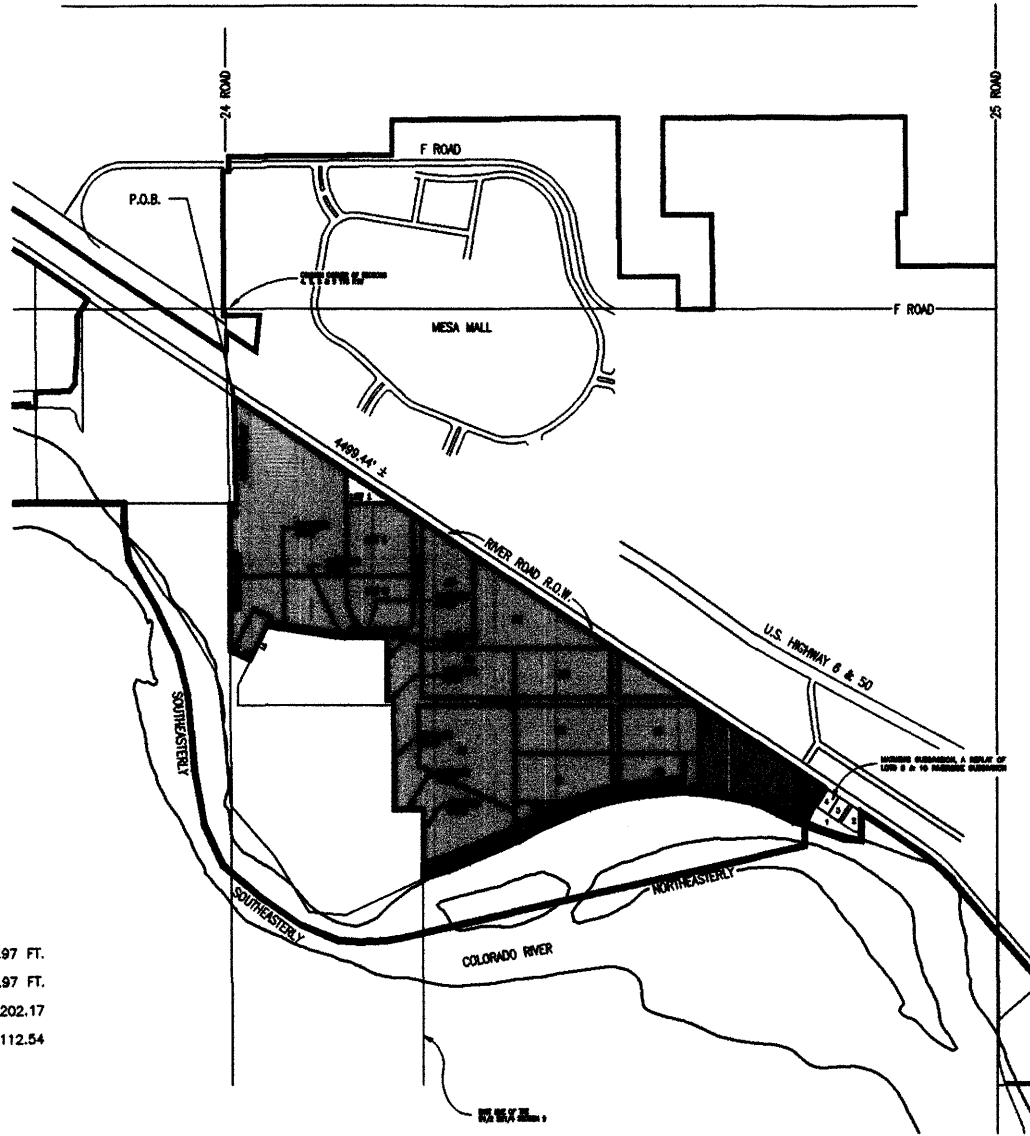
BLUE HERON ENCLAVE



Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	12,747.97 FT.
Contiguous Perimeter	12,747.97 FT.
Area in Square Feet	4,902,202.17
Area in Acres	112.54



REVISION	DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE	1/3/95	SCALE	
REVISION			CHECKED BY	T.W.	DATE	1/9/95	PLAN	PERCELS
REVISION			APPROVED BY	J.L.S.	DATE	2/8/95	HORIZ.	1"=100'
REVISION			FIELD BOOK NO.		PAGE		VERT.	

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

BLUE HERON ENCLAVE

SHEET NO. 2
OF 2
FILE NO. BLUEHERO.DWG

BLUE HERON ANNEXATION

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 services 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 member to serve as Mayor.

Regular meetings of the City Council are held at 7:30 p.m. 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 7:00 p.m. on the Monday before the regular meeting at the Two Rivers Convention Center located at 159 Main Street. The workshops are used by 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 current and prospective residents 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 all interested parties to attend.

The present members of the City Council and their districts are:

Linda Afman	District A
James R. Baughman	District B
Reford C. Theobald	District C
John Tomlinson	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Bill L. Bessinger	At Large

The Blue Heron Annexation Area is located in Voting District "B". For more information concerning vacancies on City boards or commissions, please call

the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

The City Manager is Mark Achen. The Assistant City Manager is David Varley.

POLICE PROTECTION

Police service will begin immediately after annexation so you may notice periodic patrols by City Police vehicles. If you need emergency police protection you can dial 911. The Police Department coordinates several programs that may be of interest to you and your neighbors such as the Neighborhood Watch Program, school resource program, and a citizen volunteer program. Anyone who is interested in hosting a meeting to discuss a Neighborhood Watch Program please give us a call.

The Police Chief is Darold Sloan.

FIRE PROTECTION

Fire protection and emergency medical services will remain the same high quality it has been in the past. The City Fire Department will continue to respond to calls in the Blue Heron Annexation Area as it always has. In an emergency call 911.

The Interim Fire Chief is Rick Beaty.

DOMESTIC WATER SERVICE

Your domestic water service provider will remain Ute Water and your irrigation system will remain the same.

TRASH COLLECTION

Recent State legislation protects your current trash hauler unless an area's residents petition the City for service. The City may initiate service only after a competitive bidding process. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that until newly-annexed areas become large enough for a full collection route, the City will not collect trash in newly-annexed areas.

In order to keep trash, debris and garbage from accumulating, City ordinances do require that residences and businesses have trash pick up. If you do not have a company picking up your garbage, you may contact one of the several private haulers which provide trash collection in our community.

STREETS

You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, or storm drainage, please call. The Public Works and Utilities Director is Jim Shanks.

The City has the "Fresh as a Daisy" program. This occurs during one month per year and gives our customers a chance to dispose of items not picked up with regular weekly trash service. There is no charge for this service. The

CITY OF GRAND JUNCTION

☎ PHONE NUMBERS ☎

Information	244-1509
Administrative Services and Finance	
Sales Tax	244-1521
City Council/City Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Annexation	244-1450
Planning and Zoning	244-1430
Code Enforcement	244-1593
Weed Abatement	244-1583
Fire Department	
Emergency	911
General Information	244-1400
Parks & Recreation Department	
Program Information	244-FUNN
Street Tree Program	244-1542
Police Department	
Emergency	911
General Information	244-3555
Neighborhood Watch Program Information	244-3587
Public Works Department	
General Information	244-1554
Streets Superintendent	244-1429
"Fresh as a Daisy" & Leaf Removal Program	244-1571
Solid Waste Management	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely)	242-1036
Utility Billing Information	244-1579

program in 1994 was during the month of April. In 1995 there will be a public service announcement as to when it will start. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

ZONING & BUILDING

Planning Commission hearings are held at 7:00 p.m. and City Council hearings at 7:30 p.m. in the City/County auditorium located at 520 Rood Avenue. If you have questions regarding planning, zoning, building setbacks for new construction, or related matters, please consult the Community Development Department Planning Division. For information regarding the building code, please contact the City/County Building Department.

Like Mesa County, the City of Grand Junction has a code enforcement division that enforces the provisions of the zoning and development code, as well as junk and nuisance codes. Additionally, the City, unlike Mesa County, has the ability to enforce trash, rubbish and weed complaints. A Weed Abatement program is administered annually from May through October, to proactively enforce weed violations on public and private lands. All lots less than one acre in size must be weed free, and lots larger than one acre must maintain a twenty foot perimeter from all property lines weed free.

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. Changes are recommended only when it is apparent that the current zoning is in error, circumstances have changed sufficiently to warrant a change in zoning, or the neighborhood is having difficulty with the current zoning. If you have any questions, please contact the Planning Division (244-1430).

The City and Mesa County have similar restrictions for the keeping of livestock. One large agricultural animal (i.e. horses or cows) may be kept on every 1/4 acre in the PZ, RSF-R, RSF-1 and RSF-2 zone districts. In all other zone districts, a minimum of 1/2 acre is required to keep large agricultural animals. The City requires that a conditional use permit be obtained for the keeping of pigs, goats, burros, or mules. In all City zone districts, a maximum of three adult household pets (i.e. dogs and cats) per species are allowed, but the total shall not exceed six. **If you already have more large agricultural animals than the City allows; or if you already have pigs, goats, burros or mules; or if you already have more small animals than the City allows, you may be able to keep these animals if they are lawfully being kept under Mesa County's rules at the time of annexation to the City--but to do so you must submit a letter to the Community Development Department which describes the number and type of these animals. Send the letter, no later than March 31, 1995, to:**

**Director of Community Development
250 N. 5th Street
Grand Junction, Colorado 81501**

The Community Development Director is Larry Timm.

Further information on the City's animal rules may be obtained by calling the Code Enforcement Division (244-1593) between 8:00 AM and 4:30 PM Monday-Friday.

**VOTING & CITIZEN
PARTICIPATION**

Now that you are a City resident, you are eligible to vote in City elections, run for City office and be appointed to City Boards and Commissions. The next scheduled City election is April 4, 1995. City Council seats up for election at that time are as follows:

District B
District C
At Large

CITY PARKS

You are now eligible for the lower resident fees for passes at the Lincoln Park and Tiara Rado golf courses, at the Lincoln Park-Moyer swimming pool as well as recreation classes and programs.

Upon request, and if the homeowner has favorable conditions (i.e. grass area with water and curb), a street tree(s) will be scheduled for planting at no expense to the property owner. After the tree is established, the City will do the on-going trimming, spraying, etc.

The City has adopted a Parks, Recreation and Open Space Master Plan. The plan evaluates current parks and recreation facilities, identifies needs and outlines a plan for meeting future requirements. The plan notes the need for the development of a large regional/metropolitan park (200 acres minimum) and the construction of an indoor recreation center somewhere in the urbanized area.

Please call for more information on City parks and our excellent recreation programs.

The Parks and Recreation Director is Joe Stevens.

STAFF REVIEW

FILE: #206-94 BLUE HERON ENCLAVE ANNEX - ZONE OF ANNEXATION
DATE: February 7, 1995
STAFF: David Thornton

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council approval of the zone of annexation for the Blue Heron Enclave annexation.

LOCATION: River Road between 24 Road and 24 3/4 Road and south to the Colorado River.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Blue Heron Enclave is located along River Road between 24 Road and 24 3/4 Road and south to the Colorado River. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. The City is required by State Statute to establish zoning for the annexation.

STAFF ANALYSIS:

This annexation consists of 14 parcels on 112.54 acres. The area has been totally surrounded by the City limits for more than three years as of January 7, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city.

This area is currently zoned industrial in Mesa County. Staff is recommending that all privately owned parcels be zoned as shown on the map (see exhibit A). The proposed zones are Heavy Industrial (I-2), Light Industrial (I-1), or Heavy Commercial (C-2) for the privately owned parcels and Public Zone (PZ) for the two City owned properties along the Colorado River which are being used for the Blue Heron Riverfront Trail system.

Since Planning Commission reviewed this zoning on January 10, Staff has met with several of the property owners at an annexation meeting. As a result of this meeting, staff has determined that Heavy Industrial zoning is more appropriate for most of the businesses located in this annexation and will avoid nonconforming issues which may arise in the future as these businesses expand. There are no known nonconforming uses being created by any of the proposed zones for any of the parcels involved in this annexation. The PZ zone for the City owned properties is the zone used for all City owned properties within the City limits.

STAFF RECOMMENDATION: Staff recommends approval of that zoning as proposed on Exhibit A - Blue Heron Enclave.

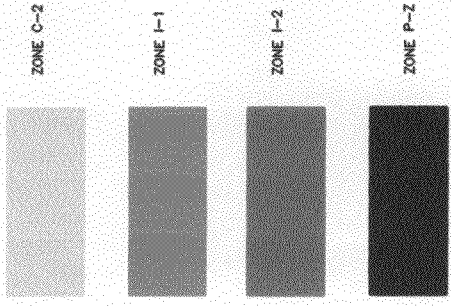
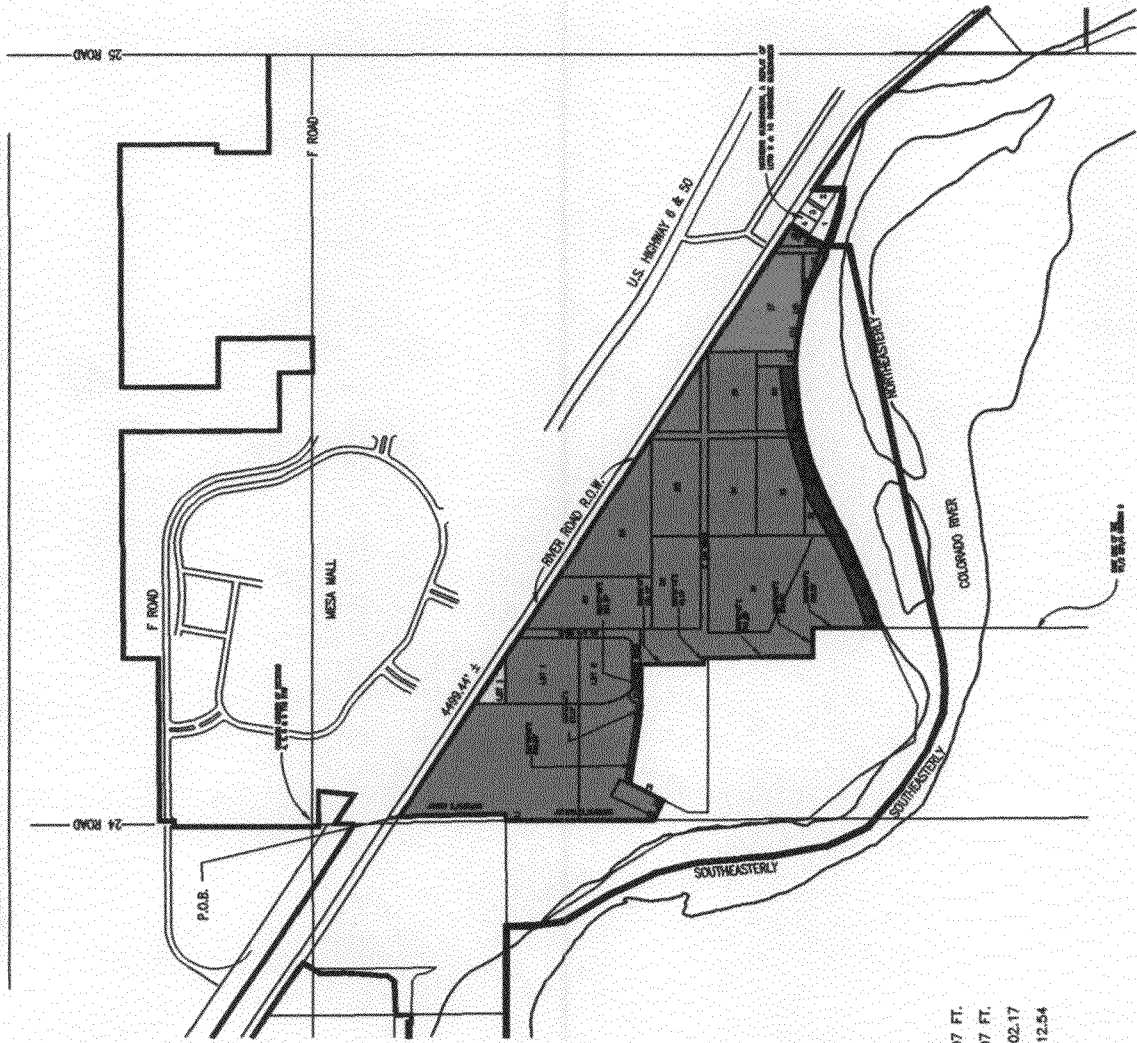
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item ~~#13-94-2~~, the zone of annexation for the Blue Heron Enclave Annexation, I move that we forward this on to City Council with the recommendation of approval as proposed by Staff and shown on Exhibit A - Blue Heron Enclave. (BHZONING.RPT)

Approved 5-0

Exhibit A

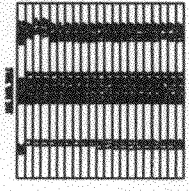
BLUE HERON ENCLAVE



Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	12,747.97 FT.
Contiguous Perimeter	12,747.97 FT.
Area in Square Feet	4,902,202.17
Area in Acres	112.54



DESIGNED BY	DATE	SCALE	REVISION
CHECKED BY	DATE	SCALE	REVISION
APPROVED BY	DATE	SCALE	REVISION
FIELD BOOK NO.	DATE	SCALE	REVISION

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

BLUE HERON ENCLAVE

SHEET NO. 2
OF 2
FILE NO. 1185870.000

STAFF REVIEW

FILE: #206-94 BLUE HERON ENCLAVE ANNEX - ZONE OF ANNEXATION
DATE: March 1, 1995
STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading of the ordinance the zone of annexation for the Blue Heron Enclave annexation.

LOCATION: River Road between 24 Road and 24 3/4 Road and south to the Colorado River.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Blue Heron Enclave is located along River Road between 24 Road and 24 3/4 Road and south to the Colorado River. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. The City is required by State Statute to establish zoning for the annexation.

STAFF ANALYSIS:

This annexation consists of 14 parcels on 112.54 acres. The area has been totally surrounded by the City limits for more than three years as of January 7, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city.

This area is currently zoned industrial in Mesa County. Staff is recommending that all privately owned parcels be zoned as shown on the map (see exhibit A). The proposed zones are Heavy Industrial (I-2), Light Industrial (I-1), or Heavy Commercial (C-2) for the privately owned parcels and Public Zone (PZ) for the two City owned properties along the Colorado River. For each, the most appropriate zone was selected that best reflects existing uses.

Staff met with several of the property owners at an annexation meeting and subsequent meetings and telephone conversations. As a result, we have determined that Heavy Industrial zoning is more appropriate for most of the businesses located in this annexation and will avoid nonconforming issues which may arise in the future as these businesses expand. There are no known nonconforming uses being created by any of the proposed zones for any of the parcels involved in this annexation. The PZ zone for the City owned properties is the zone used for all City owned properties within the City limits.

STAFF RECOMMENDATION: Staff recommends approval of that zoning as proposed on Exhibit A - Blue Heron Enclave.

RECOMMENDED PLANNING COMMISSION MOTION: Planning Commission recommended approval (5-0), zoning as proposed on Exhibit A - Blue Heron Enclave. (BHZONING.RPT)

RIVER ROAD/BLUE HERON ENCLAVE:

A tract or parcel of land situated in Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 2 of Blue Heron Industrial Park Filing No. Two as recorded in Plat Book 12 at Page 359 in the office of the Mesa County Clerk and Recorder;
thence along the boundary line of said Blue Heron Industrial Park Filing No. Two the following Four (4) courses and distances:

- 1) S 00°08'51" E a distance of 698.91 feet;
- 2) S 89°55'03" W a distance of 30.0 feet;
- 3) S 00°08'51" E a distance of 1003.21 feet;
- 4) S 63°53'59" E a distance of 20.37 feet;

thence leaving said Subdivision boundary, S 63°53'59" E a distance of 132.00 feet to a point;

thence N 26°06'01" E a distance of 255.24 feet to a point on the Southern boundary of Lot 3 of Blue Heron Industrial Park Filing No. Two;

thence along the Southern boundary of Lot 3 of Blue Heron Industrial Park Filing No. Two the following Two (2) courses and distances:

- 1) S 81°45'00" E a distance of 505.88 feet;
- 2) N 89°57'19" E a distance of 67.11 feet to the Southeast Corner of said Lot 3, said point also being on the Southerly right-of-way line for Blue Heron Road;

thence along the Southerly right-of-way line for Blue Heron Road, N 89°57'19" E a distance of 254.27 feet to a point;

thence leaving said right-of-way, S 00°02'47" E a distance of 431.12 feet to a point;

thence N 89°57'13" E a distance of 42.40 feet to a point;

thence S 00°02'47" E a distance of 741.83 feet to a point;

thence N 90°00'00" E a distance of 200.00 feet to a point on the East line of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 9;

thence along the East line of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 9, S 00°02'50" E a distance of 468.59 feet to a point on the North Bank of the Colorado River;

thence along the North Bank of the Colorado River the following Fourteen (14) courses and distances:

- 1) N 73°38'44" E a distance of 183.61 feet;
- 2) N 68°09'00" E a distance of 150.00 feet;
- 3) N 66°55'45" E a distance of 370.63 feet;
- 4) N 60°53'00" E a distance of 290.00 feet;
- 5) N 70°35'00" E a distance of 247.00 feet;
- 6) N 74°19'21" E a distance of 175.45 feet;
- 7) N 78°41'00" E a distance of 160.00 feet;
- 8) N 83°58'00" E a distance of 293.05 feet;

- 9) S 85°42'00" E a distance of 193.00 feet;
- 10) S 80°34'00" E a distance of 136.00 feet;
- 11) S 78°16'00" E a distance of 181.00 feet;
- 12) S 65°43'00" E a distance of 188.00 feet;
- 13) S 62°58'00" E a distance of 122.00 feet;
- 14) S 76°07'20" E a distance of 81.62 feet to the Southwest Corner of Matthews Subdivision, a Replat of a Part of Lots 9 & 10 of Riverside Subdivision as recorded in Plat Book 12 at Page 403 in the office of the Mesa County Clerk and Recorder;

thence along the Westerly boundary of said Matthews Subdivision the following Two (2) courses and distances:

- 1) N 24°14'59" E a distance of 161.75 feet;
- 2) N 33°29'58" E a distance of 130.00 feet to a point on the Southerly right-of-way line for River Road;

thence Northwesterly along the Southerly right-of-way line for River Road a distance of 4499.44 feet, more or less, to the Point of Beginning.

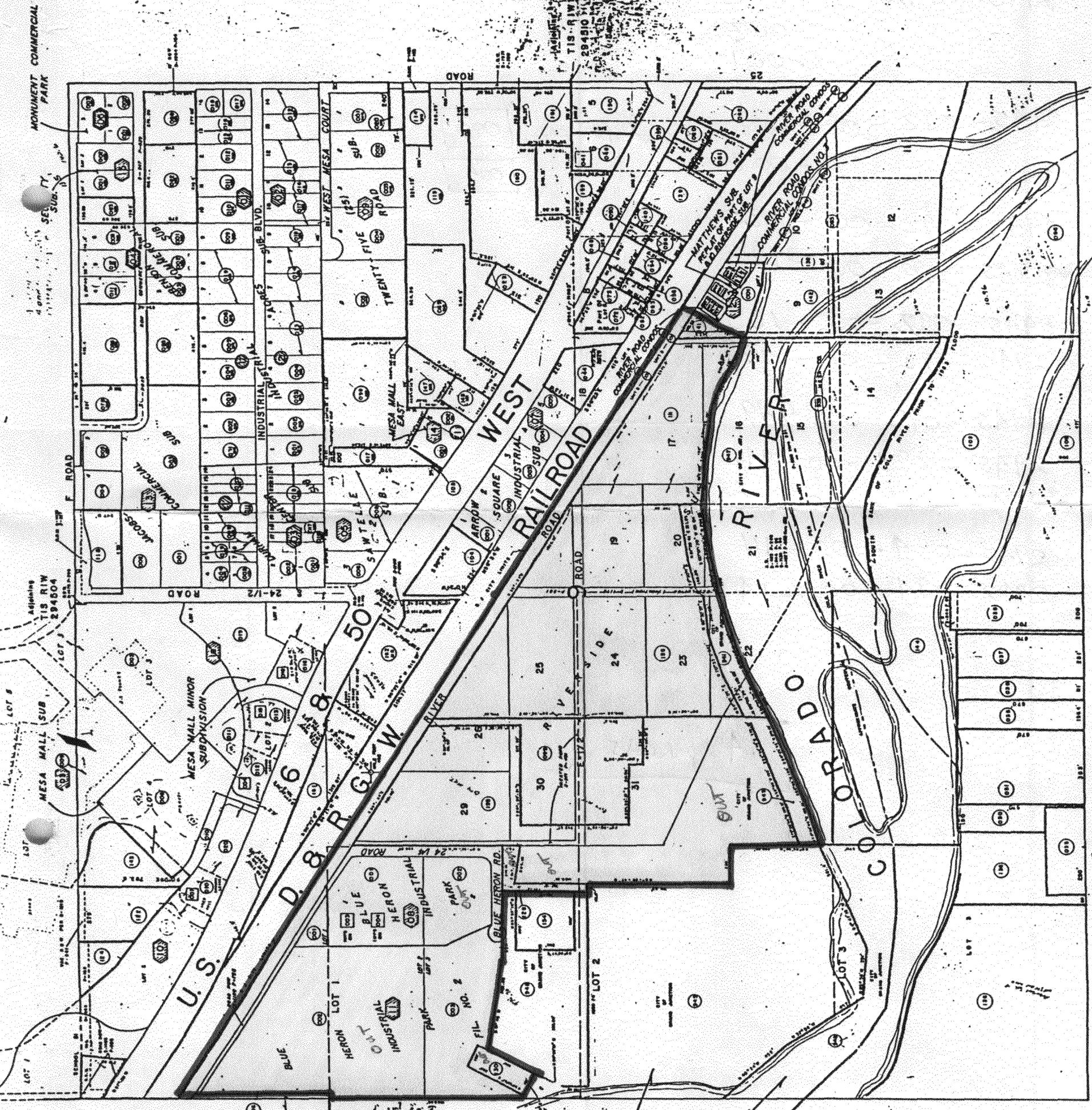
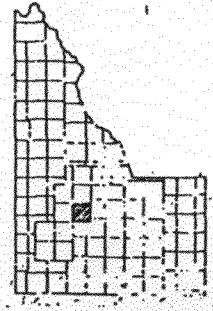
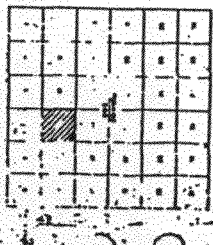
g:\special\riverroad.enc

294509
TIS RIV SEC. 9
REC. 9

ADT

PLAT
This plat shows the subdivision of a portion of the Blue Heron Enclave, TIS Riv. Sec. 9, T1S R1W 294509, into 31 lots. The lots are numbered 1 through 31. The subdivision is shown in accordance with the plat of the Blue Heron Enclave, TIS Riv. Sec. 9, T1S R1W 294509, and the plat of the Mesa Mall Minor Subdivision, TIS Riv. Sec. 9, T1S R1W 294504. The lots are shown with their respective dimensions and bearings. The subdivision is shown in accordance with the plat of the Blue Heron Enclave, TIS Riv. Sec. 9, T1S R1W 294509, and the plat of the Mesa Mall Minor Subdivision, TIS Riv. Sec. 9, T1S R1W 294504.

Adjoining
TIS RIV
294508



Blue Heron Enclave

Adjoining
TIS RIV
294616

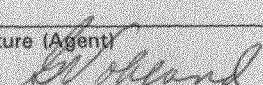
TIS RIV SEC. 9
294509

To: Larry Timm
 Cc: *City Council, *Department Heads
 From: David Thornton
 Subject: Vanderhoof parcel/ Blue Heron A
 Date: 3/01/95 Time: 11:43a

I've been trying for weeks to make contact with the Vanderhoof family regarding our proposed Light Industrial zoning (I-1) for their property on River Road next to Coors Porcelain and part of the Blue Heron Enclave Annexation. I finally made contact by telephone this morning with Mr. Vanderhoof (they've been out of town). They have received all of the material we have been sending out along the way informing them of the annexation and zoning and have no problems with the proposed zoning of Light Industrial (I-1). I will be surprised to see them come to City Council tonight. I thought you would like to know the latest.

Dave T.

Is your RETURN ADDRESS completed on the reverse side?

SENDER: • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Vanderhoof Family Revocable Living Trust - ETAL 1023 Lakeside Dr. Grand Jet, CO 81506- 2823		4a. Article Number Z 006 054 748	
		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise	
5. Signature (Addressee)		7. Date of Delivery 2/28/95	
6. Signature (Agent) 		8. Addressee's Address (Only if requested and fee is paid)	

Thank you for using Return Receipt Service.

*****MEMORANDUM*****

Date: March 15, 1995

To: Lanny Paulson

cc:

From: Jodi Romero

Subject: **Commercial Sales/Use Tax Estimation**
Blue Heron/Northwest Enclave Annexation
Pomona Park Annexation

Attachment(s): Estimation Schedule

The attached schedule calculates the estimation for commercial sales and use tax for the **Northwest** and **Blue Heron** enclaves. The retail sales are in the Northwest Enclave and are estimated as \$6.1 million---\$167,954 in tax. Use taxable purchases of \$635,000---\$17,463 in tax is estimated in the Blue Heron enclave mostly attributable to Coors Ceramics. Additionally, because of Coors significant use of utilities, a franchise fee of \$9,700 was calculated. You can use this number in your figures if you choose.

The **Pomona Park Annexation** has only one business and that is Bookcliff Gardens. Estimated taxable sales based on a previous audit are \$900,000---\$24,750 in tax.

Let me know if you have any questions.

Thanks, Jodi

(annsched)

ANNEXATION & ZONING SCHEDULE
March 22, 1995

Annexations and Zoning In Progress With Confirmed Schedules

1. VILLA CORONADO 1, 2 & 3 (Villa Coronado Sub lots 1-4/Airport Lands)File #172-94

Petition referred to council October 19, 1994
1st Reading & accept petition December 7, 1994
2nd Reading May 17, 1995 (11/15/95)
Annexation effective June 18, 1995 (12/16/95)
Zone of Annexation - June or December 1995
Zone Effective: ?

2. EASTERN COMMERCIAL CORRIDOR/FRUITWOOD ANNEXATION (Fruitwood Sub filings 1-7, 32 Road/I-70 B commercial corridor, airport lands)

Petition referred to council Nov 16, 1994
Accept Petition/1st Reading Dec 21, 1994
2nd Reading May 17, 1995 (11/15/95)
Annexation effective June 18, 1995 (12/16/95)
Zone of Annexation - June or December 1995
Zone Effective: ?

3. WILLOW RIDGE ANNEXATION (Located just West of the Redlands Canal on the North side of Hwy 340 (Broadway), 4.6 acres.)

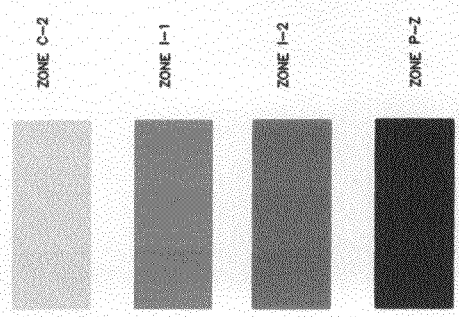
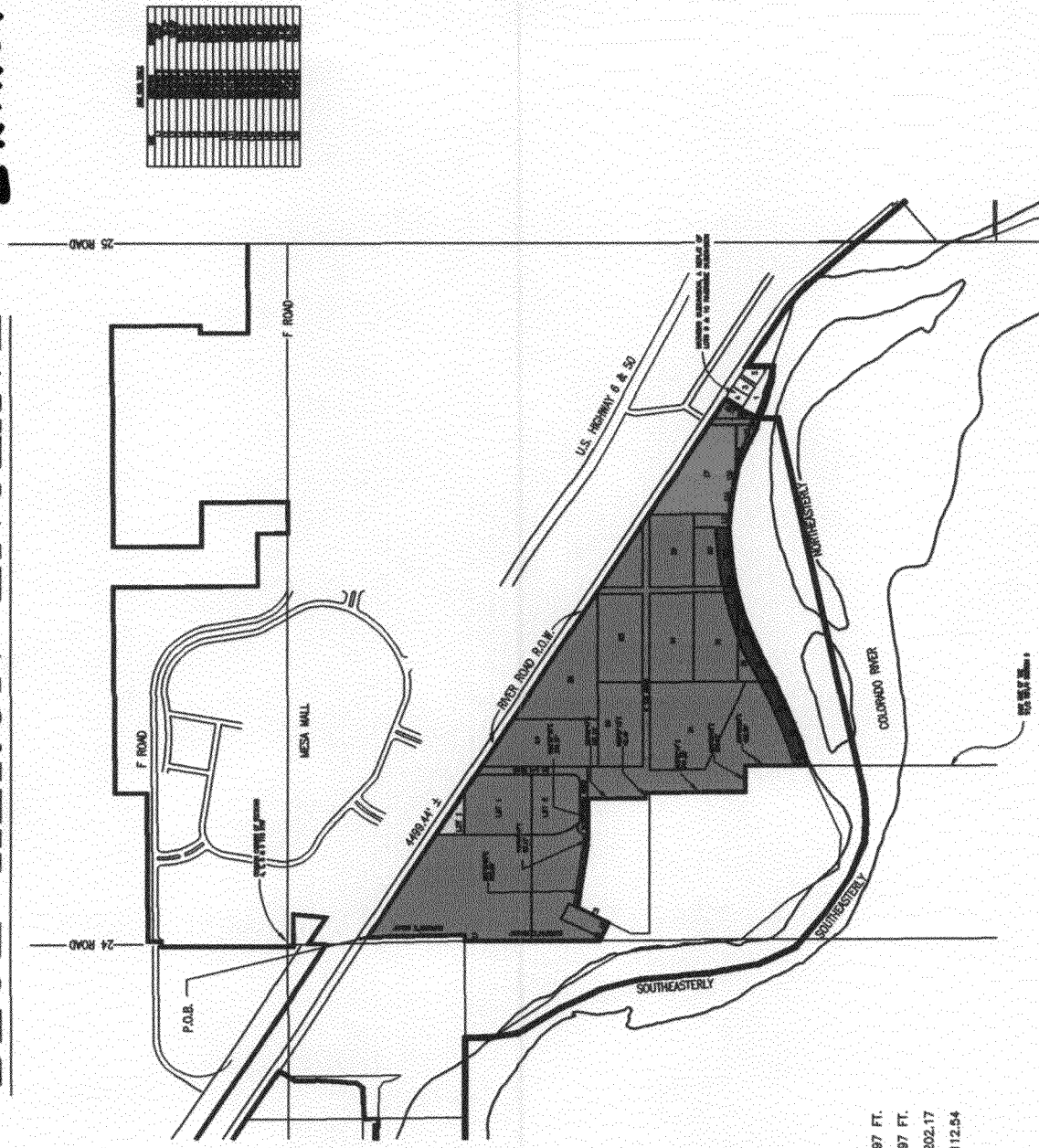
Petition referred to council Nov 16, 1994
Accept Petition/1st Reading Dec 21, 1994
2nd Reading January 4, 1995
Annexation effective February 5, 1995
Zone of Annexation - To C.C. - approved on 1st reading - March 15, 1995
To CC - 2nd reading - April 5th - *Approved 4/5/95*
Zone Effective: May 7, 1995

4. BLUE HERON ENCLAVE ANNEXATION (#206-94) (Located South of River Road at 25 1/2 Road.)

Resolution of Intent to council Dec 7, 1994
1st Reading Jan 18, 1995
2nd Reading Feb 1, 1995
Annexation Effective Mar 19, 1995
Zone of Annexation - Approved by CC March 1, 1995
Zone Effective: April 2, 1995

BLUE HERON ENCLAVE

Exhibit A



Existing City Limits

AREA OF ANNEXATION	
Annexation Perimeter	12,747.97 FT.
Contiguous Perimeter	12,747.97 FT.
Area in Square Feet	4,902,202.17
Area in Acres	112.54

Feb 7, 1995

DESIGNED BY	DATE	SCALE	PROJECT NO.
DRAWN BY	DATE	SCALE	PROJECT NO.
CHECKED BY	DATE	SCALE	PROJECT NO.
APPROVED BY	DATE	SCALE	PROJECT NO.
FIELD BOOK NO.	PAGE		

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

BLUE HERON ENCLAVE

SHEET NO. 2
OF 2
FILE NO. 112.54
DATE 2/7/95