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File ANX-1995-195

Date 12/6/99

P	S		<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		*Summary Sheet – Table of Contents
			Application form
			Receipts for fees paid for anything
			*Submittal checklist
			*General project report
			Reduced copy of final plans or drawings
			Reduction of assessor's map
			Evidence of title, deeds
X	X		*Mailing list
			Public notice cards
			Record of certified mail
X	X		Legal description
			Appraisal of raw land
			Reduction of any maps – final copy
			*Final reports for drainage and soils (geotechnical reports)
			Other bound or nonbound reports
			Traffic studies
			Individual review comments from agencies
			*Consolidated review comments list
			*Petitioner's response to comments
X	X		*Staff Reports
			*Planning Commission staff report and exhibits
			*City Council staff report and exhibits
			*Summary sheet of final conditions
			*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Impact Report Team Members – 11/15/95	X	X	Annexation Map on CD ROM - **
X		E-mail from Impact Team Members re: Impact Report	X	X	Welcome letter from Ron Maupin to Nathaniel Partners - 1/12/96
X	X	Letter from George Wheeler to David Thornton – 1/25/95	X	X	Addressing Your Questions About Annexation (February, 1995) scanned - **
X	X	Letter from David Thornton to Edward Jones – 11/1/95	X	X	Planning Commission Minutes – 1/16/96 - **
X	X	Letter from David Thornton – 12/13/95			
X	X	Majority Annexation Checklist			
X	X	Annexation Area Fact Sheet			
X	X	Aerial Photo			
X	X	Proposed Zoning Map			
X		Property Profiles			
X	X	Letter to file from Mike Peletier - 11/8/95			
X	X	City Council Minutes – 11/15/95, 12/20/95, 1/3/96, 2/7/96, 2/21/96 - **			
X	X	Resolution No. 102-95 - **			
X	X	Ordinance No. 2885, 2894 - **			

B 1/2 Road LEGAL DESCRIPTION

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the West 1/4 corner of said Section 25, thence N 00°08'56" E along the West line of said Section 25 a distance of 621.09 feet to a point on the Southerly right-of-way line of U.S. Highway 50; thence along the Southerly right-of-way line of said U.S. Highway 50 the following 5 courses:

- 1) S 64°53'00" E a distance of 605.05 feet;
- 2) S 35°42'30" E a distance of 184.60 feet;
- 3) S 64°53'00" E a distance of 337.10 feet;
- 4) S 60°42'30" E a distance of 127.80 feet;
- 5) S 45°06'30" E a distance of 16.40 feet to a point on the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 25; thence N 89°51'04" W along the South line of said SW 1/4 NW 1/4 a distance of 1085.50 feet to the point of beginning.

(broad.leg)

Majority Annexation Checklist

FOR THE

B 1/2 Road Enclave

ANNEXATION(S)

ANX- -

- Annexation Petition
 - Cover sheet with allegation that statute requirements are being met.
 - Signature sheets
 - Affidavit for petition
 - Written legal description
 - Annexation Map (note : 4 copies to City Clerk)
- Fact Sheet
- Map of special districts
- Affidavit in support of certain findings that property is eligible to be annexed.
- Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff report
- Cover letter (sent out to property/business owners) with address list.
- Annexation newsletter
- Attendance roster at neighborhood meetings
- Resolution of referring petition (or intent to annex)
- Resolution of accepting petition
- Signed annexation ordinance
- Final annexation plat
- City Council minutes for annexation
 - referral of petition (intent to annex for enclaves)
 - 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
 - Other
 - Finance (final report)
- Original POA's
- Welcome to the City letter (with address list)

(majority.lst)

ANNEXATION AREA FACT SHEET

Name of Area: B 1/2 Road Enclave Date: 11/8/95

Common Location: NE corner of B 1/2 and 27 Roads

Existing Land Use: _____ Estimate # of Acres: _____

Residential

Commercial

Armory

ROW

Total 8.06

Projected Land Use: _____

Same

of Parcels: 5

of Parcels - Owner Occupied: _____

of Dwelling Units: 3

Estimated Population: _____

Special Districts:

*Water: _____

*Sewer: _____

*Fire: _____

*Drainage: _____

*School District 51

*Irrigation: _____

Pest: _____

Other: _____

Service Provider:

Ute Water

Orchard Mesa Sanitation District

Grand Junction Fire Dept.

Orchard Mesa Drainage District

Orchard Mesa Drainage District

For enclave annexations (RS Sections 31-12-104, 31-12-105, 31-12-108, and 31-12-109 are not applicable)

Legal Requirements: (Check as each requirement is confirmed)

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

Existing County Zoning: B

Proposed City Zoning: HO

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

B 1/2 Road Enclave Annexation

#	Tax Parcel #	Owner	Assessed Value	Appraised Home Value	Acres	County Zone	Cty Zone	Land Use
1	2945-252-00-039	Edward C. Jones	38120			B		
2	2945-252-00-040	Edward C. Jones	5940	13710		B		
3	2945-252-00-041	Nathaniel Partners	3400	27330		B		
4	2945-252-00-042	Gavin H. Honnen	21920	199690		B		
5	2945-252-00-117	Dotty Corp. of CO	63880			B		
total assessed \$133,260				\$80,243 average home value				

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 Meeks, Communication Supervisor

FROM: Dave Thornton, Community Development Department

RE: **IMPACT REPORT FOR B 1/2 ROAD ANNEXATION**

DATE: November 15, 1995

On Wednesday, November 15th, a resolution for the intent to annex the B 1/2 Road Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on January 3rd, with second reading on January 17th. The annexation will be effective February 18, 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 1st, 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.

B 1/2 ROAD ANNEXATION LOCATION

LOCATION: Northeast corner of B 1/2 Road and 27 Road (see map).

SUMMARY

PARCELS = 5

of Dwelling Units = 3

ACRES = 8.06 Total

Estimated Population = 6

Developable Acres Remaining = 0 acres

The annexation includes the following right-of-way: (See map)

B 1/2 Road = 1080 ft (north half only) and 27 Road = 620 ft (east half only). The other half of ROW on these roads is already in the City limits.

Previous County Zoning: B

Proposed City Zoning: HO

Current Land Use: U.S. Army Reserve, 1 parcel containing Landmark Realty & 4 other businesses, and 3 single family homes

Future Land Use: same

Assessed Values: Land = \$18,070
Improvements = \$45,810
TOTAL VALUE = \$63,880.00

Census Tract: 13

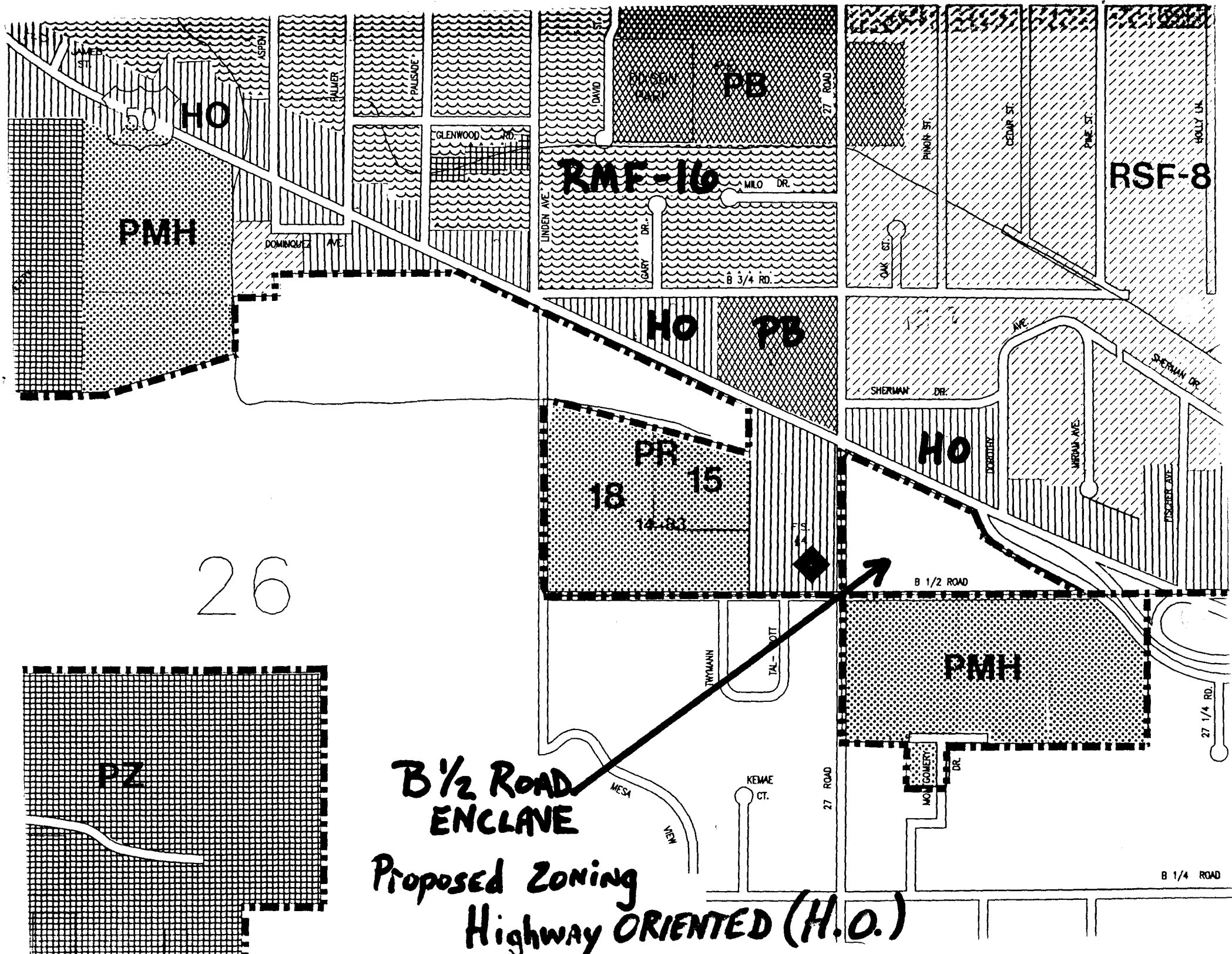
Address Ranges: 2701 - 2707 Highway 50
256 27 Road
2702 B 1/2 Road

Residences

256 27 Rd

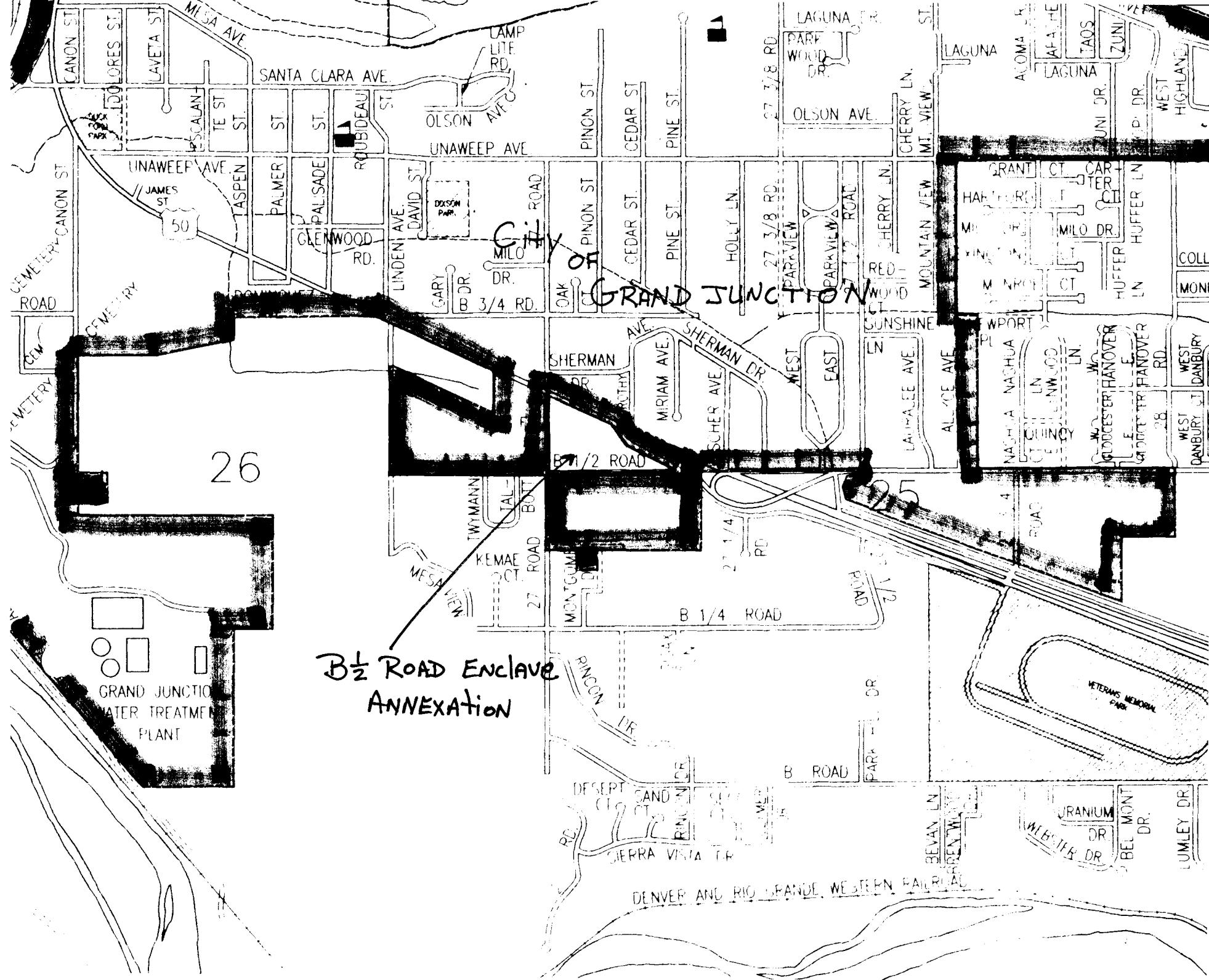
2705 Hwy 50

2702 B 1/2 Rd.



26

B 1/2 ROAD ENCLAVE
Proposed Zoning Highway ORIENTED (H.O.)



CITY OF GRAND JUNCTION

26

B 1/2 ROAD ENCLAVE ANNEXATION

GRAND JUNCTION WATER TREATMENT PLANT

VETERANS MEMORIAL PARK

DENVER AND RIO GRANDE WESTERN RAILROAD

3, 4 BLK E

RS

Adjoining
945-26
T.I.S. RW

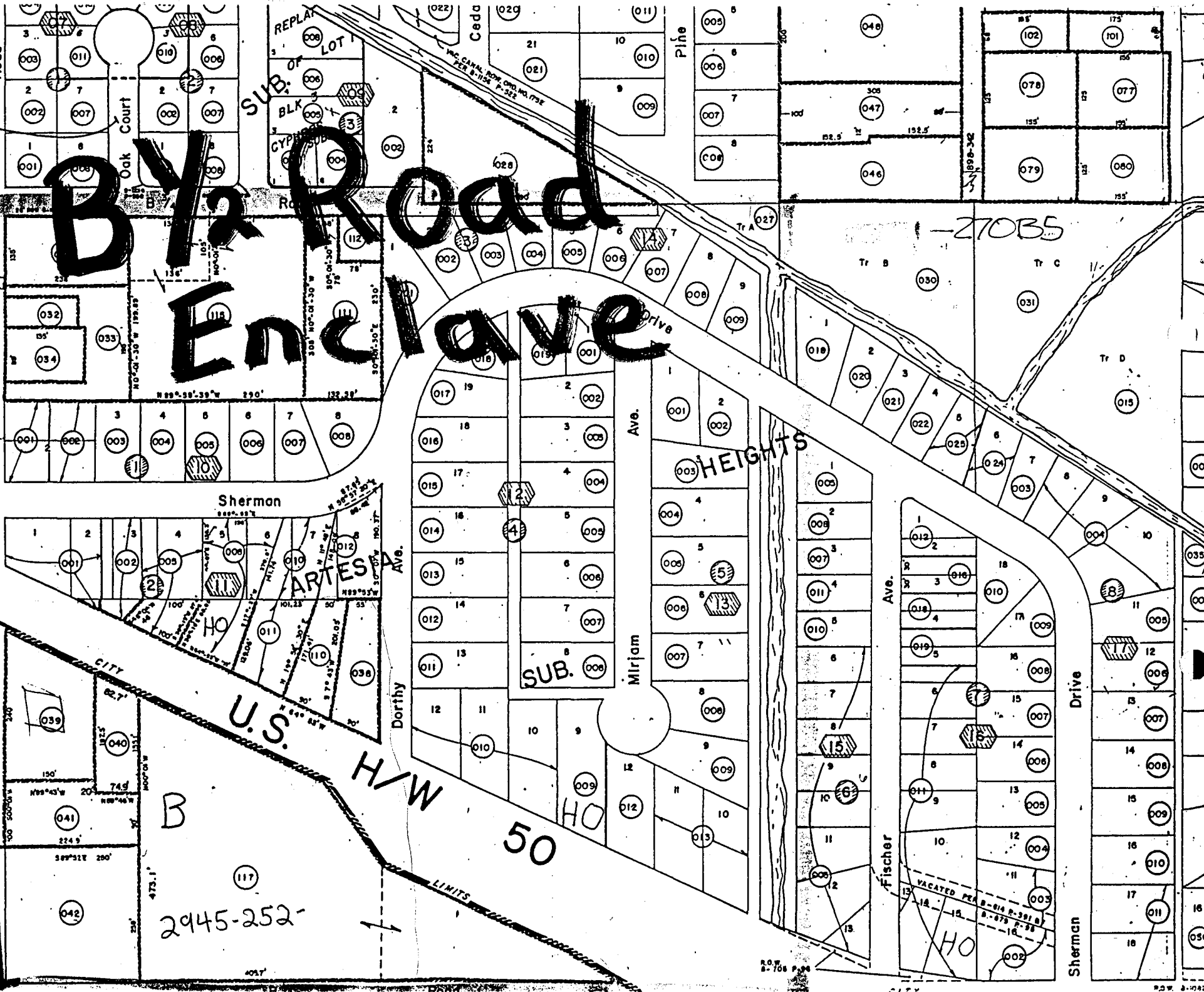
B

HO

BY 1/2 Road Enclosure

REPLA
SUB. OF
BLK
GYP

THE CANAL, NOW OWNED BY THE
PER 8-7154 P-32

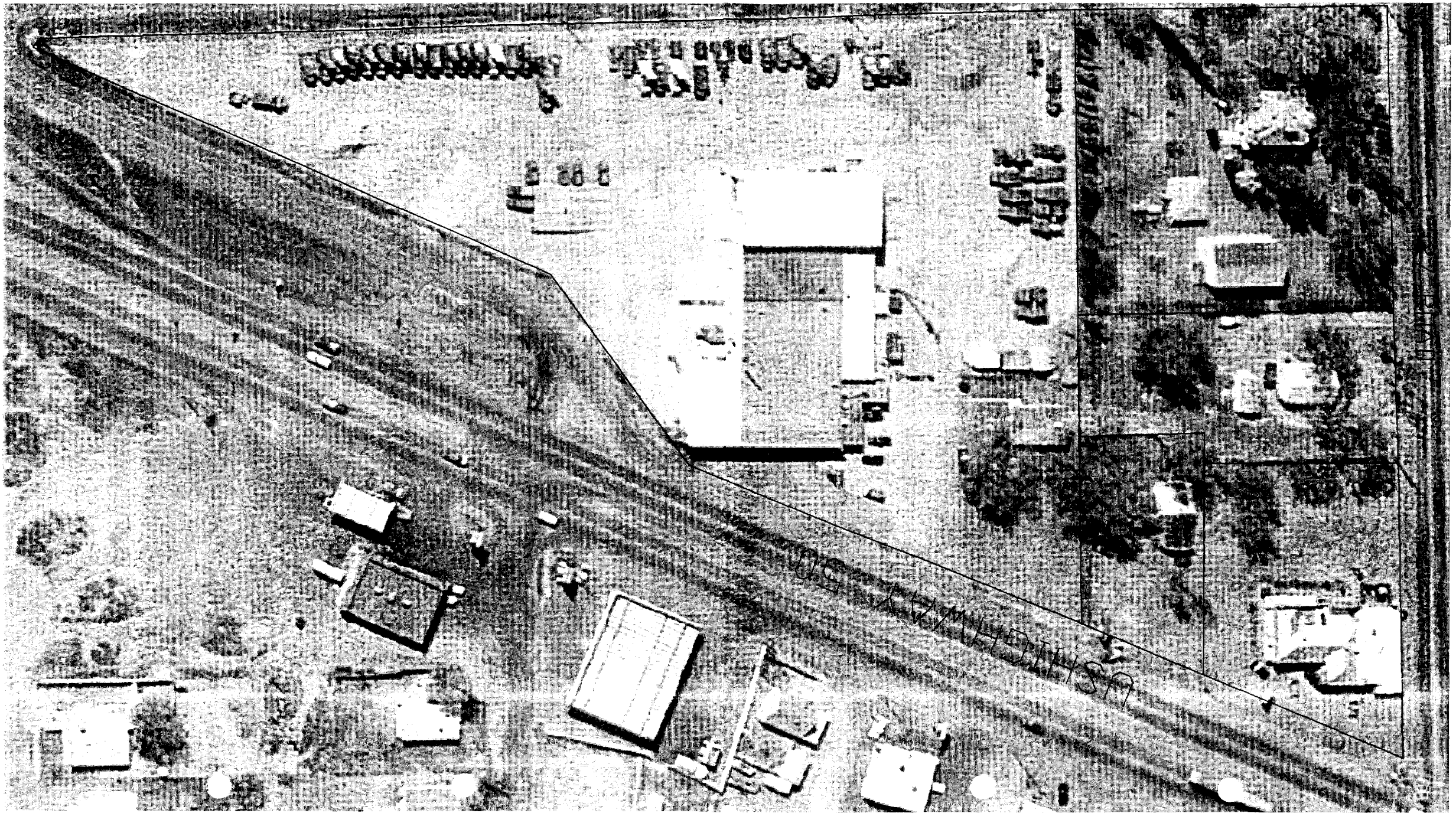


2945-252

-27035

R.O.P.
8-708 P. 32

3-1951



E C JONES
2995 HIGHWAY 50
GRAND JUNCTION, CO 81503-2480

EDWARD C JONES
2995 HIGHWAY 50
GRAND JUNCTION, CO 81503-2480

NATHANIEL PARTNERS
3045 TELLER AVE
GRAND JUNCTION, CO 81504-5861

GAVIN H HONNEN
2702 B 1/2 RD
GRAND JUNCTION, CO 81503-2815

DOTTY CORP OF COLORADO
PO BOX 2798
LITTLETON, CO 80161-2798

Businesses

"Another Man's treasure"
"Branding Iron Lounge"
"Landmark Real Estate"
"SUNSHATIONAL TANS"
Clip n Snip
Army Reserve

Residents

256 27 ROAD
2705 Hwy 50
2702 B 1/2 ROAD

B 1/2 ROAD ENCLAVE

Mailing List

November 1, 1995



Edward C. Jones
2995 Highway 50
Grand Junction, CO 81503-2480

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Dear Edward C. Jones:

The City is in the process of annexing an area that has been surrounded by the City boundaries for more than three years, known as the B 1/2 Road Enclave (see enclosed map). Mesa County records show that you own two properties within that area (2945-252-00-039 & 2945-252-00-040). Under Colorado State Statutes the City may unilaterally annex such enclaved areas which have been enclaved for more than three years.

The Grand Junction City Council is expected to pass a resolution of intent to annex this area at its regular meeting on November 15, 1995. The City will exercise land use authority at that time. Any requests for building permits, rezoning, subdivision approval, etc. will require review and approval through the City's development review process. First reading of the annexation ordinance will be on January 3, 1996 and second reading of the ordinance will be on January 17, 1996. All City Council meetings are held at 7:30 p.m. in the City Hall Auditorium at 5th Street and Rood Avenue. Although enclave annexations do not require a public hearing, we welcome you to attend.

As part of any annexation, the City is required by State Statutes to zone property that is annexed within 90 days of that annexation. The current county zone for your property is Business (B). City staff will propose to Planning Commission and City Council that the City zone be Highway Oriented (HO), which allow various business uses. Enclosed is a list of the land uses currently allowed in the HO zone district.

The zoning process will begin with the City's Planning Commission on January 4, 1996 and go on to City Council for first reading on January 17, 1996 and second reading on February 7, 1996. The January 4th and February 7th meetings are both public hearings on the zoning. You are welcomed and encouraged to attend any or all of the meetings.

I have enclosed an informational newsletter discussing annexation and City services. Please take a moment to review it. If you have any questions regarding this annexation, please contact me at your earliest convenience. I can be reached at 244-1450.

We are very proud of our community and the quality services our City provides. We look forward to including the B 1/2 Road Enclave in the City and look forward to the opportunity to serve you.

Sincerely,

David Thornton, AICP
Senior Planner

Enclosures

H-O (Highway Oriented)

ALLOWED

animal clinic
barber, beau, phar, ss laun
bowling alley
bus/commuter stops
business residence
cafe
car wash
clinics
counseling center
drive thru laun/dry clean
drive thru financial
drive thru photo process
financial institution
gasoline service station
golf course, drive range
golf course, miniature
health/athletic club, service
mem clubs, community
motel
neighborhood service office
nursery, green, landscape
nursery stock/garden supply
parking lots
produce stand
professional/gov't office
recreation/pool halls
resid, hotel, hostel
restaurant/cafeteria
retail, limited inside
retail, build materials, in
swimming pools
theaters

SPECIAL USE PERMITS

auto repair, including paint
bakeries
bus/taxi storage & service
campgrounds, overnight
farmers market
fire, police, rescue, emerg
hotels
nursery/pre school, daycare
parks, lakes reservoirs
rental, home oriented
retail, building materials out
retail, outside
retail, auto, truck
retail, RV's and equipment
service lines
skating rink/ entertainment
transmission lines
truck stop
voc/ tech schools

CONDITIONAL USE PERMITS

amusement park
animal hospital
bars/night clubs
cemeteries
charitable fund raising
cult, ed, rec, facilities
drive-thru restaurant
flea market
funeral, mortuary, crematory
golf, driving range
helipads
kennel
multifamily residential
oil, gas drilling
quarry, mine process
race track, drag strip
rehab phys/mental
retail, mobile home
sand, gravel extraction
shopping center, major
tower, broadcast, commer
transport facilities, bus RR
wholesale business
zoo