

# Table of Contents

File ANX-1995-194

Date 11/19/99

P r e s e n t	S c a n n e d		<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, 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		<b>*Summary Sheet – Table of Contents</b>		
			Application form		
			Receipts for fees paid for anything		
			<b>*Submittal checklist</b>		
			<b>*General project report</b>		
			Reduced copy of final plans or drawings		
			Reduction of assessor's map		
			Evidence of title, deeds		
X	X		<b>*Mailing list</b>		
			Public notice cards		
			Record of certified mail		
X			Legal description		
			Appraisal of raw land		
			Reduction of any maps – final copy		
			<b>*Final reports for drainage and soils (geotechnical reports)</b>		
			Other bound or nonbound reports		
			Traffic studies		
			Individual review comments from agencies		
			<b>*Consolidated review comments list</b>		
			<b>*Petitioner's response to comments</b>		
X	X		<b>*Staff Reports</b>		
			<b>*Planning Commission staff report and exhibits</b>		
			<b>*City Council staff report and exhibits</b>		
			<b>*Summary sheet of final conditions</b>		
			<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>		
<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>					
X	X	X	X	Impact Report Team Members	The Bluffs Board of County Commissioners Conditions of Approval - 9/13/94
X	X	X	X	Independence Valley Annexation	Annexation Pamphlet
X		X	X	Memo to David Thornton from Jodi Romero re: tax impact-12/7/95	Annexation Map on CD ROM - **
X		X	X	Proposed Annexation spreadsheet	Sewer Hook-up Permit
X		X		Impact Report to file from Mike Pelletier – 12/8/95	Comment Sheet – Bluffs Official Development Plan
X	X	X		Parks Impact Independence Valley Annexation	Property Profiles of Annexed property and surrounding property, open space tracts
X		X	X	Collective Impact Costs	Vicinity Map
X	X	X	X	Annexation Fact Sheet	Plat of Independence Valley – Filing No. 1 & 2
X	X	X		Annexation Meeting Attendance Sheet	Country Meadows Map and Project Review
X		X	X	Letter from Dave Thornton to James Lonnon – 12/1/95	Majority Annexation Map
X		X	X	Letter from James Lonnon to City – 11/27/95	City Council Minutes & Agenda - ** - 12/20/95
X	X	X	X	Letter from Floyd & Margaret Unfred to City Council – 12/11/95	Resolution No. 119-95 - **
X	X	X	X	Letter from Mark Achen to Floyd Unfred – 1/11/96	Petition for Annexation - individual property descriptions
X	X	X	X	Daily Sentinel Newspaper article – 11/30/95	Affidavit

Majority Annexation Checklist

FOR THE Independence Valley ANNEXATION(S)  
ANX-95-194

- 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) *Tax parcel maps*
- 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 (or intent to annex) *Dec 6, 1995*
- Resolution of accepting petition
- Signed annexation ordinance
- Final annexation plat
- City Council minutes for annexation
  - referral of petition (intent to annex for enclaves) *Dec 6, 1995*
  - 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
- Copy of signed zoning ordinance
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only)
- Memo requesting impact reports
- Impact reports
  - Public Works
  - Code Enforcement
  - Planning
  - Parks
  - Others
- Finance (final report)
- Original POA's *Copies*
- Welcome to the City letter (with address list)

*including Agreement Annex w/ Country Meadows*

*Dec 6, 1995*  
*Dec 6, 1995*

(majority.lst)

*ON Dec. 20, 1995  
City Council withdrew the  
Independence Valley Serial Annexation  
Petition and Cancelled the  
Feb 7, 1996 Public  
Hearing.*

COMMUNITY DEVELOPMENT DEPARTMENT  
MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**  
Dan Wilson, City Attorney  
Mark Relph, Public Works Manager  
Tim Woodmansee, Property Agent  
Steve Pace, Engineering Tech  
Greg Trainor, Utility Manager  
Terry Brown, Technical Service Supervisor  
Darren Starr, Sanitation Division Supervisor  
Don Newton, City Engineer  
Doug Cline, Streets Superintendent  
Don Hobbs, Parks Manager  
Jim Bright, Fire Department  
Marty Currie, Police Captain  
Lanny Paulson, Budget Coordinator  
Randy Booth, Comptroller  
Stephanie Nye, City Clerk  
Debbie Kovalik, Director of VCB  
Jan Koehn, Code Enforcement Supervisor  
Kathy Portner, Planning Supervisor  
Beth Meek, Communication Supervisor

FROM: Dave Thornton, Community Development Department

RE: **IMPACT REPORT FOR INDEPENDENCE VALLEY ANNEXATION**

DATE: November 28, 1995

On Wednesday, December 6, 1995, a resolution for the referral of the petition to annex the Independence Valley Annexation went to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on January 17, 1996, with second reading on February 7, 1996. The annexation will be effective March 10, 1996. 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 December 15, 1995. Please either submit by E-mail via attachment using Word Perfect 5.1 and/or by hard copy if a spread sheet is used. Thank you.**

*Reminder: Double check your total impact dollars to make sure it is realistic and makes sense.*

## INDEPENDENCE VALLEY ANNEXATION LOCATION

Independence Valley Subdivision, Country Meadows Subdivision, and parcels to the northeast towards Persigo Wastewater Treatment Plant. Also, Monument Village Shopping Center (including the proposed Monument Village residential subdivision), properties south of Hwy 340 along 20 3/4, Saddleback Subdivision, and properties along 20 1/2 Road between E 3/4 and Desert Hill Roads towards Riggs Hill (including approximately 80 acres of City-owned

## INDEPENDENCE VALLEY ANNEXATION SUMMARY

**PARCELS** = 114, & 4 open space tracts      **# of Dwelling Units** = 40

**ACRES** = 665.67      **Estimated Population** = 85

**Developable Acres Remaining** = 424 acres, plus 80.16 acres of City-owned land designated as future golf course/park.

The annexation includes the following **approximate** amounts of right-of-way: (All ROW includes the full street width unless otherwise noted. See map)

South Broadway	-	100 ft west of Riggs Hill,
	-	550 ft on east half between
	-	Corral de Terra Dr. & E 1/2 Road
	-	950 ft on north half between 20
	-	1/2 Road and Tara Road Drive
	-	250 ft east of 20 1/2 Road
Desert Hill	-	200 ft
Corral de Terra Drive	-	650 ft
20 1/2 Road	-	100 ft north of S. Broadway,
	-	750 ft west half further
	-	north
Saddle Drive	-	1100 ft
E 3/4 Road	-	450 ft on west half south of Hwy
	-	340
	-	300 ft further south
21 1/2 Road	-	1900 ft north of Hwy 340
Highway 340	-	1600 ft west of 20 1/4 Road
F 1/4 Road	-	550 ft west of Hwy 340
20 1/4 Road	-	3700 ft north of Hwy 340
Independence Valley Dr	-	3600 ft
Liberty Court	-	250 ft
Lincoln Court	-	150 ft
West Liberty Court	-	700 ft
East Liberty Court	-	300 ft
Roosevelt Court	-	600 ft
Freedom Court	-	650 ft
F 3/4 Road	-	1300 ft east of Independence
	-	Valley Dr
	-	400 ft on north half

**Previous County Zoning**

R1B  
 R2  
 Planned Residential - 3.5 (large vacant  
 PUD (Fletcher property near Safeway)  
 SC - Shopping Center Area  
 PUD (Saddleback Sub)  
 PR 4 (City owned lot)  
 PUD (Independence Valley Sub)  
 PUD (Country Meadows Sub)  
 AFT (between Persigo & Stassen property)

**Proposed City Zoning**

RSF-2  
 RSF-4  
 PR 3.5 or RSF-4  
 PUD  
 B-3 or PB  
 PR .5  
 PZ  
 PR 1.6  
 PR 2.7  
 PZ

**Current Land Use:** Single family homes, shopping center, vacant, open space, and wildlife area

**Future Land Use:** Expansion of shopping center, more single family homes, and golf course expansion

**Assessed Values:** Land = \$830,950  
 Improvements = \$1,159,620  
 TOTAL VALUE = \$1,990,570

**Census Tract:** 14.01

**Address Ranges:**

S. Broadway	530 - 550 even, 555 - 563 odd
Desert Hill	2107 - 2111
East Saddle Drive	553 - 562
West Saddle Drive	551 - 563
E 1/2 Road	2061
20 1/2 Road	555 - 563 odd
E 3/4 Road	2050 - 2068 even
Highway 340	Intersection with F 1/4 - 2069 odd only but not 2033, 2075 - 2087 odd, 2128 - 215 even
F 1/4 Road	2005 - intersection with Broadway
20 Road	600 - 612 even
Independence Valley Drive	653 - 684
Liberty Court	2022 - 2029
Lincoln Court	663 - 665
West Liberty Court	2022 - 2031
East Liberty Court	2032 - 2035
Roosevelt Court	2024 - 2031
Freedom Court	2024 - 2031
Baseline Drive	2027 - 2035 odd
F 3/4 Road	Intersection with Independence Valley Dr. to 20 1/2 Road (all except 2042 - 2048 even)
Woodland Country Drive	702 - 706
Charis Court	2026 - 2028
Country Meadows Drive	693 - 698
Country Meadows Court	2027 - 2030

**Independence Valley Annexation**

#	Tax #	Owner	P O A	Bk	Pg	Assessed Total Value	Appraised Home Tot Value	Acre s	County Zone	City Zone	Land Use
1	2947-151-00-130	Albert & Leatha J. Stassen	Y	2164	374	17,080	Vacant	47.75	R2	RSF-4	
2	2947-152-00-014	Albert & Leatha J. Stassen	Y	2164	374	17,020	56060	30	R2	RSF-4	
3	2697-354-00-415	Albert & Leatha J. Stassen	Y	2164	374	1,510	Vacant	58	R2	RSF-4	
4	2947-152-13-001	Lowell & Linda M. Laycock	Y	2019	437	23,350	222,410	94.02	PUD	PR1.6	
5	2947-152-13-002	George L. & J. Jeanne Downing	Y			23,850	226,950	...			
6	2947-152-13-003	Merrilee J. & Theodore Neil Okey	Y			16,240	Vacant	...			
7	2947-152-13-004	Jack d. & Beverly B. Kingsley	Y			16,240	Vacant	...			
8	2947-152-13-005	Steven L. & Lori J. Weinberg	Y			36,330	346,010	...			
9	2947-152-13-006	William L. & Julie K. Lewis	Y			27,470	265,150	...			
10	2947-152-13-007	Richard Carl & Wilma J. Lange	Y			34,590	329,470	...			
11	2947-152-13-008	Independence Valley Corporation	Y			16,240	Vacant	...			
12	2947-152-13-009	Bob & Lauren White	Y			16,240	Vacant	...			
13	2947-152-13-010	Woodrow w. & Carol A. Capps Jr.	Y			23,840	227,070	...			
14	2947-152-13-011	Dennis M. & Joanne C. Mayer	Y			28,020	266,810	...			
15	2947-152-13-012	William H. & Fern M. Fine	Y			33,550	319,510	...			
16	2947-152-13-013	Cara W. & Paula K. Curtis	Y			23,580	224,590	...			
17	2947-152-13-014	Shari A. Raso	Y			16,240	Vacant	...			
18	2947-152-13-015	Frank J. & J. Martelle Daniels	Y			25,440	242,290	...			

**Independence Valley Annexation**

#	Tax #	Owner	P O A	Bk	Pg	Assessed Total Value	Appraised Home Tot Value	Acre s	County Zone	City Zone	Land Use
19	2947-152-13-016	Kenneth & Sheralyn V. Tomlon	Y			12,460	118,660	...			
20	2947-152-13-017	Robert H. & Louise L. Clark	Y			16,240	Vacant	...			
21	2947-152-13-018	Larry J. & Judy A. Degolyer	Y			34,820	331,590	...			
22	2947-152-15-008	Independence Valley Corp.	Y			6,150	Vacant	...			
23	2947-152-15-009	Peter T. & Theresa A. Mullin	Y			6,150	Vacant	...			
24	2947-152-15-010	Independence Valley Corp.	Y			6,150	Vacant	...			
25	2947-152-15-011	Independence Valley Corp.	Y			6,150	Vacant	...			
26	2947-152-15-012	Michael W. Bath	Y			10,710	102,030	...			
27	2947-152-15-013	Independence Valley Corp.	Y			6,150	Vacant	...			
28	2947-152-15-014	Independence Valley Corp.	Y			6,150	Vacant	...			
29	2947-152-19-001	Independence Valley Corp.	Y			6,150	Vacant	...			
30	2947-152-19-002	Independence Valley Corp.	Y			6,150	Vacant	...			
31	2947-152-19-003	Rex R. & Violete L. Stevens	Y			6,150	Vacant	...			
32	2947-152-19-004	Independence Valley Corp.	Y			6,150	Vacant	...			
33	2947-152-19-005	Judith L. Morgan	Y			6,150	Vacant	...			
34	2947-152-19-006	Independence Valley Corp.	Y			6,150	Vacant	...			
35	2947-152-19-007	Independence Valley Corp.	Y			6,150	Vacant	...			
36	2947-152-19-008	Independence Valley Corp.	Y			6,150	Vacant	...			

**Independence Valley Annexation**

#	Tax #	Owner	P O A	Bk	Pg	Assessed Total Value	Appraised Home Tot Value	Acre s	County Zone	City Zone	Land Use
37	2947-152-18-001	Independence Valley Corp.	Y			6,150	Vacant	...			
38	2947-152-18-002	Independence Valley Corp.	Y			6,150	Vacant	...			
39	2947-152-18-003	Independence Valley Corp.	Y			6,150	Vacant	...			
40	2947-152-18-004	Terry J & Elizabeth H. Jameson	Y			14,740	142,245	...			
1	2947-152-18-005	Independence Valley Corp.	Y			6,150	Vacant	...			
42	2947-152-18-006	Independence Valley Corp.	Y			6,150	Vacant	...			
43	2947-152-18-007	Independence Valley Corp.	Y			6,150	Vacant	...			
44	2947-152-18-008	Independence Valley Corp.	Y			6,150	Vacant	...			
45	2947-152-18-009	Independence Valley Corp.	Y			6,150	Vacant	...			
46	2947-152-18-010	Independence Valley Corp.	Y			6,150	Vacant	...			
47	2947-153-17-001	Independence Valley Corp.	Y			5,840	Vacant	...			
48	2947-153-17-002	Richard F. & Kelly R. Hawkins	Y			5,840	Vacant	...			
49	2947-153-17-003	Independence Valley Corp.	Y			5,840	Vacant	...			
50	2947-153-17-004	Robert E. & Esther Chambers	Y			5,840	Vacant	...			
51	2947-153-15-001	Independence Valley Corp.	Y			5,840	Vacant	...			
52	2947-153-15-002	Independence Valley Corp.	Y			5,840	Vacant	...			
53	2947-153-15-003	Independence Valley Corp.	Y			5,840	Vacant	...			
54	2947-153-15-004	Independence Valley Corp.	Y			5,840	Vacant	...			
55	2947-153-15-005	Independence Valley Corp.	Y			5,840	Vacant	...			
56	2947-153-15-006	Independence Valley Corp.	Y			5,840	Vacant	...			
57	2947-153-15-007	Independence Valley Corp.	Y			6,150	Vacant	...			



**Independence Valley Annexation**

#	Tax #	Owner	P O A	Bk	Pg	Assessed Total Value	Appraised Home Tot Value	Acre s	County Zone	City Zone	Land Use
58	2947-153-16-001	Independence Valley Corp.	Y			5,840	Vacant	...			
59	2947-153-16-002	Independence Valley Corp.	Y			5,840	Vacant	...			
60	2947-153-16-003	Independence Valley Corp.	Y			5,840	Vacant	...			
61	2947-153-16-004	Independence Valley Corp.	Y			5,840	Vacant	...			
62	2947-153-16-005	Independence Valley Corp.	Y			5,840	Vacant	...			
63	2947-153-16-006	Independence Valley Corp.	Y			5,840	Vacant	...			
64	2947-153-16-007	Independence Valley Corp.	Y			16,700	159,090	...			
65	2947-153-16-008	Independence Valley Corp.	Y			5,840	Vacant	...			
66	2947-153-16-009	Independence Valley Corp.	Y			5,840	Vacant	...			
67	2947-262-00-057	William C. & John S. Rump				18,180	Vacant	24.68	R2	RSF-4	
68	2947-262-08-001	Roger K & Barbara W. Joslin				25,090	238,960	8.28	R2	RSF-4	
69	2947-262-08-002	Eric W. & J. Chris Tunell				21,500	Vacant	8.7	R2	RSF-4	
70	2947-262-00-049	Floyd L. & Margaret E. Unfred				26,420	251,560	4.47	R2	RSF-4	
71	2947-224-00-945	City of Grand Junction (Golf Course)	*			14,160	Vacant	80.16	PR4	PZ	
72	2947-224-00-186	William T. & Mary Jane Womble				31,460	299,610	7.73	R1B	RSF-2	
73	2947-224-00-202	David P. & Teresa A. Hansow	Y	1559	190	14,840	141,310	1.52	R1B	RSF-2	
74	2947-224-26-003	John C. & Mary K. Schumacher	Y	2040	218	21,200	204,640	1.86	R1B	RSF-2	
75	2947-224-26-002	Kelly L. Ferrell & Etal				41,430	394,560	1.87	R1B	RSF-2	
76	2947-224-26-001	Leland & Janet A. Black				23,050	219,490	1.88	R1B	RSF-2	
77	2947-221-00-029	Zelda J. Fasnacht				7,180	68,410	.89	R1B	RSF-2	
78	2947-222-29-004	Gregory S. & Brenda K. Hearing	Y	1897	110	22,640	215,660	1.13	R1B	RSF-2	

**Independence Valley Annexation**

#	Tax #	Owner	P O A	Bk	Pg	Assessed Total Value	Appraised Home Tot Value	Acre s	County Zone	City Zone	Land Use
79	2947-222-29-005	Jeffrey & Susan Kay Sedillos	Y	1897	110	23,440	223,200	.93	R1B	RSF-2	
80	2947-222-29-006	David L. & Dorene K. Foos	Y	1897	110	19,180	182,700	1.13	R1B	RSF-2	
81	2947-222-29-007	Sherman D. Jones & Norma M. - Trustees	Y	1897	110	19,250	183,380	1.13	R1B	RSF-2	
82	2947-222-31-001	Richard A. & Melinda S. Tope	Y	2007	699	9,610	Vacant	7.78	PUD	PR .5	
83	2947-222-31-002	Richard A. & Melinda S. Tope	Y	...	...	9,610	Vacant	...			
84	2947-222-31-003	Robert W. & Janet V. Craft	Y			9,610	Vacant	...			
85	2947-222-31-004	Richard A. & Melinda S. Tope	Y			29,730	283,100	...			
86	2947-222-31-005	Richard A. & Melinda S. Tope	Y			9,610	Vacant	...			
87	2947-222-31-006	Harvey S. & Margaret L. Huffer	Y			21,060	200,560	...			
88	2947-222-31-007	Donald G. Saunders & Virginia M. - TR	Y			27,130	258,390	...			
89	2947-222-31-008	Jack R. & Patricia A. Sommers	Y			23,270	221,570	...			
90	2947-222-31-009	William Kowal & Nancy - TRUST	Y			22,090	210,380	...			
91	2947-222-31-010	John B. Haseman	Y			22,150	210,920	...			
92	2947-222-31-011	Anthony M. & Virginia S. Cataldo	Y			26,850	255,740	...			
93	2947-222-31-012	Richard A. & Melinda S. Tope	Y			9,610	Vacant	...			
94	2947-222-32-001	Richard A. & Melinda S. Tope	Y			9,610	Vacant	...			
95	2947-222-32-002	Richard A. & Melinda S. Tope	Y			9,610	Vacant	...			
96	2947-222-32-003	Floyd H. & Evelyn A. Dickerson	Y			26,900	256,190	...			
97	2947-222-32-004	Richard A. & Melinda S. Tope	Y			9,610	Vacant	...			
98	2947-222-32-005	Richard A. & Melinda S. Tope	Y			9,610	Vacant	...			

**Independence Valley Annexation**

#	Tax #	Owner	P O A	Bk	Pg	Assessed Total Value	Appraised Home Tot Value	Acre s	County Zone	City Zone	Land Use
99	2947-222-32-006	Richard A. & Melinda S. Tope	Y			9,610	Vacant	...			
100	2947-222-00-191	Hooshang D. & Elizabeth A. Gowhari				29,790	256,190	18.97	R1B	RSF-2	
101	2947-222-00-015	Barbara Wilderson Willhoite & Stanley Willhoite - TRU				6,400	Vacant	141	PR3.5	RSF-4 or PR	
OUT	2947-153-00-128	Thomas J. & Ardith M. Trogden				11,690	130,210	4.2	R1B	RSF-	
102	2947-152-00-103	Chaparral West Inc.				16,040	152820	20.80	PUD	PR2.7	
103	2697-354-00-411	Chaparral West Inc.				2,510	Vacant	28.10	PUD	PR2.7	
104	2947-221-00-138	William R. Patterson & David P. Fisher				25,250	Vacant	15.43	R1B	RSF-2	
105	2947-232-14-001	Dan Kubby & Estate ETAL c/o Heidi Fo				12,630	Vacant	1.25	SC	B3PB?	Shopping CTR
106	2947-232-14-002	Dan Kubby & ETAL % Jack G. Shaffer P				3,230	Vacant	.32	SC	B3PB?	Shopping CTR
107	2947-232-14-003	Dan Kubby & ETAL				4,250	Vacant	.42	SC	B3PB?	Shopping CTR
108	2947-232-00-168	Robert Byron Christensen & TRUSTEE % Safeway Inc #				252,270	NA	4.5	SC	B3PB?	Shopping CTR
109	2947-232-00-169	Robert Byron Christensen & TRUSTEE				207,340	NA	4.5	SC	B3PB?	Shopping CTR
110	2947-232-00-155	Eugene B. Fletcher Inc.				16,830	Vacant	8.8	PUD	PR	
111	2947-232-00-154	Eugene B. Fletcher Inc.				6,710	Vacant	17.79	PUD	PR	
112	2947-231-00-153	Eugene B. Fletcher Inc.				3390	Vacant	9	PUD & SC		
113	2947-231-00-156	Eugene B. Fletcher Inc.				17280	Vacant	10	PUD & PB		
114	2947-231-00-160	Eugene B. Fletcher Inc.				12520	Vacant	.88	PB		
						<b>Total =</b>	1,990,570	\$221,525	AVG		

CASCADE ENCLAVE ANNEXATION

#	Tax Parcel	Owner	Asses. Land	Assess. Imp	Assessess e. Total	App. Home Value	Co. Zone	City Zone	Acr es	Land Use
1	2945-021-00-010	Fredrick D. Jones Fredrick J. Jones	1240	4500	5740	43400	R1B			
2	2945-021-00-009	Alvin Schiesswohl Jean Scheisswohl	16970	0	16970	NA	R1B			
3	2945-021-00-055	Dorothy B. Espe ETAL	8130	0	8130	NA	R1B			
4	2945-021-00-038	Nora Reed Burleigh	2520	18240	20760	173680	R1B			
5	2945-021-00-060	Dennis M. Eichinger Lucretia I Van Vorst>	2520	15170	17690	144510	R1B			
6	2945-021-00-058	L. Edward Ellinwood Frances S. Ellinwood	3130	20650	23780	196660	R1B			
7	2945-021-01-001	Tilman M. Bishop W. L. Bishop	2520	10600	13120	100980	R1B			
8	2945-021-01-002	Tilman M. Bishop W. L. Bishop	8290	0	8290	NA	R1B			
9	2945-021-02-001	Jeffrey M. Nakano Sherry G. Nakano	7830	0	7830	NA	R1A?			
10	2945-021-00-002	Patricia R. Tooker	2520	8600	11120	81870	R1B			
11	2945-021-03-002	Joseph F. McMillin D. C. McMillin	360	10290	10650	98010	R1A?			
12	2945-021-03-008	William A. East V. Diane East	2840	13280	16120	126480	R1A?			

13	2945-021-03-009	Richard L. Watson Karel J. Watson	2840	19660	22500	187190	R1A?			
14	2945-021-04-001	Roland E. Gawf B.J. Gawf	2520	10740	13260	102260	R1B			
15	2945-021-04-002	Farlie A. Pearl Patrick J. Kiernan	2520	7240	9760	68920	R1B			
16	2945-021-04-003	Richard E. Roth	2520	9980	12500	95010	R1B			
17	2945-021-05-003	R. Kelley Burford Nancy E. Burford	2520	14120	16640	134490	R1B			
18	2945-021-08-001	Dennis M. Kirtland Barbara J. Kirtland	2840	20000	22840	190500	R1B			
19	2945-021-08-003	Terrance L. Farina Beverly J. Farina	2800	25060	27860	241910	R1B			
20	2945-021-08-008	William Taft Moore Margaret C. M>	8510	59800	68310	569490	R1B			
21	2945-021-12-001	Jeffrey M. Nakano Sherry G. Nakano	2840	26630	29470	253620	R1B			
22	2945-021-12-002	Susan K. Meason Thomas M. Meason	2840	24990	27830	237950	R1B			
23	2945-021-00-001	Kelley R. Kregg	2520	12080	14600	115040	R1B			
			total	total	total	average				
			91,300	306,640	397,940	153,896				

DESCRIPTION  
Independence Valley #1 Annexation

A parcel of land situate in the North 1/2 of Section 26, in the Southwest 1/4 of Section 23 and in the Southeast 1/4 of Section 22 all in Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 26, thence N 01°36'17" E along the East line of said Section 26 a distance of 847.50 feet to a point on the North right-of-way line of South Broadway and True Point of Beginning of the parcel described herein; thence N 87°52'57" W along the North right-of-way line of said South Broadway a distance of 457.77 feet to the Southeasternmost corner of a parcel of land as described in Book 1589 at Page 441 of the records of the Mesa County Clerk and Recorder; thence along the Easterly, Northerly and Westerly boundary of said parcel of land the following 9 courses:

- 1) N 01°36'17" E a distance of 469.04 feet;
- 2) N 88°17'33" W a distance of 982.58 feet;
- 3) N 01°31'09" E a distance of 307.42 feet;
- 4) N 88°08'50" W a distance of 681.64 feet;
- 5) N 22°53'57" W a distance of 222.64 feet;
- 6) N 55°47'54" W a distance of 121.84 feet;
- 7) S 36°31'50" W a distance of 332.76 feet;
- 8) S 07°28'10" W a distance of 354.33 feet;
- 9) S 21°21'40" W a distance of 312.56 feet to a point on the North right-of-way line of said South Broadway; thence crossing said South Broadway S 21°21'40" W a distance of 60.27 feet to a point on the South right-of-way line of said South Broadway; thence along said South right-of-way line the following 3 courses:
  - 1) S 74°03'43" E a distance of 366.13 feet;
  - 2) 204.12 feet along the arc of a curve concave to the North, having a radius of 848.51 feet and a chord which bears S 80°57'13" E a distance of 203.63 feet;
  - 3) S 87°50'43" E a distance of 865.14 feet to a point on the Westerly right-of-way line of Meadows Way; thence S 02°11'17" W along the Westerly right-of-way line of said Meadows Way a distance of 132.11 feet to a point on the Southernmost boundary of a parcel of land as described

in Book 2068 at Page 868 of the records of the Mesa County Clerk and Recorder; thence along said Southernmost boundary the following 5 courses:

- 1) S 70°46'55" W a distance of 364.53 feet;
- 2) S 83°41'55" W a distance of 177.90 feet;
- 3) N 80°06'05" W a distance of 627.50 feet;
- 4) N 81°48'05" W a distance of 156.20 feet;
- 5) N 51°26'05" W a distance of 272.00 feet; thence along the East line of said parcel of land and extending to a point on the centerline of South Broadway ( said point also being the Southeast corner of Lot 2, Hayes Spring Subdivision ( Minor ) as recorded in Plat Book 13 at Page 382 of the records of the Mesa County Clerk and Recorder ) N 01°08'55" E a distance of 191.87 feet; thence along the Westerly boundary of said Lot 2 the following 11 courses:

- 1) N 74°15'12" W a distance of 25.55 feet;
- 2) N 00°28'48" E a distance of 79.21 feet;
- 3) N 60°52'12" W a distance of 209.45 feet;
- 4) N 34°48'12" W a distance of 114.37 feet;
- 5) N 15°21'12" W a distance of 176.82 feet;
- 6) N 36°53'12" W a distance of 150.54 feet;
- 7) N 10°27'12" W a distance of 151.35 feet;
- 8) N 19°05'48" E a distance of 237.15 feet;
- 9) N 13°23'12" W a distance of 126.62 feet;
- 10) N 46°26'12" W a distance of 94.45 feet;
- 11) N 48°38'12" W a distance of 45.06 feet to the Southwest corner of Lot 1 of said Hayes Spring Subdivision ( Minor ); thence along the Westerly boundary of said Lot 1 the following 5 courses:

- 1) N 48°38'12" W a distance of 82.44 feet;
- 2) N 59°24'12" W a distance of 110.40 feet;

3) N 06°52'12" W a distance of 78.90 feet;

4) N 37°10'12" W a distance of 81.60 feet;

5) S 40°03'48" W a distance of 62.24 feet to the Westernmost corner of said Lot 1; thence along the Southeasterly line of a parcel of land as described in Book 1140 at Page 107 of the records of the Mesa County Clerk and Recorder S 40°03'48" W a distance of 291.75 feet to the Southeasternmost corner of said parcel of land; thence N 88°27'12" W along the South line of said parcel of land a distance of 183.46 feet to the Southwest corner of said parcel of land; thence along the West line of said parcel of land and extending across Desert Hills Road N 00°52'12" W a distance of 594.50 feet to a point on the North right-of-way line of said Desert Hills Road; thence along said North right-of-way line N 88°02'12" W a distance of 179.38 feet; thence continuing along said North right-of-way line N 86°26'40" W a distance of 1335.14 feet to a point; thence leaving said North right-of-way line N 01°12' 00" E a distance of 55.04 feet to a point on the North right-of-way line of South Broadway; thence N 86°26'40" W along said North right-of-way line a distance of 969.74 feet to the beginning of a curve concave to the Northeast having a radius of 318.10 feet; thence 490.87 feet along the arc of said curve and Northeasterly right-of-way line of said South Broadway, the chord of which bears N 42°14'10" W a distance of 443.60 feet to a point; thence N 01°58'20" E along the East right-of-way line of said South Broadway a distance of 11.40 feet to the Westernmost corner of a parcel of land as described in Book 2022 at Page 455-456 of the records of the Mesa County Clerk and Recorder; thence leaving said East right-of-way line and along a line as described in said Book 2022 at Page 455-456 S 89°50'31" E a distance of 400.00 feet to a point on the Westerly boundary of a parcel of land as described in said Book 2022 at Page 455-456; thence S 86°26'40" E a distance of 2580.83 feet to a point on the East line of said parcel of land; thence along the East line of said parcel of land S 00°59'32" W a distance of 389.52 feet to a point on the North right-of-way line of said Desert Hills Road; thence S 88°02'12" E along said North right-of-way line a distance of 205.77 feet to a point; thence leaving said North right-of-way line S 02°52'33" W a distance of 25.00 feet to a point on the centerline of said Desert Hills Road; thence along said centerline S 88°02'12" E a distance of 762.67 feet to the Northeast corner of Lot 1 of said Hayes Spring Subdivision ( Minor ); thence S 01°06'48" W a distance of 535.35 feet to the Northeast corner of Lot 2 of said Hayes Spring Subdivision ( Minor ); thence S 01°06'48" W along the East line of said Lot 2 a distance of 784.47 feet to a point; thence leaving the East line of said Lot 2 N 75°07'50" E a distance of 68.30 feet to a point on the Westerly right-of-way line of the Redlands Water and Power First Lift Canal ( said Westerly right-of-way line was based off a line 30 feet West of and parallel with a centerline that was scaled off the Mesa County Assessors Map ); thence along said Westerly right-of-way line the following 13 courses:

1) N 12°50'57" E a distance of 277.27 feet;

2) N 40°06'08" E a distance of 135.94 feet;

3) N 54°02'45" E a distance of 149.09 feet;



- 4) N 36°42'24" E a distance of 79.28 feet;
- 5) N 04°03'56" W a distance of 227.46 feet;
- 6) N 59°33'52" E a distance of 270.88 feet;
- 7) N 30°40'14" E a distance of 157.73 feet;
- 8) N 85°12'11" E a distance of 120.92 feet;
- 9) S 56°20'45" E a distance of 181.81 feet;
- 10) S 88°31'18" E a distance of 110.00 feet;
- 11) N 50°01'47" E a distance of 127.08 feet;
- 12) N 44°01'51" E a distance of 258.43 feet;
- 13) N 21°50'10" E a distance of 63.65 feet to the North 1/4 corner of said Section 26; thence along the West line of Lot 1 of said Section 26 S 01°31'09" W a distance of 1325.29 feet to the North 1/16 corner of said Section 26; thence S 88°17'33" E along the South line of said Lot 1 a distance of 1435.33 feet to the Northeast corner of Lot 2 of said Section 26; thence along the East line of said Lot 2 S 01°36'17" W a distance of 477.62 feet to the point of beginning. Said parcel of land contains 78.77 acres more or less.

Excepting therefrom the following described parcel of land which was previously annexed to the City of Grand Junction as part of the South Camp Annexation pursuant to City Ordinance No.2759.

A parcel of land situate in the Northwest 1/4 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 26, thence N 69°17'31" W a distance of 2825.77 feet to a point on the South right-of-way line of South Broadway and True Point of Beginning of the parcel described herein; thence leaving said South right-of-way line N 21°21'40" E a distance of 1.00 feet; thence N 74°05'57" W along a line 1.00 feet North of and parallel with said South right-of-way line a distance of 94.54 feet; thence S 01°08'55" W a distance of 1.03 feet to a point on said South right-of-way line; thence S 74°05'57" E along said South right-of-way line a distance of 94.18 feet to the point of beginning. Said parcel contains 0.002 acres more or less.

(indpl.wpd)

DESCRIPTION  
Independence Valley #2 Annexation

A parcel of land situate in the Southeast 1/4 of Section 22 and in the Southwest 1/4 of Section 23 all in Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, lying within a parcel of land as described in Book 2022 at Page 455-456 of the records of the Mesa County Clerk and Recorder and being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 22, thence N 02°04'39" E along the North-South centerline of said Section 22 a distance of 400.00 feet to a point; thence S 85°43'31" E a distance of 10.00 feet to a point; thence S 87°55'21" E a distance of 40.00 feet to a Westernmost corner of a parcel of land as described in said Book 2022 at Page 455-456 ; thence S 89°50'31" E along a line as described in said Book 2022 at Page 455-456 a distance of 400.00 feet to a point on the Westerly boundary of a parcel of land as described in said Book 2022 at Page 455-456; thence S 86°26'40" E a distance of 2580.83 feet to a point on the Easterly boundary of said parcel of land as described in said Book 2022 at Page 455-456 and True Point of Beginning of the parcel described herein; thence N 86°26'40" W a distance of 2555.83 feet; thence N 03°33'20" E a distance of 100.00 feet; thence S 86°26'40" E a distance of 2526.33 feet; thence N 00°59'32" E a distance of 100.10 feet; thence N 86°26'40" W a distance of 2521.85 feet; thence N 03°33'20" E a distance of 100.00 feet; thence S 86°26'40" E a distance of 2517.38 feet; thence N 00°59'32" E a distance of 100.10 feet; thence N 86°26'40" W a distance of 2112.90 feet; thence N 03°33'20" E a distance of 54.09 feet; thence S 86°26'40" E a distance of 2135.50 feet to a point on the Easterly boundary line of said parcel of land as described in said Book 2022 at Page 455-456; thence S 00°59'32" W along said Easterly boundary line a distance of 454.55 feet to the True Point of Beginning. Said parcel contains 14.47 acres more or less.

(indp2.wpd)

DESCRIPTION  
Independence Valley #3 Annexation

A parcel of land situate in Sections 15, 22 and 23, Township 11 South, Range 101 West of the 6th Principal Meridian and in Sections 35 and 36, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South 1/4 corner of Section 22, Township 11 South, Range 101 West of the 6th P.M., thence N 02°04'39" E along the North-South centerline of said Section 22 a distance of 400.00 feet to a point; thence S 85°43'31" E a distance of 10.00 feet to a point; thence S 87°55'21" E a distance of 40.00 feet to the Westernmost corner of a parcel of land as described in Book 2022 at Page 455-456 of the records of the Mesa County Clerk and Recorder; thence S 89°50'31" E along a line described in said Book 2022 at Page 455-456 a distance of 400.00 feet to the True Point of Beginning of the parcel described herein; thence S 86°26'32" E a distance of 25.00 feet; thence N 03°33'20" E a distance of 100.00 feet; thence S 86°26'40" E a distance of 2526.33 feet; thence N 00°59'32" E a distance of 100.10 feet; thence N 86°26'40" W a distance of 2521.85 feet; thence N 03°33'20" E a distance of 100.00 feet; thence S 86°26'40" E a distance of 2517.38 feet; thence N 00°59'32" E a distance of 100.10 feet; thence N 86°26'40" W a distance of 2112.90 feet; thence N 03°33'20" E a distance of 54.09 feet; thence S 86°26'40" E a distance of 2135.50 feet to a point on the East line of a parcel of land as described in said Book 2022 at Page 455-456; thence N 02°20'28" W along the East line of said parcel of land a distance of 456.34 feet to the Northeast corner of said parcel of land; thence N 87°34'37" W along the North line of said parcel of land a distance of 318.89 feet to a point on the East line of said Section 22; thence continuing along said North line N 86°56'50" W a distance of 2093.27 feet to the Southeast corner of a parcel of land as described in Book 1212 at Page 153 of the records of said Mesa County Clerk and Recorder; thence N 01°44'08" E along the East line of said parcel of land a distance of 382.15 feet to a point; thence S 86°51'33" E along a line described in said Book 1212 at Page 153 a distance of 101.83 feet to the Southwest corner of Lot 7 of Corral De Terra Subdivision as recorded in Plat Book 13 at Page 124 of the records of said Mesa County Clerk and Recorder; thence N 02°06'28" E along the West line of said Lot 7 a distance of 311.18 feet to a point on the South right-of-way line of Corral De Terra Drive; thence along said South right-of-way line N 87°30'32" W a distance of 179.91 feet to a point; thence crossing said Corral De Terra Drive, along the East line of Lots 1, 2 and 3 of The Overlook Subdivision as recorded in Plat Book 13 at Page 5 of said Mesa County Clerk and Recorder, and crossing the South 1/2 of E 1/2 Road N 02°24'34" E a distance of 615.32 feet to a point on the North line of the SE 1/4 of said Section 22; thence N 87°35'26" W along the North line of said SE 1/4 a distance of 213.99 feet to the Southeast corner of a parcel of land as described in Book 1152 at Page 761 of the records of said Mesa County Clerk and Recorder; thence N 01°57'44" E along the

East line of said parcel of land a distance of 140.20 feet to the Northeast corner of said parcel of land; thence N 88°02'16" W along the North line of said parcel of land a distance of 282.00 feet to a point on the North-South centerline of said Section 22; thence along said North-South centerline N 01°57'44" E a distance of 851.69 feet to a point; thence crossing the West 1/2 of 20 1/2 Road and along the Southerly and Westerly boundary of a parcel of land as described in Book 1968 at Page 596 thru 598 of the records of said Mesa County Clerk and Recorder the following 3 courses:

1) N 88°02'15" W a distance of 71.00 feet;

2) N 64°44'59" W a distance of 103.32 feet;

3) N 11°51'53" W a distance of 293.01 feet to a point; thence N 02°27'16" E a distance of 20.00 feet to a point on the North line of right-of-way as vacated per document recorded in Book 1163 at Page 20 of the records of said Mesa County Clerk and Recorder; thence S 87°32'44" E along said North line a distance of 235.76 feet to a point on the North-South centerline of said Section 22; thence S 87°36'19" E along the North right-of-way line of E 3/4 Road a distance of 738.23 feet to a point on the Westerly boundary of Tamarack Subdivision as recorded in Plat Book 13 at Page 235 of said Mesa County Clerk and Recorder; thence along the Westerly, Northerly and Easterly boundary of said Tamarack Subdivision the following 11 courses:

1) N 21°21'44" E a distance of 47.37 feet;

2) N 58°33'44" E a distance of 136.00 feet;

3) N 09°58'44" E a distance of 65.00 feet;

4) N 52°01'44" E a distance of 75.54 feet;

5) N 00°07'44" E a distance of 145.13 feet;

6) N 36°31'44" E a distance of 99.18 feet;

7) N 76°09'44" E a distance of 133.25 feet;

8) S 45°21'16" E a distance of 152.43 feet;

9) S 22°49'16" E a distance of 288.61 feet;

10) S 06°37'44" W a distance of 92.13 feet;

11) S 19°27'44" W a distance of 58.27 feet; thence S 88°21'16" E a distance of 62.80 feet to a point on the West right-of-way line of 20 3/4 Road; thence N 02°00'44" E along said West right-of-way line a distance of 542.74 feet to a point; thence crossing said 20 3/4

Road and along the South line of a parcel of land as described in Book 1301 at Page 994 of the records of said Mesa County Clerk and Recorder S 87°43'16" E a distance of 920.98 feet to the Southeast corner of said parcel of land; thence along the East boundary of said parcel of land the following 3 courses:

- 1) N 02°12'34" E a distance of 557.01 feet;
- 2) N 87°31'58" W a distance of 20.00 feet;
- 3) N 02°12'34" E a distance of 199.45 feet to a point on the South right-of-way line of Colorado State Highway No.340; thence along said South right-of-way line and extending across said Colorado State Highway No.340 S 88°36'33" E a distance of 1076.14 feet to a point that is 1.00 feet Southwest of the Northeasterly right-of-way line of said Colorado State Highway No.340; thence along a line 1.00 feet Southwest of and parallel with said Northeasterly right-of-way line the following 4 courses:

- 1) 713.62 feet along the arc of a curve concave to the Southwest having a radius of 1185.00 feet and whose chord bears S 48°56'50" E, 702.88 feet;
- 2) N 58°17'29" E a distance of 35.00 feet;
- 3) 181.58 feet along the arc of a curve concave to the Southwest having a radius of 1220.00 feet and whose chord bears S 27°23'48" E, 181.41 feet;
- 4) S 23°10'01" E a distance of 119.26 feet; thence S 62°32'31" E a distance of 1.63 feet to a point on the Northeasterly right-of-way line of said Colorado State Highway No.340; thence along said Northeasterly right-of-way line the following 5 courses:

- 1) S 24°28'42" E a distance of 143.08 feet;
- 2) S 04°48'42" E a distance of 108.27 feet;
- 3) S 24°07'31" E a distance of 360.91 feet;
- 4) 830.39 feet along the arc of a curve concave to the Northeast having a radius of 1392.50 feet and whose chord bears S 40°56'17" E, 818.14 feet;
- 5) S 55°39'42" E a distance of 934.06 feet to the Southwest corner of a parcel of land as described in Book 1019 at Page 891 of the records of the Mesa County Clerk and Recorder; thence N 33°29'29" E along the Westerly line of said parcel of land a distance of 283.27 feet to a point on the West right-of-way line of Rio Hondo Road; thence N 06°30'29" E along the West right-of-way line of said Rio Hondo Drive a distance of 1746.87 feet to a point; thence N 06°30'29" E along the East line of a parcel of land as

described in Book 1365 at Page 102-103 of the records of said Mesa County Clerk and Recorder a distance of 265.00 feet to the Northeast corner of said parcel of land; thence S 62°23'29" W along the Northerly line of said parcel of land a distance of 222.80 feet to a point; thence continuing along the Northerly line of said parcel of land, crossing 21 1/2 Road and along the Northerly line of a parcel of land as described in Book 893 at Page 662 of the records of said Mesa County Clerk and Recorder S 78°54'29" W a distance of 460.34 feet to a point; thence N 02°24'29" E a distance of 48.64 feet to a point on the centerline of Lime Kiln Gulch; thence along the centerline of said Lime Kiln Gulch the following 4 courses:

1) S 76°18'03" W a distance of 477.59 feet;

2) N 63°54'24" W a distance of 59.49 feet;

3) S 59°34'12" W a distance of 374.83 feet;

4) S 71°46'29" W a distance of 396.56 feet to a point; thence N 62°32'31" W a distance of 49.40 feet to a point on the Northeasterly right-of-way line of said Colorado State Highway No.340; thence along said Northeasterly right-of-way line the following 4 courses:

1) N 23°10'01" W a distance of 118.90 feet;

2) 182.73 feet along the arc of a curve concave to the Southwest having a radius of 1221.00 feet and whose chord bears N 27°25'13" W a distance of 182.56 feet;

3) S 58°17'29" W a distance of 35.00 feet;

4) 713.42 feet along the arc of a curve concave to the Southwest having a radius of 1186.00 feet and whose chord bears N 48°58'34" W, 702.71 feet; thence crossing said Colorado State Highway No.340 N 88°36'33" W a distance of 1077.32 feet to a point; thence S 02°12'34" W a distance of 1.00 feet to a point on the South right-of-way line of said Colorado State Highway No.340; thence along said South right-of-way line the following 2 courses:

1) N 88°32'05" W a distance of 767.58 feet;

2) 98.21 feet along the arc of a curve concave to the North having a radius of 756.30 feet and whose chord bears N 84°53'06" W, 98.14 feet to a point; thence S 02°24'13" W along the centerline of 20 3/4 Road a distance of 472.30 feet to a point; thence crossing the West 1/2 of said 20 3/4 Road and along the South and Westerly boundary of Brock Subdivision as recorded in Plat Book 12 at Page 271 of the records of said Mesa County Clerk and Recorder the following 4 courses:

- 1) N 87°34'34" W a distance of 252.29 feet;
- 2) N 02°02'03" E a distance of 254.93 feet;
- 3) N 30°04'57" W a distance of 198.64 feet;
- 4) N 20°54'26" E a distance of 162.88 feet to a point on the Southwesterly right-of-way line of said Colorado State Highway No.340; thence along said Southwesterly right-of-way line the following 7 courses:
  - 1) 280.00 feet along the arc of a curve concave to the Northeast having a radius of 756.30 feet and whose chord bears N 45°41'49" W, 278.40 feet;
  - 2) N 35°05'49" W a distance of 319.00 feet;
  - 3) N 63°01'49" W a distance of 341.60 feet;
  - 4) 772.90 feet along the arc of a curve concave to the Southwest having a radius of 1232.50 and whose chord bears N 53°03'49" W, 760.30 feet;
  - 5) N 45°53'19" W a distance of 204.90 feet;
  - 6) 218.65 feet along the arc of a curve concave to the South having a radius of 1332.50 feet and whose chord bears N 83°43'49" W, 218.40 feet;
  - 7) N 88°25'49" W a distance of 439.00 feet to the Northeast corner of a parcel of land as described in Book 915 at Page 575 of the records of said Mesa County Clerk and Recorder; thence along the East line of said parcel of land S 02°52'41" W a distance of 195.11 feet to the Southeast corner of said parcel of land; thence along the Southerly line of said parcel of land N 73°44'19" W a distance of 224.97 feet to the Southwest corner of said parcel of land; thence along the West line of said parcel of land N 00°03'41" E a distance of 195.00 feet to the Northwest corner of said parcel of land and Southerly right-of-way line of said Colorado State Highway No.340; thence N 64°08'19" W along said Southerly right-of-way line a distance of 3.00 feet; thence 23.24 feet along said Southerly right-of-way line and arc of a curve concave to the Northeast having a radius of 1482.50 feet and whose chord bears N 83°16'06" W, 23.24 feet; thence crossing said Colorado State Highway No.340 and along the East right-of-way line of 20 1/4 Road which is 20.00 feet East of and parallel with the West line of the NE 1/4 SW 1/4 of Section 15, Township 11 South, Range 101 West, N 03°06'33" E a distance of 1397.54 feet; thence continuing along said East right-of-way line which is 20.00 feet East of and parallel with the West line of the SE 1/4 NW 1/4 of said Section 15, N 02°42'07" E a distance of 225.64 feet to a point on the South boundary of a parcel of land as described in Book 1185 at Page 189

of the records of the Mesa County Clerk and Recorder; thence along the South boundary of said parcel of land the following 3 courses:

1) S 87°42'51" E a distance of 679.29 feet;

2) N 02°17'09" E a distance of 240.00 feet;

3) S 87°42'51" E a distance of 600.00 feet to a point on the West right-of-way line of 20 1/2 Road; thence N 03°10'09" E along said West right-of-way line which is 20.00 feet West of and parallel with the East line of the SE 1/4 NW 1/4 of said Section 15 a distance of 598.56 feet to a point; thence crossing said 20 1/2 Road and along the North boundary of Forest Hills Subdivision as recorded in Plat Book 9 at Page 25 of the records of said Mesa County Clerk and Recorder S 85°30'27" E a distance of 1365.01 feet to a point on the West line of Lot 17, Block 20, Panorama Subdivision Filing No.7 as recorded in Plat Book 10 at Page 34 of the records of said Mesa County Clerk and Recorder; thence along the West line of Lots 17 and 18, Block 20 of said Panorama Subdivision Filing No.7 N 01°28'33" E a distance of 274.54 feet to the Northwest corner of said Lot 18, Block 20; thence S 87°25'57" E along the North line of said Lot 18, Block 20 a distance of 270.00 feet to the Southwest corner of Lot 19, Block 20 of said Panorama Subdivision Filing No.7; thence along the Westerly line of said Lot 19, Block 20 the following 4 courses:

1) N 30°21'27" W a distance of 102.20 feet;

2) N 03°29'33" E a distance of 85.00 feet;

3) N 14°30'33" E a distance of 115.50 feet;

4) N 50°10'26" W a distance of 153.44 feet; thence N 29°58'43" W a distance of 108.88 feet to Manhole No.4 of Tiara Rado Interceptor Sewer Line; thence along said Tiara Rado Interceptor Sewer Line the following 4 courses:

1) N 06°11'39" W a distance of 133.31 feet;

2) N 40°29'57" E a distance of 99.86 feet;

3) N 77°52'04" E a distance of 105.51 feet;

4) N 03°57'28" E a distance of 423.05 feet to a point on the North line of said Section 15; thence N 03°57'28" E along the East line of a parcel of land as described in Book 1664 at Page 120 of the records of the Mesa County Clerk and Recorder a distance of 1220.00 feet to a point on the South bank of the Colorado River prior to 1983 ( said South bank location was scaled from the Mesa County Assessor Map ); thence along the South bank of said Colorado River the following 7 courses:



- 1) N 49°15'09" W a distance of 368.62 feet;
- 2) N 87°37'33" W a distance of 50.00 feet;
- 3) S 73°36'18" W a distance of 184.83 feet;
- 4) N 87°29'27" W a distance of 110.00 feet;
- 5) S 75°47'55" W a distance of 208.67 feet;

6) S 86°47'50" W a distance of 301.43 feet to a point on the North line of Lot 8, Section 35, Township 1 North, Range 2 West; thence along the North line of said Lot 8 N 87°29'27" W a distance of 471.62 feet to the Northeast corner of the SW 1/4 SE 1/4 of said Section 35; thence N 87°29'27" W along the North line of said SW 1/4 SE 1/4 a distance of 390.91 feet to the Northwest corner of a parcel of land as described in said Book 1664 at Page 120; thence continuing along the North line of said SW 1/4 SE 1/4 N 87°29'27" W a distance of 938.10 feet to the Northwest corner of said SW 1/4 SE 1/4; thence S 02°06'02" W along the West line of said SW 1/4 SE 1/4 a distance of 1304.33 feet to the South 1/4 corner of said Section 35; thence N 87°55'05" W along the South line of the SE 1/4 SW 1/4 of said Section 35 ( said South line also being the North boundary of Independence Valley Subdivision Filing No.1 as recorded in Plat Book 14 at Page 72 of the records of said Mesa County Clerk and Recorder ) a distance of 1319.45 feet to the Northwest corner of Section 15, Township 11 South, Range 101 West ( said Northwest corner also being the Northwest corner of said Independence Valley Subdivision Filing No.1 ); thence S 02°14'00" W along the West line of said Section 15 and West boundary of said Independence Valley Subdivision Filing No.1 a distance of 1087.27 feet to the Northwest corner of Independence Valley Subdivision Filing No.2 as recorded in Plat Book 14 at Page 267 to 269 of said Mesa County Clerk and Recorder; thence S 02°13'59" W along the West boundary of said Independence Valley Subdivision Filing No.2 and West line of said Section 15 a distance of 1320.68 feet to the West 1/4 corner of said Section 15; thence continuing along the West boundary of said Independence Valley Subdivision Filing No.2 and West line of said Section 15 and extending across Colorado State Highway No.340 S 03°13'25" W a distance of 586.78 feet to a point on the Southwesterly right-of-way line of said Colorado State Highway No.340; thence along said Southwesterly right-of-way line the following 2 courses:

- 1) S 42°12'04" E a distance of 530.30 feet;
- 2) 711.19 feet along the arc of curve concave to the Northeast having a radius of 1482.50 feet and whose chord bears S 55°56'40" E, 704.39 feet to a point on the North line of the SW 1/4 SW 1/4 of said Section 15; thence N 87°27'29" W along the North line of said SW 1/4 SW 1/4 a distance of 540.39 feet to the Easterly right-of-way line of the Redlands Water and Power Company

First Lift Canal; thence along said Easterly right-of-way line the following 2 courses:

1) S 08°11'16" E a distance of 35.94 feet;

2) S 13°49'16" E a distance of 753.50 feet to a point; thence S 76°10'44" W a distance of 50.00 feet to the Westerly right-of-way line of said Redlands Water and Power Company First Lift Canal; thence along said Westerly right-of-way line the following 4 courses:

1) N 13°49'16" W a distance of 80.10 feet;

2) S 11°23'44" W a distance of 18.40 feet;

3) S 41°46'44" W a distance of 56.50 feet;

4) S 33°15'16" E a distance of 95.00 feet; thence leaving said Westerly right-of-way line N 87°25'16" W a distance of 618.00 feet to a point on the West line of the SW 1/4 SW 1/4 of said Section 15; thence along said West line S 03°14'58" W a distance of 497.70 feet to the Southwest corner of said Section 15; thence S 87°29'43" E along the South line of said Section 15 a distance of 1319.80 feet to the Northwest corner of the NE 1/4 NW 1/4 of Section 22, Township 11 South, Range 101 West; thence S 03°18'16" W along the West line of said NE 1/4 NW 1/4 a distance of 1333.22 feet to the Southwest corner of said NE 1/4 NW 1/4; thence S 03°14'16" W along the centerline of right-of-way as vacated per document recorded in Book 1163 at Page 20 of the records of the Mesa County Clerk and Recorder a distance of 677.23 feet to the Southwest corner of a parcel of land as described in Book 1727 at Page 596 of the records of said Mesa County Clerk and Recorder; thence S 87°09'20" E along the South line of said parcel of land a distance of 362.61 feet to the Northwest corner of Saddleback Subdivision as recorded in Plat Book 14 at Page 140 of the records of said Mesa County Clerk and Recorder; thence S 01°57'44" W along the West boundary of said Saddleback Subdivision and extending to the South line of the SE 1/4 NW 1/4 of said Section 22 ( said South line also being the centerline of South Broadway ) a distance of 652.08 feet; thence S 87°28'20" E along the South line of said SE 1/4 NW 1/4 a distance of 1006.50 feet to the Center 1/4 corner of said Section 22; thence along the North-South centerline of said Section 22 S 02°06'29" W a distance of 564.59 feet to a point; thence S 87°35'26" E a distance of 40.00 feet to a point on the East right-of-way line of 20 1/2 Road; thence S 02°06'29" W along said East right-of-way line which is 40.00 feet East of and parallel with said North-South centerline a distance of 737.99 feet to the Southwest corner of a parcel of land as described in Book 1212 at Page 153 of the records of said Mesa County Clerk and Recorder; thence S 87°01'38" E along the South line of said parcel of land a distance of 163.12 feet to the Northwest corner of a parcel of land as described in Book 2022

at Page 455-456 of the records of said Mesa County Clerk and Recorder; thence along the Westerly boundary of said parcel of land the following 4 courses:

- 1) S 44°55'07" E a distance of 252.47 feet;
- 2) S 19°05'53" W a distance of 451.00 feet;
- 3) S 09°04'07" E a distance of 159.00 feet;
- 4) S 50°08'31" E a distance of 205.70 feet to the point of beginning. Said parcel contains 625.95 acres more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

( BOOK 2149, PAGE 80 )

A parcel of land situate in the North 1/2 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the NE 1/4 NW 1/4 of said Section 15, thence along the South line of said NE 1/4 NW 1/4 S 87°30'37" E a distance of 937.50 feet; thence N 02°01'23" E a distance of 25.00 feet to a point on the North right-of-way line of F 3/4 Road and the True Point of Beginning of the parcel described herein; thence S 87°30'37" E along said North right-of-way line a distance of 402.21 feet; thence leaving said North right-of-way line N 02°01'23" E a distance of 1084.70 feet to a point on the North line of said Section 15; thence N 87°58'51" W along the North line of said Section 15 a distance of 402.21 feet; thence leaving said North line S 02°01'23" W a distance of 1081.40 feet to the point of beginning. Said parcel contains 10.00 acres more or less.

( BOOK 1941, PAGE 804 )

A parcel of land situate in the NE 1/4 NW 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South 1/4 corner of Section 35, Township 1 North, Range 2 West of the Ute Meridian, thence S 87°45'30" E a distance of 10.50 feet; thence S 02°31'14" W a distance of 1101.50 feet to the Southwest corner of the NE 1/4 NW 1/4 of said Section 15; thence S 87°31'46" E along the South line of said NE 1/4 NW 1/4 a distance of 532.50 feet to the True Point of Beginning of the parcel described herein; thence N 02°00'14" E a distance of 125.00 feet; thence N 68°35'14" E a distance of 200.00 feet; thence

N 64°06'14" E a distance of 250.60 feet; thence S 02°00'14" W a distance of 325.00 feet; thence N 87°31'46" W a distance of 405.00 feet to the point of beginning. Said parcel contains 2.04 acres more or less.

( BOOK 1656, PAGE 582 AND BOOK 1818, PAGE 78 & 79 )

A parcel of land situate in the NW 1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23, thence S 48°31'29" W a distance of 1496 feet to a point on the Northeasterly right-of-way line of Colorado State Highway No. 340 and True Point of Beginning of the parcel described herein; thence leaving said Northeasterly right-of-way line N 64°32'29" E a distance of 215.00 feet; thence N 22°32'31" W a distance of 227.00 feet; thence S 57°27'29" W a distance of 190.00 feet to a point on the Northeasterly right-of-way line of said Highway No.340; thence N 24°28'42" W along said Northeasterly right-of-way line a distance of 14.00 feet; thence leaving said Northeasterly right-of-way line N 56°54'29" E a distance of 93.38 feet; thence N 62°32'42" W a distance of 149.74 feet to a point on the Northeasterly right-of-way line of said Colorado State Highway No.340; thence along said Northeasterly right-of-way line the following 3 courses:

- 1) S 24°28'42" E a distance of 144.70 feet;
- 2) S 04°48'42" E a distance of 108.27 feet;
- 3) S 24°07'31" E a distance of 103.44 feet to the point of beginning. Said parcel of land contains 1.17 acres more or less.

(indp3)

DESCRIPTION  
Independence Valley #4 Annexation

A parcel of land situate in the Southwest 1/4 of Section 36 and in the Southeast 1/4 of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of said Section 35, thence N 02°02'11" E along the East line of said Section 35 a distance of 1423.16 feet to a point on the South bank of the Colorado River prior to 1983 ( said South bank location was scaled off of the Mesa County Assessor Map ); thence along said South bank the following 3 courses:

- 1) N 49°15'09" W a distance of 18.79 feet;
- 2) N 87°37'33" W a distance of 50.00 feet;
- 3) S 73°36'18" W a distance of 184.83 feet; thence leaving said South bank N 16°23'42" W a distance of 1.00 feet; thence along a line that is 1.00 feet North of and parallel with said South bank the following 3 courses:

- 1) N 73°36'18" E a distance of 184.99 feet;
- 2) S 87°37'33" E a distance of 50.51 feet;
- 3) S 49°15'09" E a distance of 369.40 feet; thence N 64°17'57" E a distance of 1214.99 feet to a point on the Northerly right-of-way line of Interstate Highway No.70; thence along said Northerly right-of-way line and 56.87 feet along the arc of a curve concave to the North having a radius of 2714.79 feet, the chord of which bears S 54°09'34" E a distance of 56.87 feet; thence leaving said Northerly right-of-way line S 64°17'57" W a distance of 1271.65 feet to a point on the East line of a parcel of land as described in Book 1664 at Page 120 of the records of the Mesa County Clerk and Recorder; thence N 03°57'28" E along the East line of said parcel of land a distance of 57.54 feet to a point on the South bank of said Colorado River; thence N 49°15'09" W along said South bank a distance of ~~358.62~~ 349.83 feet to the point of beginning. Said parcel of land contains 1.44 acres more or less.

349.83

(indp4)

*n./Independent/Address*

William T. & Mary Jane Womble  
530 S. Broadway  
Grand Junction, CO 81503-9702

Davide P. & Teresa A. Hansow  
536 S Broadway  
Grand Junction, CO 81503-9702

CITY OF Grand Junction,  
250 N 5TH ST  
Grand Junction, CO 81501-2628

Leland & Janet A. Black  
2061 E 1/2 RD  
Grand Junction, CO 81503-9793

Kelly L. Ferrell - ETAL  
544 20 1/2 RD  
Grand Junction, CO 81503-9722

John C. & Mary K. Schumacher  
540 S. Broadway  
Grand Junction, CO 81503-9700

Floyd L. & Margaret E. Unfred  
2107 Desert Hills Road  
Grand Junction, CO 81503-2503

William C. & John S. Rump  
218 Easter Hill Drive  
Grand Junction, CO 81503-1175

Roger K. & Barbara W. Joslin  
2111 Desert Hills RD  
Grand Junction, CO 81503-2503

Eric W. & J. Chris Tunell  
16222 6765 RD  
Montrose CO 81401-7473

Zelda J. Fasnacht  
550 20 1/2 RD  
Grand Junction, CO 81503-9722

Gregory S. & Brenda K. Hearing  
2038 S. Broadway  
Grand Junction, CO 81503-9713

Jeffrey & Susan Kay Sedillos  
557 20 1/2 RD  
Grand Junction, CO 81503-9721

David L. & Dorene K. Foos  
559 20 1/2 RD  
Grand Junction, CO 81503-9721

Sherman D. & Norma M. Jones -  
Trustees  
561 20 1/2 RD  
Grand Junction, CO 81503-9721

Tope Company  
560 E. Saddle Drive  
Grand Junction, CO 81503

Robert W. & Janet V. Craft  
11549 Windcrest Lane # 228  
San Diego, CA 92128

Richard A. & Melinda S. Tope  
560 E. Saddle Drive  
Grand Junction, CO 81503

Harvey S. & Margaret L. Huffer  
563 W Saddle Drive  
Grand Junction, CO 81503

Donald G. & Virginia M. Saunders -  
Trustees  
561 W Saddle Drive  
Grand Junction, CO 81503

Jack R. & Patricia A. Sommers  
559 W Saddle Drive  
Grand Junction, CO 81503

William & Nancy Kowal - Trust  
557 W Saddle Drive  
Grand Junction, CO 81503

John B. Haseman  
555 W Saddle Drive  
Grand Junction, CO 81503

Anthony M. & Virginia S. Cataldo  
553 W Saddle Drive  
Grand Junction, CO 81503

Robert F. & Kay F. Simons  
555 E Saddle Drive  
Grand Junction, CO 81503

Floyd H. & Evelyn A. Dickerson  
2131 BRYCE CT  
Grand Junction, CO 81503-1037

Leatha Jean Stassen  
673-20 1/2 RD  
Grand Junction, CO 81503

Chaparral West Inc.  
626 32 RD  
Clifton, CO 81520-7406

Thomas J. III & Ardith M. Trogden  
630 20 RD  
Grand Junction, CO 81503-9540

Lowell & Linda M. Laycock  
2027 Baseline Drive  
Grand Junction, CO 81503-9554

William R. Patterson & David P. Fisher  
662 26 RD  
Grand Junction, CO 81506-1405

B & B Investments LLC  
703 23 1/2 RD  
Grand Junction, CO 81505

George L. & F. Jeanne Downing  
2029 Baseline Drive  
Grand Junction, CO 81503-9554

James C. & Frances L. Lonnon  
11044 S 44TH ST  
Phoenix, AZ 85044

Jack D. & Beverly B. Kingsley  
2121 Orchard Park Drive  
Schenectady, NY 12309-2233

Steven L. & Lori J. Weinberg  
684 Independence Valley Drive  
Grand Junction, CO 81503-9544

William L. & Julie K. Lewis  
352 1/2 Ridge Circle Drive Unit A  
Grand Junction, CO 81503-4611

Richard Carl & Wilma J. Lange  
680 Independence Valley Drive  
Grand Junction, CO 81503-9544

James A. & Irene McCurdy  
1341 S. Tomichi Drive  
Franktown, CO 80116

Robert A. & Lauren J. White  
PO BOX 1005  
Avon, CO 81620

Woodrow W. Jr. & Carol A. Capps  
675 Independence Valley Drive  
Grand Junction, CO 81503

Dennis M. & Joanne C. Mayer  
2031 Freedom Court  
Grand Junction, CO 81503-9523

William H. & Fern M. Fine  
2029 Freedom Court  
Grand Junction, CO 81503-9523

Cara W. & Paula K. Curtis  
2027 Freedom Court  
Grand Junction, CO 81503-9523

George D. & Joanne Virgilio Gromke  
2558 G 3/8 Road  
Grand Junction, CO 81505

Frank J. & J. Martelle Daniels  
2024 Freedom Court  
Grand Junction, CO 81503-9522

Kenneth & Sheralyn V. Tomlon  
2026 Freedom Court  
Grand Junction, CO 81503

Robert H. & Louise L. Clark  
1691 E Palo Alto Ave.  
Fresno, CA 93710-4214

Larry J. & Judith A. Degolyer  
2030 Freedom Court  
Grand Junction, CO 81503-9522

Independence Valley Corporation  
759 Horizon Drive STE E  
Grand Junction, CO 81506

Peter T. & Theresa A. Mullin  
2999 Country Road  
Grand Junction, CO 81504

Michael W. Bath  
389 High Ridge Drive  
Grand Junction, CO 81503

Rex R. & Violete L. Stevens  
4311 Andre Street  
Midland, MI 60500

Judith L. Morgan  
308 Tenderfoot  
Dillon, CO 80435

Terry J. & Elizabeth H. Jameson  
627 Rushmore Drive  
Grand Junction, CO 81503

Richard A. Jr. & Joanna L. Campfield  
9249 Laquat Drive  
Riverside, CO 92508

Richard F. & Kelly R. Hawkins  
2673 Bahamas Way  
Grand Junction, CO 81506

Robert E. & Esther Chambers  
2949 E. Erika Court  
Grand Junction, CO 81504

D. Gowhari & Elizabeth A. Hooshang  
PO BOX 262  
Alhambra, CA 91802-0262

Barbara Wilkerson Willhoite  
Stanley Willhoite - Trust  
68 Cliffwood Drive MPR  
Belton, TX 76513

Robert Byron Christensen  
Trustee %Safeway Inc  
1850 Mount Diablo Blvd Ste 250  
Walnut Creek, CA 94596-4432

Robert Byron Christensen - Trustee  
100 Mountain View Road  
Watsonville, CA 95076-0814

Eugene B. Fletcher Inc.  
PO BOX 821  
Rancho Santa Fe, CA 92067-0821



ANNEXATION Mtng  
 NOV. 27, 1995

Redlands Middle School

Name	Address	Phone #
Ed & Van Raalen	633 Peony Dr	241-1089
George Van Raalen	" "	" "
Doug Crawford	2040 Broadway	245-5569
Cedric Delland	" "	" "
Tim Lindsey	2042 F 3/4 Rd	243-5878
Herman & Jo Dork	642 Terrace Dr	243-0528
Tom & Helen Hassem	642 S. Tenac Dr	241-6683
Ray & Margy Cheedle	2136 Acadia Ct	245-5730
AL BAKER	630 RUSHMORE DR.	245-8477
Jud Asante	628 Rushmore	245-8950
William E. Jayboorn	657 20 1/2 Rd	242-8135
Cedrey Jayboorn	657 20 1/2 Rd	242-8135
Tom Lindquist	2130 Acadia Ct	
Stanche Lindquist	" "	
Walter Janetti	631 Carlsbad	243-4517
Maryellen Bowden	620 Sierra Ct	245-1173
Jack Bowden	620 Sierra Ct	245-1173
Robert Hour	2083 HODESTA WAY	245-6791
Rick Hamm	652 Terrace Dr	257-7530
Richard Tally	733 HORIZON	245-7200
Charlie Pest	653 N Terrace	241-1383
PAUL BROWN	2067 E 1/2 Rd	245-5484
Tom & Lucille Davies	667 Peony Dr	241-4375
Bob & Lauren White	676 Independence Valley Dr.	257-1676

Did ✓  
 1/2+  
 Receive  
 mailing \*

I counted 37 attendees

# PLEASE SIGN IN

NAME

Address

PHONE #

Elmer D. Beights	571 Rio Linda Ln	245-6121
Gerald Clear	581 Rio Linda Km	245-2655
Joy Huestis	203 Broadway	245-7150
Lyn W. Mills	516 Mockingbird Ln.	242-6516
Jerry Ross	606 Wagon Trail Ln	245-2270
Lee Black	206 1/2 Rd	241-0847
Ray Versaw	653 Pony Dr.	241-3858
Larry D. Molyer	2030 Freedom Dr	242-0868
E. W. Smith	2127 Sequoia Ct	243-1085
Miles C. McCormack	103 N. Easter Hill Dr	245-8213
Leland E. Cofer	446 Wildwood Dr.	242-4459
Joyce Power	2067 E 3/4 Rd	242-3980
Frank Power	2067 E 3/4 Rd.	242-3450
John B. Haseman	555 W. Saddle Dr	256-9421
William E. Laybourn	657 20 1/2 St	242-8135
Virgil W. Davis	617 Glacier Cr Dr.	241-2970
Jeffrey Sedinas	557 2042 Rd	242-8778
RICHARD TOPE	560 EAST SADDLE	245-7856
Joe Hennig	490 Tejon Dr.	241-9139
Lloyd L. Sussert	609 Canyon Creek	242-7395
Lynn Jim	652 20th	241-7227
Richard SALAZ	2232 Village Ct	242-7882
Heim Daloz	2232 Village Ct	"
W.C. Rump	218 Easter Hill Ln	242-4268
PIED Ellen / Jerry McDonough	2098 W. Sequoia	
PIED U. L. A. F. - - - -	2114 Sequoia Rd	

Harold Benson	3052 Broadway	245-1479
Glennay Ruthley	2211 Broadway	242-0343
Larry Dixon		
Nehle Shells	656 N. TANKER D.	243-0829
Darleen Isell	1930 Star Canyon	242-6316
Steve Gell	✓ ✓ ✓	✓ ✓ ✓
Judith Hopper	614-19 $\frac{1}{2}$ Road	245-4652
Jim West	2016 Broadway	242-4310
W. Howe	2083 HODESTADT	245-6781
Lori C. Stone	2042 F34 Rd	243-5278
Judi Kugeler	2182 LASSEROT	245-3432
(the annis) Margit + Anne Jarvis,	617 HANCOCK DR.	241-2976
Louise + Dwight Poland	2449 Broadway	243-1750
RITA CRUMPTON	2202 MUDGETT	81522

I am ANTI  
assassination

(the annis)

SEND  
A COPY  
OF LIST

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## *Annexation Impact Report*

*Annexation Name* INDEPENDENCE VALLEY ANNEXATION (12-15-95)

	<i>This Annexation</i>	<i>Cumulative Impacts of Previous Annexations</i>
<p>Impact on Level of Service</p> <p>Declines - especially for weed abatement program.</p> <p>One additional seasonal employee would be necessary.</p> <p>Employee + vehicle + op. supplies = \$10,000 per year</p>		<p><b>Including Eastern Commercial</b> \$45,695</p> <p><b>Excluding Eastern Commercial</b> \$25,445</p>
<p>Impact on Current Budget</p>	<p><b>Code Enforcement</b> 114 parcels X .05 = 6 6 X 160.00/viol = 960 424 acres X .06 = 25 25 X 160/viol = \$4,000</p> <p><b>Weeds</b> 114 parcels X .08 = 9 9 X 75 = 675 424 acres X .11 = 47 47 X 75.00 = \$3,525</p>	<p>Total cost of this annexation \$9,160</p>
<p>Impact on Future Budgets</p> <p>Includes additional employee and associated operating costs.</p>	<p>\$19,160 + inflation</p>	<p>Anticipated future cost of this annexation \$19,160</p>

STAFF REVIEW

FILE: #ANX-95-194 Independence Valley Annexation

DATE: November 28, 1995

STAFF: Dave Thornton/Mike Pelletier

**ACTION REQUESTED:** Staff requests that City Council approve by Resolution the Referral of Petition for the Independence Valley Annexation.

**LOCATION:** Between Riggs Hill and Persigo Treatment Plant and the Monument Village Shopping Center area.

**APPLICANTS:** City of Grand Junction

**EXECUTIVE SUMMARY:** Power of Attorneys have been signed for the majority of the properties in the Independence Valley Annexation. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by resolution the Referral of Petition for the Independence Valley Annexation.

**STAFF ANALYSIS:** This annexation is a 50% petition utilizing only Power of Attorneys. Below are the number of parcels, acres, and owners with and without POAs.

- # of parcels = 114 (includes a City-owned parcel)
- # of parcels with POA = 92
- # of parcels without POA = 21
  
- # total number of acres = 707.42
- # of acres with POA = 294.15
- # of acres without POA = 292.36
- # of acres in ROW = 40.75
  
- # of owners with POA = 140
- # of owners without POA = 44

*Recalculate  
Ind. Valley  
without Akelae*

*POA 245.25*

*Non POA 257.65*

**Other Pertinent Information:**

Developable acres remaining	-	424 ac	
Vacant lots	-	66 (res	<i>w/out Patterson</i>
Single family homes	-	41 (5 m	<i>Fletcher east of 21 1/2 Rd</i>
Commercial	-	4.5 ac	<i>occupied, roughly 9 acres are undeveloped</i>
Independence Valley Sub	-	44 lots	<i>of the 63 lots are</i>

*10 off  
Fletcher  
Patterson  
230.46*

Country Meadows Sub - vacant  
132 lots and 49 acres, filing  
#1 under construction  
# of parcels enclaved by this - approximately 1456 including  
annexation commercial areas north of the  
river

*Fiscal Impacts:* A Fiscal Impact Analysis will be available for  
Council review by 2nd Reading of the  
annexation ordinance.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

November 14, 1995



City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501-2628

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

Dear City of Grand Junction:

The City of Grand Junction will be considering the annexation of lands in your area. You are invited to attend an informal meeting to discuss the annexation with City officials on Monday, November 27th or Wednesday, November 29th at 7 p.m., at the Redlands Middle School (2200 Broadway). This proposed annexation includes Independence Valley Subdivision filings 1 & 2, Country Meadows Subdivision, Saddleback Subdivision, Monument Village Shopping Center, and various properties located between Independence Valley area to Riggs Hill (at South Camp and South Broadway). The annexation will be called the Independence Valley 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 this meeting 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 February 7, 1996. City Council meetings begin at 7:00 p.m. and are held at the City/County Auditorium, at City Hall, 250 North 5th Street.

If you have any questions or need additional information before the meeting, please contact myself, Dave Thornton, Senior Planner or Mike Pelletier, Associate Planner at 244-1430. We look forward to seeing you on the 27th or 29th.

Respectfully,

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

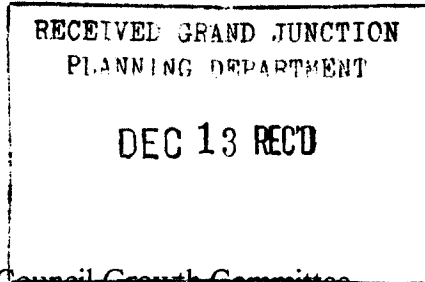
Larry Timm  
Director of Community Development

enclosure



Printed on recycled paper

December 11, 1995



*C: Growth Comm.  
AC Larry Timm 12/11/95  
cre*

Grand Junction City Council Growth Committee  
% Mr. Mark Achen, Grand Junction City Manager  
City Hall  
250 North 5th Street  
Grand Junction, CO 81501

*file Dave Thornton  
John S  
12/13/95  
cre*

TO: The City Council Growth Committee Members:

The proposal of the Independence Valley annexation has been brought to our attention. Our property, parcel # 2947-262-00-049, has been chosen to make up the connecting link for the enclave area. When we were first informed of the annexation by letter we assumed that the surrounding land owners were also included in the annexation process. However, upon reading the November 30, 1995 issue of The Daily Sentinel we were surprised to learn that six of the adjoining properties were not slated for annexation. Only the property owned by the City of Grand Junction to the north of our property and the property to the east of our property which is owned by Roger and Barbara Joslin were affected.

Because we are one of a chosen few in our area to be included in this annexation proposal we are prepared to fight the annexation. However since we only have 180 feet of boundary in common with the city property we wish to make a proposal to annex only part of our property at this time.

The proposal we wish you to consider is this: that the property bordering the city's property and 100 feet in depth extending along the north property line to the east to a common property line of the Joslin property be left in the proposed Independence Valley annexation but that the remaining Unfred property south of the 100 feet by 397 feet parcel be omitted from the current annexation proposal.

We would appreciate your acceptance of the proposal. If this is agreed upon we will withdraw our own objections to the Independence Valley Annexation.

Sincerely,

*Floyd L. Unfred  
Margaret E. Unfred*  
Floyd L. and Margaret E. Unfred

See Enclosure



City of Grand Junction

Robert & Linda Barrett  
Elmer's Land Trust

Elmer's Land Trust

NW Cor  
Sec 28  
T11S, R101W,  
6th PM

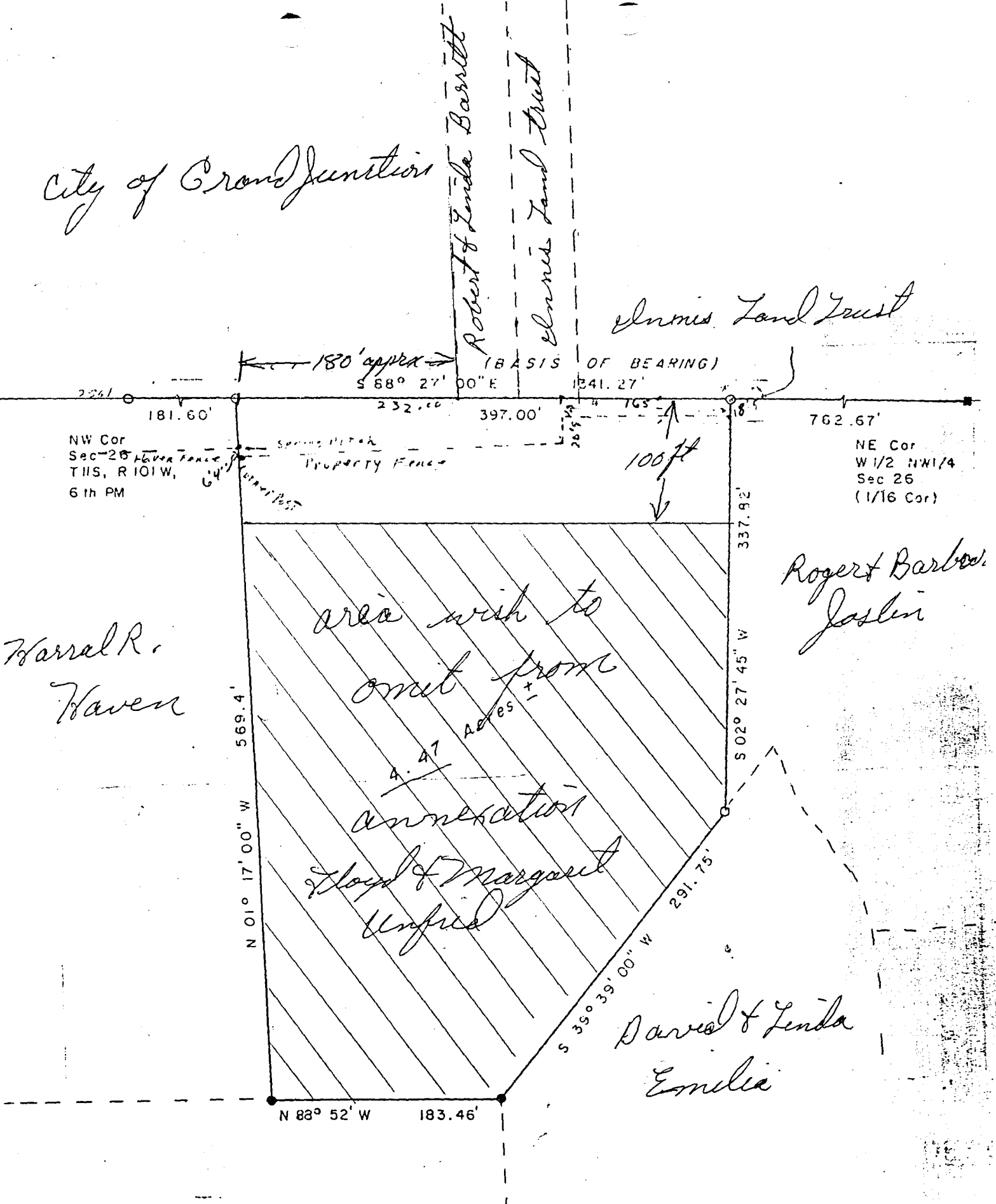
NE Cor  
W 1/2 NW 1/4  
Sec 26  
(1/16 Cor)

Harral R.  
Haven

Robert Barrett  
Justin

area wish to  
omit from  
annexation  
Hoyd & Margaret  
Unfiled

David & Linda  
Emilia



PLOT PLAN

SCALE → 1" = 100'

*Dear Mr. Unfred,*



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

January 11, 1996

Floyd Unfred  
2107 Desert Hills Road  
Grand Junction, CO 81503

Dear Mr. Unfred,

Thank you for your December 11, 1995, letter proposing an alternative to the City's proposed annexation of your property parcel #2947-262-00-049.

As I indicated in my phone message to you, the City Council has withdrawn that annexation proposal. I do not anticipate another annexation proposal involving your property in the near future.

If you have further questions, please feel free to contact me.

Sincerely,

*Mark K. Achen*

Mark K. Achen  
City Manager

City of Grand Junction

Robert & Linda Barrett

Elmer's Land Trust

Elmer's Land Trust

150' approx (BASIS OF BEARING) S 88° 27' 00" E 1341.27'

NW Cor  
Sec 26  
T11S, R101W,  
6th PM

NE Cor  
W 1/2 NW 1/4  
Sec 26  
(1/16 Cor)

181.60'

232.00'

397.00'

762.67'

100ft

337.92'

Robert Barbara  
Justin

Harrel R.  
Haven

area wish to  
omit from

4.47  
A. 85

annexation

Lloyd & Margaret  
Unfried

569.4'

N 01° 17' 00" W

5029 27' 45" W

291.75'

S 35° 39' 00" W

David & Linda  
Emilia

N 82° 52' W

183.46'

PLOT PLAN

SCALE 1" = 100'

## INDEPENDENCE VALLEY ANNEXATION FACT SHEET

### Services that DO NOT CHANGE with annexation

Domestic Water - You would continue with your present water provider.

Electricity, Natural Gas and Trash Collection: You would continue with your present provider.

Sewer service - The rules governing sewer, will not change upon annexation. They are the same both inside and outside of the city. The current City and County rules state that only if your present septic system **failed** would you need to hook up to the sewer system, and then only if you were located within 400 feet of a sewer line. The cost to hook into the sewer system is \$750 plus the associated costs to extend your sewer line.

### ANNEXATION BENEFITS AND SERVICES WITH THE CITY OF GRAND JUNCTION

#### Police Department

- o Work Force of 72 sworn officers with as many as 19 on duty during peak hours.
- o Crime Prevention Unit - Three full-time officers offering assistance to individual residents and Neighborhood groups.
- o D.A.R.E. Program - Drug abuse prevention program taught to 5th graders.
- o Team Scheduling Concept which puts more officers on the street when they are needed most. Officers are assigned to patrol beats and respond to calls from out in the field, not from the main police station.
- o The additional number of Police Officers available in the area will decrease response times for emergency calls.

#### Public Works Department

- o Street Lights (optional) and Street Signs: City pays to install and maintain street lights.
- o Fall Leaf Removal Program for City residents.
- o Fresh As a Daisy Spring Clean-up: Free removal of junk and debris from residences.
- o Street Sweeping approximately nine times per year in residential neighborhoods.
- o No forced assessments for sidewalks or streets are levied by the City.

#### Community Development

- o Zoning will conform as closely as possible to existing County zoning.

PARKS IMPACT  
INDEPENDENCE VALLEY ANNEXATION

This annexation area is approximately one sq. mile. The parks department is attempting to establish a 5 acre neighborhood park within each square mile of densely developed residential area. Due to the low projected and existing densities in this area, the area required for a park would be expanded to approximately two square miles. This area would then account for roughly 50% of the area required for a neighborhood park.

Acquisition and development of a typical neighborhood park is estimated at \$744,000. Capital expenditures for a neighborhood park is calculated at \$14,000. Combined initial outlay for a neighborhood park is approximately \$758,000. This area's impact on this park is \$379,000. Annual operation and maintenance of a 5 acre park is approximately \$26,500. Annual impact of this annexation for park maintenance is 50% of the total expense or \$13,250.

INITIAL IMPACT (Acq. & Dev., Eqpt.)	\$379,000. (1996)
ANNUAL IMPACT	\$13,250. (1996)



ADDRESSING YOUR  
QUESTIONS ABOUT

# ANNEXATION

A Publication of the City of Grand Junction  
For Its Current and Future Citizens

February, 1995

*Some residents have heard rumors about annexation. This flyer is intended to help clarify information and to dispel rumors. Please take a few moments to read it over. It has been our experience that once people understand the whole picture about annexation (which things change, which things stay the same), they begin to see value in annexing.*

*If you have additional questions, please feel free to call us. We believe we have a good product, and are happy to talk with people about it. We're also good listeners. **We'd like to hear from you.***

**WHAT'S INSIDE:**

*Estimating your annual cost of annexing and receiving City services*  
.....Pg 5

*Answers to Commonly Asked Questions*  
.....Pg 6

*Annexation Benefits and Services*  
.....Pg 7 & 8

## Why Annexation?

Grand Junction is actively seeking to annex lands in the urbanizing area. Annexation has long been a goal of the City Council, with good reason.

The urbanizing area around the City of Grand Junction, the area for which the Persigo sewer plant was built and sized, is expected to be an urban area. Generally, residential development with a density of more than one dwelling unit per two acres is considered to be urban. Areas that are in transition from rural to urban - where subdivision activity is occurring but not all areas are as yet subdivided - are considered to be urbanizing. Real estate market trends clearly point to continued development within the Grand Junction, Redlands, Fruitvale and Clifton areas. Utility lines, zoning, streets and other facilities exist or are planned for urban development in these areas. An urban level of services—police protection, parks and recreation programs, code enforcement, a senior center, to name a few—is being provided to that part of the area that is in the City of Grand Junction, but not to other parts of the urbanizing area. Mesa County is not in the urban services business. As urbanization of this area continues, the need and demand for an urban level of services will rise. The City of Grand Junction is the only local government entity in the area that is capable of providing an urban level of services to these urbanizing areas.

Having one entity provide services also provides an economy of scale that helps to keep the cost of services lower than if several different entities provide the given service. Eventual annexation

of these urbanizing areas would help to assure that these services are provided and in a cost efficient manner.

Another reason for annexation is that many areas of Fruitvale, Clifton and the Redlands were developed in such a way that now present problems to the residents. Examples include insufficient drainage systems, substandard streets, lack of places to safely walk to schools, etc. Solving these problems will be an expensive proposition. While it will take time and considerable tax dollars to eliminate the critical deficiencies, the City of Grand Junction feels that many of these improvements are necessary to preserve and enhance the Quality of Life in the area. The City of Grand Junction, as an urban service provider, is the only local government entity that is structured to deal with these deficiencies in a timely manner. The City can address these deficiencies in a given area only following annexation.

Annexation is a City goal because the economic future of the community depends on it. Americans are competitive by nature. The free enterprise system was built on the premise that competition results in higher productivity, higher quality goods and services, and lower costs. Although we don't often think of communities as competing, Grand Junction competes with other communities every day — for relocating businesses and new job creation; for tourism and retail trade; and for recreation and entertainment opportunities. We compete for recognition

*continued Pg 2*

*Why Annexation. from Pg 1*

within the state. The urbanizing area of Grand Junction boasts a population base of 80,822 people and all the resources the number implies. Unfortunately the official 1990 Census figure for Grand Junction, the one most people see, is only 29,034. The community's people and resources are vastly under-represented and that fact hurts us economically. Population numbers are important to businesses considering relocating; it's an indication of the community's resources, including a skilled workforce. These numbers are also a market indicator for retail stores when considering a new outlet. As the City annexes a larger area and its population figures grow, those from outside the area that make

business decisions based upon population figures will begin to realize that Grand Junction is an important, viable community.

Grand Junction has the resources to compete with the best in the region. Like any good team, we need to all be working toward the same goal, with the same game plan. The goal is a diversified, healthy, stable economy, sufficient to employ our workers and to provide the quality of life we all hope to enjoy.

Together we can achieve this ambitious goal. We must make the most of the resources we currently have, and aggressively seek new community resources. It will require a greater degree

of unity and teamwork throughout the Grand Junction community. Annexation will be one of the keys.

Imagine what we can accomplish if the entire community's resources can be brought to bear on solving problems, providing services, and creating opportunities! That's what we believe annexation is about. That's why it is important for the economic future of the Valley. That's why we need your support.

much of the area between Grand Junction and Clifton actually will have a much higher population density than most areas of the City of Grand Junction. Projected population density on the Redlands will be about the same as much of the City of Grand Junction.

***But I Want To Live In A Rural Area***

Many people think that living in the unincorporated area of Mesa County means rural living, while living in the City is, well, city living. In many areas between Fruita and Palisade, on Orchard Mesa, and on the Redlands, nothing is farther from the truth. While there certainly are some areas near but outside the City of Grand Junction that are truly rural in character, most areas are in or near a subdivision and not really rural at all.

cases, not long) before these areas are subdivided and urbanized--**regardless** of whether they are in the City or in the unincorporated area of the County. This point is reinforced by recent data on the number of new subdivision lots being created in the unincorporated areas of Mesa County, shown below:

By comparison, 152 new subdivision lots were platted in the City in 1993 and 166 in 1994.

For those remaining vacant parcels of land next door that help give that rural feeling, recent history demonstrates that it is only a matter of time (and in some

A look at a population density map, projected to the year 2015 by the Metropolitan Planning Organization, shows that

Living in an unincorporated portion of the County does not necessarily mean one lives in a rural area. Those portions of the unincorporated area that are within the sewer plant service area, in particular, are not really rural. The City/County sewer plant was built and designed to eventually provide sewer service to support urban densities. While there are many vacant parcel or parcels that are being farmed in the sewer plant service area, it is only a matter of time before these parcels are developed into urban uses. That is one of the City's reasons for annexation of these urbanizing areas. They are urbanizing, even though in the unincorporated portions of the County. Yet, the County does not provide the level of services that are or soon will be demanded by these urbanizing areas. The City provides urban level services. It makes sense to annex sooner rather than later--just as it makes sense that its easier and less costly to plan, develop, and provide urban services when areas develop rather than after the fact.

At the same time, if you own a parcel or tract of land that is being used for agricultural purposes, and your property is annexed into the City, you can still continue to farm it as long as you wish. The City can apply a zoning classification to your land that allows agricultural operations just as County zoning did.

Number of Recorded Lots Outside the City by Planning Area for 1993 and 1994			
Area	1993	1994	Total
Redlands	102	203	305
Fruitvale	179	92	271
Orchard Mesa	43	59	102
North G.J.	90	11	101
Clifton	34	90	124
Mid-Valley	14	36	50
Lower Valley	4	13	17
Palisade	2	6	8
Collbran		2	2
East Orchard Mesa	2		2
<b>Total</b>	<b>470</b>	<b>512</b>	<b>982</b>

Source: Mesa County Planning and Development Division

## Why Should I Want To Annex?

This is often a question that we hear from people that attend pre-annexation meetings held by the City. Fair question. Part of the answer to this question has to do with the services that the City provides in comparison to services provided by Mesa County. This benefit and service comparison is contained on pages 7 and 8 of this newsletter. The bottom line is that City residents get a lot of additional services that residents of the unincorporated areas don't get, and usually at tax rates very near to what non-City property owners pay for the lower County-level of services. Additionally, residential property in the City of Grand Junction, if owned and occupied by a low-moderate income family, may be eligible for low interest rate loans for repair/fix-up of the home.

Another benefit of annexation is that it provides annexed residents the ability to have a greater say in the many decisions made by the City Council which effect the quality of life in the urbanizing area. You also become eligible to run for City Council or be appointed to the many important boards and commissions that assist the City in such wide-ranging topics as city planning, park development, tourism, housing, arts and cultural affairs, to name a few.

## Neighborhoods are unique, diverse

We're all individuals and want to be treated that way; it's no different with annexation. Every potential annexation and every neighborhood is unique.

We don't take a cookie-cutter approach to annexing developed neighborhoods. We like to talk to residents to design an approach that responds to their needs. The people of Western Colorado have a strong sense of individuality. Our needs, our interests, our perspectives reflect our independence

and diversity. The City of Grand Junction recognizes this and works with neighborhoods to ensure that their unique needs are met within the annexation process.

## Surprising Choices

Residents are often surprised to learn that the City does **not** force developed neighborhoods to put in **sidewalks and street improvements** when they annex. These amenities are best installed when an area originally develops, and are required in new construction. However, the City does **not** force existing neighborhoods to put them in. To assist neighborhoods who want these improvements, however, the City provides 1/3 matching funds to a limited number of neighborhood improvement projects annually. All of the major improvements the City provides, such as street overlays, parks, and matching funds for neighborhood improvements, are **paid for by the City's 3/4 cent sales tax.**

Another fact some find amazing is that annexation does **not** mean that a homeowner with a septic system must automatically connect to the **sewer system**. The policies for the City-County sewer system are the same whether a residence is within the City or outside of the City. As long as the septic system is operating well, the homeowner can continue to use it. A homeowner is required to connect to the sewer system only if his **septic system fails and the property is within 400 feet of a sewer line.** There are some circumstances that would allow a failed septic system to be repaired. Again, this is true regardless of whether the property is in the City or not.



**Surprise again.** Street lights are **optional** in existing residential neighborhoods. Some areas request additional street lighting, others prefer not to have it. **It's your choice.** The City has a limited

budget for installing new street lights, and responds to requests from citizens in order of request with no cost to the homeowners.

The City's nuisance code, dealing with **weeds and junk**, is similar to Mesa County's, although the City's level of enforcement is much higher. Generally, weeds are to be kept below 6" in height. The weed ordinance exempts lands that are assessed as agricultural land and undeveloped lands over one acre in size, except that owners or lessees of such lands must keep weeds down between the property line of such land and the center of any right of way and must keep the weeds down within 20 feet of any subdivision or area that is being kept weed-free.

## Are You Beginning to Hear a Theme?

We hope so. We genuinely want to work with you, to meet your needs. **We'll be flexible wherever we can.**

Yes, there are some standards that are not so flexible, including **high quality police services, fire protection, and parks.**

What will all this cost? **Not as much as you might think.** It is our goal that the annual net increase in property tax as a result of annexation will be about three mills, or \$33 for a \$84,000 home. **To estimate the impact on your home, see the worksheet on page 5.**

It's more difficult to say with certainty the amount of sales tax each family will pay as a result of annexation. You're already paying the City sales tax on taxable items purchased in Grand Junction. The sales tax you will begin to pay will be on cars, furniture and appliances. Again, see page 5 to estimate the impact for yourself. Since most of us don't buy a new car or refrigerator every year, it's important to average the costs over several years.



## ***Zoning Issues***

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. In cases where the zoning issues are simple and straight forward, the City is likely to hold zoning hearings at the same time as the annexation hearings. If the zoning issues are more complex, it is likely that the City will hold zoning hearings after the annexation hearings, but within the 90 day period. The City's practice is to apply zoning classifications that are similar, if not identical, to the current (County) zoning for each parcel. Changes are recommended only when it is apparent that the current zoning is in error, circumstances have changed sufficiently to warrant change in zoning, or the neighborhood is having difficulty with the current zoning. All property owners (per the County Assessor's property ownership records) will receive a notice prior to the Planning Commission's public hearing on the proposed (City) zoning. If you have a particular (City) zoning district that you would like the City to consider applying to your property upon annexation, please contact the Planning Division (244-1430) as soon as possible.

## ***Police Protection***

The Grand Junction Police Department is a nationally and state accredited full service law enforcement agency. New city residents will benefit from the training and professional expertise of our personnel in the areas of traffic enforcement, accident investigation, narcotics and vice investigations, as well as the investigation of property crimes and crimes against persons. The department features a comprehensive crime laboratory and property handling section. In addition to receiving a more timely response by uniformed police



officers to routine and emergency calls for service, the residents of the newly annexed area can avail themselves of participating in our nationally recognized Crime Prevention programs. For further information about the crime prevention programs and the Neighborhood Watch programs, please call Officer Shari Zen or Officer Dave Stassen at 244-3587.

As part of our commitment to problem oriented and community oriented policing, one of the primary objectives of the Grand Junction Police Department is to be as effective and responsive as possible to the needs and concerns of our citizens. Please feel free to discuss any questions or concerns you may have with any of our staff. Questions about the Patrol Section may be directed to the Patrol Supervisor's Office at 244-3586. Inquiries about the Investigations Section should be directed to the Investigations Lieutenant at 244-3577. If, at any time, you are in need of giving or requesting information about the quality or types of services available to you, our administrative staff will be more than willing to discuss them by calling 244-3560 or 244-3562.

## ***Fire Protection***

Most areas close to, but outside of the City, are currently served by the Grand Junction Rural Fire District through a contract with the City Fire Department. You are now paying 7.596 mills to the Rural District. When you annex to the city, the mill levy being paid to the Rural District will be replaced by the City property tax of 8.071 mills which is a net increase of 0.475. The City's property tax is for all City services including fire.

The fire station located on 25 1/2 Road just south of Patterson and the main fire station located at 6th and Pitkin are currently providing fire and emergency medical services to your area and this will not change with this area is annexed.

City ordinance requires that water providers such as Ute Water upgrade undersized water lines to a size that is adequate to provide enough water to fight fires. This requirement is for areas in the City that are developed to densities greater than one unit per two acres. The cost of any such needed upgrades will be shared with Ute Water paying 1/3, the City paying 1/3 and the property owners paying 1/3. When new development occurs, the developer will be required to provide adequately sized water lines and a sufficient number of fire hydrants as a part of the development.

Improved fire protection could reduce the cost of property insurance. The savings is based on insurance company fire ratings, which are based on part on having adequately sized water lines, hydrants for fire fighting, and the proximity of fire stations. Ask your insurance agent about the potential savings.

**To Estimate Your Annual Cost of Annexing and Receiving City Services:**

<b>A. UTILITY / FRANCHISE FEES:</b>	<b>Average Household</b>	<b>Your Costs</b>
Telephone	\$ 1.20	\$ _____
Cable Television	5.88	\$ _____
Gas & Electric	<u>\$14.28</u>	\$ _____
<b>Total Utility / Franchise Fees</b>	<b>\$21.36</b>	<b>\$ _____</b>

**B. PROPERTY TAX INCREASE:**

Property owners outside the City limits now pay 7.596 mills or 5.023 mills to one of the rural fire districts. This tax will be replaced by the City property tax of 8.071 mills, a net increase of 0.475 mills or 3.0408 mills. A mill = 1/1000th of a dollar, or 1/10th of a cent. If you live east of 30 Road you currently pay the lower mill levy for volunteer fire department.

Example: \$84,000 house = median in Mesa County \*  
 Assessed Value = approximately 12.86% of market value for residential property (or see your current property tax bill)

	<b>East of 30 Road</b>	<b>West of 30 Road</b>	
*Source: Grand Jct Board of Realtors			
Market Value	\$84,000	\$84,000	\$ _____
x 12.86%	x 0.1286	x 0.1286	x 0.1286
Assessed Value	\$10,802	\$ 10,802	_____
x mills increase	x .0030408	x .000475	x _____
<b>Property Tax Increase</b>	<b>\$ 32.93</b>	<b>\$ 5.13</b>	<b>\$ _____</b>

**C. SALES TAX INCREASE:**

Average household spends 5.9% of net income on automobiles, and 5.4 % on TV, furniture, and appliances annually.

Example: \$27,637 = net household income, median in Mesa County \*

*Source: 1990 Census			
Net Annual Income, after taxes	\$ 27,637		\$ _____
x (5.9% + 5.4%) = 11.3%	x .113		x .113
Estimated cost of auto, TV, furniture, and appliances	\$ 3,123		\$ _____
Multiplied by City Sales Tax	x .0275		x .0275
<b>Estimated Annual Sales Tax Increase</b>	<b>\$ 85.88</b>		<b>\$ _____</b>

	<b>East of 30 Road</b>	<b>West of 30 Road</b>	
<b>TOTAL COST = A + B + C</b>	<b>A. + \$21.36</b>	<b>A. + \$ 21.36</b>	<b>\$ _____</b>
	<b>B. + \$32.93</b>	<b>B. + \$ 5.13</b>	<b>\$ _____</b>
	<b>C. + \$85.88</b>	<b>C. + \$ 85.88</b>	<b>\$ _____</b>
<b>ESTIMATED ANNUAL NET COST OF CITY SERVICES</b>	<b><u>\$140.17</u></b>	<b><u>\$112.37</u></b>	<b>\$ _____</b>

## ***Answers to Commonly Asked Questions:***

**Q. Who provides water service after annexation? Who will pay for the water line upgrades needed for improved fire protection?**

A. The water service provider will not change as a result of annexation. You will continue to be served by Ute or Clifton Water if applicable. Water line upgrades within the annexed areas will be required if the existing lines are not adequate to supply the required amounts of water for fire protection. The City has worked out an agreement with Ute Water where the cost to install new lines in the Ute Water service area will be shared equally among the City, Ute Water and the residences receiving benefit from the new installation. The City has no input in determining how the payments for the water line improvements will be decided. Ute Water is responsible for establishing the method of payment from each residence. No agreements for cost sharing have been worked out with Clifton Water at this time. When new subdivisions are developed, the developer will be required to provide adequately sized water lines and sufficient hydrants.

**Q. What is the annexation process and timetable?**

A. An annexation petition must be accepted by the City Council. Once a petition has been referred to City Council, a notification is published in the newspaper for four weeks. The City Council will hold a hearing to determine if statutory requirements are met and if so accept the annexation petition and conduct a first reading and publication of an ordinance to annex. This occurs only if a majority of the Council votes for the ordinance. At their next scheduled meeting, the Council will have a second reading and a public hearing on the annexation ordinance. Should the ordinance be approved on second reading, the annexation will be effective 30 days following the publication of the approved ordinance.

**Q. Who will provide electricity and natural gas after annexation?**

A. The recent agreement between PSC and Grand Valley Power means that your power provider will not change as a result of annexation.

**Q. Who will handle trash collection after annexation?**

A. Because of recent State legislation, the City is no longer allowed to be the only trash hauler within recently-annexed areas of the City. Under certain circumstances, the City is allowed to establish a bid process where the City and other private haulers can bid for collection services within new areas. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that, until such time that newly-annexed areas become large enough for a formal bid process, the City will not collect trash in newly-annexed areas and residents may keep the present hauler they have.

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

# CITY OF GRAND JUNCTION

## PHONE NUMBERS

Information .....	244-1509
<b>Administrative Services and Finance</b>	
City Clerk .....	244-1511
Sales Tax .....	244-1521
Utility Billing Information .....	244-1579
City Council/City Administration .....	244-1501
City/County Building Department .....	244-1631
<b>Community Development Department</b>	
Annexation .....	244-1450
Planning & Zoning .....	244-1430
Code Enforcement .....	244-1593
Weed Abatement .....	244-1583
<b>Fire Department</b>	
Emergency .....	911
General Information .....	244-1400
<b>Parks &amp; Recreation Department</b>	
Program Information .....	244-FUNN
Street Tree Program .....	244-1542
<b>Police Department</b>	
Emergency .....	911
General Information .....	244-3556
Neighborhood Watch Program Information .....	244-3587
<b>Public Works Department</b>	
General Information .....	244-1554
Streets Superintendent .....	244-1429
<i>Fresh-as-a-Daisy</i> & Leaf Removal Program .....	244-1571
Solid Waste Management (Refuse) .....	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely) .....	242-1036

## Annexation Benefits and Services with the City of Grand Junction

Benefit or Service	City of Grand Junction	Outside the City
<b><u>Police Department:</u></b>		
Work Force	72 Officers	52 Officers
Coverage Area	18 sq. miles	3,300 sq. miles
<del>Crime Prevention Unit</del>	3 Officers full-time	1 Officer part-time
DARE Drug Abuse	Phased into Elementary Schools in City	No program
School Resource Unit	3 Officers full-time educational program	1 Officer part-time
Crime Stoppers	The City coordinates and manages this program for Mesa County	
<b><u>Fire Department:</u></b>		
Work Force	62 Firefighters located in 4 fire stations in the City	Some contract with the City; others volunteer
Hydrants	Every 500 ft. residential Every 300 ft. commercial	Varies widely Varies widely
Water Availability	Adequate lines required by law	Not enforced
Hazardous Materials	Response unit/team	City responds through a contractual arrangement with the County
<b><u>Public Works Department:</u></b>		
Overlay Budget	\$1,057,000 for 180 miles of paved streets	\$838,000 for 548 miles of paved streets
Street Overlays	Every 15 years average	Every 24 years average
<del>Crack Seal/Chip Seal</del>	Every 10 years average	Every 24 years average
Street Lights	No charge to residents	Homeowners pay
Trash Collection	City Service \$8.00/month	Private - avg \$9/month
Recycling	\$1.50/month (optional)	Varies widely
Street Name Signs	Highly visible & highly reflective	Varies widely
Street Sweeping	4 times/year average (Residential)	No program available
<del>Spring Clean-up</del>	<del>City picks up large items - free</del>	<del>No County program</del>
Fall Leaf Removal	City vacuums leaves swept into gutter	No County program
Sidewalk Replacement	City replaces damaged sidewalks	No County program
New Sidewalks	City shares cost with homeowners	No cost sharing
Alley Improvements	City shares cost with homeowners	No cost sharing
Handicap Accessibility	Adding 50-100 Ramps each year	No program
School Sidewalks	Annual program to add sidewalks	No program
<b><u>Community Development:</u></b>		
Accumulated Junk	Strict enforcement of code violations	Very little enforcement
Agricultural Animals	2/acre in most zones/4/acre in RSF-R	Same except in Ag zones
Weed Control	Proactive enforcement, all weeds over 6"	Little to no enforcement

## Annexation Benefits and Services with the City of Grand Junction

Benefit or Service	City of Grand Junction	Outside the City	
<b><u>Parks and Recreation:</u></b>			
Area	26 Developed & maintained parks	No County program	
Golf Passes	20% discount for residents	No discount available	
Swim Passes	20% discount for residents	No discount available	
Recreation Programs	20% discount for residents	No discount available	
Street Trees	City plants & maintains trees within City right of way	Not available	
New Parks	Long range master plan	No Parks & Rec Dept.	
<b>Grand Junction Housing Authority:</b>			
	Provides low-income housing, rent subsidies	No similar program	
<b>Visitor and Convention Bureau:</b>			
	Promotes tourism in Grand Junction	No similar department	
<b>Economic Development:</b>			
	\$300,000 per year to promote job creation	No amount budgeted	
<b>Senior Citizen Services:</b>			
	Operates Older American Center	No similar facility	
<b><u>Services that DO NOT Change With Annexation Into The City of Grand Junction</u></b>			
Domestic Water	City, Ute and Clifton Water Districts continue to service their customers regardless of annexation		
Electricity	Public Service or Grand Valley Rural Electric continue service regardless of changing City boundaries		
Sewer Service	Additional monthly charge by special districts ends only when the district dissolves		
<b>City Appointed Boards and Commissions (all require City residency)</b>			
Planning Commission	Visitor & Convention Bureau	Arts Commission	
Parks & Rec Advisory Board	Downtown Development Authority	Forestry Board	
Housing Authority	Building & Fire Code Board of Appeals	Appeals Board	
<b>City Appointments to Joint Boards and Commissions (requiring City residency)</b>			
Riverfront Commission	Walker Field Airport Authority		
<b>County Services, Regardless of City Boundaries</b>			
District Attorney	Fairgrounds	Surveyor	Building Inspector
Voter Registrations	Justice Center (Jail)	Court System	Landfill
Social Services	Automobile licenses	Foreclosures	Health Department (including air quality, animal control, AIDS)
Coroner	Food Stamps	AFDC	Property Tax Assessments and Collections