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File ANX-1995-017

Date 7/28/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist:</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p>
X	X	<p>*Mailing list to adjacent property owners</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p>
X	X	<p>*Staff Reports – Board of Appeals</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

★ ANNEXATION MAP ON CD ROM

X	X	Memo to Darold Sloan from Capt. Martyn Currie-3/31/95 - Impact Statement	X	X	Letter from Younge & Hockensmith to Dan Wilson – 6/6/95
X	X	E-mail to Greg Trainor from Jim Shanks – 4/28/95- Paradise Hills Interceptor	X	X	Letter from Fred & Claudia Murphy to Dave Thornton – 4/3/95
X	X	Memo to Lanny Paulson from Jodi Romero-Commercial Sales/Use Tax Est. Blue/NW Enclave Pamona Park Annexation	X	X	Staff Report March 28, 1995
X	X	Memo to Greg Trainor, Jim Shanks, Dave Thornton from Bill Cheney-Impact Report	X	X	Majority Annexation Checklist
X	X	E-mail to David Thornton from Don Hobbs-Impact Report	X	X	Saccomanno Girls Trust Annexation Trust -
X	X	Spread sheet of proposed annexation cost within Public Works Div.	X	X	Annexation Area Fact Sheet
X	X	Annexation Impact Report Team Members	X	X	City Council Min.-5/3/95, 4/5/95, 2/1/95, 4/19/95, 3/15/95, **
X	X	Letter from Michael Sutherland Airport Planning Consultant to Mike Pelletier – contains maps of Airport Influence Area, Noise and Land Use Plans	X	X	Planning Commission Minutes-4/4/95 **
X	X	Letter from Mark Achen to Dr. Geno Saccomanno-4/5/95-re: Saccomanno Girls' Trust Prop.	X	X	Letter to Kirk Rider from John Shaver
X	X	Letter from Steve & Lenna Watson-4/12/95 from Mayor Mantlo	X	X	Letter from Kirk Rider to Dan Wilson
X	X	Signed Petition	X	X	E-mail from Larry Timm to staff-6/6/95
X	X	Letter from Fred & Claudia Murphy to Mayor-4/3/95	X	X	Form letter from Larry Timm re: annexation
X	X	Letter from Barbara Hartshorn to Mayor Mantlo – 4/9/95	X	X	Why Annexation?
X	X	Ordinance No. 2838 -2842 - Zoning the Pomona Park Annexation - **	X	X	Resolution No. 11-95 - **
X	X	Mesa County Assessor's Office – Real Property List - 1995	X	X	Letter to Larry Timm from Terry & Debbie Newton- 2/15/95
X	X	Letter to Board of Commissioners	X	X	Letter to File – 2/14/95 from Dave T.
X	X	POA – Owners L.O. Griffith, David V. Christensen Don Haase, Richard Watson			

Majority Annexation Checklist

FOR THE POMONA PARK ANNEXATION(S)

- Annexation Petition
 - Cover sheet with allegation that statute requirements are being met.
 - Signature sheets
 - Affidavit for petition
 - Written legal description
 - Annexation Map (note : 4 copies to City Clerk)
- Fact Sheet
- Map of special districts
- Affidavit in support of certain findings that property is eligible to be annexed.
- Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff report
- Cover letter (sent out to property/business owners) with address list.
- Annexation newsletter
- Attendance roster at neighborhood meetings
- Resolution of referring petition
- Resolution of accepting petition
- Signed annexation ordinance
- Final annexation plat
- City Council minutes for annexation
 - referral of petition
 - acceptance of petition/1st reading of ordinance
 - 2nd reading of ordinance
- Planning Commission minutes for Zoning
- City Council minutes for zone of annexation
 - 1st reading of ordinance
 - 2nd reading of ordinance
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only) Feb 14, 1995
- Original POA's
- Welcome to the City letter (with address list)
- Zoning ORDINANCE

(majority.1st)

Refer Petition Feb. 1, 1995
ACCEPT PETITION/1st Read MAR. 15, 1995
2nd Reading April 5, 1995
ANNEXATION Effective May 7, 1995

2701-263-00-002

Barbara Hartshorn
818 26 RD
Grand Junction, CO 81506-8608

2701-263-00-018

Carol Barbero
806 26 RD
Grand Junction, CO 81506-8608

2701-333-00-941, 2701-333-00-942

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

2945-032-00-137

David & Dixie Christensen
3330 Norwalk St.
Grand Junction, CO 81506-1928

2945-034-00-050

Frank & Martha Foraker
2559 F 1/2 RD
Grand Junction, CO 81505-1426

2701-321-00-066

Grand Junction Baptist Church
2897 North Ave
Grand Junction, CO 81501-5080

2945-031-00-191, 2945-031-21-007

John Davis
1023 24 RD
Grand Junction, CO 81505-9637

2945-032-00-184

L.O. Griffith
3094 C RD
Grand Junction, CO 81503-9673

2701-333-00-067

Leonard Long
726 24 RD
Grand Junction, CO 81505-9632

2945-032-00-021

Marieta Hockett & Martha
Christensen
2527 G RD
Grand Junction, CO 81505-9521

2945-031-22-003

Boyd & Valerie Taylor
2556 Janece Dr
Grand Junction, CO 81505

2945-032-19-002

Carroll & Mary Oman
2625 Birch CT
Grand Junction, CO 81506-4871

2945-031-00-171

Clinton Sparks
2574 F 1/2 RD
Grand Junction, CO 8105-1423

2701-344-00-118, 2701-344-00-119, 2701-344-00-120,

Edward and Betty Settle
774 27 RD # 2
Grand Junction, CO 81506-1884

G Road LLC
22 Pyramid Rd.
Aspen, CO 81611

2701-352-00-048

H.E. & E.W. Anderson
796 26 Road
Grand Junction, CO 81506-1433

2945-032-19-005

Kenneth & Renee Christensen
147 Vista Grande Dr.
Grand Junction, CO 81503-1450

2945-031-22-001

Leah Millias
653 Fenton St
Grand Junction, CO 81506

2945-031-21-001

Less Miller
2558 Janece Dr.
Grand Junction, CO 81505

2945-031-21-006

Marilyn Hill
524 Kansas Ave
Grand Junction, CO 81503

Carol Barker Scott
823 26 1/2 Rd.
Grand Junction, CO 81506

2701-352-01-003

Chris and Susan Cameron
2605 Kelley Drive
Grand Junction, Co 81506-8381

2945-031-20-004

David and Beverly Campbell
656 Fenton St.
Grand Junction, CO 81505

2701-343-00-065

Edward Lawrence
716 25 Rd
Grand Junction, CO 81505-9517

2701-352-00-085

George and Stella Shanks
2606 Kelley Drive
Grand Junction, CO 81506-8381

2945-031-20-002

Harold & Lorraine Sheader
3041 1/2 Stoneybrook Ln
Grand Junction, CO 81505-4244

2701-343-00-950, 2701-343-00-952

Koinonia Church
730 25 Road
Grand Junction, CO 81505-9517

2701-332-00-026, 2701-332-00-028

Leland Thraikill
766 24 RD
Grand Junction, CO 81505-9632

2701-263-00-001

Majorie Corn
824 26 RD
Grand Junction, CO 81506-8608

2945-034-00-051

Martha Wright
2559 F 1/2 RD
Grand Junction, CO 81505-1426

2701-332-00-027

Merkel William
2525 N 8th Street
Grand Junction, CO 81501-8845

2945-032-19-013, 2945-032-19-014, 2945-032-19-007, 2945-032-19-008,
2945-032-19-012, 2945-032-00-190, 2945-032-19-004, 2945-032-19-011,
2945-032-19-010, 2945-032-00-022, 2945-032-19-009

Moonridge Falls LTD
677 25 1/2 RD
Grand Junction, CO 81505-1001

2701-334-00-031

Ona Dawson
1509 W Sherwood Dr
Grand Junction, CO 81501-2142

2701-352-01-004

Richard Pifer
776 26 Road
Grand Junction, CO 81506-1430

2945-031-20-003

Ruby Briggs
654 Fenton St.
Grand Junction, CO 81505

2945-032-19-006

Terry & Deborah Newton
~~3321 Northridge Dr.~~ 2544 Moonridge Dr.
Grand Junction, CO ~~81506-1925~~
81505

2945-032-19-001

W & H LTD
518 28 RD
Grand Junction, CO 81501-6556

2945-031-22-004

Michael and Robin Westra
2554 Janece Dr
Grand Junction, CO 81505

2701-343-00-106

Nancy Eaton
2526 G RD
Grand Junction, CO 81505-9522

2701-343-00-107

Phyllis McClellan
2532 G RD
Grand Junction, CO 81505-9522

2701-321-00-067

Richard Darley
773 24 RD
Grand Junction, CO 81505-9631

Sacomanno Girls Trust
P.O. Box 608
Grand Junction, CO 81502

2701-341-00-016

Thomas Miller
2265 Segoe Lily Dr
Wellington, UT 84542-2021

2945-032-00-174

Walid & Teresa Bou-Matar
677 25 1/2 RD
Grand Junction, CO 81505-1001

2945-031-21-002, 2945-031-21-003

Midwest Motor Lodges
2558 Janece Dr.
Grand Junction, CO 81505

2701-343-00-173

Olga Clark
713 25 1/2 Road
Grand Junction, CO 81505-9505

2945-032-00-185

Richard & Etal Watson
653 26 RD
Grand Junction, CO 81506-1418

2701-352-00-014

Ronald and Kamilee Rucker
770 26 Road
Grand Junction, CO 81506-1430

2945-032-19-003

Stephen and Majorie Blair
2868 Unawweep Ave
Grand Junction, CO 81503-2161

2945-031-22-005, 2945-031-22-002, 2945-031-21-005, 2945-031-21-004,
2945-031-20-001

Tony Perry
2558 Janece Dr.
Grand Junction, CO 81505



EXISTING LOT SIZES

PROPOSED ZONING

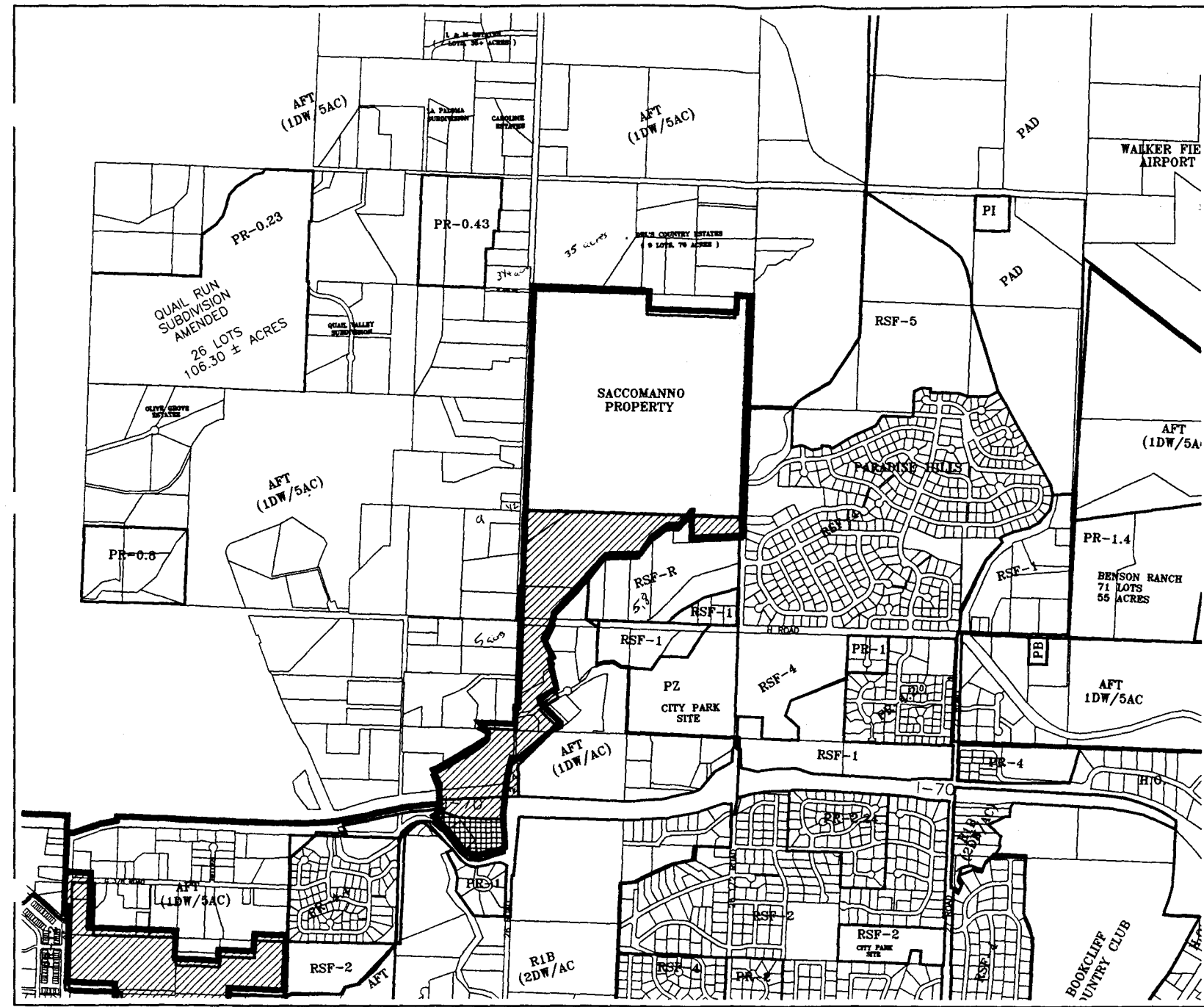
- RSF-R
- RSF-2
- PB

- CITY LIMITS
- POMONA PARK ANNEXATION
- 201 BOUNDARY

DW = DWELLING UNIT
AC = ACRE

SCALE: 1" = 500'

PREPARED BY: MARK PRIMROSE
APRIL 18, 1995



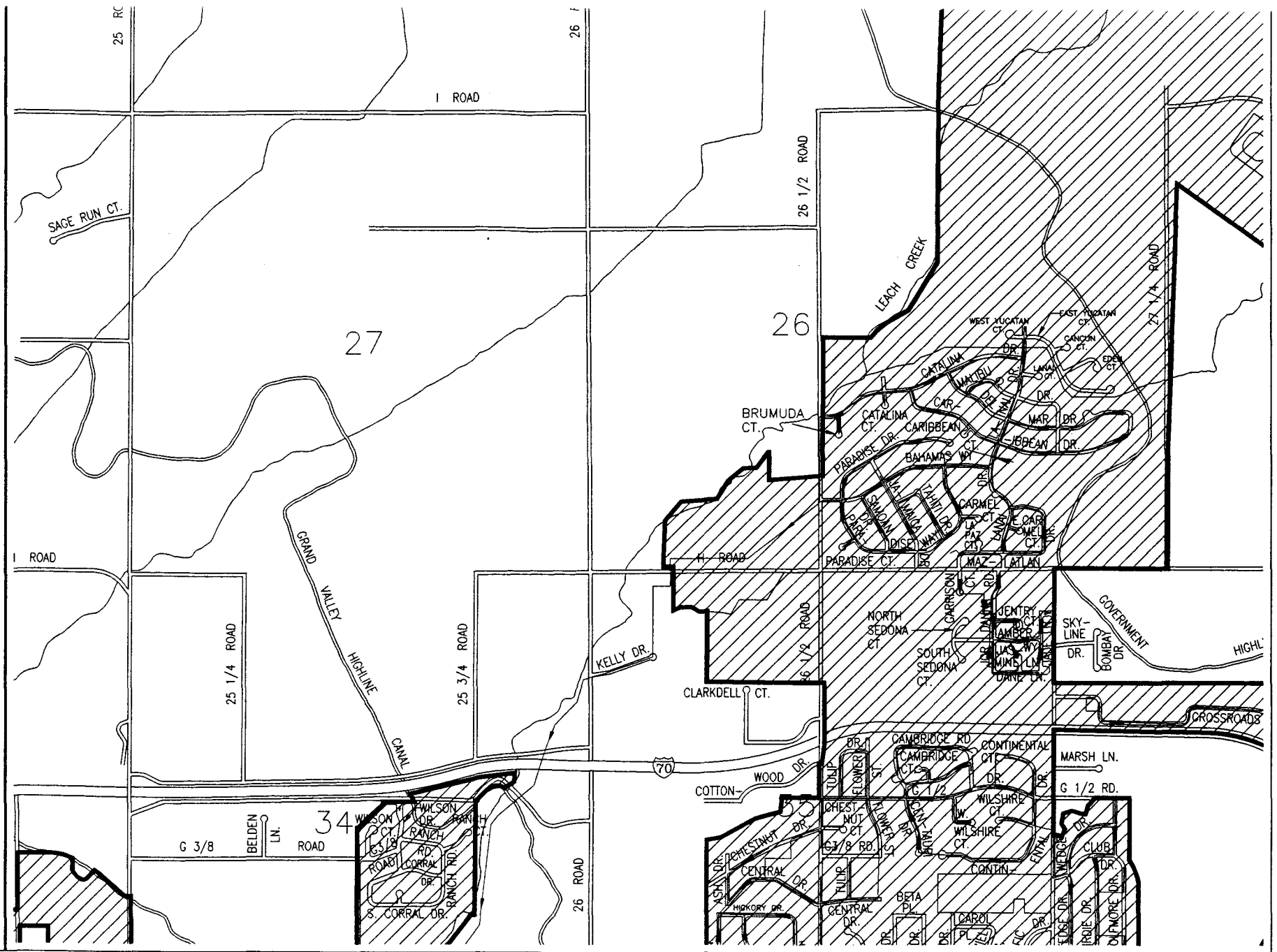


WER
NES

— 12"
— 8"






1" = 1000'

APRIL 27, 1995
C PRIMROSE



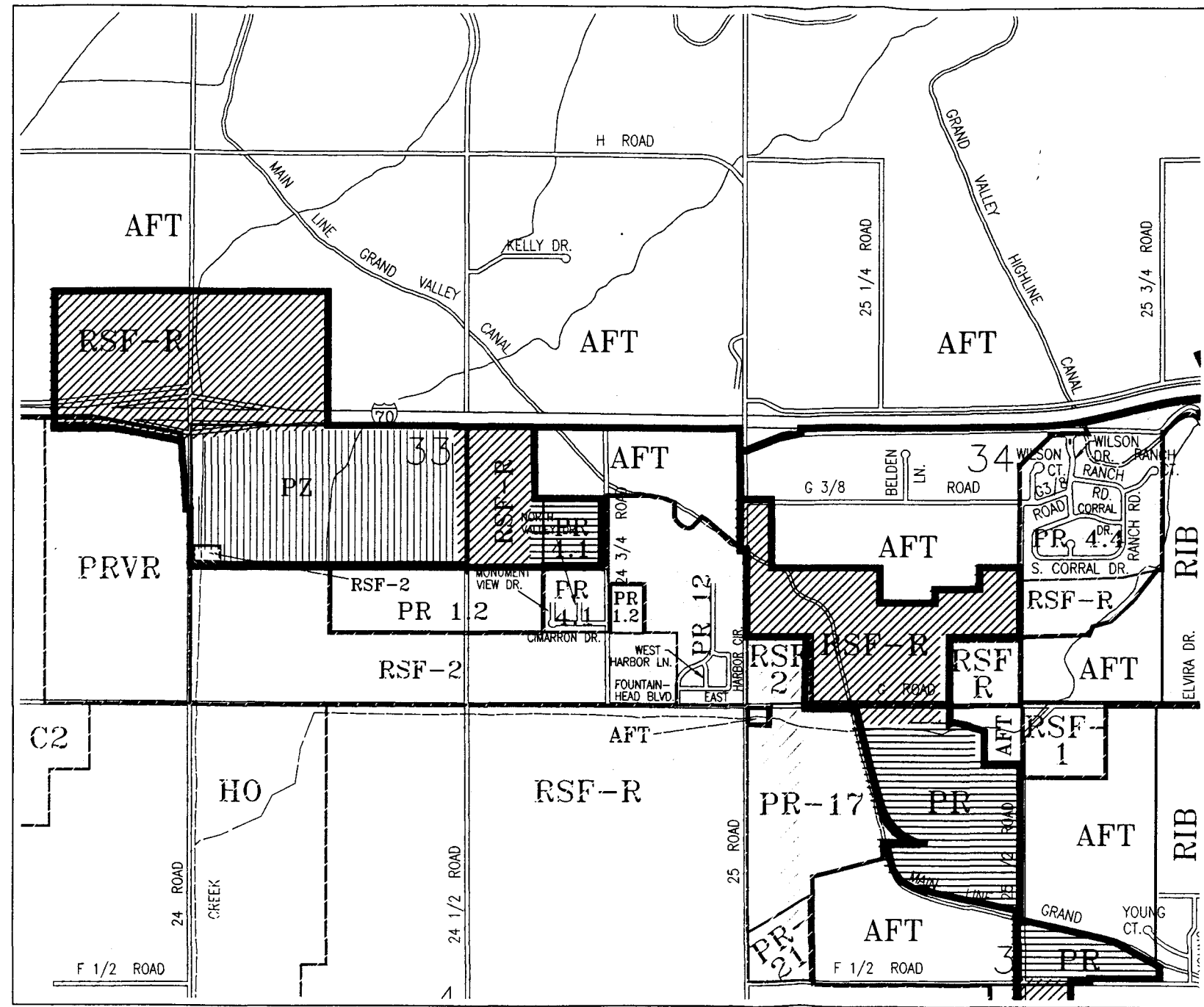


EXISTING LOT SIZES

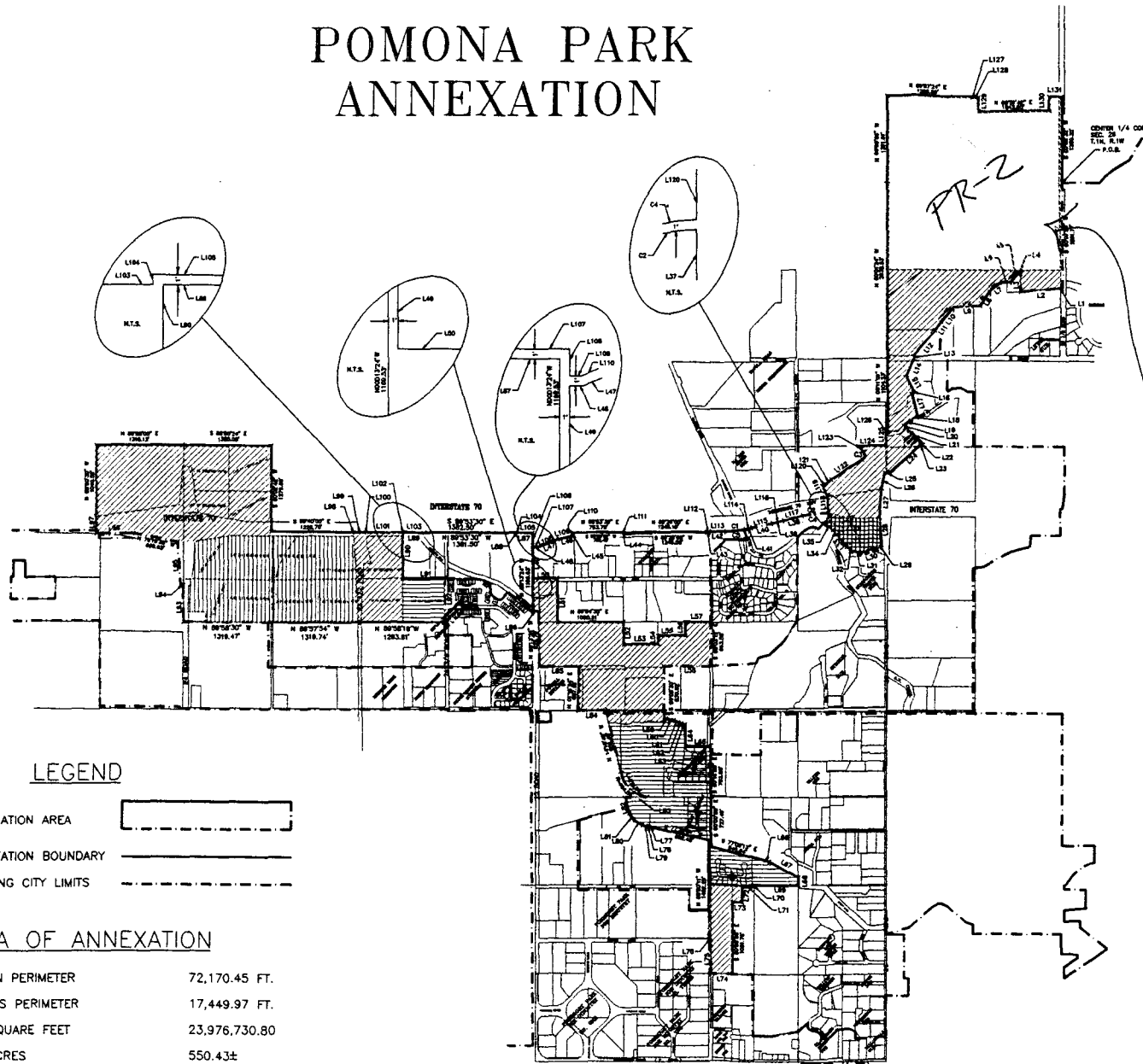
- CITY LIMITS 
- POMONA PARK ANNEXATION 
- RSF-R 
- PZ 
- PR 

SCALE: 1"=400'

PREPARED BY: MARK PRIMROSE
MAY 3, 1995



POMONA PARK ANNEXATION

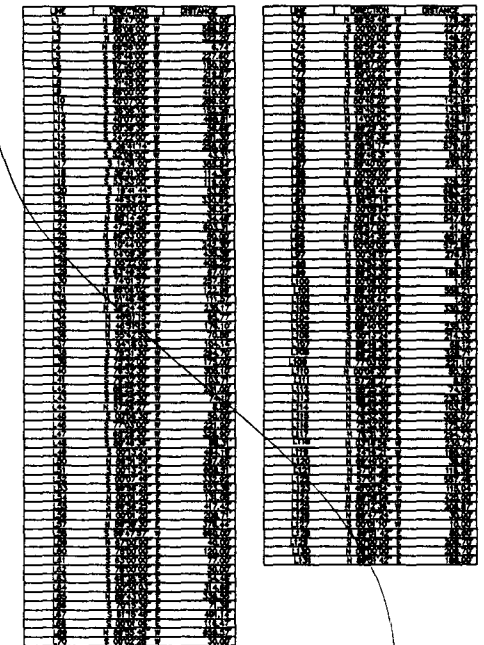


LEGEND

- ANNEXATION AREA
- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS

AREA OF ANNEXATION

ANNEXATION PERIMETER	72,170.45 FT.
CONTIGUOUS PERIMETER	17,449.97 FT.
AREA IN SQUARE FEET	23,976,730.80
AREA IN ACRES	550.43±



PROPOSED CITY ZONING

- RSF-R
- RSF-2
- PZ
- PB
- PR

PR-2
SACCOMANO
PROPERTY

February 7, 1995

FIELD(Name)
FIELD(Address)

Dear FIELD(Name):

The City of Grand Junction will be considering the annexation of lands in your area. You are invited to attend an informal meeting with City officials on Thursday, February 23rd, at 7 p.m. at Koinonia Church, 730 25 Road to discuss this proposed annexation which will be called the Pomona Park annexation. Our records show that you currently own property within this proposed annexation.

The City feels that you should have all of the facts concerning annexation before any final action takes place. We will be there to inform you of the effects of annexation and address those annexation questions many of you may have.

To help facilitate our coming and perhaps answer many of your questions beforehand, I have enclosed with this invitation a newsletter which answers many of the questions we often hear from residents of the valley about annexation. The City Council will hold a public hearing for this annexation at a regularly scheduled City Council meeting. The current schedule for that hearing is April 5, 1995. City Council meetings are held at the City/County Auditorium, at City Hall, 250 North 5th Street.

If you have questions or need additional information before the meeting, please contact myself or Dave Thornton, Senior Planner at 244-1430. We look forward to seeing you on the 23rd.

Respectfully,

Larry Timm
Director of Community Development

encl

(pomona.let)

(Letter to Neighbors of the Saccomanno Girls Trust Property about zoning)

As you may already know, the City of Grand Junction is currently annexing the 150 acre Saccomanno property owned by Saccomanno Girls Trust, located at the Southeast corner of 26 Road and H 3/4 Road as part of the Pomona Park Annexation. As with any annexation, the City must zone all properties with an appropriate City zone district. Your property has not been included in this annexation. (see enclosed map)

The Saccomanno Girls Trust petitioned the City for annexation and entered into an annexation agreement in 1994. The annexation agreement says that the Saccomanno Girls Trust may request from the City a density of not more than two units per acre for the 150 acre property. As a result the proposed City zoning for this property is Residential Single Family with a maximum of two units per acre (RSF-2).

This proposed zoning as well as the other proposed zone districts included in the Pomona Park Annexation will go to public hearing before the City Planning Commission on April 4, 1995 at 7:00 p.m. The meeting will be held at the City/County Auditorium, at City Hall, 250 North 5th Street.

Planning Commission will make their recommendation on zoning and forward it on to City Council. The zoning will then go to City council on April 19, 1995 and May 3, 1995. The May 3rd meeting will be a public hearing. Both meetings will be held at 7:30 p.m. at the City/County Auditorium at the above address.

We invite you to attend the above meetings. I've enclosed a copy of a map showing the area included in the Pomona Park Annexation and what zone districts are being proposed. If you have any questions, please contact me at your earliest convenience.

Respectfully,

Dave Thornton, AICP
Senior Planner

Enclosures

cc: file #ANX-95-17

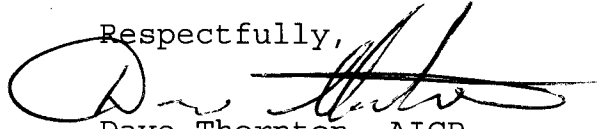
(pomneigh.let)

February 14, 1995

To File # ANX-95-17

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

Respectfully,

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

Dave Thornton, AICP
Senior Planner

Fred and Claudia Murphy
1103 Lockwood Court
Warwick, RI 02886

April 3, 1995

APR 06 RECD

Dave Thornton, AICP
Senior Planner
Grand Junction Community
Development Department
Grand Junction, Colorado

Dear Mr. Thornton,

Thank you for your notification regarding the April 4, 1995 meeting of the City Planning Commission and the subsequent May 3, 1995 hearing before the City Council regarding the zoning request petitioned by the Saccomanno Girls Trust. Unfortunately, my wife and myself will not be able to attend either of these important meetings. Please consider our feelings as voiced below.

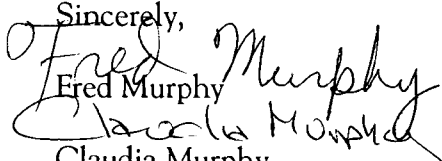
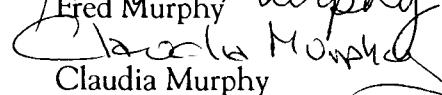
My name is Fred Murphy. My wife, Claudia, and I own a four-acre home site at the corner of H $\frac{3}{4}$ and 26 Roads. This is directly across the road from the 150-acre farm owned by the Saccomanno Girls Trust.

My wife and I wish to express our complete opposition to the proposed zoning density of two units per acre. It is patently obvious that a density of two units per acre will destroy the intrinsic qualities of the Saccomanno property and fundamentally alter the character of this section of Grand Junction. The City Council and Planning Commission should look long and hard at the cost of providing ongoing services to this level of development and to the tax demands that this kind of growth always imposes on the city's tax payers.

If the property represented by the Saccomanno Girls Trust must be subject to residential development, then certainly a zoning density of one unit per four acres is far more in keeping with the potential of the property, the rights of the existing property owners, and the best interests of all Grand Junction.

We urge you to reject the requested density of two units per acre and the congestion and deleterious affects that will inevitably result from this unwise and exploitative proposal.

Respect the best interests of all residents of Grand Junction and permit only a wise and sensible residential density on the property of the Saccomanno Girls Trust. My wife and I request that no zoning density be considered that is greater than one unit per four acres. We will be watching your deliberations with concern and scrutiny.

Sincerely,

Fred Murphy

Claudia Murphy

copy cc
original LT
SACCOMANNO
4/6/95

Fred and Claudia Murphy
1103 Lockwood Court
Warwick, RI 02886

Mayor of the City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado
81501

April 3, 1995

Dear Mayor,

My name is Fred Murphy. My wife, Claudia, and I own a four-acre home site at the corner of H $\frac{3}{4}$ and 26 Roads. This is directly across the road from the 150-acre farm owned by the Saccomanno Girls Trust.

We have recently received notification regarding the April 4, 1995 meeting of the City Planning Commission and the subsequent May 3, 1995 hearing before the City Council regarding the zoning request petitioned by the Saccomanno Girls Trust. Unfortunately, my wife and myself will not be able to attend either of these important meetings. Please consider our feelings as voiced below.

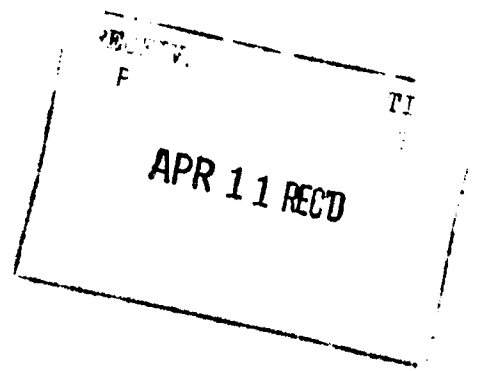
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We urge you to reject the requested density of two units per acre and the congestion and deleterious affects that will inevitably result from this unwise and exploitative proposal.

Respect the best interests of all residents of Grand Junction and permit only a wise and sensible residential density on the property of the Saccomanno Girls Trust. My wife and I request that no zoning density be considered that is greater than one unit per four acres. We will be watching your deliberations with concern and scrutiny.

Sincerely,
Fred Murphy
Fred Murphy
Claudia Murphy
Claudia Murphy



April 9, 1995

MR. THORNTON -

"FYI"

This is a copy of a letter which I have sent to all City Council members.

-Barbie Hultshon

818 26 Road
Grand Junction Co 81506
April 9, 1995

R. T. Mantlo, Mayor
250 North Fifth Street
Grand Junction Co 81501

RE: Public Hearing - Ordinance No. 2825

Dear Mr. Mantlo,

Four days have passed since Wednesday night's City Council meeting, and my degree of total frustration experienced that evening has not changed. The disappointment I felt in watching government at work is extreme.

There are many folks living in the area under consideration for annexation who have not had the chance to officially voice our opinions in this matter. This was to be our chance. Mr. Mantlo read #23 on the evening's agenda in part and then discussed the ordinance (with points from Mr. Baughman) in part. The remaining paragraph was never read or discussed. The majority of the interested folks in the audience were waiting for that to happen. Instead a vote was called for...which we obviously never heard....and for all practical purposes it was all over. We really didn't come just to be faces in the audience. We also didn't leave immediately after the vote. It somehow seems that more consideration was given to those who left than to those who remained.

Other points which are causing a rise in my blood pressure:

- Ms. Afman mentioned that citizens came to you requesting annexation. Surely you must realize that there are many of us who did not. How about just annexing those who want it?

- Our first official knowledge of the proposal to annex lands in our area was in February, 1995, when we were invited to a meeting at the Koinonia Church. At that meeting we were informed by Mr. Mantlo that though zoning was still up for discussion, annexation was pretty much of a "done deal". Wasn't Wednesday night's meeting supposed to be our chance to voice our concerns at a public hearing?

- Two tie votes which go against the public...what kind of democracy is this? The mayor ties the vote, rather than breaks the tie! Is this fair representation?

-The apparant "willy-nilly" pattern of annexation is irresponsible to say the least.

Many of our neighbors have deliberately chosen this rural lifestyle. At Tuesday night's Planning Commission meeting, 16 out of 20 of our neighbors who were present have bought land and built homes in our area. They chose not to do that within the City. We are tolerant of each others' straying livestock, livestock odors, noisy roosters, crop dusting activity, etc. I wonder how understanding our future city neighbors will be.

I remain "blown away" by Wednesday night's proceedings. Is this how the process works?

Perhaps one benefit will be that we'll now be able to vote in City Council elections.

Mr. Baughman's and Dr. Tomlinson's understanding did not go unnoticed. Thank you for your consideration in the fiasco.

Sincerely,

Barbara Hartshorn

Barbara Hartshorn
Secretary
Milliron H Land & Cattle Co., Inc.

Larry Jimm

All cc
+ David's Aunt
rec'd this

2679 Paradise Way
Grand Junction, CO 81506

April 12, 1995

The Honorable R.T. Mantlo
Mayor of Grand Junction
City Hall
250 N. 5th Street
Grand Junction, CO 81501

Dear Mayor Mantlo:

This letter is in regard to the annexation and rezoning of our property known as the Saccomanno Girls' Trust, a 152.8-acre parcel located south of H 3/4 between 26 and 26 1/2 Roads.

Beginning in 1967 and in years following, our parents, Ginny and Geno Saccomanno, bought 223 acres in the north area of our valley. They have welcomed new neighbors, selling acreage to individuals wanting to live in this area and to the City to provide a park for recreation. They have seen empty land become Paradise Hills which has grown into a beautiful subdivision, zoned RSF-5, for moderate income families. Homes in Alpine Meadows, zoned RSF-4, located southwest of 12th Street and H Road, near their home, and an area immediately east of their property, zoned PR, have developed providing space for families wanting larger homes on smaller lots. Our parents' philosophy of giving to our City and its people and promoting the Grand Valley has extended to their own "backyard."

In regard to the property presently being discussed for rezoning, we think it important to note that the City approached our parents about annexation and our father asked for RSF-4 zoning. The City suggested RSF-2 zoning and we made the concession to zone RSF-2 which is compatible with the Paradise Hills RSF-5 zoning and is a reasonable buffer to the adjacent AFT lands. At that time and at the present, there are no immediate plans to develop the property. We intend to continue farming and are only asking for RSF-2 zoning to position ourselves for the future. One of the compelling reasons we agreed to annexation was that it seemed desirable for the present and future growth of Grand Junction. As far as we are concerned, annexation is dependent on the approval of this zoning and, if not received, this property may never be a part of the City.

It has been said it would take away open space. Less than one mile to the north lies the Highline Canal. On the other side of the canal lie thousands of acres of land which are open and belong to the Bureau of Land Management. A 30-acre city park is planned at the southwest corner of 26 1/2 and H Roads. With approximately 230 homes built on this land, this area is still very rich with open space. And it could take as long as 10 years for the development to be completed. For example, Spring Valley was started in 1975 and wasn't built out until about 1990.

It is said it would change lifestyles. To use one man as an example, since Geno Saccomanno built his home at 778 26 1/2 Road in 1967, the following subdivisions have been built: Paradise Hills, Cambridge, Country Club Heights, Moses, Kelly Drive, Alpine Meadows, Alpine Village, Northcrest, Quail Run, Quail Valley, Sedonna, North Point, Garrison Court, and L&M Estates. Geno has told me, speaking only for himself, that it did not affect his lifestyle.

The City Council finds itself in a special position in this period in time when the city is expanding its boundaries. The county population has grown over the last 15 to 20 years and the City's population count no longer gives a true picture of Grand Junction. Your vision of Grand Junction 10 to 20 years from today will have a large influence on what it will become.

Sincerely yours,

Steve Watson
Lenna Watson

Steve and Lenna Watson

cc: City Council Members

To: Saccomano File

Harry J. ...



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

June 1, 1995

Dr. Geno Saccomanno
778 26½ Road
Grand Junction, CO 81506

Dear Dr. Saccomanno:

This letter is intended to extend the deadline in paragraph 9 of the agreement between the Saccomanno Girls' Trust and the City dated August 19, 1994. This is the deadline by which the Trust may elect to notify the City of its intention to terminate the agreement. To accommodate further communication on the maximum allowable units the City agrees to extend the deadline until June 16, 1995.

We believe that the zoning approved by the Council satisfies the terms of the annexation agreement. However, we recognize that you have the right to disagree.

The City Council's May 3/4, 1995, action directed that the zoning of the Saccomanno Girls' Trust property be Planned Residential (PR); that the maximum number of units be equivalent to what this property would support under Residential Single Family 2 (RSF-2) zoning; and that the actual development plan arrange densities to moderate impacts to neighboring lower density properties.

It is the responsibility of City staff to apply the Council's decision. This will occur whenever a development plan is submitted for review. However, it seems both possible and desirable to at least identify the maximum number of units now.

During the hearing May 3/4, Steve Watson testified that he estimated approximately 220 single family dwelling units would be allowed based upon the current RSF-2 classification. City staff have reviewed aerial photographs of the property and agree.

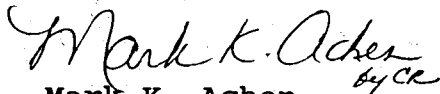
We do not agree with your attorney's view that the maximum should be 300 units. City Code establishes a minimum lot size of 21,500 square feet in RSF-2 zones. This requires that the maximum number of lots be calculated on net acreage available after public rights-of-way, open spaces, wetlands, etc. have been identified.

Dr. Saccomanno
June 1, 1995
Page 2

You are welcome to submit more detailed materials to assist our calculation of the maximum number of units. If you wish to do so, please provide such by Friday, June 9, 1995. This will allow us a week to evaluate your materials. Otherwise, we shall establish the maximum number of units that can be developed on the Trust property at 220.

Feel free to contact me, if you have any questions.

Sincerely,



Mark K. Achen
City Manager

cc: Kirk Rider, Attorney at Law
City Council Members
Larry Timm, Community Development Director
Dan Wilson, City Attorney

Larry Timm

**YOUNGE & HOCKENSMITH
PROFESSIONAL CORPORATION**

OF COUNSEL
THOMAS K. YOUNGE
FRANK M. HOCKENSMITH

DAN G. GRIFFIN
KIRK RIDER
RONALD W. GIBBS
EARL G. RHODES
YEULIN V. WILLETT

ATTORNEYS AT LAW

200 GRAND AVENUE, SUITE 500

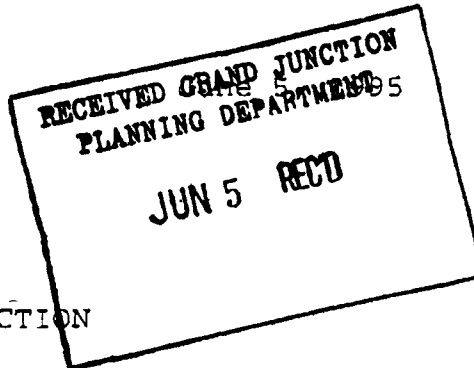
P. O. BOX 1768

GRAND JUNCTION, COLORADO 81502-1768

970-242-2645 FAX 970-241-5719

BRENT A. CARLSON *
DOUGLAS E. BRIGGS
J. MARTELLE DANIELS
KEVIN R. KENNEDY *

*ALSO ADMITTED IN CALIFORNIA



*C MKA
Larry T
6/5/95
CR*

VIA FACSIMILE

Dan E. Wilson
City Attorney
CITY OF GRAND JUNCTION
250 N. 5th Street
Grand Junction, CO 81501

RE: June 1 Letter of Mark Achen to Dr. Geno Saccomanno

Dear Dan:

Thanks for the fax copy of Mark's June 1 letter to Dr. Saccomanno. We'll make every effort to get with Larry Timm and reach some agreement on the number of RSF-2 zoned lots that could be platted on the property.

I wanted to respond quickly, though, to one view attributed to me in Mark's letter. I have not expressed the view in our discussions that the property will accommodate 300 RSF-2 lots. I did say that it is no more reasonable to adopt Steve Watson's comments that RSF-2 zoning would result in 220 lots than it would be to adopt other comments of the zoning opponents to the effect that 300 units would be built as a result of RSF-2 zoning. We do take the position that the number of dwelling units should be based upon the number of lots that could actually be platted under straight RSF-2 zoning. I believe that that number should be calculable without a lot of difficulty, if not now at least when some development action commences.

In any case, we'll make every effort to get in touch with the Community Development Department and see whether we can agree on how to approach this mathematical task. We accept the

Dan E. Wilson, City Attorney
June 5, 1995
Page (2)

extension granted in Mark's June 1 letter and hope that a final resolution may be reached during the extension period.

Very Truly Yours,

YOUNGE & HOCKENSMITH,
Professional Corporation

By 
Kirk Rider

KR:pll

xc: Carol Murphy
Lenna Watson
Linda Siedow
Dr. Geno Saccomanno

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RECEIVED GR...
PLAN...

YOUNGE & HOCKENSMITH JUN 15 RECD
PROFESSIONAL CORPORATION

OF COUNSEL
THOMAS K. YOUNGE
FRANK M. HOCKENSMITH

DAN G. GRIFFIN
KIRK RIDER
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200 GRAND AVENUE, SUITE 500

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BRENT A. CARLSON *
DOUGLAS E. BRIGGS
J. MARTELLE DANIELS
KEVIN R. KENNEDY *

* ALSO ADMITTED IN CALIFORNIA

DAN
While it would be nice to resolve these issues now, there is no mandate that we do so. The time & energy & cost associated with what would admittedly be a "theoretical" design are probably not warranted considering all the other things we've got going.
June 8, 1995
MTA of 6/16/95
cc: Larry
John S
cc: Powell
cc: [unclear]
6/16/95

*C MTA Larry } See the * on next page please advise. CR*

Dan E. Wilson
City Attorney
CITY OF GRAND JUNCTION
250 N. 5th Street
Grand Junction, CO 81501

VIA FACSIMILE

RE: Saccomanno Property

Dear Dan:

We have reviewed Mark Achen's June 1 letter to Dr. Saccomanno with our clients, and I have had some further discussions with you and with Mark. We have reviewed with our clients the minutes of the Council's May 3 meeting that set forth the terms of the resolution adopted with respect to this property. We have also consulted briefly with Rolland Engineering concerning the number of RSF-2 lots that might be developed on the Saccomanno property.

Dan, we think the May 3 resolution should be considered the complete and final statement of the property's zoning at this time. As I have explained to my clients, I doubt that we even have authority to deviate from the maximum density calculation required by the Council's resolution, even by agreement with City staff. Although it would be possible to develop a RSF-2 site plan for the property, that doesn't seem warranted here.

First, Tom Rolland estimates the cost of this preliminary sketch work to be in the \$500-\$1,000 range. Second, our clients may never proceed with residential development for this property. Third, I think you and I would have a surprising amount of added time devoted to issues such as the inclusion of waste areas and wetlands in half-acre building sites. These are all expenses that can be deferred and perhaps avoided entirely by leaving the

Dan E. Wilson, City Attorney
June 6, 1995
Page (2)

Council's resolution as it stands and applying it at a later time if necessary.

We recognize that Larry Timm has adopted the comments of Steve Watson in reaching the 220 unit figure, which is admittedly a "SWAG" figure. In our preliminary discussions with Rolland Engineering, they expressed the same sort of SWAG estimate that the acreage might yield 260 RSF-2 building sites. Until the RSF-2 layout is actually done, we won't know the actual number, and I don't believe there is any substitute for an actual sketch plan layout.

Accordingly, we propose that the maximum residential density on the property not be the subject of further negotiations or discussions at this time. This would mean that, notwithstanding the closing paragraph of Mark's June 1 letter to Dr. Saccomanno, the maximum density is not being "established," either at 220, 260, or any other number at this time. I ask that you confirm your acceptance or rejection of this conclusion to me as promptly as you can. /

Again, we appreciate the effort that you and City staff have devoted to this matter, and we believe this resolution is a reasonable one for our clients, the City and the neighboring residents.

Very Truly Yours,

YOUNGE & HOCKENSMITH,
Professional Corporation

By
Kirk Rider

KR:pll

xc: Carol Murphy
Lenna Watson
Linda Siedow
Dr. Geno Saccomanno

Pow-VA PARK File

ANX-95-17

To: kathy portner,michael drollinger,david thornton
From: Larry Timm
Subject: Re: 6/6/95 letter from Kirk Rid
Date: 6/20/95 Time: 4:22p

Originated by: DAVIDG 6/16/95 6:55p
Replied by: MARKA 6/19/95 8:48a
Replied by: DAVIDG 6/19/95 6:25p
Replied by: MARKA 6/20/95 2:39p
Forwarded by: LARRYT 6/20/95 4:22p (CHANGED)

fyi and file.

***** ORIGINAL MESSAGE FOLLOWS *****

No apologies needed.

We've just decided it's not likely we can decide. To raise this issue with Council and the neighborhood again is likely to merely exacerbate frustrations. This is especially so since the Saccomano's have no specific development plans upon which staff and Council can reasonably rely.

Saccomanos want to retain maximum flexibility, while staff's interest is to put the issue to rest. The meaning of Council's May decision will have to be established whenever there is a development proposal.

In the meantime the City has a relatively easily understood standard (R2 equivalency) upon which to determine the maximum units. The standard for distribution of those units is vague, but that is not necessarily a disadvantage to those who want to constrain development on this site.

Neither the developer nor City (staff at least) have much desire to expend further energy refining these standards based upon some hypothetical project. (We live to fight another day?)



16 June 1995

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

Mr. Kirk Rider
c/o Younge & Hockensmith
200 Grand Avenue
Grand Junction, Colorado 81501

Hand Deliver

Re: Saccomanno Girls' Trust Property

Dear Kirk,


This letter will confirm our conversation of this morning, June 16, 1995.

As we spoke about this morning the City will agree to not require at this time further definition or planning of the number of proposed dwelling units on the property. The density of the property has been established by the Council at PR-2 and final allocation of that density will be deferred until a subdivision is designed and proposed. It is the City's express expectation that at the time of a development proposal that all plans are designed consistent with the Council's requirement that "higher density" development be planned for the east side of the property and that "lower density" be planned for the west side.

Should you have any question or if I may be of assistance to you or your clients, please do not hesitate to call.

OFFICE OF THE CITY ATTORNEY

by: _____


John P. Shaver

Assistant City Attorney
250 North 5th Street
Grand Junction, CO 81501
(303) 244-1501

pc: Mark Achen
Dave Thornton
Larry Timm

STAFF REPORT MARCH 28, 1995

For specific information on the zoning for the Moonridge Falls, Valley Meadows, Kay, and Cimmarron North Subdivisions please refer to the individual staff reports for these.

Generally all proposed City zoning in this annexation are those zones that most closely fit the previous County zoning. The City has no land use plan for the area to guide zoning until the completion of the City's Land Use Plan. Upon completion of the Land Use Plan, there will be guidance for zoning. We would anticipate in the future that as development occurs many of those areas currently proposed as RSF-R will be rezoned to recommended zones as per the future Land Use Plan.

The zone districts proposed are those shown on Exhibit A (proposed zoning for the Pomona Park Annexation).

Present County Zoning/Proposed City Zoning/Existing Land Use/Acres:

	<u>County Zone</u>	<u>Proposed City Zone</u>	<u>Use</u>	<u>Acres</u>
<u>24 to 24 1/2 Road and I-70 Area :</u>				
10 Parcels:				
	2701-323-00-066	AFT	RSF-R	CHURCH 26.72
	2701-323-00-067	AFT	RSF-R	SF 1.06
	2701-332-00-026	AFT	RSF-R	AG 14.81
	2701-332-00-027	AFT	RSF-R	SF/AG 13.
	2701-332-00-028	AFT	RSF-R	AG 2.71
	2701-333-00-067	PB	RSF-2	SF .96
	2701-333-00-941	PB	PZ	AG 35.26
	2701-333-00-942	AFT	PZ	SF/AG 37.34
	2701-333-00-031	AFT	RSF-R	AG 18.3
	(North Valley Subdivision)			
	2701-334-06-078	PR-12	PR-4.1	AG 8.32
<u>25 to 25 1/2 Road and F 1/2 to G 3/8 Road Area:</u>				
11 Parcels:				
	2701-343-00-950	AFT	RSF-R	CHURCH 1.23
	2701-343-00-952	AFT	RSF-R	CHURCH 2.66
	2701-343-00-065	AFT	RSF-R	AG 19.25
	2701-343-00-106	AFT	RSF-R	SF/AG 8.34
	2701-343-00-107	AFT	RSF-R	SF/AG 7.66
	2701-343-00-173	AFT	RSF-R	SF/AG 14.
	2945-032-00-021	AFT	RSF-R	SF/AG 4.16
	2945-034-00-050	AFT	RSF-R	AG 10.

	<u>County Zone</u>	<u>Proposed City Zone</u>	<u>Use</u>	<u>Acres</u>
2945-034-00-051	AFT	RSF-R	SF	.85
2945-032-00-174	PR 9.9	PR 9.9	SF	2.59
2945-032-00-137	PR 7.8	PR 7.8	AG	4.28

26 to 26 1/2 Road and I-70 to H 3/4 Road Area:

14 Parcels:

2701-341-00-016	AFT	RSF-R	AG	9.4
2701-352-00-014	AFT	RSF-R	SF/AG	2.6
2701-352-01-003	AFT	RSF-R	SF	0.97
2701-352-01-004	AFT	RSF-R	SF	0.98
2701-352-00-085	AFT	RSF-R	SF	3.3
2701-352-00-048	AFT	RSF-R	SF/AG	6.44
2701-263-00-018	AFT	RSF-R	SF	5.02
2701-263-00-002	AFT	RSF-R	SF/AG	25.65
2701-263-00-001	AFT	RSF-R	SF	2.27
2701-262-00-015	AFT	RSF-R	SF/AG	4.14
2701-262-00-150	AFT	RSF-2	AG	150.56
(Bookcliff Gardens Nursery)				
* 2701-341-00-118	PB	PB	NURSERY	0.64
* 2701-341-00-119	PB	PB	NURSERY	1.7
* 2701-341-00-120	PB	PB	NURSERY	4.98

NOTES

* Bookcliff Gardens consists of a nursery/greenhouse/landscaping materials land use and has two single family houses on site.

LEGEND:

AG = Agricultural

SF = Single Family

AFT = Agricultural/Forestry/Transitional

RSF-R = Residential Single Family - Rural

PZ = Public Zone

PB = Planned Business

RSF-2 = Residential Single Family with a max. of 2 units per acre

At this time all proposed City zoning in this annexation are zones which most closely fit the previously Mesa County zoning for each parcel with the following exceptions:

EXCEPTION 1; the proposed North Valley Subdivision. North Valley Subdivision, located on 24 3/4 Road north of G Road (tax parcel #2701-334-06-078) received City Planning Commission approval in 1994 as a preliminary plan. The preliminary plan also included filings 1 and 2 already in the City limits.

(FILE: #35-94(3)). The following is a history summarizing the North Valley development proposal:

The entire site is 19.19 acres in size and was historically used as an agriculture field.

The North Valley Subdivision could potentially have 74 single-family residential lots on the 19+-acre site and has begun with two filings. Filing #1 was platted for 18 lots and is located on the southern most portion of the property. Access is from 24 3/4 Road from proposed Cimmarron Drive which will connect with North Valley Drive and Monument View Drive, both of which will be stubbed streets running parallel to 24 3/4 Road. Filing #2 will provide for an additional 20 single-family residential lots. Access and circulation will continue the alignments of North Valley and Monument View Drives, both of which will be stubbed with the remaining vacant portion of the property to the north.

The northern lot containing 9.88 acres, identified as Outlot B in the plan, will be limited to 36 lots when annexed into the City unless a new preliminary plan is submitted, reviewed and approved for an altered development layout and/or density. Until this occurs, the north half of the site will also be zoned PR-4.1.

The property owner/developer has expressed concern regarding the reduction of density for the northern parcel currently outside of the City limits and has argued that when the City annexes the northern parcel, it should retain the County PR-12 zoning density. During the preliminary plan process many of the adjacent property owners expressed concern for the existing County zoning density of 12 units per acre and expressed approval of the proposed 4.1 units per acre as shown in the preliminary plan. City staff have not been supportive of the PR-12 throughout the process and make the following comments:

- 1) Although the City required the petitioner to present an Outline Development Plan (ODP) for the north portion of the site, it was the petitioner's option to illustrate single-family lots rather than cluster, townhome, or multi-family lots in order to realize his full 12 units per acre density.
- 2) Failure of the petitioner to raise any legal issues at the time of ODP/preliminary review limits his ability to use legal recourse on this issue now.
- 3) Staff is not saying an alternative development is not permissible for the northern half. If the petitioner will propose an alternative development scheme, City staff will respond to it accordingly.
- 4) Petitioner claims the proposed down-zone is a taking. However, reasonable economic value from the site can still be derived; therefore, a takings claim is not substantiated.

EXCEPTION 2; the 0.96 acre property at 726 24 Road. This property has a single family house on it. It was previously zoned Planned Business (PB) in Mesa County. The parcel is surrounded on three sides by City owned property that will be occupied by the proposed City's sports park. The previous County zoning of PB was a zone district with no specific land uses allowed and no approved plan. Staff is proposing that the City zone this property with a zone district that allows the current use of the property.

Residential Single Family - with a maximum of two units per acre (RSF-2) is the most appropriate zone. The County zoning is no longer appropriate.

EXCEPTION 3; the 72.6 acres of land at 24 Road, north of G Road owned by the City of Grand Junction (27011-333-00-941 and 2701-333-00-942). Now that the City owns this property, the Public Zone (PZ) is the appropriate zone district.

EXCEPTION 4; the Saccomanno Girl's Trust property (tax #2701-262-00-150) located between 26 Road and 26 1/2 Road at H 3/4 Road. This property is an 150 acre parcel that was previously zoned Agricultural/Forestry/Transitional (AFT) in the County and requested annexation into the City. The property owner and the City entered into an annexation agreement that allows the owners to request from the City a density of not more than two units per acre for their property. Now that the property is being annexed as part of the Pomona Park Annexation, staff is proposing that the zone district Residential Single Family - with a maximum of two units per acre (RSF-2) be applied to the property.

Planned Business (PB) Zone

In addition to the above exceptions, the Planned Business zone for Bookcliff Gardens, (Tax #'s 2701-341-00-118, 2701-341-00-119, and 2701-341-00-120) is proposed as follows:

LAND USES: The uses allowed in this PB Zone District will be ONLY those land uses currently existing at the time of annexation. Uses identified at the time of annexation include Nursery/Greenhouses/Landscaping Materials and Single Family Residential.

BULK/LANDSCAPING/PARKING REQUIREMENTS: The bulk/landscaping/parking requirements for this PB Zone District will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development.

SIGNAGE REQUIREMENTS: All signage regulations will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development with the following exception:

- 1) Freestanding signs shall be monument signs and shall not exceed 8 feet in height.

Planned Residential (PR 9.9)

There is an 2.59 acre parcel located at 677 25 1/2 Road that was zoned PR 9.9 by Mesa County but does not have an approved plan. The City is proposing that the zoning for this property be Planned Residential with a maximum of 9.9 units per acre. Future development of this property will require full review and approval through the City's development review process.

Planned Residential (PR 7.8)

There is a 4.28 acre property located to the west of Valley Meadows Subdivision that was zoned PR 7.8 with Valley Meadows, but was not included as part of the preliminary plan. Although a right-of-way connection to it was approved as part of the Valley Meadows plan, there is no approved plan for this property. Future development of this property will require full review and approval through the City's development review process.

(ppzoning.rpt)

STAFF REVIEW

FILE: #ANX-95-16 POMONA PARK ANNEXATION

DATE: February 1, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Referral of Petition for the Pomona Park Annexation.

LOCATION: This annexation includes properties located at the Northwest, Northeast, and Southeast corners of 24 road & I-70 interchange, then easterly to 24 3/4 Road area; and including the Northeast corner of 25 Road & G 1/8 Road, then east and south to F 1/2 Road & 25 1/2 Road; and the Northwest & Southwest corners of I-70 & 26 Road, then north along the east side of 26 Road to H 3/4 Road, then east to 26 1/2 Road; and including properties in the Kay, Valley Meadows, and Moonridge Falls Subdivisions.

APPLICANT: City of Grand Junction

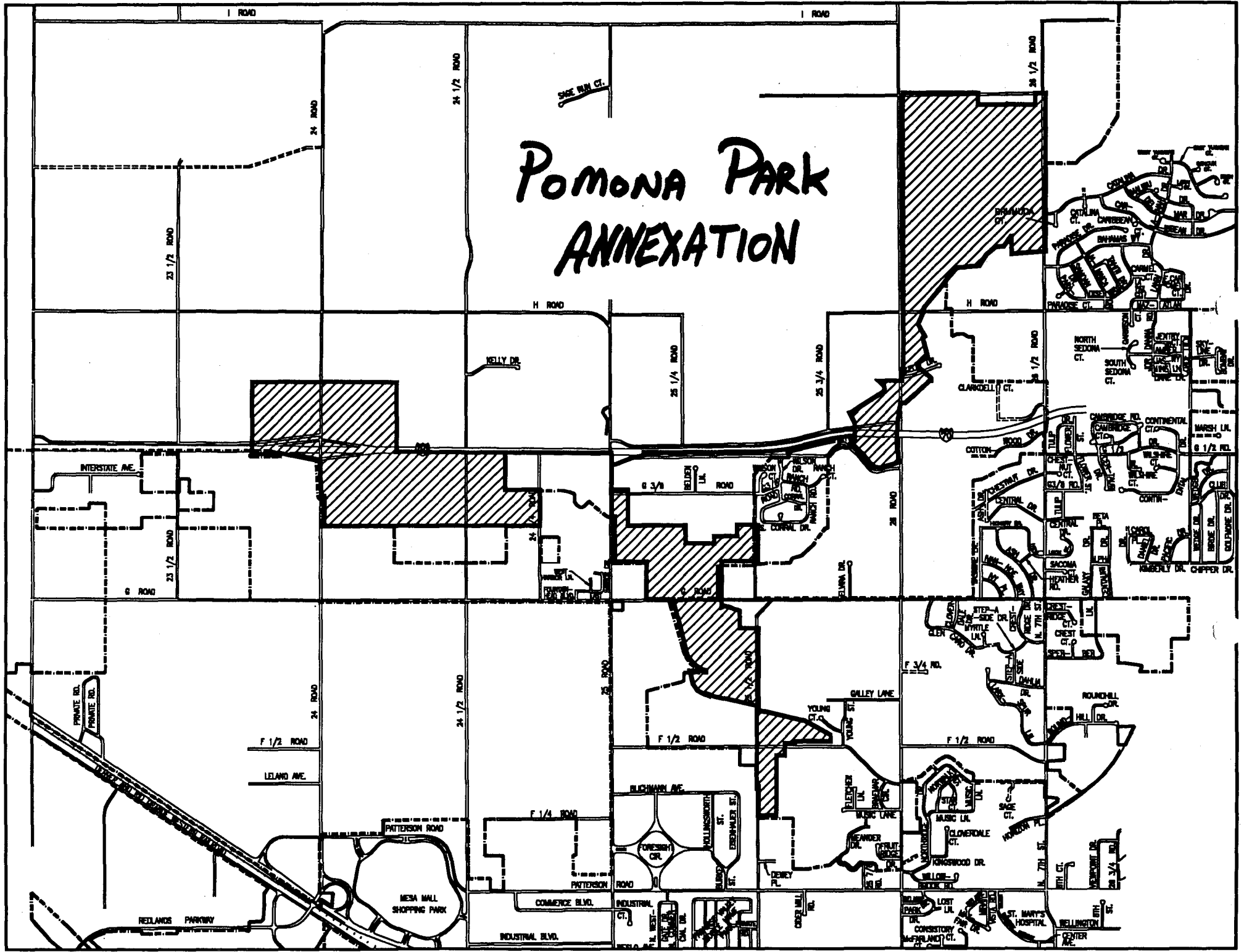
EXECUTIVE SUMMARY: The City desires to annex lands north of the present City limits. Powers of Attorney (POA's) have been obtained for the County approved Moonridge Falls Subdivision, Valley Meadows Subdivision, and Kay Subdivision, all currently under construction as well as POA's from individual properties that have already connected to sewer and the 151 acre Saccomanno property. These POA's along with adjoining lands are being considered as part of the Pomona Park Annexation. Staff requests that City Council approve the resolution accepting the submittal of annexation petitions and scheduling a public hearing on the sufficiency of the petitions.

STAFF ANALYSIS: The Pomona Park annexation petition is a majority annexation petition. The annexation petition consists of 53 parcels comprising 232.66 acres and 69 owners. There are an additional 25 parcels comprising 195.12 acres and 30 owners included in the Pomona Park annexation.

As part of this annexation, the City will be annexing those properties proposed as part of the future sports complex/park at 24 Road and G Road. The Pomona Park annexation will include a total of 80 parcels on approximately 550.43 acres after including right-of-way and City owned properties. There is an Annexation Agreement that was executed between the property owner and the City for the 151 acre Saccomanno property.

STAFF RECOMMENDATIONS: Staff recommends approval.
(pomona.rpt)

POMONA PARK ANNEXATION



STAFF REVIEW

FILE: #ANX-95-17 POMONA PARK ANNEXATION

DATE: March 15, 1995

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 Pomona Park Annexation.

LOCATION: This annexation includes properties located at the Northwest, Northeast, and Southeast corners of 24 road & I-70 interchange, then easterly to 24 3/4 Road area; and including the Northeast corner of 25 Road & G 1/8 Road, then east and south to F 1/2 Road & 25 1/2 Road; and the Northwest & Southwest corners of I-70 & 26 Road, then north along the east side of 26 Road to H 3/4 Road, then east to 26 1/2 Road; and including properties in the Kay, Valley Meadows, and Moonridge Falls Subdivisions.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands north of the present City limits. Powers of Attorney (POA's) have been obtained for the County approved Moonridge Falls Subdivision, Valley Meadows Subdivision, and Kay Subdivision, all currently under construction as well as POA's from individual properties that have already connected to sewer and the 151 acre Saccomanno property. These POA's along with adjoining lands are being considered as part of the Pomona Park Annexation. Staff requests that City Council approve by Resolution the Acceptance of Petition and approve on first reading the annexation ordinance for the Pomona Park Annexation.

STAFF ANALYSIS: The Pomona Park annexation petition is a majority annexation petition. The annexation petition consists of 53 parcels comprising 232.66 acres and 69 owners. There are an additional 25 parcels comprising 195.12 acres and 30 owners included in the Pomona Park annexation.

As part of this annexation, the City will be annexing those properties proposed as part of the future sports complex/park at 24 Road and G Road. The Pomona Park annexation will include a total of 80 parcels on approximately 550.43 acres after including right-of-way and City owned properties. There is an Annexation Agreement that was executed between the property owner and the City for the 151 acre Saccomanno property.

STAFF RECOMMENDATIONS: Staff recommends approval.
(pomona.rpt)

Approved by City Council 6-1, MARCH 15, 1995

STAFF REVIEW

FILE: #ANX-95-17 POMONA PARK ANNEXATION

DATE: April 5, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the annexation ordinance for the Pomona Park Annexation.

LOCATION: This annexation includes properties located at the Northwest, Northeast, and Southeast corners of 24 road & I-70 interchange, then easterly to 24 3/4 Road area; and including the Northeast corner of 25 Road & G 1/8 Road, then east and south to F 1/2 Road & 25 1/2 Road; and the Northwest & Southwest corners of I-70 & 26 Road, then north along the east side of 26 Road to H 3/4 Road, then east to 26 1/2 Road; and including properties in the Kay, Valley Meadows, and Moonridge Falls Subdivisions.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands north of the present City limits. Powers of Attorney (POA's) have been obtained for the County approved Moonridge Falls Subdivision, Valley Meadows Subdivision, and Kay Subdivision, all currently under construction as well as POA's from individual properties that have already connected to sewer and the 151 acre Saccomanno property. These POA's along with adjoining lands are being considered as part of the Pomona Park Annexation. Staff requests that City Council approve on second reading the annexation ordinance for the Pomona Park Annexation.

STAFF ANALYSIS: The Pomona Park annexation petition is a majority annexation petition. The annexation petition consists of 53 parcels comprising 232.66 acres and 69 owners. There are an additional 25 parcels comprising 195.12 acres and 30 owners included in the Pomona Park annexation.

As part of this annexation, the City will be annexing those properties proposed as part of the future sports complex/park at 24 Road and G Road. The Pomona Park annexation will include a total of 80 parcels on approximately 550.43 acres after including right-of-way and City owned properties. There is an Annexation Agreement that was executed between the property owner and the City for the 151 acre Saccomanno property.

STAFF RECOMMENDATIONS: Staff recommends approval.
(pomona.rpt)

Approved by City Council on April 5, 1995

STAFF REVIEW

FILE: #ANX-95-17 POMONA PARK ZONE OF ANNEXATION

DATE: April 19, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve the zone of annexation for the Pomona Park Annexation. (First reading of the ordinance).

LOCATION: This annexation includes properties located at the Northwest, Northeast, and Southeast corners of 24 road & I-70 interchange, then easterly to 24 3/4 Road area; and including the Northeast corner of 25 Road & G 1/8 Road, then east and south to F 1/2 Road & 25 1/2 Road; and the Northwest & Southwest corners of I-70 & 26 Road, then north along the east side of 26 Road to H 3/4 Road, then east to 26 1/2 Road; and including properties in the Kay, Valley Meadows, Cimmarron North and Moonridge Falls Subdivisions.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City has recently approved the annexation of lands north of the City limits known as the Pomona Park Annexation. The City is required by State Statute to establish zoning for the Pomona Park Annexation.

STAFF ANALYSIS: As part of this annexation, the City annexed those properties proposed as part of the future sports complex/park at 24 Road and G Road. The Pomona Park annexation included a total of 80 parcels on approximately 550.43 acres after including right-of-way and City owned properties. There is an Annexation Agreement that was executed between the property owner and the City for the 151 acre Saccomanno property. The annexation agreement says that the Saccomanno Girls Trust, owners of the approximately 150 acre Saccomanno property may request from the City a density of not more than two units per acre for their property.

The City is proposing the following zone districts for the Pomona Park Annexation: SEE ATTACHED STAFF REPORT DATED MARCH 28, 1995

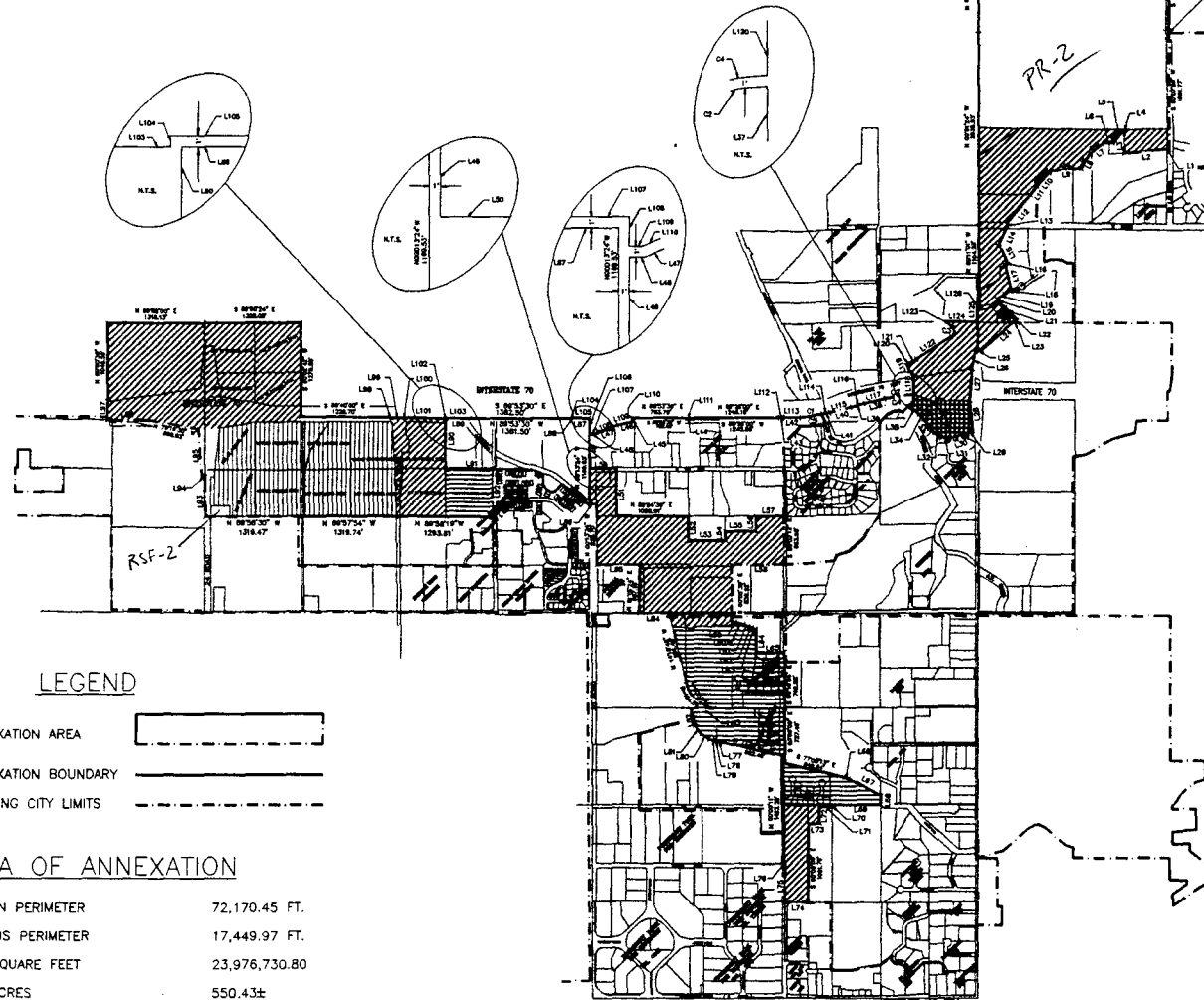
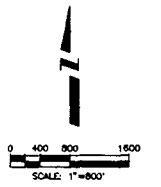
STAFF RECOMMENDATIONS: Staff recommends approval of the zoning as proposed in the Staff report dated March 28, 1995.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended for the Pomona Park Annexation, those zone districts as recommended in City staff report dated March 28, 1995 with the following exception: 1) that the 151 acre Saccomanno property (tax parcel #2701-262-00-150) located between 26 Road and 26 1/2 Road and south of H 3/4 Road, be zoned Residential Single Family - Rural (RSF-R) instead of Residential Single Family - with a maximum of 2 units per acre (RSF-2).

*Approved on Consent (6-0) by
City Council on April 19, 1995*

POMONA PARK ANNEXATION

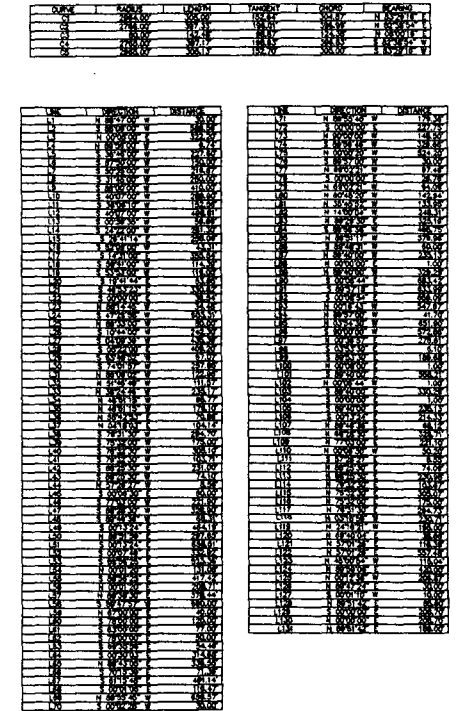


LEGEND

- ANNEXATION AREA
- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS

AREA OF ANNEXATION

ANNEXATION PERIMETER	72,170.45 FT.
CONTIGUOUS PERIMETER	17,449.97 FT.
AREA IN SQUARE FEET	23,976,730.80
AREA IN ACRES	550.43±



PROPOSED CITY ZONING

- RSF-R
- PR
- PZ
- PB
- PR

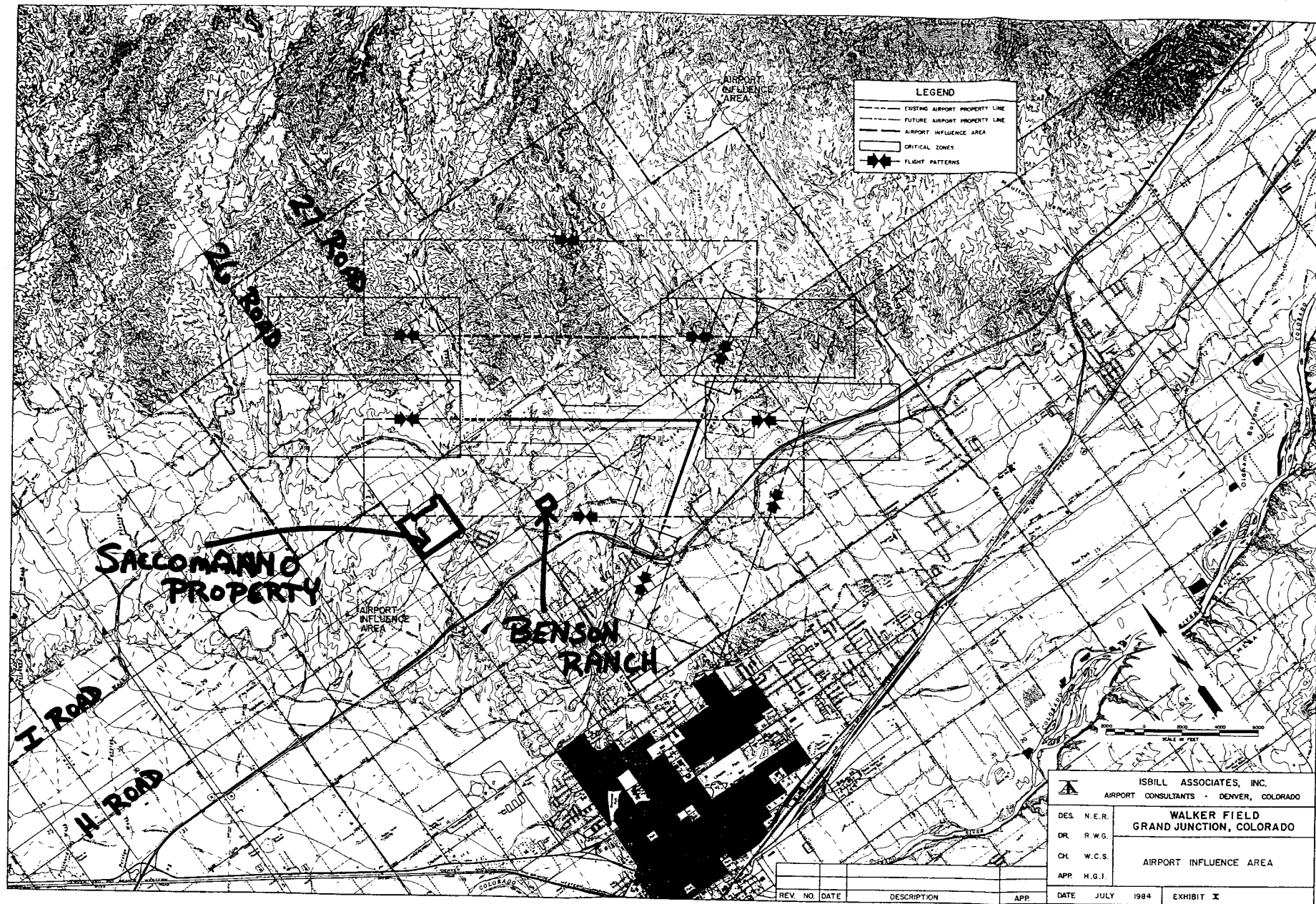
Approved by CC
on May 3, 1995
AS PLANNED
RESIDENTIAL-2
UNITS PER ACRE
(PR-2)

REVISION	DESCRIPTION	DATE	DRAWN BY	CHECKED BY	APPROVED BY	FIELD BOOK NO.	PAGE	SCALE	PLAN	PROFILE
REVISION Δ	PR TO RSF-R	03/13/95	H.O.P.	S.R.E.	J.L.S.				HORIZ. 1" = 800'	HORIZ.
REVISION Δ										
REVISION Δ										

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

POMONA PARK ANNEXATION

SHEET NO. 2
OF 2
FILE NO. SAC04K.DWG



STAFF REVIEW

FILE: #ANX-95-17 POMONA PARK ZONE OF ANNEXATION

DATE: May 3, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve the zone of annexation for the Pomona Park Annexation. (Second reading of the ordinance).

LOCATION: This annexation includes properties located at the Northwest, Northeast, and Southeast corners of 24 road & I-70 interchange, then easterly to 24 3/4 Road area; and including the Northeast corner of 25 Road & G 1/8 Road, then east and south to F 1/2 Road & 25 1/2 Road; and the Northwest & Southwest corners of I-70 & 26 Road, then north along the east side of 26 Road to H 3/4 Road, then east to 26 1/2 Road.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City has recently approved the annexation of lands north of the City limits known as the Pomona Park Annexation. The City is required by State Statute to establish zoning for the Pomona Park Annexation.

STAFF ANALYSIS: As part of this annexation, the City annexed those properties proposed as part of the future sports complex/park at 24 Road and G Road. The Pomona Park annexation included a total of 80 parcels on approximately 550.43 acres after including right-of-way and City owned properties. There is an Annexation Agreement that was executed between the property owner and the City for the 151 acre Saccomanno property. The annexation agreement says that the Saccomanno Girls Trust, owners of the approximately 150 acre Saccomanno property may request from the City a density of not more than two units per acre for their property.

The City is proposing the following zone districts for the Pomona Park Annexation: SEE ATTACHED STAFF REPORT DATED MARCH 28, 1995

STAFF RECOMMENDATIONS: Staff recommends approval of the zoning as proposed in the Staff report dated March 28, 1995.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommendation for the Pomona Park Annexation, is to zone those zone districts as recommended in the City staff report dated March 28, 1995 with the following exception: 1) that the 151 acre Saccomanno property (tax parcel #2701-262-00-150) located between 26 Road and 26 1/2 Road and south of H 3/4 Road, be zoned Residential Single Family - Rural (RSF-R) instead of Residential Single Family - with a maximum of 2 units per acre (RSF-2).

ADDITIONAL INFORMATION RECEIVED FROM WALKER FIELD AIRPORT STAFF SINCE THE PLANNING COMMISSION MEETING:

Staff received comments from the Airport (see attached letter) that shows the relationship of the Saccomanno property with the airport. The Saccomanno property lies within the Airport area of influence and is 2,000 to 3,000 feet outside of the 60 Ldn noise contour for 1983. It is 1,000 feet outside of the 1983 projected contour for the year 2003.

Currently the Airport has an consulting firm working on noise contours for 1995 and projections for 2005. We do not know how much the noise contours will change, but it is anticipated that the contours will expand to cover a larger area than those shown on the 1983 maps attached to the Airport letter. It therefore appears that residential development of the Saccomanno property does not conflict with the Airport based on current noise data. If new noise data, once it becomes available, shows that a portion of the Saccomanno site would be heavily impacted by airport noise, development of the area to be impacted should be planned accordingly.

The Benson Ranch project recently approved by the County Commissioners is similarly located to the 60 Ldn noise contours of the airport. However, a significant difference between the Benson property and the Saccomanno property is that the Benson Ranch site is located east of the Highline Canal. The 1984 Airport Master Plan shows the appropriate land uses east of the Highline Canal to be airport associated development or industrial development. The Benson Ranch project is truly in conflict with the Airport's Master Plan. Recommended land uses in the 1984 Airport Master Plan for areas west of the Highline Canal include low and medium density residential development. The Saccomanno property lies within an area recommended as "open area/agricultural/forestry/transitional. Density is not specified for this area although it lies west of the low and medium density area. (See Land Use map from Airport Master Plan.)

Staff has also included as requested by City Council at the last workshop, maps of the area around the Saccomanno property showing water line and sewer line sizes and locations and existing City and County zoning/densities.

PETITION

The below undersigned petition the GRAND JUNCTION PLANNING COMMISSION and the GRAND JUNCTION CITY COUNCIL to reduce the proposed density of the 155 acre parcel of land bounded by 26 Road, 26.5 Road, H.25 Road, and H.75 Road #ANX 95-17 from RSF-2 (density up to 2 residences per acre) to a density not to exceed 1 residence per 2 acres.

<u>Name</u>	<u>Address</u>			
Dave [Signature]	2545 Canaan Way	Grand Jct		81505
Margaret Zellner	2555 Canaan Wy	G J		81505
Margaret G. Ahern	2550 Canaan Wy	GJ		81505
Nedra G. Ahern	2550 Canaan Way	G Jct		81505
John Slou	2398 Mangrove	G Jct		81503
Ma Compleson Dr.	2596 H Rd	G. Jct.		81505
[Signature]	2566 H Rd	G.J.		81505
Rm Stonebrow	794 25 3/4 Rd	GJ		81505
Pat Cook	782 25 3/4 Rd	G.J.		81505
Kay Leigh	782 25 3/4 Rd	Rd		81505
John W. Jefferson	2599 H Rd	G.J.		81505
Robert Conroy	2605 Kelley Dr.	G.J.		81506
William A. Lett	823 26 road	G.J.		81506
Carol Scott	823 26 Rd.	G.J.		81506
Doug Brathorn	818 26 Rd	G.J.		81506
Barbara Heston	818 26 RD	GJ		81506
Wallis B. McArthur	877 26 Rd.	G.J.		81506
William A. Pitts	866 H Rd	G.J.		81506
Beth Pitts	2626 H Rd	G.J.		81506
Ron Rucker	770 26 Rd	G.J.		81506
Joe Rammundo	867 26 Rd	G.J.		81505
Shirley Rammundo	867 26 Rd	G.J.		81505

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

MAR 10 1995

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 POMONA PARK ANNEXATION**

DATE: March 10, 1995

On Wednesday, February 23rd, a resolution for the intent to annex the pomona Park annexation went go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to city Council on March 15th, With second reading on April 5th. The annexation will be effective MAY 7th. 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 Friday, March 31st, 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.**

POMONA PARK ANNEXATION

LOCATION: This annexation includes properties located at the Northwest, Northeast, and Southeast corners of 24 road & I-70 interchange, then easterly to 24 3/4 Road area; and including the Northeast corner of 25 Road & G 1/8 Road, then east and south to F 1/2 Road & 25 1/2 Road; and the Northwest & Southwest corners of I-70 & 26 Road, then north along the east side of 26 Road to H 3/4 Road, then east to 26 1/2 Road; and including properties in the Kay, Valley Meadows, and Moonridge Falls Subdivisions. (see map)

SUMMARY

PARCELS = 80

of Dwelling Units = 38

ACRES = 550.43

Estimated Population = 81

The Pomona Park annexation petition is a majority annexation petition. The annexation petition consists of 53 parcels comprising 232.66 acres and 69 owners. There are an additional 25 parcels comprising 195.12 acres and 30 owners included in the Pomona Park annexation.

As part of this annexation, the City will be annexing those properties proposed as part of the future sports complex/park at 24 Road and G Road. The Pomona Park annexation will include a total of 80 parcels on approximately 550.43 acres after including right-of-way and City owned properties. There is an Annexation Agreement that was executed between the property owner and the City for the 151 acre Saccomanno property.

It includes the following right-of-way: (see map)

NORTH - SOUTH STREETS

24 Road Between G 1/4 and G 3/4 - entire width
24 1/2 Rd Between G 1/4 and G 1/2 - entire width
24 3/4 Rd Between G 1/4 and G 3/8 - Westerly half
25 Road Between G 1/2 and G 3/8 - entire width
25 1/5 Rd Between F 1/4 and F 1/2 - entire width (ROW only)
F 1/2 and F 3/8 - Easterly half
F 3/8 and F 7/8 - Westerly half
26 Road Between G 5/8 and G 3/4 - entire width
G 3/4 and Kelly Dr - Easterly half

EAST - WEST STREETS

F 1/2 Rd Between 25 1/2 and 25 5/8 - entire width
G Road: Between 25 1/4 and 25 1/3 - entire width
G 1/8 Rd Between 25 and 25 1/4 - entire width (ROW only)
Kelly Dr first approx. 330 feet - entire width

Subdivision Streets

Kay Sub:

Janece Drive
Fenton Street

Valley Meadows:

Westwood Drive
Uintah Court

Moonridge Falls:

Moonridge Drive
Moonridge Court

Previous County Zoning: Agricultural, Forestry, Transitional (AFT), Planned Business (PB), and Planned Residential (PR).

Proposed City Zoning: Residential Single Family - Rural (RSF-R), Residential Single Family with a maximum of 2 units per acre (RSF-2), Planned Residential (PR), Planned Business (PB), and Public Zone (PZ). (SEE MAP)

Current Land Use: Business, Residential, and Agricultural. (A-team,ptw)

POMONA PARK ANNEXATION

File #ANX-95-17

TOTAL # OF PARCELS	80
TOTAL # OF PARCELS W/ POA'S	53
TOTAL # OF PARCELS W/O POA'S	25
TOTAL # OF CITY OWNED PROPERTIES	2
TOTAL # OF PROPERTY OWNERS (ON TITLE)	99(EXCLUDING CITY)
TOTAL # OF PROPERTY OWNERS W/ POA'S (ON TITLE)	68
TOTAL # OF PROPERTY OWNERS W/O POA'S (ON TITLE)	31
TOTAL # OF ACREAGE W/ POA'S	232.66
TOTAL # OF ACREAGE W/O POA'S	195.12
TOTAL # OF CITY OWNED ACRES	72.6
TOTAL ROW ACREAGE	50.05
TOTAL # OF ACREAGE (EXCLUDING ROW)	500.38
TOTAL ANNEXATION ACREAGE	550.43

POMONA PARK ANNEXATION File#ANX995117										
NO	PARCELS	OWNERS	ACREAGE	POA	BOOK	PAGE	EXISTING LAND USE	COUNTY ZONING	PROPOSED CITY ZONING	ASSESSED VALUE
	MOONRIDGE FALLS FIL. #1									
1	2945-032-19-001	W & H LTD		Yes	2045	147	SF	PUD	PR	\$5370
2	2945-032-19-002	CARROLL & MARY OMAN		Yes	2045	147	SF	PUD	PR	\$5370
3	2945-032-19-003	STEPHEN & MAJORIE BLAIR		Yes	2045	147	SF	PUD	PR	\$5370
4	2945-032-19-004	MOONRIDGE FALLS		Yes	2045	147	VAC	PUD	PR	\$5370
5	2945-032-19-005	KENNETH & RENEE CHRISTENSEN		Yes	2045	147	SF	PUD	PR	\$5370
6	2945-032-19-006	TERRY & DEBORAH NEWTON		Yes	2045	147	SF	PUD	PR	\$5370
7	2945-032-19-007	MOONRIDGE FALLS		Yes	2045	147	VAC	PUD	PR	\$5370
8	2945-032-19-008	MOONRIDGE FALLS		Yes	2045	147	VAC	PUD	PR	\$5370
9	2945-032-19-009	MOONRIDGE FALLS		Yes	2045	147	VAC	PUD	PR	\$5370
10	2945-032-19-010	MOONRIDGE FALLS		Yes	2045	147	VAC	PUD	PR	\$5370
11	2945-032-19-011	MOONRIDGE FALLS		Yes	2045	147	VAC	PUD	PR	\$5370
12	2945-032-19-012	MOONRIDGE FALLS		Yes	2045	147	VAC	PUD	PR	\$5370
13	2945-032-19-013	MOONRIDGE FALLS		Yes	2045	147	VAC	PUD	PR	\$5370
14	2945-032-19-014	MOONRIDGE FALLS		Yes	2045	147	VAC	PUD	PR	\$5370
		ACREAGE TOTAL=	5.732							
	KAY SUB.									
15	2945-031-20-001	TONY PERRY		Yes	2032	508	SF	PUD	PR	\$5800
16	2945-031-20-002	HAROLD & LORRAINE SHEADER		Yes	2032	508	SF	PUD	PR	\$5800

POMONA PARK ANNEXATION File#ANNX995117										
NO	PARCELS	OWNERS	ACREAGE	POA	BOOK	PAGE	EXISTING LAND USE	COUNTY ZONING	PROPOSED CITY ZONING	ASSESSED VALUE
17	2945-031-20-003	RUBY BRIGGS		Yes	2032	508	SF	PUD	PR	\$5800
18	2945-031-20-004	DAVID & BEVERLY CAMPBELL		Yes	2032	508	SF	PUD	PR	\$5800
19	2945-031-21-001	LESS MILLER		Yes	2032	508	SF	PUD	PR	\$5800
20	2945-031-21-002	MIDWEST MOTOR LODGES		Yes	2032	508	SF	PUD	PR	\$5800
21	2945-031-21-003	MIDWEST MOTOR LODGES		Yes	2032	508	SF	PUD	PR	\$5800
22	2945-031-21-004	TONY PERRY		Yes	2032	508	VAC	PUD	PR	\$5800
23	2945-031-21-005	TONY PERRY		Yes	2032	508	VAC	PUD	PR	\$5800
24	2945-031-21-006	MARILYN HILL		Yes	2032	508	SF	PUD	PR	\$5800
25	2945-031-21-007	JOHN DAVIS		Yes	2032	508	VAC	PUD	PR	\$5800
26	2945-031-22-001	LEAH MILLIAS		Yes	2032	508	SF	PUD	PR	\$5800
27	2945-031-22-002	TONY PERRY		Yes	2032	508	SF	PUD	PR	\$5800
28	2945-031-22-003	BOYD & VALERIE TAYLOR		Yes	2032	508	SF	PUD	PR	\$5800
29	2945-031-22-004	MICHAEL & ROBIN WESTRA		Yes	2032	508	SF	PUD	PR	\$5800
30	2945-031-22-005	TONY PERRY		Yes	2032	508	SF	PUD	PR	\$5800
		ACREAGE TOTAL=	4.27							
31	2701-321-00-066	BAPTIST CHURCH	26.72	No			B-BALL FIELD/ V-BALL COURTS	AFT	RSF-R	\$3130
32	2701-321-00-067	RICHARD DARLEY	1.06	No			SF	AFT	RSF-R	\$6890
33	2701-332-00-026	LELAND THRAILKILL	14.81	No			AG	AFT	RSF-R	\$3940
34	2701-332-00-027	WILLIAM MERKEL	13	No			SF/AG	AFT	RSF-R	\$1570

POMONA PARK ANNEXATION File#ANXX99517										
NO	PARCELS	OWNERS	ACREAGE	POA	BOOK	PAGE	EXISTING LAND USE	COUNTY ZONING	PROPOSED CITY ZONING	ASSESSED VALUE
35	2701-332-00-028	LELAND THRAILKILL	2.71	No			AG	AFT	RSF-R	\$1570
36	2701-333-00-067	LEONARD LONG	.96	No			SF	PB	RSF-2	\$14510
37	2701-333-00-941	CITY OF GRAND JUNCTION	35.26	No			AG	PB	PZ	\$17330
38	2701-333-00-942	CITY OF GRAND JUNCTION	37.34	No			SF/AG	AFT	PZ	\$6570
39	2701-334-00-031	ONA DAWSON	18.3	No			AG	AFT	RSF-R	\$2310
40	2701-341-00-016	THOMAS MILLER	9.4	No			AG	AFT	RSF-R	\$15800
41	2701-343-00-065	LAWRENCE L. EDWARDS	19.25	No			AG	AFT	RSF-R	\$770
42	2701-343-00-106	NANCY EATON	8.34	No			SF/AG	AFT	RSF-R	\$3560
43	2701-343-00-107	PHYLLIS McCLELLAN	7.66	No			SF/AG	AFT	RSF-R	\$13710
44	2701-344-00-118	EDWARD & BETTY SETTLE	0.64	No			SF	PB	PB	\$6820
45	2701-341-00-119	EDWARD & BETTY SETTLE	1.7	No			NURSERY	PB	PB	\$9460
46	2701-341-00-120	EDWARD & BETTY SETTLE	4.98	No			NURSERY	PB	PB	\$51650
47	2701-343-00-173	OLGA CLARK	14	No			SF/AG	AFT	RSF-R	\$19540
48	2701-343-00-950	KOINONIA CHURCH	1.23	No			CHURCH	AFT	RSF-R	\$2030
49	2701-343-00-952	KOINONIA CHURCH	2.66	No			PLAYGROUND	AFT	RSF-R	\$40580
50	2701-352-01-003	CHRIS & SUSAN CAMERON	0.97	Yes	1122	656	SF	AFT	RSF-R	\$14200
51	2701-352-01-004	RICHARD PIFER	0.98	Yes	1122	658	SF	AFT	RSF-R	\$12090
52	2701-352-00-014	RONALD & KAMILEE RUCKER	2.6	No			SF	AFT	RSF-R	\$6320

POMONA PARK ANNEXATION File#ANNX995117										
NO	PARCELS	OWNERS	ACREAGE	POA	BOOK	PAGE	EXISTING LAND USE	COUNTY ZONING	PROPOSED CITY ZONING	ASSESSED VALUE
53	2701-352-00-048	H.E. & E.W. ANDERSON	6.44	No			SF/AG	AFT	RSF-R	\$15200
54	2701-352-00-085	GEORGE & STELLA SHANKS	3.3	Yes	1261	796	SF	AFT	RSF-R	\$26200
55	2701-263-00-001	MARJORIE CORN	2.27	No			SF	AFT	RSF-R	\$33930
56	2701-263-00-002	BARBARA HARTSHORN	25.65	No			SF	AFT	RSF-R	\$39930
57	2701-263-00-018	CAROL BARBERO	5.02	No			SF	AFT	RSF-R	\$18050
58	2945-031-00-171	CLINTON SPARKS <i>Cimarron NORTH SUB</i>	5.59	Yes	2070	120	SF	PUD	PR	\$6180
59	2945-031-00-191	JOHN DAVIS <i>Kay Sub</i>	3.44	No			AG	PUD	PR	\$9980
60	2945-032-00-021	MARIETA HOCKETT & MARTHA CHRISTENSEN	4.16	No			AG	PUD	PR	\$5520
61	2945-032-00-022	MOONRIDGE FALLS	17.35	Yes	2045	147	AG	PUD	PR	\$2160
62	2945-032-00-137	DAVID & DIXIE CHRISTENSEN	4.28	Yes	2084	896	AG	PR 7.8	PR	\$3520
63	2945-032-00-174	WALID & TERESA BOU-MATAR	2.59	Yes	2000	297	SF	PR 9.9	PR	\$23900
64	2945-032-00-190	MOONRIDGE FALLS	6.73	Yes	2045	147	AG	PUD	PR	\$860
65	2945-034-00-050	FRANK & MARTHA FORAKER	10	Yes	1740	428	AG	AFT	RSF-R	\$6840
66	2945-034-00-051	MARTHA WRIGHT	0.85	Yes	1740	429	SF	AFT	RSF-R	\$6460
67	2701-262-00-150	SACCOMANNO GIRLS TRUST	150.56	Yes	2093	796	AG	AFT	RSF-2	\$15520
THE FOLLOWING PARCELS (VALLEY MEADOWS) WERE SUBDIVIDED OUT OF PARCELS 2945-032-00-184 & 2945-032-00-185. THE FOLLOWING INFORMATION IS FOR THE TWO ORIGINAL PARCELS BEFORE THEY WERE SUBDIVIDED.										
	2945-032-00-184		2.79				VAC	PR 7.8	PR	\$380

POMONA PARK ANNEXATION File#ANMX995117										
NO	PARCELS	OWNERS	ACREAGE	POA	BOOK	PAGE	EXISTING LAND USE	COUNTY ZONING	PROPOSED CITY ZONING	ASSESSED VALUE
	2945-032-00-185		8.35				VAC	PR 7.8	PR	\$1280
	VALLEY MEADOWS									
68	2945-032-24-001	L.O.GRIFFITH		Yes	2084	896				
69	2945-032-24-002	L.O.GRIFFITH		Yes	2084	896				
70	2945-032-24-003	GERRY L. DALTON & LARRY E. DANGLER		Yes	2084	896				
71	2945-032-25-001	L.O.GRIFFITH		Yes	2084	896				
72	2945-032-25-002	L.O.GRIFFITH		Yes	2084	896				
73	2945-032-25-003	L.O.GRIFFITH		Yes	2084	896				
74	2945-032-25-004	L.O.GRIFFITH		Yes	2084	896				
75	2945-032-25-005	L.O.GRIFFITH		Yes	2084	896				
76	2945-032-25-006	L.O.GRIFFITH		Yes	2084	896				
77	2945-032-25-007	KAMAL & JANICE ZOABI		Yes	2084	896				
78	2945-032-25-008	L.O.GRIFFITH		Yes	2084	896				
		ACREAGE TOTAL=	4.13							
79	2701-263-00-015	CAROL BARKER SCOTT	4.14	No			SF/AG	AFT	RSF-R	\$7040
80	2701-334-06-078	G RD LLC, A COLORADO LIMITED LIABILITY COMPANY	8.32	Yes	2069	957	VAC	PR 12	PR	\$80
									Total =	\$648305

ANNEXATION AREA FACT SHEET

Name of Area: POMONA PARK Date: JAN 26 1995
 Common Location: Generally: NW, NE, SE corner of 24 Rd & I-70, then EAST to 24 3/4 Rd; and NE corner of 25 Rd & G 1/8 Rd AND EAST & SOUTH TO F 1/2 Rd & 25 1/2 Rd; and the NW & SW corners of I-70 & 26 Rd, then north along east side of 26 Rd to H 3/4 Rd then to 26 1/2 Rd.
 Existing Land Use: Agricultural / Single Family Rural Estimate # of Acres: 385.85
CHURCH / Greenhouse - Nursery 37.93
Single Family Residential - Urban 20.662 / TOTAL
City Owned Property 72.60 550.43
 Projected Land Use: Right-of-way (Additional) # of Parcels: 80
SAME AS ABOVE # of Parcels - Owner Occupied: Approx 30

of Dwelling Units: 38 Estimated Population: 88

Special Districts: Service Provider:
 * Water: UTE WATER _____
 Sewer: _____ City / County
 * Fire: GRAND JUNCTION RURAL Fire _____
 * Drainage: GRAND JUNCTION DRAINAGE _____
 * School District 51 _____
 Irrigation: _____ GRAND VALLEY WATER USERS
 Pest: _____ None
 Other: _____

Legal Requirements: (Check as each requirement is confirmed)

- One sixth contiguity to existing City limits
- Land held in identical ownership not divided w/o written consent.
- Land in identical ownership greater than \$200,000 assessed valuation not included without written consent.
- Area is or will be urbanized.
- Does not extend boundary more than 3 miles/year (except enterprise 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: AFT, PB, PR12, PUD, PR 9.9, PR 7.8
 Proposed City Zoning: _____

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

50% Petition

AFFIDAVIT

Affidavit in support of the City Council's finding, pursuant to C.R.S. 31-12-104, that certain property is eligible to be annexed.

Affiant states under oath the following:

1. I, DAVID L. THORNTON, am employed by the City of Grand Junction as a Planner in the Community Development Department. I have no personal interest in the subject annexation. I have reviewed the petition for POMONA PARK annexation.

2. It is my professional belief, based on my review of the petition and relevant documents in my office which I regularly rely upon in the performance of my duties, that:

a) A proper petition has been properly signed by the owners of more than 50 % (fifty percent) of the property described and by more than 50 % (fifty percent) of the owners in the area described. The property described is the same as the area 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 is urban or will be urbanized in the near future;

e) the area to be annexed is, practically, already integrated with the City; however even if it is found not be presently integrated, the area is capable of being integrated with the City since the City has the facilities and resources necessary to provide urban services.

f) No land held in identical ownership is being divided by the proposed annexation without the written consent of the landowners thereof unless the division is by a dedicated street, road, or other public way;

g) No land held in identical ownership comprising twenty acres or more with a valuation of two hundred thousand dollars (\$200,000) for *ad valorem* tax purposes or more is included without the owners consent.

_____ Affiant

_____ DATE

_____ appeared before me this _____ day of _____, 199__ and, having been placed under oath, stated that the foregoing is true and accurate to the best of his knowledge.

Stephanie Nye _____
Notary Public/City Clerk

STATE OF COLORADO }
COUNTY OF MESA }

SS

AFFIDAVIT

_____, of lawful age, being first duly sworn,
upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of
the person whose name it purports to be.

Subscribed and sworn to before me this ____ day of
_____, 1994.

Witness my hand and official seal.

Notary Public

Address

My commission expires: _____

PETITION FOR ANNEXATION

POMONA PARK

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.

POMONA PARK ANNEXATION

A parcel of land situate in Sections 26,32,33,34 and 35 Township 1 North, Range 1 West and in Section 3 Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Center $\frac{1}{4}$ corner of said Section 26, Township 1 North, Range 1 West, thence along the north-south centerline of said Section 26 (said centerline also being the centerline of 26 $\frac{1}{2}$ Road) S $00^{\circ}07'50''$ W, 1591.77 feet; thence N $89^{\circ}47'00''$ W, 30.00 feet to a point on the west Right-of-Way line of said 26 $\frac{1}{2}$ Road; thence along the south line of a parcel of land as described in Book 1829 at Page 788 of the records of the Mesa County Clerk and Recorder S $85^{\circ}08'00''$ W, 586.56 feet; thence along the west line of said parcel of land N $00^{\circ}05'00''$ E, 322.20 feet to a point on the north line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 26; thence along the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ N $89^{\circ}56'00''$ W, 6.74 feet to the centerline of Rice Wash; thence along the centerline of said Rice Wash the following 12 courses:

- 1) S $36^{\circ}46'00''$ W, 227.60 feet;
- 2) S $87^{\circ}50'00''$ W, 150.00 feet;
- 3) S $50^{\circ}35'00''$ W, 219.87 feet;
- 4) S $31^{\circ}45'00''$ W, 250.00 feet;
- 5) S $86^{\circ}00'00''$ W, 410.00 feet;
- 6) S $40^{\circ}07'00''$ W, 289.90 feet;
- 7) S $36^{\circ}06'10''$ W, 152.56 feet;
- 8) S $40^{\circ}07'00''$ W, 498.81 feet;
- 9) S $00^{\circ}39'35''$ W, 59.69 feet;
- 10) S $24^{\circ}22'00''$ W, 261.30 feet;
- 11) S $26^{\circ}41'14''$ E, 258.09 feet;
- 12) S $52^{\circ}09'00''$ W, 43.31 feet; thence leaving the centerline of said Rice Wash and along the easterly line of a parcel of land as described in Book 1876 at page 615 of the records of the Mesa County Clerk and Recorder S $14^{\circ}31'00''$ E, 355.84 feet to a point on the northwesterly Right-of-Way line of Kelly Drive as shown on the Replat of Sunny Knoll Subdivision as recorded in Plat Book 9 at Page 8 of the Mesa County Clerk and Recorder; thence along the northwesterly Right-of-Way of said Kelly Drive the following 2 courses:

- 1) S $59^{\circ}41'00''$ W, 114.39 feet;
- 2) S $53^{\circ}53'00''$ W, 119.00 feet; thence crossing said Kelly Drive S $19^{\circ}41'44''$ E, 53.85 feet to the northeast corner of Lot 2 of said Replat of Sunny Knoll Subdivision; thence along the northeasterly line of said Lot 2 S $46^{\circ}53'23''$ E, 330.62 feet to the southeast corner of said Lot 2; thence S $00^{\circ}00'00''$ W, 36.54 feet to a point on the north line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 1 North, Range 1 West; thence along the north line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ N $88^{\circ}14'45''$ W, 34.48 feet; thence along the southeasterly line of a parcel of land as described in Book 1869 at Page 663 of the

records of the Mesa County Clerk and Recorder S 47°29'58" W, 603.31 feet to a point on the northerly Right-of-Way line of Interstate Highway 70; thence along said northerly Right-of-Way line the following 2 courses:

- 1) N 89°33'00" W, 80.00 feet;
- 2) S 10°44'00" W, 242.30 feet; thence crossing said Interstate Highway 70 S 04°09'39" W, 435.39 feet to a point on the southerly Right-of-Way line of said Interstate Highway 70; thence along said southerly Right-of-Way line S 05°22'00" E, 409.20 feet to a point on the northerly Right-of-Way line of G 1\2 Road; thence along the northerly Right-of-Way line of said G 1\2 Road the following 7 courses:

- 1) S 63°49'52" W, 67.07 feet;
- 2) S 74°01'57" W, 257.85 feet;
- 3) N 86°06'02" W, 122.96 feet;
- 4) N 51°46'49" W, 111.57 feet;
- 5) N 38°24'46" W, 235.17 feet;
- 6) N 46°51'15" W, 95.77 feet;
- 7) N 46°51'15" W, 176.10 feet to a point on the centerline of Leach Creek; thence along the centerline of said Leach Creek the following 2 courses:

- 1) N 55°42'53" E, 70.86 feet;
- 2) N 04°18'03" E, 104.14 feet to a point on the southerly Right-of-Way of said Interstate Highway 70; thence along said southerly Right-of-Way the following 14 courses:

- 1) along the arc of a curve concave to the south having a radius of 2765.00 feet and whose chord bears S 82°38'54" W, 396.83 feet;
- 2) S 76°31'30" W, 294.70 feet;
- 3) S 75°32'00" W, 175.00 feet;
- 4) S 76°32'30" W, 305.10 feet;
- 5) S 79°32'30" W, 103.71 feet;
- 6) along the arc of a curve concave to the north having a radius of 2965.00 feet and whose chord bears S 83°29'16" W, 305.00 feet;
- 7) S 88°25'30" W, 231.00 feet;
- 8) S 88°25'30" W, 74.10 feet;
- 9) S 89°26'00" W, 1245.50 feet;
- 10) N 57°26'27" W, 8.56 feet;
- 11) S 89°53'30" W, 752.49 feet;
- 12) S 00°06'30" E, 50.00 feet;
- 13) S 77°03'00" W, 221.90 feet;
- 14) S 68°28'30" W, 328.90 feet; thence leaving said southerly Right-of-Way and crossing 25 Road S 89°46'36" W, 68.31 feet to a point on a line 1.00 feet east of the west Right-of-Way line of 25 Road; thence along said line which is also 29.00 feet west of and parallel with the west line of Section 34, Township 1 North, Range 1 West S 00°13'24" E, 464.19 feet; thence crossing said 25 Road and along the north line of a parcel of land as described as Parcel "B" in Book 1532 at Page 418 of the records of the Mesa County Clerk

and Recorder N 89°51'59" E, 297.65 feet; thence along the east line of said Parcel "B" and Parcel "A" also described in said Book 1532 at 418 S 00°13'24" E, 658.51 feet to a point on the north line of Lot 46, Pomona Park Subdivision as recorded in Plat Book 1 at Page 24 of the Mesa County Clerk and Recorder; thence along the north line of Lot 46 and Lot 45 of said Pomona Park Subdivision N 89°54'30" E, 1050.91 feet to the northeast corner of said Lot 45; thence along the east line of said Lot 45 S 00°07'49" E, 332.92 feet; thence along the south line of a parcel of land as described in Book 1332 at Page 78 of the records of the Mesa County Clerk and Recorder S 89°56'25" E, 523.36 feet; thence along the east line of said parcel of land N 00°01'20" E, 131.08 feet to the southwest corner of a parcel of land as described in Book 1240 at Page 925 of the records of the Mesa County Clerk and Recorder; thence along the south line of said parcel of land S 89°56'25" E, 417.42 feet to the southeast corner of said parcel of land; thence along the east line of said parcel of land N 00°01'20" E, 208.71 feet to a point on the north line of the NE 1/4 SE 1/4 SW 1/4 of said Section 34; thence along said north line N 89°38'30" E, 378.44 feet to the northeast corner of said NE 1/4 SE 1/4 SW 1/4; thence along the north-south centerline of said Section 34 (said centerline also being the centerline of 25 1/2 Road) S 00°03'12" E, 663.58 feet to the northeast corner of the SE 1/4 SE 1/4 SW 1/4 of said Section 34; thence crossing the west 1/2 of said 25 1/2 Road and along the north line of said SE 1/4 SE 1/4 SW 1/4 S 89°47'57" W, 660.00 feet to the northwest corner of said SE 1/4 SE 1/4 SW 1/4; thence along the west line of said SE 1/4 SE 1/4 SW 1/4, crossing G Road and extending to the centerline of Turpin Wash S 00°05'30" E, 830.92 feet; thence along the centerline of said Turpin Wash the following 5 courses:

- 1) N 67°00'00" E, 40.00 feet;
- 2) S 78°00'00" E, 120.00 feet;
- 3) S 63°00'00" E, 77.00 feet;
- 4) S 78°00'00" E, 50.00 feet;
- 5) S 69°35'56" E, 54.46 feet; thence leaving said centerline and along the west line of a parcel of land as described in Book 1167 at Page 658 of the records of the Mesa County Clerk and Recorder S 00°30'03" E, 314.68 feet to the northwest corner of Moonridge Falls Subdivision as recorded in Plat book 14 at Page 168; thence along the north line of said Moonridge Falls Subdivision N 89°43'05" E, 336.55 feet to a point on the centerline of 25 1/2 Road (said centerline also being the north-south centerline of Section 3, Township 1 South, Range 1 West); thence along the centerline of said 25 1/2 Road S 00°16'55" E, 762.88 feet; thence continuing along the centerline of said 25 1/2 Road S 00°00'00" E, 727.49 feet to a point on the southwesterly Right-of-Way of the Grand Valley Canal; thence along said southwesterly Right-of-Way the following 3 courses:

- 1) S 77°05'13" E, 840.64 feet;
- 2) S 70°15'39" E, 71.36 feet;

3) S 61°15'48" E, 491.14 feet; thence S 00°01'06" E, 116.47 feet to a point on the north Right-of-Way line of F 1\2 Road; thence along said north Right-of-Way line which is 30.00 feet north of and parallel with the east-west centerline of said Section 3 N 89°55'45" W, 659.57 feet; thence S 00°02'28" W, 30.00 feet to a point on the centerline of said F 1\2 Road; thence along the centerline of said F 1\2 Road N 89°55'45" W, 179.36 feet to the northeast corner of a parcel of land as described in Book 905 at Page 692 of the records of the Mesa County Clerk and Recorder; thence along the east line of said parcel of land SOUTH, 227.75 feet to the southeast corner of said parcel of land; thence along the south line of said parcel of land WEST, 148.50 feet to a point on the east line of a parcel of land as described in Book 1082 at Page 390 of the records of the Mesa County Clerk and Recorder; thence along the east line of said parcel SOUTH, 1081.76 feet to a point on the centerline of F 1\4 Road; thence along the south line of said parcel and said centerline of said F 1\4 Road S 89°59'46" W, 329.66 feet to a point on the centerline of 25 1\2 Road; thence along the centerline of said 25 1\2 Road N 00°00'20" W, 524.20 feet; thence S 89°57'00" W, 30.00 feet to a point on the west Right-of-Way line of said 25 1\2 Road; thence along said west Right-of-Way line which is 30.00 feet west of and parallel with the north-south centerline of said Section 3 N 00°00'11" W, 1462.29 feet to a point on the northerly line of a parcel of land as described in Book 1305 at Page 141 of the records of the Mesa County Clerk and Recorder; thence along said northerly line the following 2 courses:

- 1) N 77°38'37" W, 802.48 feet;
- 2) N 69°02'21" W, 97.49 feet to a point on the east line of a parcel of land also described in said Book 1305 at Page 141; thence along the east line of said parcel of land SOUTH, 26.76 feet to a point on the northeasterly Right-of-Way line of said Grand Valley Canal; thence along said northeasterly Right-of-Way line, which is 25.00 feet northeasterly of and parallel with the centerline of said Grand Valley Canal (said centerline also being described in said Book 1305 at Page 141) the following 4 courses:
 - 1) N 69°02'21" W, 94.09 feet;
 - 2) N 60°45'20" W, 142.94 feet;
 - 3) N 35°45'52" W, 133.95 feet;
 - 4) N 14°00'04" W, 248.31 feet to a point on the north line of said parcel of land as described in said Book 1305 at Page 141; thence along said north line N 89°29'30" E, 325.19 feet to a point on the the former northeasterly Right-of-Way line of the Grand River Valley Railroad; thence along the northeasterly Right-of-Way line of said Grand River Valley Railroad the following 2 courses:

- 1) along a curve concave to the northeast having a radius of 464.56 feet and whose chord bears N 46°23'26" W, 537.41 feet;
- 2) N 14°10'45" W, 956.49 feet to a point on the south Right-of-Way line of G Road; thence along said south Right-of-Way which is 30.00 feet south of and parallel with the south line of said Section 34

S 89°56'38" W, 495.75 feet; thence crossing said G Road and along the east line of Powell Estates as recorded in Plat book 14 at Page 51 of the Mesa County Clerk and Recorder and extending to the centerline of G 1\8 Road N 01°15'27" E, 687.17 feet; thence along the centerline of said G 1\8 Road N 89°51'17" W, 579.96 feet to a point on the east Right-of-Way line of 25 Road; thence along said east Right-of-Way line which is 30.00 feet east of and parallel with the west line of said Section 34 N 00°13'24" W, 825.70 feet; thence crossing said 25 Road S 89°48'31" W, 60.00 feet to a point on the west Right-of-Way line of said 25 Road; thence along said west Right-of-Way line which is 30.00 feet west of and parallel to the west line of said Section 34 N 00°13'24" W, 1169.53 feet to a point on the southerly Right-of-Way line of said Interstate Highway 70; thence along said southerly Right-of-Way line the following 4 courses:

- 1) N 89°40'00" W, 235.13 feet;
- 2) NORTH, 1.00 feet;
- 3) N 89°53'30" W, 1381.50 feet;
- 4) N 89°40'00" W, 329.29 feet; thence leaving said southerly Right-of-Way line and along the east line of Lot 26 of said Pomona Park Subdivision S 00°06'44" E, 683.42 feet to the northwest corner of Lot 36 of said Pomona Park Subdivision; thence along the north line of said Lot 36 S 89°57'18" E, 633.99 feet to a point on the west Right-of-Way line of 24 3\4 Road; thence along said west Right-of-Way, which is 25 feet west of and parallel with the east line of said Lot 36 S 00°08'54" E, 659.09 feet to a point on the south line of said Lot 36; thence along the south line of said Lot 36 and Lot 35 of said Pomona Park Subdivision N 89°58'18" W, 1293.81 feet to the southeast corner of Lot 34 of said Pomona Park Subdivision; thence along the south line of Lots 34 and 33 of said Pomona Park Subdivision N 89°57'54" W, 1319.74 feet to the southeast corner of Lot 32 of said Pomona Park Subdivision; thence along the south line of Lots 32 and 31 of said Pomona Park Subdivision N 89°58'30" W, 1319.47 feet to a point on the centerline of 24 Road; thence along the centerline of said 24 Road (said centerline also being the west line of Section 33, Township 1 North, Range 1 West) N 00°16'43" W, 547.67 feet; to a point on the southerly Right-of-Way of said Interstate Highway 70; thence along said southerly Right-of-Way the following 3 courses:

- 1) N 89°57'00" W, 41.70 feet;
- 2) N 03°54'30" W, 651.90 feet;
- 3) N 79°19'30" W, 669.93 feet to a point on the east-west centerline of Section 32, Township 1 North, Range 1 West; thence along the east-west centerline of said Section 32 WEST, 572.86 feet; thence leaving said east-west centerline and crossing said Interstate Highway 70 N 00°36'57" E, 276.61 feet to a point on the northerly Right-of-Way line of said Interstate Highway 70; thence leaving said northerly Right-of-Way line and along the west line of a parcel of land as described in Book 1888 at Page 89 of the records of the Mesa County Clerk and Recorder N 00°00'30" W,

1040.59 feet to the northwest corner of said parcel of land; thence along the north line of said parcel of land and extending to the centerline of said 24 Road N 89°58'00" E, 1318.13 feet; thence along the north line of Lots 12 and 11 of said Pomona Park Subdivision S 89°50'24" E, 1320.05 feet to the northeast corner of said Lot 11; thence along the east line of Lots 11 and 14 of said Pomona Park Subdivision and extending across said Interstate Highway 70 S 00°02'42" W, 1279.59 feet to a point on the southerly Right-of-Way line of said Interstate Highway 70; thence along said southerly Right-of-Way the following 5 courses:

- 1) S 89°40'00" E, 1226.70 feet;
- 2) S 03°53'30" E, 6.10 feet;
- 3) S 89°53'30" E, 189.68 feet;
- 4) N 00°08'00" E, 1.00 feet;
- 5) S 89°40'00" E, 558.21 feet; thence leaving said southerly Right-of-Way N 00°06'44" W, 1.00 feet; thence along a line 1.00 feet north of and parallel with the southerly Right-of-Way line of said Interstate Highway 70 the following 20 courses:

- 1) S 89°40'00" E, 330.29 feet;
- 2) S 89°53'30" E, 1382.50 feet;
- 3) SOUTH, 1.00 feet;
- 4) S 89°40'00" E, 235.13 feet;
- 5) S 00°13'24" E, 214.33 feet;
- 6) N 89°46'36" E, 68.12 feet;
- 7) N 68°28'30" E, 328.71 feet;
- 8) N 77°03'00" E, 221.10 feet;
- 9) N 00°06'30" W, 50.20 feet;
- 10) N 89°53'30" E, 753.79 feet;
- 11) S 57°26'27" E, 8.55 feet;
- 12) N 89°26'00" E, 1245.19 feet;
- 13) N 88°25'30" E, 74.09 feet;
- 14) N 88°25'30" E, 230.98 feet;
- 15) along the arc of a curve concave to the north having a radius of 2964.00 feet whose chord bears N 83°29'16" E, 304.87 feet;
- 16) N 79°32'30" E, 103.67 feet;
- 17) N 76°32'30" E, 305.07 feet;
- 18) N 75°32'00" E, 175.00 feet;
- 19) N 76°31'30" E, 294.73 feet;
- 20) along the arc of a curve concave to the south having a radius of 2766.00 feet whose chord bears N 82°38'54" E, 396.99 feet; thence crossing said Interstate Highway 70 N 03°18'56" W, 230.71 feet to a point where the centerline of Leach Creek intersects the northerly Right-of-Way line of said Interstate Highway 70; thence along the centerline of said Leach Creek the following 6 courses:

- 1) N 24°16'21" W, 195.00 feet;
- 2) N 69°40'04" E, 38.66 feet;
- 3) N 57°01'26" E, 116.39 feet;
- 4) N 57°01'26" E, 557.48 feet;
- 5) along the arc of a curve concave to the west having a radius of

80.00 feet whose chord bears N 06°00'16" E, 124.38 feet;
 6) N 45°00'54" W, 115.04 feet to a point on the south line of a parcel of land as described in Book 1880 at Page 601 and 602 of the records of the Mesa County Clerk and Recorder; thence along the south line of said parcel of land N 89°59'06" E, 420.00 feet to a point on the centerline of 26 Road; thence along the centerline of said 26 Road (said centerline also being the west line of Section 35, Township 1 North, Range 1 West) N 00°12'36" W, 206.87 feet; thence N 89°47'24" E, 30.00 feet to a point on the east Right-of-Way line of said 26 Road; thence along said east Right-of-Way line which is 30.00 feet east of and parallel with the west line of said Section 35 N 00°11'01" W, 1104.23 feet; thence continuing along said east Right-of-Way line which is 30.00 feet east of and parallel with the west line of Section 26, Township 1 North, Range 1 West the following 2 courses:

1) N 00°01'24" W, 2638.53 feet;
 2) N 00°03'06" W, 1291.61 feet to a point on the south Right-of-Way line of H 3/4 Road; thence along said south Right-of-Way line which is 30.00 feet south of and parallel with the south line of the NW 1/4 NW 1/4 of said Section 26 N 89°57'24" E, 1286.89 feet; thence continuing along said south Right-of-Way line S 00°01'10" W, 10.00 feet; thence along said south Right-of-Way line which is 40.00 feet south of and parallel with the south line of the NE 1/4 NW 1/4 of said Section 26 N 89°51'42" E, 85.60 feet to a point on the west line of a parcel of land as described in Book 1869 at Page 601 of the records of the Mesa County Clerk and Recorder; thence along the west line of said parcel of land SOUTH, 208.70 feet; thence along the south line of said parcel of land N 89°51'42" E, 1043.60 feet; thence along the east line of said parcel of land NORTH, 208.70 feet to a point on south Right-of-Way line of said H 3/4 Road; thence along said south Right-of-Way line which is 40.00 feet south of and parallel with the south line of the NE 1/4 NW 1/4 of said Section 26 N 89°51'42" E, 188.00 feet to a point on the centerline of 26 1/2 Road (said centerline also being the north-south centerline of said Section 26); thence along said centerline of said 26 1/2 Road S 00°02'32" W, 1280.32 feet to the Point of Beginning. Said parcel of land contains 550.43 acres more or less.

(sacleg)