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File ANX-1996-013

Name: River Road Annexation

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DOCUMENT DESCRIPTION:

X	X	Annexation Checklist		
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X	X	Ordinance No. 2627, 2901, 2930		
X	X	Distribution Line Information		
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X		E-mails		
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X	X	City Council Minutes - ** - 1/17/96, 2/21/96, 3/6/96, 6/5/96, 6/19/96		
X	X	Resolution No 4-96, 19-96 - **		
X	X	Impact Report – 1/23/96		
X	X	Planning Commission Minutes – 5/14/96 - **		

Majority Annexation Checklist

FOR THE River Road ANNEXATION(S)

ANX-96-13

- 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) *— see city clerk's file*
- Memo requesting impact reports
- Impact reports
 - Public Works
 - Code Enforcement
 - Planning
 - Parks
 - Other FIRE
 - Finance (final report)
- Original POA's *— see City Clerk's Files*
- Welcome to the City letter (with address list)

NOT SENT

(majority.lst)

ANNEXATION AREA FACT SHEET

Name of Area: River Road Date: 12/20/95

Common Location: Between Hwy 6+50 and the Colorado River; north of Redlands Pkwy and south of Railroad Ave.

Existing Land Use: Residential, Industrial, Agriculture, Open Space (along river) Estimate # of Acres: 390.48

Projected Land Use: Industrial, Open Space (along river) # of Parcels: ~~28~~ 35
 # of Parcels - Owner Occupied: _____

of Dwelling Units: _____ Estimated Population: _____

Special Districts: _____ Service Provider: _____
 X Water: _____ U Ute
 X Sewer: _____ RWSD Railhead W. & S.
 Fire: _____ GJFD Grand Junction
 Drainage: _____
 X School District 51 _____
 Irrigation: _____
 Pest: _____
 Other: _____

JCT

Legal Requirements: (Check as each requirement is confirmed)

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

Existing County Zoning: AFT Proposed City Zoning: I
PI _____
C I _____

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

Proposed Development along River Road 1990-1992

2315 River Road--2945-053-00-032
Office/garage/shop--permit #36060 1990

2323 River Road--2945-053-00-098
New shop/office building--permit #38614 1991

2365 River Road--2945-054-00-064
Office Building (Bonner)--permit #40014 1991
Fire Department did comment that 2 hydrants off of a looped 8" line would be required. The building permit has been issued and the building started. Unsure how the requirement will be enforced.

2381 1/2 River Road--2945-054-00-043
Commercial repair garage--permit #38412 1991

2399 River Road--2945-081-00-096 (inside City limits)
Storage Building (Mays)--permit # 1992
Fire Department noted on the Building Permit Clearance that 2 hydrants would be required off of a looped 8" line.

2419 River Road--2945-092-11-001
Foundation for commercial building--permit #41886

2473 Highway 6 & 50--2945-094-00-044 (inside City limits)
Office building for sales lot
Through site plan review it was noted that construction of the new building would require an 8" looped water supply line with fire hydrants spaced a minimum of 300 feet apart and capable of providing the required fire flows. The applicant decided not to build based on that requirement.

2475 Highway 6 & 50--2945-094-00-072 (inside City limits)
Office building for sales lot
Mr. F.S. Warner proposed moving his RV sales business to this location until he found out that improvements to the property would require extension of a 8" water line. Mr. Warner, at the May 20, 1992 Council meeting, requested that the City pay for the water line. Council denied the request.

2491 Highway 6 & 50--2945-094-00-140 (inside City limits)
Expansion of business
A representative from Water Mark Spa discussed a proposed expansion of their building with the Fire Department. They were told that they would have to extend an 8" water line. They have not pursued the addition.

Howard J Rowland - Trust
1208 Main Street
Grand Junction, CO 81501-4637

Grand Junction Concrete Pipe Co.
PO Box 1849
Grand Junction, CO 81502-1849

A & G Partnership
3324 E 1/2 Road
Clifton, CO 81520-8015

Allen Parkerson
A & G Partnership
710 South 15th Street
Grand Junction, CO 81501

Thomas J. & Alma M. Franklin
2303 River Road
Grand Junction, CO 81505-1321

Richard Klassen
587 Cleveland Street
Grand Junction, CO 81504

Erasmus & Sandra Muniz
123 Ute Avenue
Grand Junction, CO 81501-2214

Mesa County
750 Main Street
Grand Junction, CO 81501

United Companies of Mesa County
PO Box 3609
Grand Junction, CO 81502

United Companies of Mesa County
618 Dike Road
Grand Junction, CO 81505

Emmett D. Bonner
2267 Tanglewood Road
Grand Junction, CO 81503-1262

Calvin C. & L.B. Cook
3030 Walnut Avenue
Grand Junction, CO 81504-4334

Ludger L. Gagne
605 23 1/4 Road
Grand Junction, CO 81501

Clifton L. Mays
Mays Concrete, Inc.
PO Box 4150
Grand Junction, CO 81502

Howard J. Nesbitt
16015 E. Lago #B-5
Fountain Hills, AZ 85268

Linn E. & Barbara J. Rickerd
2381 River Road
Grand Junction, CO 81505-1323

C & K Partnership
PO Box 4150
Grand Junction, CO 81502

C & K Partnership
716 25 1/2 Road
Grand Junction, CO 81505-9506

Martin & Donna L. Azcarraga
PO Box 1968
Grand Junction, CO 81502

Martin & Donna L. Azcarraga
PO Box 346
Clifton, CO 81624-0346

Martin & Donna L. Azcarraga
5828 O E Road
Collbran, CO 81624

Shirley Brock
592 20 3/4 Road
Grand Junction, CO 81503

Terence L. Hammer
492 29 Road Unit A
Grand Junction, CO 81501

Paul & Mavis D. McNew
659 29 1/2 Road
Grand Junction, CO 81504

John D. Schmahl
2301 River Road
Grand Junction, CO 81505-1321

Ralph Ohm
Ute Water Conservancy
PO Box 460
Grand Junction, CO 81502

PROS AND CONS:

IF ZONED PLANNED INDUSTRIAL (PI)

PROS

1. Stricter setbacks, landscaping and signage requirements will create a more aesthetic corridor for US Hwy 50, River Road and the Redlands Parkway.
2. Incompatible land uses will not legally occur.
3. No additional salvage yards will be allowed.
4. Standards will potentially create a business park setting for industry.
- 5.

CONS

1. More restrictive uses, setbacks, landscaping and signage requirements than straight industrial zone districts.
2. Existing Salvage yards will be nonconforming.
- 3.

IF ZONED HEAVY INDUSTRIAL (I-2) or LIGHT INDUSTRIAL (I-1)

PROS

1. Give the property owner greater flexibility of land uses.
2. All existing land uses will be conforming with proper permitting.

CONS

1. Retail uses are allowed which may result in competition with other retail commercial and business zones and concern for traffic circulation issues.
2. Greater chance of incompatibility between uses.

DESCRIPTION

A parcel of land situate in the SE 1/4, SW 1/4 and NW 1/4 of Section 5, in the S 1/2, NW 1/4 and NE 1/4 of Section 6, in the NE 1/4 of Section 7 and in the NW 1/4 and NE 1/4 of Section 8 all in 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 Center 1/4 corner of said Section 6, thence along the East - West centerline of said Section 6 N 87°22'21" W a distance of 731.48 feet to the Southwest corner of Lot 1, Replat of a portion of Lots 6 thru 8 and Lots 10 thru 25 Smith & Bailey's Riverside Subdivision as recorded in Plat Book 14 at Page 39 of the records of the Mesa County Clerk and Recorder; thence N 40°11'29" E along the Northwesterly line of said Lot 1 (said Northwesterly line also being the centerline of Appleton Drain as shown on the above mentioned plat) a distance of 2095.30 feet to the Northwest corner of said Lot 1; thence S 54°23'25" E along the Southwesterly right-of-way line of River Road a distance of 7693.49 feet to a point on the Westerly right-of-way line of the Redlands Parkway; thence along said Westerly right-of-way line the following 5 courses:

- 1) S 35°22'51" W a distance of 136.61 feet;
- 2) S 01°37'45" W a distance of 151.22 feet;
- 3) S 05°40'51" W a distance of 240.60 feet;
- 4) S 01°37'45" W a distance of 70.00 feet;

5) S 39°48'53" W a distance of 65.15 feet to a point on the North right-of-way line of said Redlands Parkway; thence S 89°18'14" W along said North right-of-way line a distance of 241.39 feet to a point; thence crossing said Redlands Parkway S 05°43'56" W a distance of 105.15 feet to a point on the Southerly right-of-way line of said Redlands Parkway; thence along said Southerly right-of-way line the following 10 courses:

- 1) N 87°45'09" W a distance of 50.00 feet;

- 2) N 02°15'13" E a distance of 15.00 feet;
- 3) N 87°58'44" W a distance of 1294.24 feet;
- 4) S 01°50'36" W a distance of 50.00 feet;
- 5) N 88°09'24" W a distance of 643.49 feet;
- 6) N 01°50'36" E a distance of 50.00 feet;
- 7) N 88°09'24" W a distance of 684.27 feet;
- 8) 352.28 feet along the arc of a curve concave to the Southeast, having a radius of 904.93 feet and whose chord bears S 66°41'15" W a distance of 350.06 feet;
- 9) S 45°08'15" E a distance of 430.12 feet;
- 10) S 44°51'15" W a distance of 149.44 feet to the Southeast corner of Lot 29 of Orchard Grove Subdivision as recorded in Plat Book 2 at Page 1 of the records of the Mesa County Clerk and Recorder; thence N 42°48'34" W along the Southwesterly line of said Lot 29 and Lot 23 of said Orchard Grove Subdivision a distance of 1704.24 feet to the Northwest corner of Section 8, Township 1 South, Range 1 West; thence S 02°12'36" W along the West line of said Section 8 a distance of 475.51 feet to a point on the Northeasterly bank of the Colorado River; thence along the Northeasterly bank the following 7 courses:
 - 1) N 37°21'14" W a distance of 2036.10 feet;
 - 2) S 02°16'47" W a distance of 150.00 feet;
 - 3) N 35°58'20" W a distance of 362.73 feet;
 - 4) N 55°03'16" W a distance of 570.68 feet;
 - 5) N 04°28'58" E a distance of 48.01 feet;
 - 6) N 65°04'21" W a distance of 201.75 feet;
 - 7) N 57°17'21" W a distance of 522.10 feet to the Southwest corner of a parcel of land as described in Book 1856 at Page 172 to 174 of

the records of the Mesa County Clerk and Recorder; thence along the West line of said parcel of land N 04°16'39" E a distance of 739.80 feet to a point on the East - West centerline of Section 6, Township 1 South, Range 1 West; thence N 87°22'21" W along said East - West centerline a distance of 20.00 feet to the point of beginning. Said parcel contains 390.48 acres more or less.

RIVER ROAD ANNEXATION

#	Tax- ID	Owner	Assessed Land	Assessed Improved	Total Assessed	County Zone	Proposed City Zone	Acre s	Land Use	Notes
1	2945-053-00-035	A & G Partnership	2420	4130	6550	PI	I-1	11.2	House (Mether)	(C192-79) No uses established for PI <u>needs CUP for 8 mules-</u>
2	2945-053-00-055	A & G Partnership	4350	0	4350	PI	I-1	5	Vacant	No County file
3	2945-053-00-104	A & G Partnership	2140	0	2140	AFT	I-1	2.46	Vacant	
4	2945-053-00-108	A & G Partnership	6620	0	6620	I	I-1	11	Vacant	(C215-79)
5	2945-053-00-066	A & G Partnership	17190	0	17190	I & PI	I-1	35.8	Vacant	(C215-79) No uses established for PI
6	2945-081-00-033	C & K Partnership	4560	0	4560	PI	I-1	5.55	Vacant	No County file
7	2945-052-00-030	Calvin C. & L. B. Cook	1110	2870	3980	AFT	I-1	0.44	Auto Salvage	Fears Auto Salvage; non-conforming use as per violation, Jo Milsap, County Code Enforcement
8	2945-054-00-044	Clifton L. & Trula A. Mays	500	3460	3960	PI	I-1	1.59	House	(C160-81) No uses established except storage units*
9	2945-081-00-103	Terence L. & Camilla Hammer	9650	32090	41740	PI	I-1	3.82	Wholesale busines/ mini-storage	(C160-81) No uses established for PI except mini-storage*
<p>* Allowed Uses - (listed on ODP, storage units are only established use) storage units, office/warhouse, furniture outlet, trailer sales lot, car wash, bank,gas station, lumber yard, supermarket, liquor store, restaurant, vehicle/equipment sales.</p>										
10	2945-054-00-042	Emmett D. & Helen B. Bonner	840	0	840	PI	I-1 I-2	2	Metal, stone, monument works, pipe storage (salvage yard as an accessory use)	Bonner Supply Pipe/Steel (C108-81) activities include storing, cutting, & sales of structural/pipe steel; some scrap iron recycling (accessory use); needs CUP for salvage and pipe storage, no county file

Metal works

11	2945-054-00-040	Emmett D. & Helen B. Bonner	520	530	1050	PI	I-2 I-1	0.8	see above	see above
12	2945-054-00-064	Emmett D. Bonner & Gale ...	5960	101810	107810	PI	I-2 I-1	2.36	see above	(C108-81)
13	2945-053-00-032	Erasmus & Sandra Muniz	2350	18360	20710	PUD (ODP/ PRELIM /FINAL)	I-2 I-1	7.23	auto salvage, auto repair, auto sales	Memo's Auto Salvage (C8-90) needs CUP for auto salvage and auto sales <i>NON CONFORMING</i>
14	2945-052-00-029	Thomas J. Franklin & Alma M. ...	530	3700	4230	AFT	I-1	0.72	House	
15	2945-064-00-032	Grand Junction Concrete & Pipe	9120	0	9120	AFT	I-1	17.6	Vacant	
16	2945-053-00-107	Grand Junction Concrete & Pipe	4790	0	4790	I	I-1	6.18	Vacant	(C215-79)
17	2945-053-00-053	Grand Junction Concrete & Pipe	330	0	330	AFT	I-1	5.75	Vacant	
18	2945-081-00-113	Howard J. Nesbitt	330	0	330	PI	I-1	5.76	Vacant	No County file
19	2945-054-00-062	Howard J. Roland & Trust	820	0	820	AFT (CUP)	I-1	14.2	Gravel storage/ asphalt plant	Roland Pit (C14-83) Storage, crusher, asphalt plant (ELAM); needs CUP
20	2945-064-00-033	John D. Schmahl	1660	13760	15420	AFT	I-1	9.4	House & Agr. Operation	
21	2945-064-00-031	John D. Schmahl	3840	0	3840	AFT	I-1	42.5	Agriculture	
22	2945-053-00-036	John D. Schmahl	3050	0	3050	AFT	I-1	40	Agriculture	
23	2945-064-00-034	John D. Schmahl	5380	0	5380	AFT (CUP)	I-1	7.73	Quarry/mining/ processing Metal Stone/ Monument parts	Mesa Rock (C54-84) crushing & stockpiling ornamental rock NEEDS CUP

24	2945-061-00-010	John D. Schmahl	2490	0	2490	AFT	I-1	20.6	Agriculture	
25	2945-054-00-043	Linn E. & Barbara J. Rickerd	3690	21320	25010	I I	I-1 I-1	1.46	River Road Truck & Equip. (salvage yard)	No County file, auto salvage, storage yard, & sell used parts; CUP needed - <i>NONCONFORMING</i>
26	2945-053-00-031	Ludger L. Gagne	1200	3750	4950	PI	I-1	3.8	House (blacksmith, ornamental iron)	Lees Forgery (C178-80), helicopter uses approved only, needs CUP for 3 pigs
27	2945-053-00-098	Martin & Donna L. Azcarraga	9660	28260	37920	C & AFT	I-1	6	contracting shop, heavy equip. storage, concrete pipe storage	MA Concrete; no County file; existing uses: concrete pipe storage, heavy equipment storage, shop, fuel storage; needs a SUP
28	2945-082-00-932	Mesa County	100	0	100	AFT	I-1	19.4	Vacant	note: need a letter from Mesa County for zoning.
29	2945-053-00-097	Paul D. & Mavis D. McNew	970	0	970	I	I-1	1.12	Vacant	C215-79
30	2945-081-00-112	Richard G. & Sharon C. Klassen	7540	19620	27160	PI	I-1	5.32	truck terminals/ repair	No County file, heavy truck repair
31	2945-053-00-103	Shirley Brock	640	3170	3810	AFT	I-1	2.02	House	
33	2945-061-15-001	United Companies of Mesa Co.	65590	0	65590	AFT (CUP)	I-1	44.3	Sand/gravel extraction & processing	C59-91.1 thru .5; needs CUP for gravel **
34	2945-061-00-029	United Companies of Mesa Co.	2170	2720	4890	AFT (CUP)	I-1	9.33	Sand/gravel extraction & processing	^{see} C59-91.1 thru .5; needs CUP for gravel ** 3 VACANT (Judge reversed amendment adding this parcel to CUP)
** Approved uses for Hagie Gravel Pit under County CUP - gravel extraction, processing, crushing, stockpiling, & storage; asphalt plant; redi mix concrete plant; proposed uses are office, shop, heavy equipment storage, and fuel storage.										
35	2945-064-00-035	United Companies of Mesa Co.	800	0	800	AFT	I-1	13.8	Vacant	
36	2945-054-00-065	Vesta McKissen	290	0	290	AFT	I-1 I-1	0.58	Vacant	being used by Bonner Supply for traffic circulation
		TOTAL	183200	259550	442790			366		

Howard J Rowland - Trust
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Grand Junction Concrete Pipe Co.
PO Box 1849
Grand Junction, CO 81502-1849

A & G Partnership
3324 E 1/2 Road
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Allen Parkerson
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United Companies of Mesa County
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Ralph Ohm
Ute Water Conservancy
PO Box 460
Grand Junction, CO 81502

Vesta McKissene
36484 Mt. View Road
Hinkley, CA 92347
~~END OF FIELD~~
~~END OF FIELD~~
~~END OF FIELD~~
~~END RECORD~~

RIVER ROAD ANNEXATION PETITION

(2945-053-00-035)

(2945-053-00-055)

(2945-053-00-104)

(2945-053-00-108)

(2945-053-00-066)

(2945-081-00-033)

(2945-052-00-030)

(2945-054-00-044)

(2945-054-00-042)

(2945-054-00-040)

(2945-054-00-064)

(2945-053-00-032)

(2945-052-00-029)

(2945-064-00-032)

(2945-053-00-107)

(2945-053-00-053)

(2945-081-00-113)

(2945-054-00-062)

(2945-064-00-033)

(2945-064-00-031)

(2945-053-00-036)

(2945-064-00-034)

(2945-061-00-010)

(2945-054-00-043)

(2945-053-00-031)

(2945-053-00-098)

(2945-082-00-932)

(2945-053-00-097)

~~(2945-063-00-011)~~

(2945-081-00-112)

~~(2945-082-00-063)~~

(2945-053-00-103)

(2945-081-00-103)

(2945-061-15-001)

(2945-061-00-029)

(2945-064-00-035)

RIVER ROAD WATER DISTRIBUTION LINE INFORMATION

FOR: Landowners between River Road to the north, Colorado River to the South, east ramp of Redlands Parkway to the east and the east boundary of Mid-America Business Park to the west.

FROM: Dan Roberts, Mays Concrete, Inc.

DATE: 5-3-95

PROPOSAL: The property owners in the described area form an improvement district for the purpose of installing a water district line for fire protection.

BACKGROUND:

Property owners in the described area do not have access to adequate water for fire protection. Presently, there is a 10" distribution line that dead-ends in front of the Western Co. property to the east, and a loop that runs through the Mid-America Business Park to the west. Lack of a proper distribution system is limiting the ability of owners wishing to develop their property to obtain building permits. Part of the property is situated within the limits of the City of Grand Junction, part in Mesa County.

AREA INVOLVED: approximately 363.5 acres

REQUIREMENTS:

A 10" distribution line approximately 2.1 miles (11,088 l.f.) in length to connect the existing lines on each end and complete a distribution loop.

ESTIMATED COSTS:

11,088 l.f. 10" line @ 40.00/l.f.	443,520.00 *
engineering, testing, etc.	62,093.00
10% contingency	<u>44,350.00</u>
Total Estimated Costs	\$549,965.00 = \$50.00/l.f. \$1,513.00/acre

* Includes trenching, pipe, compaction, asphalt repair (anticipated to be minimal), flowable fill, where required, stub-outs and fire plugs. Does not include special stubs for fireline inside a property line.

OWNER COSTS:

According to information coming to us from Bill Cheney in the City Engineering office, such projects are usually figured on a cost per acre basis rather than a front-foot of roadway, since the project benefits more than those fronting the road. The per acre assessment would be \$1,513.00.

ANNEXATION:

Should the property owners agree to annex the area, the City of Grand Junction, Ute Water and the property owners would split the cost each 1/3. Even without annexation, the same deal may apply.

August 30, 1995



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

Charlie Stockton
Ute Water Conservancy District
560 25 Road, P.O. Box 460
Grand Junction, CO 81502

Re: River Road Fireline - Mays Concrete

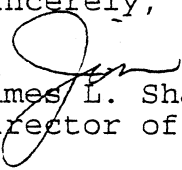
Dear Charlie:

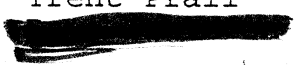
I received your recent letter regarding the City's participation in the proposed new water line on River Road. At the May 31 meeting at Mays Concrete, I said that the City would participate in the funding for this project through our Fireline Upgrade Agreement if this area is annexed into the City. If this area is not annexed into the City of Grand Junction, we will not participate in the cost of any water line upgrade.

When I left the May 31 meeting, I was under the impression that the affected property owners would be working with Dave Thornton of our Community Development Department to try to get an annexation petition signed by a majority of the property owners. Dave told me that to date there had been very little activity on an annexation petition.

Please feel free to call if you have any questions.

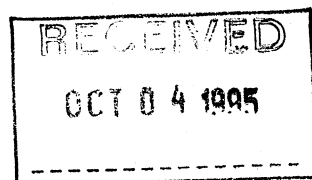
Sincerely,


James L. Shanks, P.E.
Director of Public Works & Utilities

xc: Trent Prall




2399 River Road
P.O. Box 4150
Grand Junction, Colorado 81502
(970) 243-5669 • Fax (970) 245-2661



October 3, 1995

Mr. Jim Shanks
Utility Director-City of Grand Junction
250 North 5th Street
Grand Junction CO 81501

Re: River Road Fire Line Extension from Redlands Parkway West Ramp to
Mid-America Business Park

Dear Jim:

As a follow-up to the meeting of the property owners along River Road held May 31, 1995, this letter is to request you consider the inclusion of approximately 9800 lineal feet of 12" fireline upgrade in your budgeting process for 1996, as referenced above.

We expect to present an annexation petition to the property owners within the month of October. If the petition is successful, as preliminary discussions indicate it will be, we would hope for an early spring 1996 construction schedule. This extension does not include the approximately 1300 lineal feet presently being engineered in front of Mays Concrete.

Sincerely,

MAYS CONCRETE, INC.


Daniel M. Roberts
Controller

DMR/pje

Dave T.

MEMO

TO: *River Road Property Owners*

FROM: *Dan Roberts, Mays Concrete, Inc.* 

DATE: *10-4-95*

SUBJECT: *River Road Water Distribution Line for Fire Protection -
Petition for Annexation*

The consensus of the majority of property owners represented at our last meeting May 31, 1995, was to pursue annexation to the City of Grand Junction in order to take advantage of the savings afforded by splitting the cost of a fire line 1/3 each with the City of Grand Junction and Ute Water Conservancy District. The proposed area of annexation is from approximately the west ramp of the Redlands Parkway West to Mid-America Business Park, River Road on the north to Colorado River on the South.

We have sent letters to both the City and Ute Water requesting that they consider the cost of this upgrade in their 1996 budgets. We have also requested the City prepare a petition for annexation to the City of Grand Junction.

We have scheduled a meeting, as detailed below, to make the petition available. This is an important decision for each of us, so we are sure you will want to attend.

When: Wednesday, October 25, 1995

Time: 5:00 p.m.

Where: Mays Concrete, Inc. Conference Room
2399 River Road
243-5669

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
OCT 6 1995
REC'D

* signed petition

PROPERTIES ALONG PROPOSED RIVER ROAD FIRE LINE

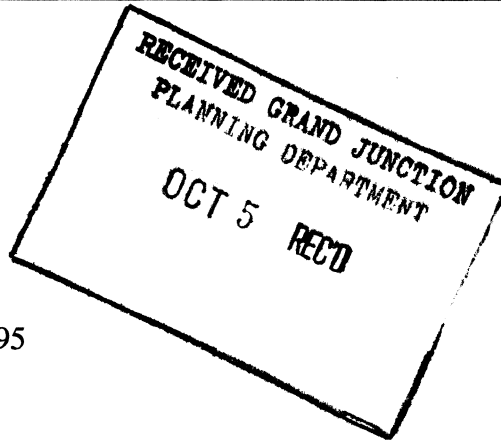
PARCEL #	OWNER	JOINT OWNER	ACRES	2ND PARCEL
2945-053-00-035	A & G PARTNERSHIP	NA	11.20	--
2945-053-00-055	A & G PARTNERSHIP	NA	5.00	--
2945-053-00-104	A & G PARTNERSHIP	NA	2.46	--
2945-053-00-108	A & G PARTNERSHIP	NA	11.01	--
2945-053-00-066	A & G PARTNERSHIP	NA	30.80	5.00
2945-081-00-033	C & K PARTNERSHIP	NA	5.55	--
2945-052-00-030	CALVIN C. COOK	L. B.	0.44	--
2945-054-00-044	CLIFTON L. MAYS	TRULA A.	1.59	--
2945-054-00-042	EMMETT D. BONNER	HELEN B.	2.00	--
2945-054-00-040	EMMETT D. BONNER	HELEN B.	1 LOT	--
2945-054-00-064	EMMETT D. BONNER	C/O GALE & CO.	2.36	--
2945-053-00-032	ERASMO MUNIZ	SANDRA	7.23	--
2945-052-00-029	FRANKLIN J. THOMAS	ALMA M. C/O GRANT	1 LOT	--
2945-064-00-032	GRAND JUNCTION PIPE	NA	17.64	--
2945-053-00-107	GRAND JUNCTION PIPE	NA	6.18	--
2945-053-00-053	GRAND JUNCTION PIPE	NA	5.75	--
2945-081-00-113	HOWARD J. NESBITT	NA	5.76	--
2945-054-00-062	HOWARD J. ROLAND	TRUST	14.20	--
2945-064-00-033	JOHN D. SCHMAHL	NA	9.40	--
2945-064-00-031	JOHN D. SCHMAHL	NA	25.00	17.54
2945-053-00-036	JOHN D. SCHMAHL	NA	25.00	15.00
2945-064-00-034	JOHN D. SCHMAHL	NA	7.73	--
2945-061-00-010	JOHN D. SCHMAHL	NA	20.57	--
2945-054-00-043	LINN E. RICKERD	BARBARA J.	1.46	--
2945-053-00-031	LUDGER L. GAGNE	NA	3.80	--
2945-053-00-098	MARTIN AZCARRAGA	DONNA L.	1.00	--
2945-082-00-932	MESA COUNTY	NA	1.00	--
2945-053-00-097	PAUL D. MC NEW	MAVIS D.	1.12	--
2945-063-00-011	RICHARD A. PENNINGTON	PAUL BIRD/PAUL BRENNER	1 LOT	--
2945-081-00-112	RICHARD KLASSIN	SHARON C.	5.32	--
2945-082-00-063	ROBERT D. ELAM	ET AL	2.00	--
2945-053-00-103	SHIRLEY BROCK	NA	2.02	--
2945-081-00-103	TERENCE L. HAMMER	CAMILLA A.	3.82	--
2945-061-15-001	UNITED COMPANIES	NA	44.26	--
2945-061-00-029	UNITED COMPANIES	NA	9.33	--
2945-064-00-035	UNITED COMPANIES	NA	13.78	--

2945-082-00-949	CITY OF GJCT	NA	25.43	--
2945-081-00-948	CITY OF GJCT	NA	3.44	--

34 parcels in petition



2399 River Road
P.O. Box 4150
Grand Junction, Colorado 81502
(970) 243-5669 • Fax (970) 245-2661



October 5, 1995

HAND DELIVERED

Mr. Dave Thornton, Planner
City of Grand Junction
250 North 5th Street
Grand Junction CO 81501

Re: Proposed River Road Annexation from the West Redlands Parkway ramp along River Road to the East boundary of Mid-America Business Park, south to the Colorado River


Dear Dave:

Pursuant to our discussion Wednesday, October 4, 1995, I am enclosing a listing of all parcels, owners and Mesa County Assessor's schedule numbers. To the best of my knowledge, the list is complete. Please prepare an annexation petition and have it available for a meeting with the property owners Wednesday, October 25, 1995, 5:00 p.m. at Mays Concrete's office. I am enclosing a copy of the memo to the property owners. City owned property is not included in the list, but the Mesa County parcel is listed and highlighted.

Please call if you have questions or if we can help provide further information.

Sincerely,

MAYS CONCRETE, INC.


Daniel M. Roberts
Controller

DMR/pje

Enclosure

MEMO

TO: ***All Property Owners***
FROM: ***Dan Roberts, Mays Concrete, Inc.***
DATE: ***11-28-95***
SUBJECT: ***River Road Annexation***

The annexation petition appears to be successful. You should be receiving communication from the City of Grand Junction early in December explaining the annexation process. Thank you for your participation. If you have questions, please call Dave Thornton at the City of Grand Junction, 970-244-1450.

December 15, 1995

2~

3~

4~

Dear 2~:

In response to the annexation petition circulated by Dan Roberts and signed by a majority of property owners, the City of Grand Junction will be considering the River Road Annexation (see enclosed map) during the first part of 1996. The annexation process and schedule is as follows:

On January 17th, Staff will refer the annexation petition to City Council. Following Council action on the "referral of the petition", the annexation legal description will be published 4 times over a 30 day period in the Daily Sentinel. After the 30 day publication period, City Council can then act on the annexation petition and vote to accept it and make certain findings that the petition meets the requirements of Colorado annexation statutes. Acceptance of the annexation petition is scheduled for City Council on February 21st, 1996. Final action by City Council will be a public hearing for this annexation at a regularly scheduled City Council meeting to consider whether to annex the River Road Annexation. That public hearing is scheduled for March 6th, 1996. City Council meetings begin at 7:30 p.m. and are held at the City/County Auditorium, at City Hall, 250 North 5th Street. We encourage you to attend any or all of the scheduled meetings, particularly the February 21st meeting when the annexation petition will be discussed and the March 6th meeting when final action on the annexation will be considered by City Council.

We appreciate your interest and request to be annexed into the City of Grand Junction. If you have any questions or need additional information before the meetings, please contact me or Dave Thornton, Senior Planner at 244-1430. We look forward to seeing you.

Respectfully,



Larry Timm
Director of Community Development

enclosure

AFFIDAVIT

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

Affiant states under oath the following:

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

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

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

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing city limits;

c) A community of interest exists between the area to be annexed and the city. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use city streets, parks and other urban facilities;

d) The area is urban or will be urbanized in the near future;

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

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

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



Affiant

JAN 9, 1996
DATE

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

Stephanie Nye _____
Notary Public/City Clerk

STATE OF COLORADO

COUNTY OF MESA



SS

AFFIDAVIT

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

That he is the circulator of the forgoing petition:

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

Subscribed and sworn to before me this _____ day of _____, 1995.

Witness my hand and official seal.

Notary Public

Address

My commission expires: _____

RIVER ROAD ANNEXATION

PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

SEE ATTACHED

As ground therefor, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Section 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limits lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets, alleys and city owned lands, and they total more than fifty percent of the landowners within the territory; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

BEG NW COR LOT 12 ORCHARD GROVE SUB SEC 5 1S 1W E 500
FT SWLY TO A PT 70FT E OF SW COR LOT 12 W 70FT N 662.
8FT, TO BEG
(2945-053-00-031)

LUDGER L. GAGNE
NAME

Signature

605 23 1/4 Road, GJ, CO
ADDRESS

DATE

BEG SE COR NW4SW4 SEC 5 1S 1W N 740.2FT N 56DEG54' W
395.25FT S 849.1FT S 89DEG40' W 331.5FT S 108.8FT N
89DEG40' E 663.1FT TO BEG EXC E 30FT FOR RD
(2945-053-00-098)

MARTIN AZCARRAGA

DONNA L. AZCARRAGA
NAMES

Martin & Donna Azcarraga by
their attorney in fact City
Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1834
Page 621 & 622

5828 O E Rd, Collbran, CO 81624
ADDRESS

DATE

LOTS 23, 24 & 29 ORCHARD GROVE SUB SEC 8 1S 1W
(2945-082-00-932)

MESA COUNTY
NAME

Signature

P.O. Box 897, GJ, CO
ADDRESS

DATE

E 50FT OF THAT PT OF LOT 16 ORCHARD GROVE SUB SEC 5 1S
1W S OF RR ROW & E 18A OF NW4NE4 SEC 8 1S 1W EXC W 20FT
& EXC BEG S 0DEG23'01SEC E 929.1FT FR NW COR OF SD E
18AC N 89DEG55'55SEC E 576.3FT S 0DEG03'42SEC E
381.09FT S 89DEG56'18SEC W 575.44FT N 0DEG23'01SEC W
381.02FT TO BEG & EXC BEG N 89DEG'33'08SEC E 746FT & S
0DEG23'01SEC E 659.10FT FR N4 COR SD SEC 8 N
89EG55'55SEC E 527.82FT S 0DEG03'42SEC E 15FT N
89DEG55'55SEC E 50FT S 0DEG03'42SEC E 636.09FT S
89DEG56'18SEC W 575.44FT N 0DEG23'01SEC W 651.02FT TO

POB & EXC THAT PT OF E 50FT SD SEC 5 LYG W OF A LINE
AS DESC IN B-1822
(2945-081-00-112)

RICHARD G. KLASSEN

SHARON C. KLASSEN
NAMES

Richard G. & Sharon C. Klassen
by their attorney in fact City
Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1834
Page 624 & 625

2969 Bookcliff Ave
587 Cleveland Street, GJ, CO
ADDRESS

DATE

THAT PT OF LOT 1 IN SE4NW4 SEC 8 1S 1W LYG N OF COLO R
(2945-082-00-063)

ROBERT D. ELAM, ETAL
NAME

Robert D. Elam
Signature

2866 Unawep Avenue, GJ, CO
ADDRESS

11/10/95
DATE

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

DANIEL W. ROBERTS, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

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

Daniel W. Roberts

Subscribed and sworn to before me this 13 day of November, 1995.

Witness my hand and official seal.

Amela Carterling
Notary Public

PO Box 4150 Grand Junction CO 81502
Address

My commission expires: 12-20-95

RIVER ROAD ANNEXATION

PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

SEE ATTACHED

As ground therefor, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Section 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limits lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets, alleys and city owned lands, and they total more than fifty percent of the landowners within the territory; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

3.16.0 3.00 ANNEXATION

RIVER ROAD ANNEXATION PETITION

THAT PT OF LOTS 12 & 20 ORCHARD GROVE SUB SEC 5 1S 1W S
& E OF DN EXC S 330FT OF LOT 20
(2945-053-00-035)

A & G PARTNERSHIP
NAME

Signature

3324 E 1/4 Road, Clifton, CO
ADDRESS

DATE

S2 LOT 13 ORCHARD GROVE SUB SEC 5 1S 1W
(2945-053-00-055)

A & G PARTNERSHIP
NAME

Signature

3324 E 1/4 Road, Clifton, CO
ADDRESS

DATE

S2N2 LOT 13 ORCHARD GROVE SUB SEC 5 1S 1W
(2945-053-00-104)

A & G PARTNERSHIP
NAME

Signature

3324 E 1/4 Road, Clifton, CO
ADDRESS

DATE

LOT 14 ORCHARD GROVE SUB SEC 5 1S 1W & ALSO BEG N
89DEG37'24SEC E 661.23FT FR SW1/16TH COR SD SEC 5 N
0DEG13'15SEC W 302.76FT S 56DEG54' E 548.88FT S
89DEG37'24SEC W 458.65FT TO POB
(2945-053-00-108)

A & G PARTNERSHIP
NAME

Signature

3324 E 1/4 Road, Clifton, CO
ADDRESS

DATE

LOTS 18 + 19 + 25 + 26 ORCHARD GROVE SUB SEC'S 5 + 8 1S
1W EXC RD ROW AS PER B-1380 P-684 TO P-686 MESA CO
RECDS
(2945-053-00-066)

A & G PARTNERSHIP
NAME

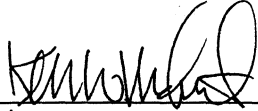
Signature

3324 E 1/4 Road, Clifton, CO
ADDRESS

DATE

BEG N 89DEG33MIN08SEC E 25FT FR N4 COR SEC 8 1S 1W N
89DEG33MIN08SEC E 721FT S 0DEG23MIN01SEC E 335FT S
89DEG33MIN08SEC W 721FT N 0DEG23MIN01SEC E 335FT TO
BEG
(2945-081-00-033)

C & K PARTNERSHIP
NAME



Signature

716 25 1/2 Road, GJ, CO
ADDRESS

10/25/95
DATE

BEG A PT ON S LI CO HWY 200FT SELY FR INTERS WI W LI
SW4NW4 SEC 5 1S 1W S TO S LI SW4NW4 E TO INTERS WI S LI
CO HWY NWLY TO BEG
(2945-052-00-030)

CALVIN C. COOK

L. B. COOK
NAMES

Signatures

3030 Walnut Avenue, GJ, CO
ADDRESS

DATE

SW4SE4SE4 SEC 5 1S 1W S OF RR & EXC HWY & ALSO EXC ROW
ON S & E AS DESC IN CIVIL ACTION 82CV397 B-1657 P-795
THRU 798 MESA CO RECDS
(2945-054-00-044)

CLIFTON L. MAYS

TRULA A. MAYS
NAMES

Clifton L. Mays
Trula A. Mays
Signatures

P.O. Box 4150, GJ, CO
ADDRESS

10-25-95
DATE

BEG A PT 282.5FT W OF SE COR LOT 16 ORCH GROVE SUB SEC
5 1S 1W N 280FT W 315FT S 280FT E 315FT TO BEG
(2945-054-00-042)

EMMETT D. BONNER

HELEN B. BONNER
NAMES

Emmett D. Bonner
Helen B. Bonner
Signatures

2267 Tanglewood Road, GJ, CO
ADDRESS

10-25-95
DATE

W 75FT OF E 2.5A OF THAT PT OF LOT 16 ORCH GROVE SUB
SEC 5 1S 1W S OF RR ROW
(2945-054-00-040)

EMMETT D. BONNER

HELEN B. BONNER
NAMES

Emmett D. Bonner
Helen B Bonner
Signatures

2267 Tanglewood Road, GJ, CO
ADDRESS

10-25-95
DATE

BEG S 89DEG33'08SEC W 617.50FT + N 0DEG26'52SEC W 280
FT FR SE COR OF SW4 SE4 SEC 5 1S 1W N 0DEG26'52SEC W
432.97FT S 56DEG15'52SEC E 380.78FT S 0DEG26'52SEC E
219.37FT S 89DEG33'08SEC W 315FT TO BEG
(2945-054-00-064)

EMMETT D. BONNER
NAME

Emmett D. Bonner
Emmett D. Bonner by their
attorney in fact City Clerk,
Stephanie Nye, pursuant to
P.O.A. recorded in Book 1860,
Page 708

2267 Tanglewood Road, GJ, CO
ADDRESS

10-25-95
DATE

BEG S 89DEG40MIN W 663.1FT & 108.8FT N OF SE COR NW4SW4
SEC 5 1S 1W N 89DEG40MIN E 331.5FT N 849.1FT TO S LI OF
CO RD N 56DEG54MIN W ALG RD 395.25FT TO W LI E2NW4SW4 S
1066.9FT TO BEG
(2945-053-00-032)

ERASMO MUNIZ

SANDRA MUNIZ
NAMES

Signatures

123 Ute Avenue, GJ, CO
ADDRESS

DATE

THAT PT OF SW4NW4 SEC 5 1S 1W S + W OF CO HWY EXC BEG A
PT ON S LI CO HWY 200FT SELY FR INTERS WI W LI SW4NW4 S
TO S LI SW4NW4 E TO INTERS WI S LI CO HWY NWLY ALG HWY
TO BEG
(2945-052-00-029)

THOMAS J. FRANKLIN

ALMA M. FRANKLIN
NAMES

Signatures

2303 River Road, GJ, CO
ADDRESS

DATE

BEG S 89DEG48'41SEC W 1296.4FT & S 0DEG22'01SEC W 450FT
FR E4 COR SEC 6 1S 1W S 0DEG22'01SEC W 52.2FT S
28DEG45'55SEC E 431.26FT S 26DEG18'30SEC W 482.50FT S
0DEG27'50SEC W 341.4FT N 32DEG41'36SEC W 411.52FT N
65DEG42'58SEC W 522.45FT N 02DEG40'01SEC E 971.97FT S
68DEG54'30SEC E 398.08FT S 30DEG E 300FT N 62DEG E
160FT TO POB
(2945-064-00-032)

GRAND JUNCTION CONCRETE PIPE
NAME

C. Royce Clement
Signature

P.O. Box 1849, GJ, CO
ADDRESS

10/25/95
DATE

BEG N 89DEG37'24SEC E 25FT FR SW1/16TH COR SEC 5 1S 1W
N 0DEG13'20SEC W 221.88FT N 32DEG46'30SEC E 418.53FT S
56DEG54' E 488.63FT S 0DEG13'15SEC E 302.76FT S
89DEG37'24SEC W 636.23FT TO POB
(2945-053-00-107)

GRAND JUNCTION CONCRETE PIPE
NAME

C. Royce Clement
Signature

P.O. Box 1849, GJ, CO
ADDRESS

10/25/95
DATE

S2 LOT 20 + THAT PT LOT 21 S OF DN IN ORCHARD GROVE SUB
SEC 5 1S 1W
(2945-053-00-053)

GRAND JUNCTION CONCRETE PIPE
NAME

Signature

P.O. Box 1849, GJ, CO
ADDRESS

DATE

BEG N4 COR SEC 8 1S 1W N 89DEG 33'08SEC E 25FT S
0DEG23'01SEC E 335FT N 89DEG33'08SEC E 721FT S
0DEG23'01SEC E 783FT TO N BNK OF COLO RIVER S
61DEG13'59SEC W 847.42FT TO W LI NE4 SD SEC 8 N
0DEG23'01SEC E 659.19FT FR N4 COR SEC 8 BEG EXC BEG S
0DEG23'01SEC E 659.19FT FR N4 COR SD SEC 8 N
89DEG55'55SEC E 746.01FT S 0DEG23'01SEC E 456.86FT S
61DEG13'59SEC W 847.42FT N 0DEG23'01SEC W 860.80FT
(2945-081-00-113)

HOWARD J. NESBITT
NAME

Howard J Nesbitt
Signature

16015 E Lago #B-5,
Fountain Hills, AZ 85268
ADDRESS

Nov. 9, 1995
DATE

LOTS 15 + 17 ORCHARD GROVE SUB SEC 5 1S 1W
(2945-054-00-062)

HOWARD J. ROLAND
NAME

Howard J. Roland
Signature

1208 Main Street, GJ, CO
ADDRESS

10-25-95
DATE

LOT 5 ORCHARD GROVE SUB SEC 6 1S 1W
(2945-064-00-033)

JOHN D. SCHMAHL
NAME

John D. Schmahl
Signature

2301 River Road, GJ, CO
ADDRESS

10-25-95
DATE

LOTS 6-9 & 10 ORCHARD GROVE SUB SEC 6 1S 1W & THAT PT
LYG S & W OF LOTS 9 & 10 SD ORCHARD GROVE SUB ESTAB BY
ACCRETION-CV ACTION NO 15557 B-938 P-786/789 & THAT PT
OF GLO 9 LYG E OF SD ACCRETION ORD MESA CO RECDS EXC
BEG S 89DEG48'41SEC W 1296.4FT & S 0DEG22'01SEC W
649.64FT FR E4 COR SD SEC 6 S 89DEG38'17SEC E 82.17FT N
28DEG45'55SEC W 168.78FT S 0DEG22'01SEC W 147.44FT TO
POB & EXC BEG S 89DEG48'41SEC W 1296.4FT S 0DEG22'01SEC
W 649.64FT FR E4 COR SD SEC 6 S 0DEG27'50SEC W 663.15FT
N 26DEG18'30SEC E 482.5FT N 28DEG45'55SEC W 262.48FT N

89DEG38'17SEC W 82.17FT TO POB & ALSO EXC BEG SE1/16
COR SD SEC 6 S 0DEG27'50SEC W 341.4FT N 32DEG41'36SEC W
411.52FT S 88DEG44'42SEC E 225.1FT TO POB
(2945-064-00-031)

JOHN D. SCHMAHL
NAME

John D. Schmahl
Signature

2301 River Road, GJ, CO
ADDRESS

10-25-95
DATE

W2NW4SW4 & NW4SW4SW4 & THAT PT OF LOTS 20 & 21 ORCHARD
GROVE SUB SEC 5 1S 1W N & W OF DRAIN
(2945-053-00-036)

JOHN D. SCHMAHL
NAME

John D. Schmahl
Signature

2301 River Road, GJ, CO
ADDRESS

10-25-95
DATE

LOT 22 ORCHARD GROVE SUB SEC 6 1S 1W & THAT PT LYG S &
W OF SD LOT 22 ESTAB BY ACCRETION-CV ACTION NO 15557
B-938 P-786/789 & THAT PT OF GLO 9 E OF SD ACCRETION
ORD MESA CO RECDS
(2945-064-00-034)

JOHN D. SCHMAHL
NAME

John D. Schmah
Signature

2301 River Road, GJ, CO
ADDRESS

10-25-95
DATE

LOTS 2 TO 4 INC ORCH GROVE SUB SEC 6 1S 1W
(2945-061-00-010)

JOHN D. SCHMAHL
NAME

John D. Schmah
Signature

2301 River Road, GJ, CO
ADDRESS

10-25-95
DATE

E 2.5A OF LOT 16 ORCH GROVE SUB SEC 5 1S 1W S OF RR ROW
EXC W 75FT & ALSO EXC THAT PT OF E 50FT LYG E OF LINE
AS DESC IN B-1822 P-556/557 MESA CO RECDS
(2945-054-00-043)

LINN E. RICKERD

BARBARA J. RICKERD
NAMES

Signatures

2381 River Road, GJ, CO
ADDRESS

DATE

BEG NW COR LOT 12 ORCHARD GROVE SUB SEC 5 1S 1W E 500
FT SWLY TO A PT 70FT E OF SW COR LOT 12 W 70FT N 662.
8FT TO BEG
(2945-053-00-031)

LUJGER L. GAGNE
NAME

Signature

605 23 1/4 Road, GJ, CO
ADDRESS

DATE

BEG SE COR NW4SW4 SEC 5 1S 1W N 740.2FT N 56DEG54' W
395.25FT S 849.1FT S 89DEG40' W 331.5FT S 108.8FT N
89DEG40' E 663.1FT TO BEG EXC E 30FT FOR RD
(2945-053-00-098)

MARTIN AZCARRAGA

DONNA L. AZCARRAGA
NAMES

Martin & Donna Azcarraga by
their attorney in fact City
Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1834
Page 621 & 622

5828 O E Rd, Collbran, CO 81624
ADDRESS

DATE

LOTS 23, 24 & 29 ORCHARD GROVE SUB SEC 8 1S 1W
(2945-082-00-932)

MESA COUNTY
NAME

Signature

P.O. Box 897, GJ, CO
ADDRESS

DATE

BEG N ODEG13'20 SEC W 275.26FT FR SW COR NE4SW4 SEC 5
1S 1W N 32DEG46'30SEC E 387.72FT N 56DEG54' W 252.70FT
S ODEG13'20SEC E 464FT TO BEG
(2945-053-00-097)

PAUL D. MCNEW

Paul D. McNew

MAVIS D. MCNEW
NAMES

Mavis D. McNew
Signatures

659 29 1/2 Rd, GJ, CO 81624
ADDRESS

11-6-95
DATE

~~GLO LOT 7 SEC 6 1S 1W
(2945-063-00-011)~~

~~RICHARD A. PENNINGTON~~

~~PAUL W. BIRD~~

~~PAUL H. BRENNER
NAMES~~

~~_____

Signatures~~

~~659 29 1/2 Rd, GJ, CO 81624
ADDRESS~~

~~_____
DATE~~

E 50FT OF THAT PT OF LOT 16 ORCHARD GROVE SUB SEC 5 1S
1W S OF RR ROW & E 18A OF NW4NE4 SEC 8 1S 1W EXC W 20FT
& EXC BEG S 0DEG23'01SEC E 929.1FT FR NW COR OF SD E
18AC N 89DEG55'55SEC E 576.3FT S 0DEG03'42SEC E
381.09FT S 89DEG56'18SEC W 575.44FT N 0DEG23'01SEC W
381.02FT TO BEG & EXC BEG N 89DEG'33'08SEC E 746FT & S
0DEG23'01SEC E 659.10FT FR N4 COR SD SEC 8 N
89EG55'55SEC E 527.82FT S 0DEG03'42SEC E 15FT N
89DEG55'55SEC E 50FT S 0DEG03'42SEC E 636.09FT S
89DEG56'18SEC W 575.44FT N 0DEG23'01SEC W 651.02FT TO

POB & EXC THAT PT OF E 50FT SD SEC 5 LYG W OF A LINE
AS DESC IN B-1822
(2945-081-00-112)

RICHARD G. KLASSEN

SHARON C. KLASSEN
NAMES

Richard G. Klassen

Richard G. & Sharon C. Klassen
by their attorney in fact City
Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1834
Page 624 & 625

2969 Bookcliff Ave
587 Cleveland Street, GJ, CO
ADDRESS

DATE

~~THAT PT OF LOT 1 IN SE4NW4 SEC 8 1S 1W LYG N OF COLO R
(2945-082-00-063)~~

~~ROBERT D. ELAM, ETAL
NAME~~

~~Robert D. Elam
Signature~~

~~2866 Unaweeep Avenue, GJ, CO
ADDRESS~~

~~11/10/95
DATE~~

N2N2. OF LOT 13 ORCHARD GROVE SUB SEC 5 1S 1W EXC N 30FT
FOR RD ROW
(2945-053-00-103)

SHIRLEY BROCK
NAME

Signature

592 20 3/4 Road, GJ, CO
ADDRESS

DATE

BEG S 89DEG54'36SEC W 1327.51FT FR COMMON COR OF SECS
4, 5, 8 & 9 1S 1W N 0DEG00'09SEC E 312.04FT S 56DEG34'
41SEC E 448.57FT ALG ROW REDLANDS PKWY S 33DEG25'19SEC
W 136.61FT S 0DEG19'47SEC E 151.22FT S 3DEG43'19SEC W
240.60FT S 0DEG19'47SEC E 70FT S 37DEG51'21SEC W 65.15
FT S 87DEG20'42SEC W 241.39FT TO W LI NE4NE4 SEC 8 N
0DEG22'14SEC W 572.99FT TO BEG EXC ALL LANDS IN SE4SE4
SEC 5 1S 1W
(2945-081-00-103)

TERRENCE L. HAMMER

CAMILLA A. HAMMER
NAMES

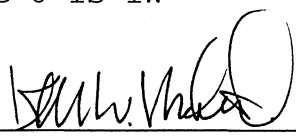
Signatures

492 29 Road Unit A, GJ, CO
ADDRESS

DATE

LOT 1 REPLAT OF A PTN OF LOTS 6 THRU 8 & LOTS 10 THRU
15 SMITH & BAILEY'S RIVERSIDE SUB SEC 6 1S 1W
(2945-061-15-001)

UNITED COMPANIES OF MESA COUNTY
NAME



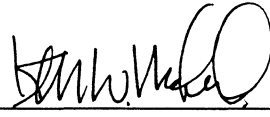
Signature

618 Dike Road, GJ, CO
ADDRESS

10/25/95
DATE

BEG S 89DEG48'41SEC W 1296.4FT FR E4 COR SEC 6 1S 1W N
ODEG22'01SEC E 326.9FT S 89DEG41'14SEC W 661.78FT S
ODEG03'23SEC W 325.5FT S 02DEG40'01SEC W 120FT S
68DEG54'30SEC E 398.08FT S 30DEG E 300FT N 62DEG E
137.27FT N ODEG22'01SEC E 460.60FT N 89DEG48'41SEC E
20FT TO POB AKA E2 LOT 10 SMITH & BAILEY'S RIVERSIDE
SUB & ALSO THAT PT OF LOT 7 ORCHARD GROVE SUB WHICH
LIES IN GLO 8
(2945-061-00-029)

UNITED COMPANIES OF MESA COUNTY
NAME

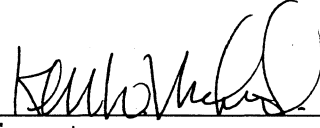

Signature

P.O. Box 3609, GJ, CO
ADDRESS

10/25/95
DATE

LOT 8 ORCHARD GROVE SUB SEC 6 1S 1W & INC ACCRETION AS
ESTAB BY JUDGEMENT & DECREE NO 12746 AS DESC BEG N
89DEG48'41SEC E 20FT FR C SD SEC 6 S 2DEG40'41SEC W
739.80FT S 58DEG53'19SEC E 522.10FT S 66DEG40'19SEC E
201.75FT N 2DEG40'01SEC E 1091.97FT S 89DEG48'41SEC W
648.51FT TO POB
(2945-064-00-035)

UNITED COMPANIES OF MESA COUNTY
NAME


Signature

618 Dike Road, GJ, CO
ADDRESS

10/25/95
DATE

STAFF REVIEW

FILE: #ANX-96-13 RIVER ROAD ANNEXATION

DATE: January 17, 1996

STAFF: David Thornton

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

LOCATION: Properties north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River.

APPLICANTS: Majority of property owners within the annexation area

EXECUTIVE SUMMARY: A majority of the property owners north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River have signed an annexation petition to be annexed into the City limits. 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 390.48 acre River Road Annexation.

STAFF ANALYSIS: Dan Roberts of Mays Concrete has been working with property owners within the proposed annexation area to annex to the City. The majority of property owners within this annexation area are requesting annexation because they desire the upgrade of a Ute Water line along River Road for fire flow purposes. A sewer line runs along River Road and 3 of the properties have already hooked into sewer and thus had already signed POA's for annexation.

As part of the Ute water line upgrade, the City will be responsible for 1/3 of the costs.

ANNEXATION PETITION TOTALS

of parcels (total) = ~~34~~ 35
of parcels that signed petition = 20 (59%)

of acres (total) = 373
of acres signed for = 251 (67%)

of owners (total) = ~~45~~ 46
of owners signing petition = 26 (57%)

Total area of Right-Of-Way being annexed = 17.5 acres.
Total area of the annexation is 390.48 acres.

Pursuant to C.R.S. 31-12-104, the River Road Annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with a valuation of \$200,000 or more for tax purposes is included without the owners consent.

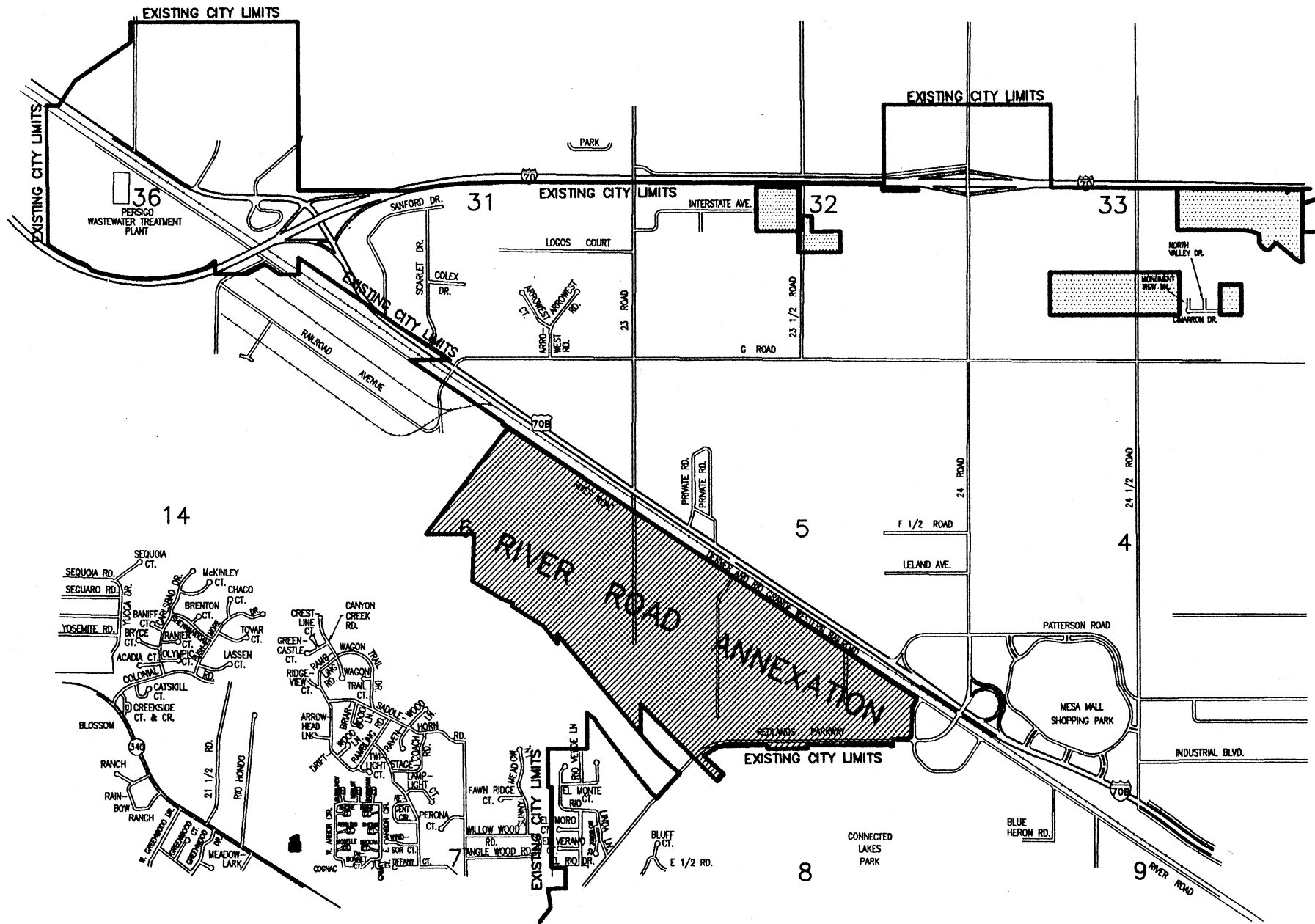
FISCAL IMPACTS: A financial analysis will be available for City Council review by second reading of the annexation ordinance.

STAFF RECOMMENDATIONS:

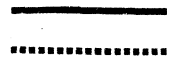
Staff recommends approval.

City Council Approve (6-0
(1 Abstained))

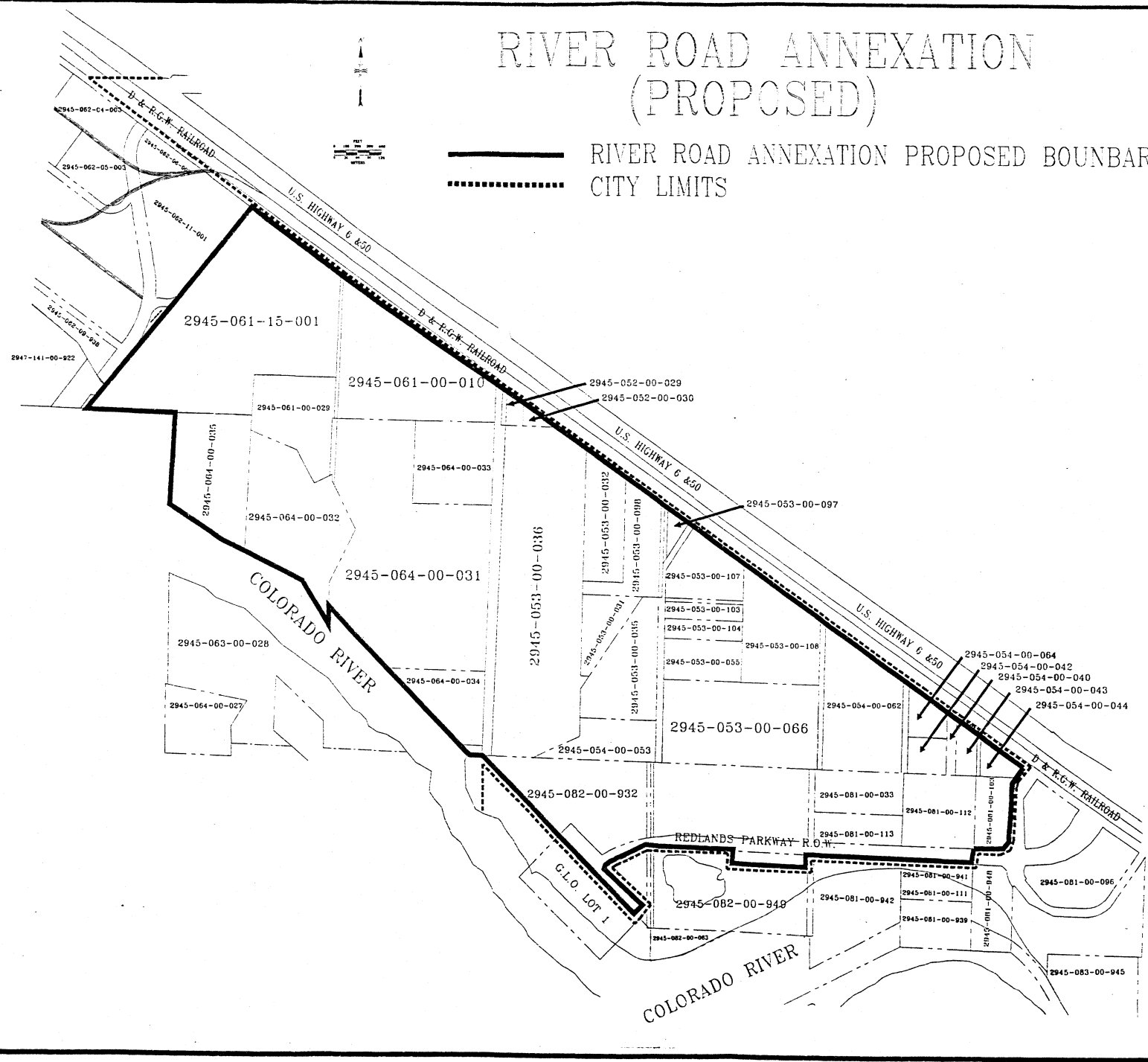
(river.rpt)



RIVER ROAD ANNEXATION (PROPOSED)



RIVER ROAD ANNEXATION PROPOSED BOUNDARY
CITY LIMITS



TO DAVE THORNTON

DEPARTMENT OF COMMUNITY DEVELOPMENT

Annexation Impact Report

Annexation Name RIVER ROAD (2/6/96)

	<i>This Annexation</i>	<i>Cumulative Impacts of Previous Annexations</i>
Impact on Level of Service Declines - especially in weed abatement - roadside mowing.		
Impact on Current Budget	Code Enforcement 35 parcels X .05 = 2 2 viols X 160 = \$320.00 Weeds 35 parcels X .08 = 3 3 viols X 75 = \$225.00 Total = \$545.00	
Impact on Future Budgets	Developable Acreage Code Enforcement 390 acres X .06 = 19 19 X 160 = \$3,040.00 Weeds 390 acres X .11 = 43 43 X 75 = 3,225.00 Total = \$6,265	



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

January 23, 1996

Board of County Commissioners
County Administration Building
750 Main Street
Grand Junction, Colorado 81501

Commissioners:

Subject: River Road Annexation, Notice of Hearing,
Resolution No. 4-96, and Petition

In compliance with Title 31, Article 12, C.R.S., Part 1, entitled "Municipal Annexation Act of 1965", Section 31-12-108(2), I have enclosed a copy of the petition as filed and Resolution No. 4-96 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting January 17, 1996, giving notice of hearing on the proposed River Road Annexation.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC/AAE
City Clerk

SN:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney
Ute Water Conservancy District
Railhead Water & Sewer District
Grand Junction Rural Fire District
School District #51
Dan Wilson, City Attorney
Larry Timm, Community Development Director ✓



January 23, 1996

Vesta McKissen
36484 Mt. View Road
Hinkley, CA 92347

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

Vesta
Dear ~~Mr.~~ McKissen:

The majority of property owners in the River Road Annexation (see enclosed map) have signed a petition to be annexed by the City of Grand Junction. Today I became aware that you own a small parcel of land (tax id # 2945-054-00-065) that is included in the annexation. I apologize for not including you in the original notification letter which was sent on December 15, 1995. The original letter is copied below.

Original Letter:

In response to the annexation petition circulated by Dan Roberts and signed by a majority of property owners, the City of Grand Junction will be considering the River Road Annexation (see enclosed map) during the first part of 1996. The annexation process and schedule is as follows:

On January 17th, staff will refer the annexation petition to City Council. Following Council action on the "referral of the petition", the annexation legal description will be published 4 times over a 30 day period in the Daily Sentinel. After the 30 day publication period, City Council can then act on the annexation petition and vote to accept it and make certain findings that the petition meets the requirements of Colorado annexation statutes. Acceptance of the annexation petition is scheduled for City Council on February 21st, 1996. Final action by City Council will be a public hearing for this annexation at a regularly scheduled City Council meeting to consider whether to annex the River Road Annexation. That public hearing is scheduled for March 6th, 1996. City Council meetings begin at 7:30 p.m. and are held at the City/County Auditorium, at City Hall, 250 North 5th Street. We encourage you to attend any or all of the scheduled meetings, particularly the February 21st meeting when the annexation petition will be discussed and the March 6th meeting when final action on the annexation will be considered by City Council.

I assume your parcel was accidentally left out of the petition initiated by Dan Roberts (an employee of Mays Concrete, a property owner within the annexation) because your parcel looks like right-of-way on the parcel maps. Because your property is surrounded by properties that are part of the petition, your property is included in the annexation boundary now in process before City Council.

If you have any questions or need additional information, please contact me (244-1451) or Dave Thornton, Senior Planner (244-1450).

Respectfully,

A handwritten signature in cursive script that reads "Mike Pelletier".

Mike Pelletier
Associate Planner

enclosure



To: David Thornton
Cc: Rick Beaty, Greg Trainor
From: Jim Bright
Subject: River Road Annexation
Date: 1/29/96 Time: 12:40PM

River Road Annexation - Fire

The department currently serves this area of proposed annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation of this area will not change the level of response for the fire department, and, as such, will not require hiring additional personnel and/or construction of a new fire station.

The existing structures are not currently served by adequately sized water lines or with fire hydrants in close enough proximity for fire protection. To meet the City standard, the following upgrades are necessary:

- A) a minimum sized water line of 8" extended approximately 7200' along River Road from near 2387 River Road to Railroad Blvd. with at least 3 fire hydrants placed along this line for existing structures.
- B) an 8" line extending 350' from River Road south along 23 Road with a fire hydrant at the end of this extension.
- C) an 8" line extending 500' from River Road south along 23.25 Road with a hydrant at the end of this extension.
- D) an 8" line extending 200' from near 2389 River Road south in the ROW of the road adjoining River Rd. and the Redlands Parkway with a hydrant at the end of this extension.

Cost estimates for these upgrades with the assumed 1/3 split between the City, Ute Water, and property owners are:

8200' of 8" water line @ \$50.00/ft. = \$410,000 City Share = \$136,667
6 fire hydrants @ \$1600 each = \$9600 City Share = \$ 3,200

City total = \$139,867

The Grand Junction Rural Fire Protection District revenue reduction resulting from this annexation would be \$3363 which is .37% of their total revenue.

DATE: February 6, 1996

TO: Mark Relph

FROM: Doug Cline

RE: Cost Impact Estimate - River Road Annexation

Total Single lane Miles:

Paved -w- C. & G.	-0-	miles
Paved -w/o- C. & G.	3.75	miles
Gravel	-0-	miles
Total Single Lane Miles	<u>3.75</u>	

Annualized **STREET MAINTENANCE** Costs:

Leaf & Trash Removal	3.75 mi.	@ \$ 160	= \$ 600
Street Cleaning	-0-	@ \$1,312	= -0-
Snow & Ice Removal	3.75 mi.	@ \$ 355	= \$ 1,331
Sealcoat	3.75 mi.	@ \$ 664	= \$ 2,490
Patching	3.75 mi.	@ \$1,807	= \$ 6,776
Grading	3.75 mi.	@ \$1,380	= \$ 5,175
Storm Drainage	3.75 mi.	@ \$ 251	= \$ 941
Irrigation	3.75 mi.	@ \$ 108	= \$ 405
Services to Others			\$ 116
Total			<u>\$17,834</u>

STREET LIGHTING:

NEW Lighting Needs:

Redlands Parkway:

20 each "underground" serviced lights (installation @ \$2,000 ea.)	\$40,000
Annual electrical charges @\$12.30 ea.mo.	\$2,952

River Road:

25 each "overhead" serviced lights (installation @ \$550 ea.)	\$13,750
Annual electrical charges @\$12.30 ea.mo.	\$3,690

23, 23 1/4, 23 1/2 Roads @ Trailer Park:

8 each "overhead" serviced lights (installation @ \$550 ea.)		\$4,400
Annual electrical charges @ \$8.96 ea.mo.	\$860	
Total Installation Costs		<u>\$58,150</u>
Total Electrical Costs (annually)	<u>\$7,502</u>	

TRAFFIC SERVICES:

	<u>Annual Cost</u>	<u>Initial Cost</u>
Traffic Signs	\$240	\$84
Traffic Striping	-0-	-0-
Traffic Signals (none)	-0-	-0-1

River Road Annexation Impact Report
File #ANX-96-13

The City Clerk's copy of the Impact Report for the River Road Annexation does not include a copy of the annexation petition. The Impact Report filed with Mesa County does have a copy of the petition. To review the petition, please refer to the River Road Annexation Petition that has been deposited with the City Clerk. In an effort to conserve space and not be repetitive, the City Clerk's copy of the impact report will be kept with the annexation petition allowing a person to review both at the same time and as a complete file.

STAFF REVIEW

FILE: #ANX-96-13 RIVER ROAD ANNEXATION

DATE: February 21, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council accept the annexation petition and approve on first reading the annexation ordinance for the River Road Annexation.

LOCATION: Properties north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River.

APPLICANTS: Majority of property owners within the annexation area

EXECUTIVE SUMMARY: A majority of the property owners north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River have signed an annexation petition to be annexed into the City limits. Staff requests that City Council approve on first reading the 390.48 acre River Road Annexation.

STAFF ANALYSIS: Dan Roberts of Mays Concrete has been working with property owners within the proposed annexation area to annex to the City. The majority of property owners within this annexation area are requesting annexation because they desire the upgrade of a Ute Water line along River Road for fire flow purposes. A sewer line runs along River Road and 3 of the properties have already hooked into sewer and thus had already signed POA's for annexation.

As part of the Ute water line upgrade, the City will be responsible for 1/3 of the costs.

ANNEXATION PETITION TOTALS

- # of parcels (total) = ~~34~~ 35 57%
- # of parcels that signed petition = 20 ~~(59%)~~
- # of acres (total) = ~~373~~ 374
- # of acres signed for = 251 (67%) ✓
- # of owners (total) = ~~45~~ 46 56%
- # of owners signing petition = 26 ~~(58%)~~

Total area of Right-Of-Way being annexed = ^{16.5} ~~17.5~~ acres.
Total area of the annexation is 390.48 acres.

Pursuant to C.R.S. 31-12-104, the River Road Annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

FISCAL IMPACTS: A financial analysis will be available for City Council review by second reading of the annexation ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval.

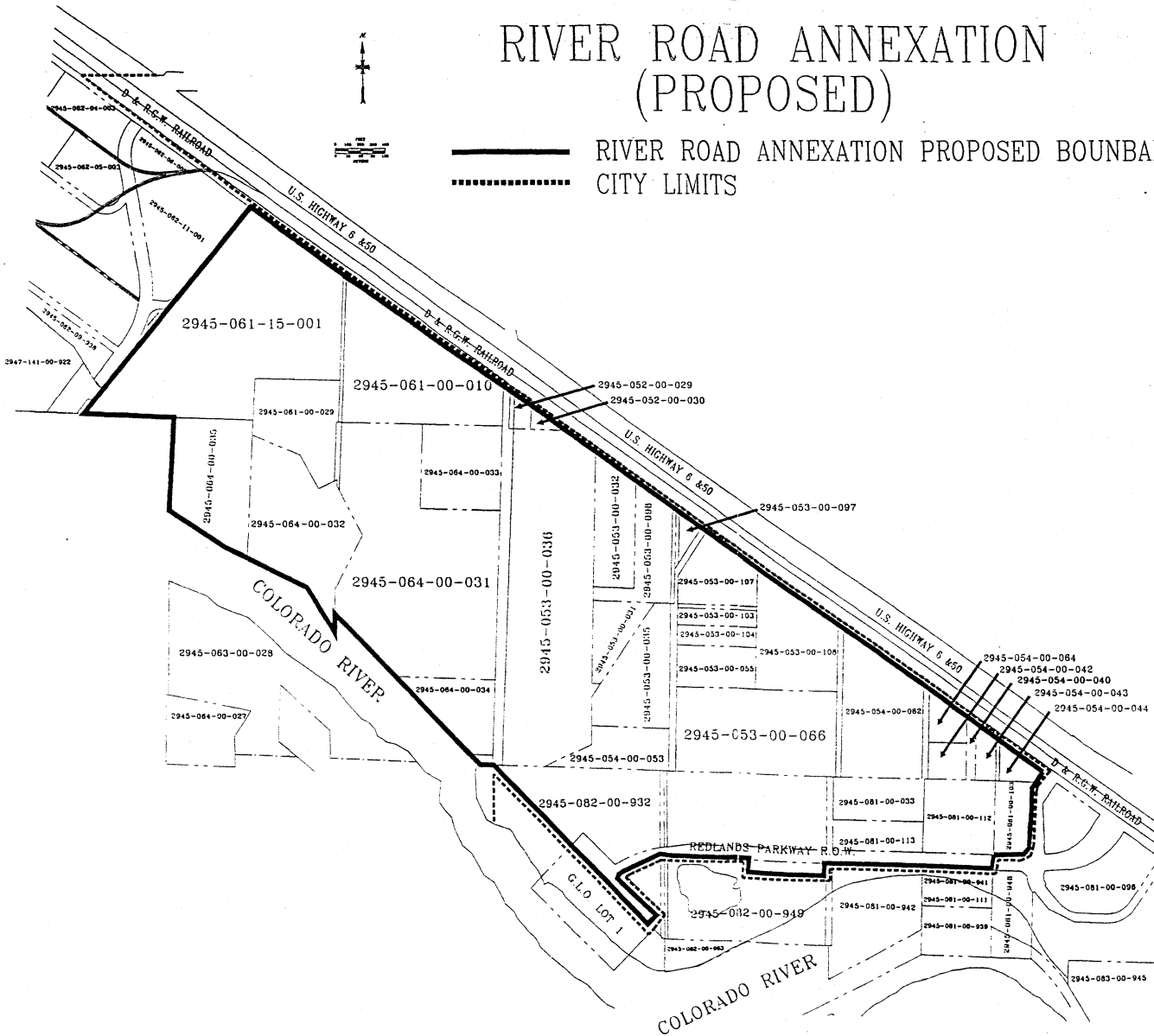
2/24/90
Approved by City Council
7-0

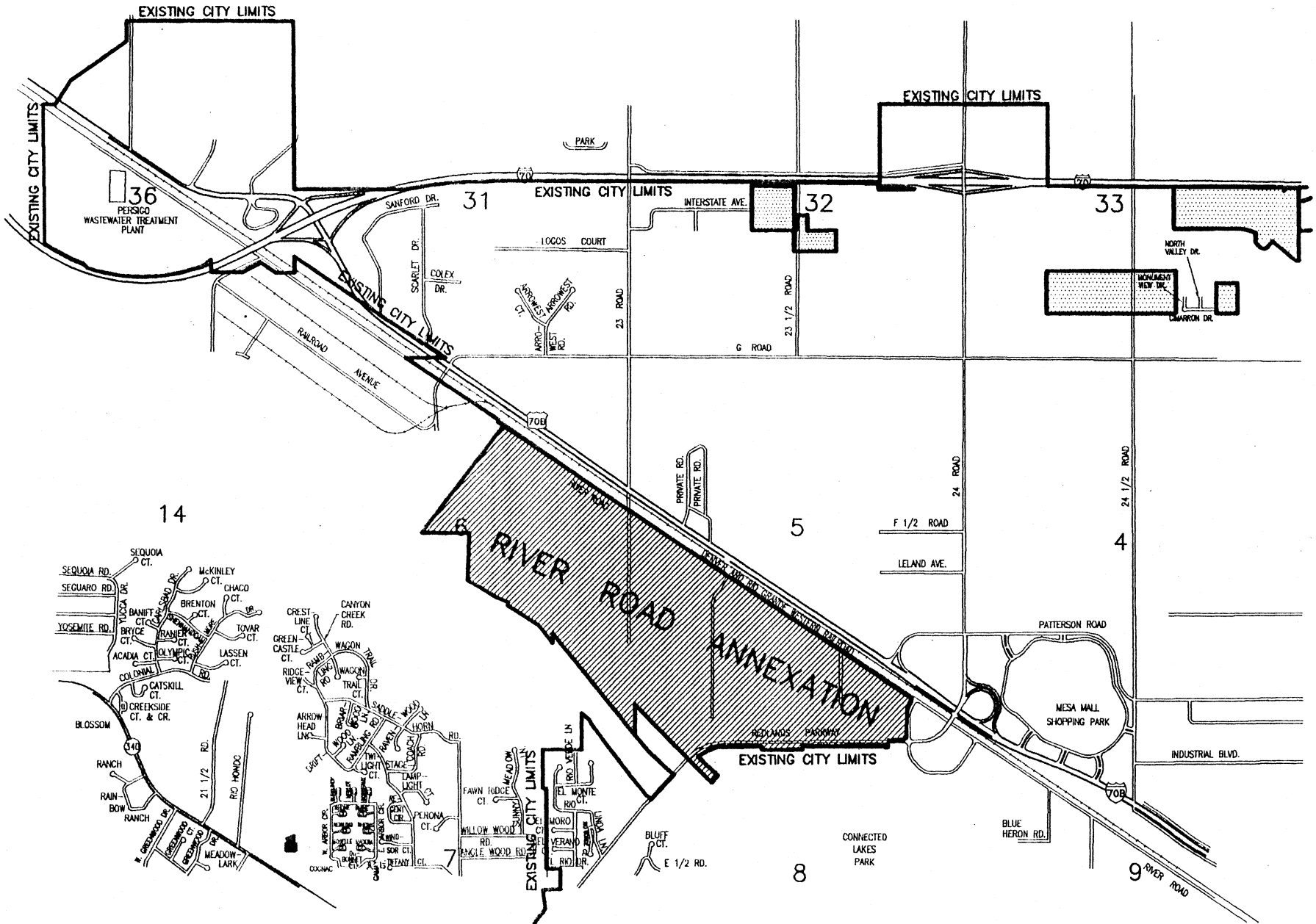
(river.rpt)

RIVER ROAD ANNEXATION (PROPOSED)



———— RIVER ROAD ANNEXATION PROPOSED BOUNDARY
- - - - - CITY LIMITS






River Road Annexation

For City Council 2/21/96

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the River Road Annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.


David Thornton, AICP
Senior Planner - Annexations
Date 2/5/96

(eligible)



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

February 27, 1996

Board of County Commissioners
County Administration Building
750 Main Street
Grand Junction, Colorado 81501

Dear County Commissioners:

Attached is a copy of Resolution No. 19-96 adopted by the City Council on February 21, 1996. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the River Road Annexation.

By resolution the City of Grand Junction has accepted a petition for annexation, and therefore, the City has now assumed jurisdiction of all land use proceedings within the area to be annexed. Accordingly, the processing of all development reviews, including but not necessarily limited to, planning clearances for building permits, fence permits, sign permits, subdivisions, planned developments, rezonings, conditional use permits, right-of-way vacations, and similar applications or proceedings, by the County, for lands within this annexation should be discontinued. Applicants, their agents or representatives, should be referred to the City Community Development Department. Please compile forthwith all documents, maps, plans, plats and files relating to current or pending applications, reviews or approvals in the annexation area. A Community Development Department representative will be in to pick up these items one week from the date of this letter.

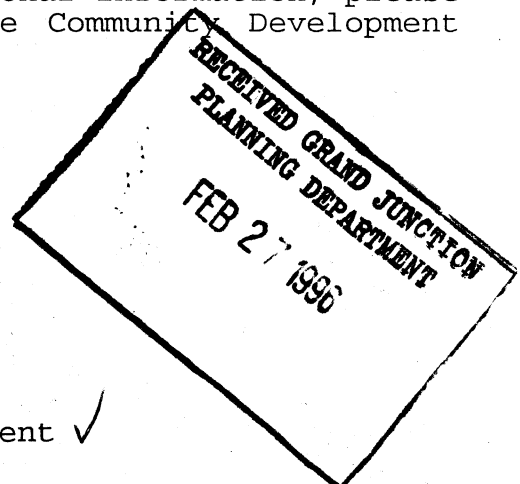
If you have questions or need additional information, please contact Mr. Larry Timm, Director of the Community Development Department at 244-1430. Thank you.

Sincerely,

Stephanie Nye
Stephanie Nye, CMC/AAE
City Clerk

SN:tm

c: County Building Inspection Division
County Planning Division
City Department of Community Development ✓



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 19-96

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS RIVER ROAD ANNEXATION IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION

WHEREAS, on the 17th day of January, 1996, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A parcel of land situate in the SE 1/4, SW 1/4 and NW 1/4 of Section 5, in the S 1/2, NW 1/4 and NE 1/4 of Section 6, in the NE 1/4 of Section 7 and in the NW 1/4 and NE 1/4 of Section 8 all in 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 Center 1/4 corner of said Section 6, thence along the East - West centerline of said Section 6 N 87°22'21" W a distance of 731.48 feet to the Southwest corner of Lot 1, Replat of a portion of Lots 6 thru 8 and Lots 10 thru 25 Smith & Bailey's Riverside Subdivision as recorded in Plat Book 14 at Page 39 of the records of the Mesa County Clerk and Recorder; thence N 40°11'29" E along the Northwesterly line of said Lot 1 (said Northwesterly line also being the centerline of Appleton Drain as shown on the above mentioned plat) a distance of 2095.30 feet to the Northwest corner of said Lot 1; thence S 54°23'25" E along the Southwesterly right-of-way line of River Road a distance of 7693.49 feet to a point on the Westerly right-of-way line of the Redlands Parkway; thence along said Westerly right-of-way line the following 5 courses:

- 1) S 35°22'51" W a distance of 136.61 feet;
- 2) S 01°37'45" W a distance of 151.22 feet;
- 3) S 05°40'51" W a distance of 240.60 feet;
- 4) S 01°37'45" W a distance of 70.00 feet;
- 5) S 39°48'53" W a distance of 65.15 feet to a point on the North right-of-way line of said Redlands Parkway; thence S 89°18'14" W along said North right-of-way line a distance of 241.39 feet to a point; thence crossing said Redlands Parkway S 05°43'56" W a distance of 105.15 feet to a point on the Southerly right-of-way line of said Redlands Parkway; thence along said Southerly right-of-way line the following 10 courses:

- 1) N 87°45'09" W a distance of 50.00 feet;
- 2) N 02°15'13" E a distance of 15.00 feet;
- 3) N 87°58'44" W a distance of 1294.24 feet;
- 4) S 01°50'36" W a distance of 50.00 feet;
- 5) N 88°09'24" W a distance of 643.49 feet;
- 6) N 01°50'36" E a distance of 50.00 feet;

- 7) N 88°09'24" W a distance of 684.27 feet;
- 8) 352.28 feet along the arc of a curve concave to the Southeast, having a radius of 904.93 feet and whose chord bears S 66°41'15" W a distance of 350.06 feet;
- 9) S 45°08'15" E a distance of 430.12 feet;
- 10) S 44°51'15" W a distance of 149.44 feet to the Southeast corner of Lot 29 of Orchard Grove Subdivision as recorded in Plat Book 2 at Page 1 of the records of the Mesa County Clerk and Recorder; thence N 42°48'34" W along the Southwesterly line of said Lot 29 and Lot 23 of said Orchard Grove Subdivision a distance of 1704.24 feet to the Northwest corner of Section 8, Township 1 South, Range 1 West; thence S 02°12'36" W along the West line of said Section 8 a distance of 475.51 feet to a point on the Northeasterly bank of the Colorado River; thence along the Northeasterly bank the following 7 courses:
 - 1) N 37°21'14" W a distance of 2036.10 feet;
 - 2) S 02°16'47" W a distance of 150.00 feet;
 - 3) N 35°58'20" W a distance of 362.73 feet;
 - 4) N 55°03'16" W a distance of 570.68 feet;
 - 5) N 04°28'58" E a distance of 48.01 feet;
 - 6) N 65°04'21" W a distance of 201.75 feet;
 - 7) N 57°17'21" W a distance of 522.10 feet to the Southwest corner of a parcel of land as described in Book 1856 at Page 172 to 174 of the records of the Mesa County Clerk and Recorder; thence along the West line of said parcel of land N 04°16'39" E a distance of 739.80 feet to a point on the East - West centerline of Section 6, Township 1 South, Range 1 West; thence N 87°22'21" W along said East - West centerline a distance of 20.00 feet to the point of beginning. Said parcel contains 390.48 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of February, 1996; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. Pursuant to the State's Annexation Act, the City Council determines

that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 21st day of February, 1996.

Attest:

Ken Mauvin
President of the Council

Stephanie Nye
City Clerk

RIVER ROAD ANNEXATION
Estimate of Direct Fiscal/Budgetary Impacts
2/29/96

Dave T.
City Clerk has a
copy for the
packet.
RT

RIVER ROAD ANNEXATION	Year	Year	Year	Year	Year
	1	2	3	4	5
REVENUE					
City Property Tax	-	-	3,793	3,868	3,946
Sales & Use Tax	11,974	12,633	13,328	14,061	14,834
Rural Fire District Contract	-	-	(3,569)	(3,641)	(3,714)
Other Revenue	-	8,079	8,275	8,477	8,684
TOTAL REVENUE	11,974	20,712	21,826	22,765	23,751
OPERATING EXPENSE					
General & Administrative	-	-	-	-	-
Community Development	225	234	243	253	263
Police Services	-	-	-	-	-
Fire Department	-	-	-	-	-
Public Works	2,584	5,287	8,099	8,423	8,760
Parks & Recreation	-	-	-	-	-
Subtotal	2,809	5,521	8,342	8,676	9,023
CAPITAL EXPENDITURES					
Police: Bldgs. & Equip.	-	-	-	-	-
Fire: Bldgs. & Equip.	-	-	-	-	-
Parks & Recreation: Bldgs. & Equip.	-	-	-	-	-
Park Development	-	-	-	-	-
Public Works: Bldgs & Equip	-	-	-	-	-
Street Light Installations	19,383	20,158	20,965	-	-
Contract Street Maintenance	-	-	-	-	-
Major Street Construction	-	-	-	-	-
Water Line Upgrades	50,400	50,400	50,400	-	-
Other	240	-	-	-	-
Subtotal	70,023	70,558	71,365	-	-
TOTAL EXPENSE	72,832	76,080	79,707	8,676	9,023
ANNUAL VARIANCE	(60,858)	(55,368)	(57,881)	14,089	14,728
CUMMULATIVE	(60,858)	(116,226)	(174,107)	(160,017)	(145,290)
PRESENT VALUE of the Annual Variance	(57,413)	(49,277)	(48,598)	11,160	11,005
NET PRESENT VALUE	(57,413)	(106,690)	(155,288)	(144,128)	(133,123)

STAFF REVIEW

FILE: #ANX-96-13 RIVER ROAD ANNEXATION

DATE: March 6, 1996

STAFF: David Thornton

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

LOCATION: Properties north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River.

APPLICANTS: Majority of property owners within the annexation area

EXECUTIVE SUMMARY: A majority of the property owners north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River have signed an annexation petition to be annexed into the City limits. Staff requests that City Council approve on second reading the 390.48 acre River Road Annexation.

STAFF ANALYSIS: Dan Roberts of Mays Concrete has been working with property owners within the proposed annexation area to annex to the City. The majority of property owners within this annexation area are requesting annexation because they desire the upgrade of a Ute Water line along River Road for fire flow purposes. A sewer line runs along River Road and 3 of the properties have already hooked into sewer and thus had already signed POA's for annexation.

As part of the Ute water line upgrade, the City will be responsible for 1/3 of the costs.

ANNEXATION PETITION TOTALS

- # of parcels (total) = 35
- # of parcels that signed petition = 20 (57%)

- # of acres (total) = 374
- # of acres signed for = 251 (67%)

- # of owners (total) = 46
- # of owners signing petition = 26 (56%)

Total area of Right-Of-Way being annexed = 16.5 acres.
Total area of the annexation is 390.48 acres.

Pursuant to C.R.S. 31-12-104, the River Road Annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

FISCAL IMPACTS: A financial analysis is attached.

STAFF RECOMMENDATIONS:

Staff recommends approval.

*Approved
6-1*

*note with "Welcome to the City"
letter, include information about
the hunting along the River and procedure
to do that.*

(river.rpt)

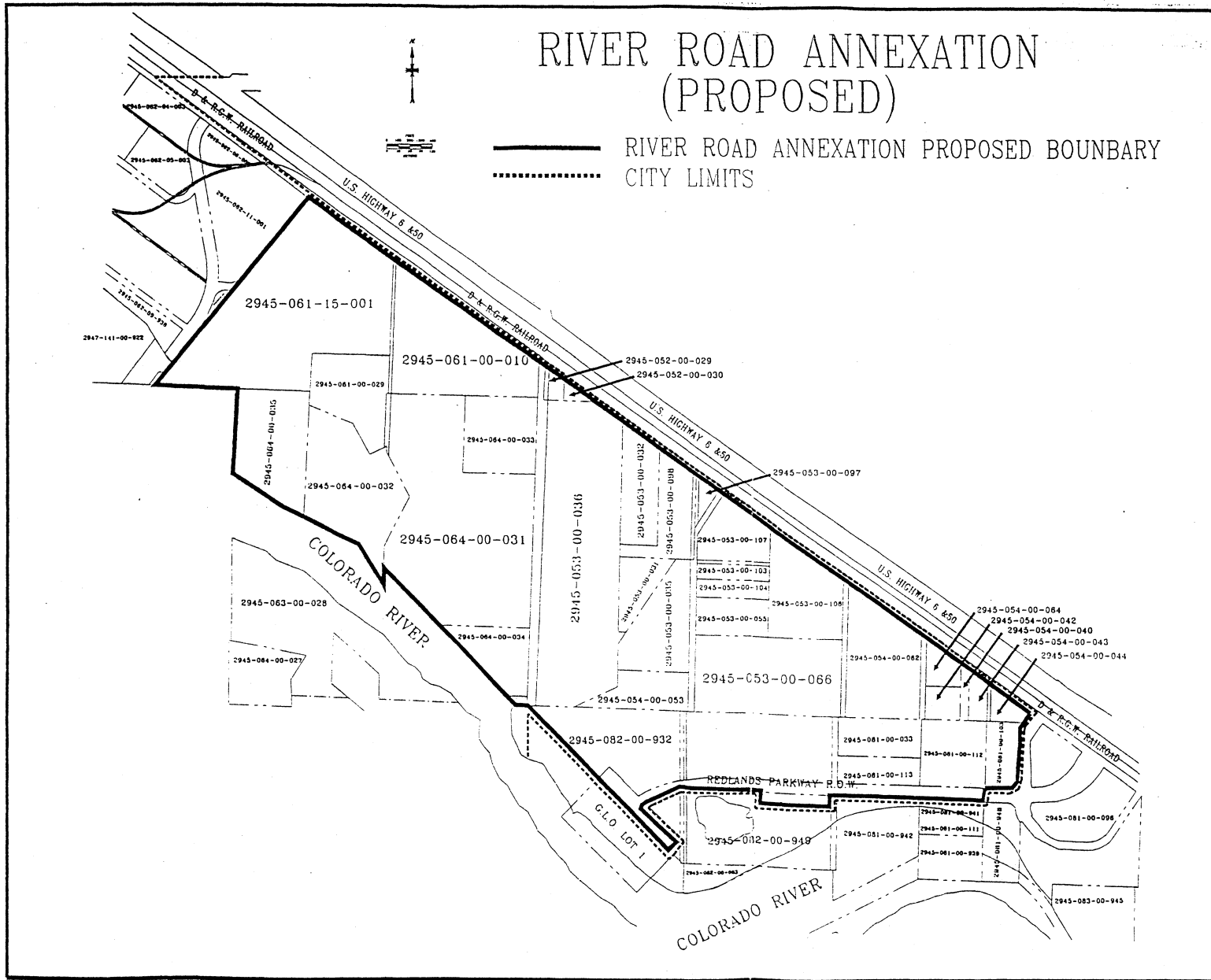
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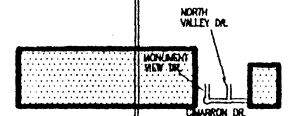
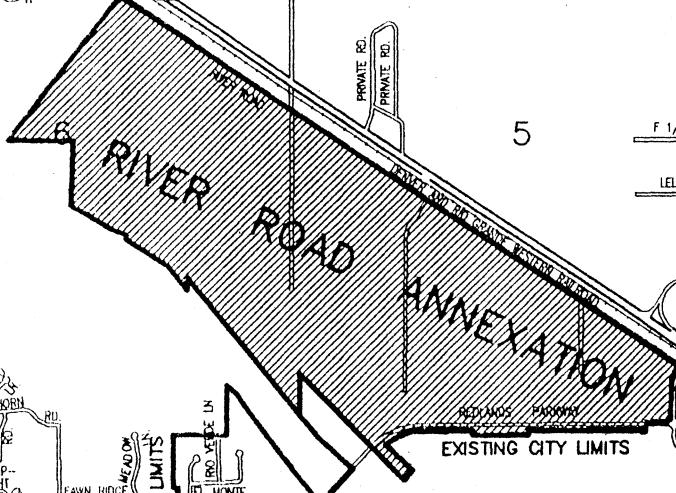
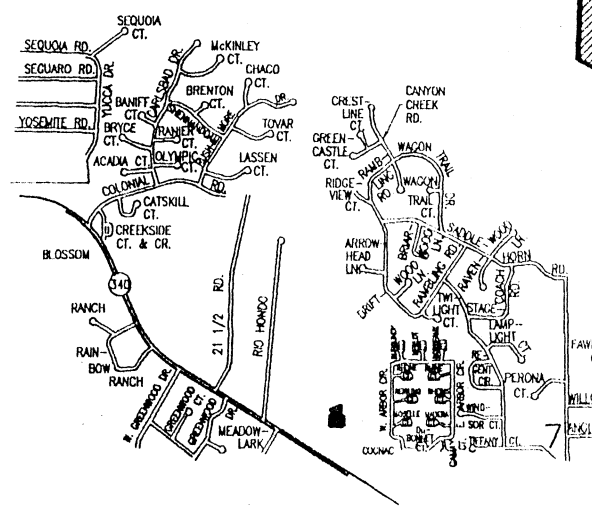
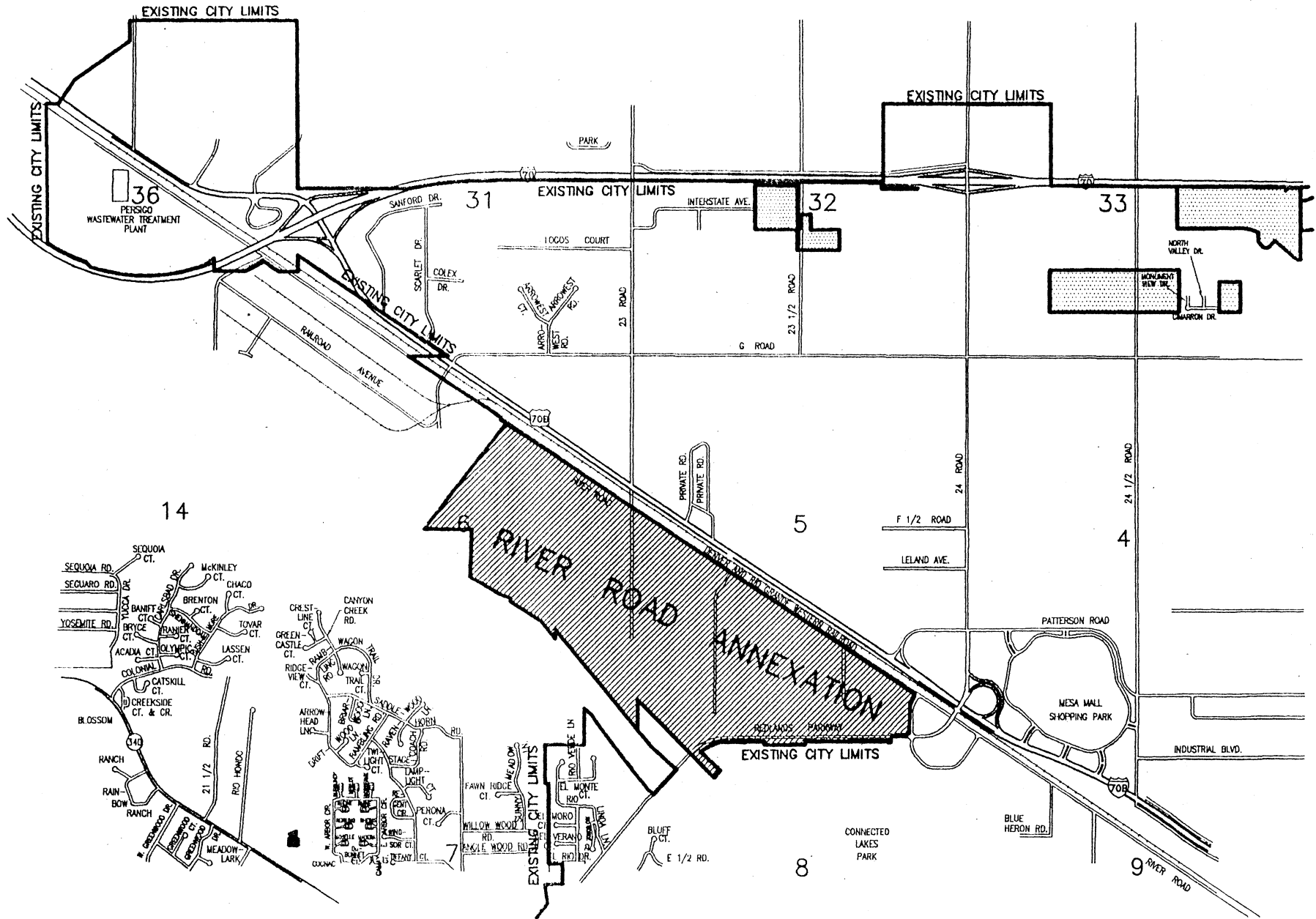
Dave T.
City Clerk has a
copy for the
packet.
DR

RIVER ROAD ANNEXATION	Year 1	Year 2	Year 3	Year 4	Year 5
REVENUE					
City Property Tax	-	-	3,793	3,868	3,946
Sales & Use Tax	11,974	12,633	13,328	14,061	14,834
Rural Fire District Contract	-	-	(3,569)	(3,641)	(3,714)
Other Revenue	-	8,079	8,275	8,477	8,684
TOTAL REVENUE	11,974	20,712	21,826	22,765	23,751
OPERATING EXPENSE					
General & Administrative	-	-	-	-	-
Community Development	225	234	243	253	263
Police Services	-	-	-	-	-
Fire Department	-	-	-	-	-
Public Works	2,584	5,287	8,099	8,423	8,760
Parks & Recreation	-	-	-	-	-
Subtotal	2,809	5,521	8,342	8,676	9,023
CAPITAL EXPENDITURES					
Police: Bldgs. & Equip.	-	-	-	-	-
Fire: Bldgs. & Equip.	-	-	-	-	-
Parks & Recreation: Bldgs. & Equip.	-	-	-	-	-
Park Development	-	-	-	-	-
Public Works: Bldgs & Equip	-	-	-	-	-
Street Light Installations	19,383	20,158	20,965	-	-
Contract Street Maintenance	-	-	-	-	-
Major Street Constructiion	-	-	-	-	-
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Other	240	-	-	-	-
Subtotal	70,023	70,558	71,365	-	-
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NET PRESENT VALUE	(57,413)	(106,690)	(155,288)	(144,128)	(133,123)

RIVER ROAD ANNEXATION (PROPOSED)

— RIVER ROAD ANNEXATION PROPOSED BOUNDARY
- - - - - CITY LIMITS





EXISTING CITY LIMITS

EXISTING CITY LIMITS

EXISTING CITY LIMITS

EXISTING CITY LIMITS

36
PERSICO
WASTEWATER TREATMENT
PLANT

31

32

33

14

5

4

8

9

RIVER ROAD ANNEXATION

MESA WALL SHOPPING PARK

CONNECTED LAKES PARK

EXISTING CITY LIMITS

EXISTING CITY LIMITS

SEQUOIA RD.
SEQUOIA CT.
SEQUOIA CT.
MCKINLEY CT.
CHACO CT.
BANIFF CT.
BRENTON CT.
YOSEMITE RD.
BRYCE CT.
TOVAR CT.
ACACIA CT.
OLYMPIC CT.
LASSEN CT.
COLMAN CT.
CATSKILL CT.
D. CREEKSIDE CT. & CR.
BLOSSOM RANCH
RAIN BOW RANCH
21 1/2 RD.
ROAD HONDA
MEADOW-LARK

CHRIST LINE CT.
CANYON CHEEK RD.
WAZON TRAIL CT.
GREEN-CASTLE CT.
RIDGE VIEW CT.
ARROWHEAD LN.
WILLOW WOOD RD.
WILLOW WOOD RD.
EL MONTE RD.
VERANO RD.
L. RIVER RD.
PERONA CT.
FAWN RIDGE CT.
WILLOW WOOD RD.
MEADOW-LARK

EXISTING CITY LIMITS

BLUFF CT.
E 1/2 RD.

F 1/2 ROAD
LELAND AVE.

BLUE HERON RD.

INDUSTRIAL BLVD.

RIVER ROAD

PARK

INTERSTATE AVE.

LOGGOS COURT

SCARLET DR.

COLEX DR.

ARROWHEAD LN.
WEST RD.

23 ROAD

G ROAD

23 1/2 ROAD

24 ROAD

24 1/2 ROAD

PATTERSON ROAD

BLUE HERON RD.

RIVER ROAD

To: David Thornton
From: Mike Pelletier
Subject: River Road
Date: 3/8/96 Time: 1:21PM

Dave,

Lee Gagne, a property owner in the River Road annexation, owns a business called Lee's Forgery. He makes ornamental iron (blacksmith) and keeps hogs, sheep, and horses for personal use and for a few friends. He is located in a PI zone currently. He wants his current activities to remain legal. We should probably include his uses in the zoning ordinance. He also would like a call from you. His # is 243-5016. His parcel # is 2945-053-00-031 (west of 23 1/4 road).

Mike

CITY ZONING FOR THE RIVER ROAD ANNEXATION PROPERTIES

General Statements:

This annexation consists of 390 acres of land. Industrial and Heavy Commercial development have occurred over the past several years in this area in a scattered basis changing the land use pattern from agricultural to commercial/industrial. It is anticipated that this development will continue. In the interim, many agricultural operations are being and active today and should be respected.

include the following sections of the Z&D

Rail service to the area, development and transportation.

The Colorado River area, plays a major role in the year flood plain.

*Landscaping
Parking Lot Landscaping*

Future access to the riverfront trail and the Colorado river and the River Road parallel.

I-2 Bulk

River Road parallel between them. The barrier for access to designated crossings. from the Hwy 6 & 50 crossing.

The current draft recommends this area be preserved as a future conservation area.

The current draft of the City and County Growth Plan states that a goal of the community is "to enhance the aesthetic appeal of the community". Three policies have been written in the plan to help reach this important goal.

- Policy 13.1 The City and County will establish heightened aesthetic standards and guidelines for the gateway areas and high visibility corridors.
- Policy 13.2 The City and County will enhance the quality of development along key arterial streets.
- Policy 13.3 The City and County will foster improved community aesthetics through improved development regulations addressing landscaping, screening, screening of outdoor storage and operations, building orientation, building design signage, parking lot design and other design considerations.

The following existing land uses have been identified within the proposed Planned Industrial (PI) area:

Existing Land Uses:

- Agricultural
- Residential
- Bonner Steel/Pipe supply (sales & warehouse)

Recycling as an accessory use
Outdoor Storage of Pipe and Culvert
Landscaping Material Storage (Mesa Rock)
River Road Truck & Equipment
M A Concrete Facility
Professional/Business Office
Mini-Storage Units
Sand and Gravel Extraction Processing
Ironworks (Blacksmith)
Gravel Extraction & Processing
Asphalt Plant
Redi Mix Plant
Heavy Equipment Storage
Contracting and Repair Shops
Gravel Storage

PLANNED INDUSTRIAL (PI)

Proposed Zoning: Planned Industrial (PI)

Objectives:

The natural characteristics of the Colorado River need to be protected and respected by encroaching development.

Establish a positive community image along the River Road Corridor with its proximity to the Highway 6 & 50 corridor and gateway to the City from the north.

Establish a positive Community image along the Redlands Parkway, a major gateway to the Redlands residential community.

Establish an industrial area within the City where adjacent uses are compatible with each other.

Tax parcels included in the proposed PI zone:

(2945-053-00-035) (2945-053-00-055) (2945-053-00-104) (2945-053-00-108) (2945-053-00-066) (2945-081-00-033)
(2945-052-00-030) (2945-054-00-044) (2945-054-00-042) (2945-054-00-040) (2945-054-00-064) (2945-052-00-029)
(2945-064-00-032) (2945-053-00-107) (2945-053-00-053) (2945-081-00-113) (2945-054-00-062) (2945-064-00-033)
(2945-064-00-031) (2945-053-00-036) (2945-064-00-034) (2945-061-00-010) (2945-053-00-031) (2945-053-00-098)
(2945-082-00-932) (2945-053-00-097) (2945-081-00-112) (2945-053-00-103) (2945-081-00-103) (2945-061-15-001)
(2945-061-00-029) (2945-064-00-035) (2945-054-00-065)

The proposed Planned Industrial (PI) zone will allow those land uses as proposed below and with the following conditions:

- Allowed Uses require site plan approval through the City's Site Plan Approval Process.
- Conditional Use Permits require processing through the City's Conditional Use Permit process which includes review and approval before Planning Commission at a public hearing.
- All new development shall comply with applicable submittal standards of the City of Grand Junction as may apply at the time of development, (i.e. site plan review, conditional use permit submittal standards).

Proposed Land Uses:

ALLOWED

Farms, Ranches & Accessory Uses	Business residence
Wholesale Business - incl. mini-storage	Blacksmiths/iron works
Heavy Equipment Storage	Agribusiness
Steel supply (sales & warehouse)	Auto repair (with paint)
Recycling as an accessory use	Machine shops/sandblast
Landscaping materials storage	Bus/commuter stops
Professional/Business Office	Cabinet making
Appliance repair	Canning
Bakeries	Contracting & repair shops
Bottling works	Fabric fabrication, process
Bus/taxi storage/service	Health, athletic clubs
Carpet cleaning (commercial)	Upholstery shop
Concrete product fabrication	Glass fabrication & install
Electronic fabrication	Food lockers (frozen)
Food processing/distribution	Golf course, driving range
Freight yards	Laundry, commercial
Glass manufacture	Meat process (no slaughter)
Handicrafts manufacture	Service lines
Locksmithing	Sheet metal shop
Metal/monument/stone work	Taxidermy
Nursery/greenhouse/landscape	Sign painting shop
Outdoor building material storage	Roofing shops
Publishing/industrial printing	Wholesale business
Rentals (commercial & industrial)	Vocational/tech schools
Sand/Gravel Storage	Storage (pipe)
Storage (concrete)	Fire, police, rescue
Parks, lakes	Animal clinics
Kennels	

The following residential uses are existing at the time of annexation and are allowed under this zoning:

<u>Type</u>	<u>Address</u>	<u>Tax Parcel #</u>
Single family	<u>2385</u> River Road	2945-054-00-044
Single Family	605 23 1/4 Road	2945-053-00-031
Single Family	<u>601</u> 23 1/4 Road	2945-053-00-035
Single Family	620 23 1/4 Road	2945-053-00-103
Single Family	23 Road	2945-064-00-033
2 - Single Family	<u>2321</u> River Road &	2945-052-00-029
	<u>2203</u> 23 Road River Road	

CONDITIONAL USE PERMIT

Sand and Gravel - Extraction & Processing
 Redi Mix Plant
 Asphalt Plant
 Quarry, mining & processing
 Towers - Communication/broadcast
 Helipads
 Industry limited - Consists of industry sometimes using combustibile and explosive materials, and which by its nature emits

excessive amounts of noise, fumes, smoke, dust and similar features, but where all practical means are used to confine such features to the premises.

Meat processing (slaughter)
Oil, gas drilling
Transmission lines
Transport facility, bus/RR

Sign Regulations:

Within this Planned Industrial (PI) Zone District, all signage shall comply with those signage regulations found in the City's Zoning and Development Code at the time of permitting, except that all freestanding signs shall not exceed 10 feet in height.

Bulk Requirements:

All setbacks, height restrictions, and other bulk requirements found in the Heavy Industrial (I-2) Zone district at the time of development shall apply to this Planned Industrial Zone District. Except all setbacks along River Road and the Redlands Parkway shall be 20 feet from property line.

Landscaping Requirements:

At least 75% of the 20 foot setback along River Road and the Redlands Parkway shall be landscaped. Setbacks from all other rights-of-way shall meet the landscaping requirements of the I-2 zone district at the time of development. This Planned Industrial Zone District shall comply with all parking lot landscaping requirements found in the Grand Junction Zoning and Development Code at the time of development. The type and quantity of landscaping material shall meet the requirements of the Grand Junction Zoning and development Code at the time of development.

Outdoor Storage Requirements:

All outdoor storage which occupies a volume of more than 150 cubic feet, shall comply with the following:

1. No such storage shall be placed or maintained within 20 feet of property line adjacent to any street or Right-of-Way; and
2. All such storage shall be screened so that it cannot be seen from any arterial or collector roadways, nor from abutting residential uses or zones; and
3. Screening may consist of any combination of fences, walls, berms, or landscaping so long as it is at least six feet in height and provides year-round screening; and
4. Except for integral units (see definition below), stored items shall not project above the screening; and
5. All screening shall be installed in a professional manner and maintained in good condition; and
6. Screening shall not obstruct adequate vehicular site distance as defined by the Grand Junction Zoning and

Development Code.

Integral Unit: Items, equipment, or machinery which are assembled or constructed to function as a single unit, such as, but not limited to, large cranes, drilling rigs or other large vehicles, large diameter pipes or culverts, large scale motors or transformers, etc.

NOTE: The above outdoor storage requirements are the current requirements found in the Grand Junction Zoning and Development Code for all City zone districts.

General Requirements:

All development shall comply with all applicable regulations and code requirements of the City of Grand Junction at the time of development including but not limited to the City's Zoning and Development Code.

(river-pi.zon)



April 8, 1996

Calvin Cook
P.O. Box 1881
Grand Junction, Co 81502

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

RE: Zoning for 2305 River Road (tax parcel #2945-052-00-030)

Dear Mr. Cook:

The City is required to zone all property that is annexed within 90 days of the effective date of the annexation. Mesa County property records show that tax parcel #2945-052-00-030 is owned by you. As you know, this property was annexed as part of the River Road Annexation which became part of the City on April 7, 1996.

We have been told by Mesa County Code Enforcement that the Fears Automotive and Salvage business currently on this property is nonconforming and violates the County AFT zone district by not having a Conditional Use Permit (CUP) for a salvage operation.

The City of Grand Junction and Mesa County have been working on a Growth Plan for the urban area of Grand Junction area for the past couple of years. That plan now in draft form recommends industrial land uses along the River Road corridor. The City currently has two industrial zones. One is for light industrial uses called I-1 and the other is for heavy industrial uses called I-2. City staff is recommending that tax parcel #2945-052-00-030 be zoned I-1 (light industrial) along with the neighboring parcels around it.

I've enclosed a zoning matrix showing the land uses allowed within the I-1 and I-2 zone districts and information concerning the "bulk" requirements within both zones for your information. I would appreciate any written response back from you regarding this proposed zoning. I do want to make you aware that there are a couple of changes being proposed for the zoning matrix. One change is that within the current zoning matrix, "Heavy Equipment Storage (without repair facilities)" is listed with "Junkyards/Salvage yards". Staff is proposing a text amendment that will place "Heavy Equipment Storage (without repair facilities)" in its' own land use category and make it allowed in I-1 and I-2 zone districts. In addition, the current matrix does not allow gravel storage within the I-1 zone district, yet it allows gravel extraction and processing with a Conditional Use Permit. Staff will be proposing that "Sand and Gravel Storage" as a principle land use be added to the I-1 with a Conditional Use Permit requirement.

If you have any questions, please call me at your earliest convenience. The date of the first public hearing for the proposed zoning and text amendments will be May 14th, 1996, at 7:00 p.m. before Grand Junction Planning Commission. Location of the meeting will be at City Hall, 250 North 5th Street. We encourage you to attend. Thanks for your consideration and response in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton". The signature is written in a cursive style with a large initial "D".

Dave Thornton, AICP
Senior Planner

Enclosure

(cook.ltr)

April 9, 1996

FIELD(1)
FIELD(2)
FIELD(3)

Dear FIELD(1):

As you already know, the area annexed into the City known as the River Road Annexation which includes property owned by you, became a part of the City on April 7, 1996. The City has 90 days from that date to place a city zone district on all properties within the annexation area. City staff have been working on the proposed zoning for the area. The entire 390 acre area is being proposed to have a zoning of Light Industrial (I-1) zoning, except three properties where the current land use does not conform to the proposed I-1 zone and therefore the City's Heavy Industrial (I-2) zone district is being recommended for those properties. The three properties proposed as I-2 are Memos (auto salvage) at 2315 River Road, Bonner Supply Company at 2365 River Road, and River Road Truck & Equipment (includes auto salvage) at 2381 River Road.

I've enclosed a zoning matrix showing the land uses allowed within the I-1 and I-2 zone districts and information concerning the "bulk" requirements within both zones for your information. I would appreciate any response back from you in writing regarding this proposed zoning. I do want to make you aware that there are a couple of changes being proposed for the zoning matrix. One change is that within the current zoning matrix, "Heavy Equipment Storage (without repair facilities)" is listed with "Junkyards/Salvage yards". Staff is proposing a text amendment that will place "Heavy Equipment Storage (without repair facilities)" in its' own land use category and make it allowed in I-1 and I-2 zone districts. In addition, the current matrix does not allow gravel storage within the I-1 zone district, yet gravel extraction and processing is allowed in the I-1 zone with a Conditional Use Permit. Staff will be proposing that "Sand and Gravel Storage" as a principle land use be added to the I-1 zone with a Conditional Use Permit requirement.

The date of the first public hearing for the proposed zoning and text amendments will be May 14th, 1996, at 7:00 p.m. before the Grand Junction Planning Commission. City Council will hear the zoning at a public hearing on June 19th. Planning Commission meetings are held at 7:00 p.m. and City Council meetings begin at 7:30 p.m. Both meetings are held at the City/County Auditorium, at City Hall, 250 North 5th Street. We encourage you to attend.

We appreciate your interest and concern for the future land use decisions that will occur in this area. If you have any questions or need additional information before the meetings, please contact Dave Thornton, Senior Planner, at 244-1450. We look forward to seeing you.

Respectfully,


Larry Timm
Director of Community Development

enclosure

Howard J Rowland - Trust
1208 Main Street
Grand Junction, CO 81501-4637

Grand Junction Concrete Pipe Co.
PO Box 1849
Grand Junction, CO 81502-1849

A & G Partnership
3324 E 1/2 Road
Clifton, CO 81520-8015

Allen Parkerson
A & G Partnership
710 South 15th Street
Grand Junction, CO 81501

Thomas J. & Alma M. Franklin
2303 River Road
Grand Junction, CO 81505-1321

Richard Klassen
587 Cleveland Street
Grand Junction, CO 81504

Erasmo & Sandra Muniz
123 Ute Avenue
Grand Junction, CO 81501-2214

~~Mesa County
750 Main Street
Grand Junction, CO 81501~~

*Send to Mesa County Attn:
Sue Halls-Gronley
April 15th*

United Companies of Mesa County
PO Box 3609
Grand Junction, CO 81502

United Companies of Mesa County
618 Dike Road
Grand Junction, CO 81505

Emmett D. Bonner
2267 Tanglewood Road
Grand Junction, CO 81503-1262

Calvin C. & L.B. Cook
3030 Walnut Avenue
Grand Junction, CO 81504-4334

Ludger L. Gagne
605 23 1/4 Road
Grand Junction, CO 81501

Clifton L. Mays
Mays Concrete, Inc.
PO Box 4150
Grand Junction, CO 81502

Howard J. Nesbitt
16015 E. Lago #B-5
Fountain Hills, AZ 85268

Linn E. & Barbara J. Rickerd
2381 River Road
Grand Junction, CO 81505-1323

C & K Partnership
PO Box 4150
Grand Junction, CO 81502

C & K Partnership
716 25 1/2 Road
Grand Junction, CO 81505-9506

Martin & Donna L. Azcarraga
PO Box 1968
Grand Junction, CO 81502

Martin & Donna L. Azcarraga
PO Box 346
Clifton, CO 81624-0346

Martin & Donna L. Azcarraga
5828 O E Road
Collbran, CO 81624

Shirley Brock
592 20 3/4 Road
Grand Junction, CO 81503

Terence L. Hammer
492 29 Road Unit A
Grand Junction, CO 81501

Paul & Mavis D. McNew
659 29 1/2 Road
Grand Junction, CO 81504

John D. Schmahl
2301 River Road
Grand Junction, CO 81505-1321

~~Ralph Ohm
Ute Water Conservancy
PO Box 460
Grand Junction, CO 81502~~

Vesta McKissen
36484 Mt. View Road
Hinkley, CA 92347

Parkerson Constructin
AttN: Steve Whitehurst
710 S. 15th Street
Grand Junction, CO 81501

April 9, 1996



RETURNED
By P.O.

Howard J. Nesbitt
16015 E. Lago #B-5
Fountain Hills, AZ 85268

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

4/10/96

Dear Howard J. Nesbitt:

As you already know, the area annexed into the City known as the River Road Annexation which includes property owned by you, became a part of the City on April 7, 1996. The City has 90 days from that date to place a city zone district on all properties within the annexation area. City staff have been working on the proposed zoning for the area. The entire 390 acre area is being proposed to have a zoning of Light industrial (I-1) zoning, except three properties where the current land use does not conform to the proposed I-1 zone and therefore the City's Heavy Industrial (I-2) zone district is being recommended for those properties. The three properties proposed as I-2 are Memos (auto salvage) at 2315 River Road, Bonner Supply Company at 2365 River Road, and River Road Truck & Equipment (includes auto salvage) at 2381 River Road.

I've enclosed a zoning matrix showing the land uses allowed within the I-1 and I-2 zone districts and information concerning the "bulk" requirements within both zones for your information. I would appreciate any response back from you in writing regarding this proposed zoning. I do want to make you aware that there are a couple of changes being proposed for the zoning matrix. One change is that within the current zoning matrix, "Heavy Equipment Storage (without repair facilities)" is listed with "Junkyards/Salvage yards". Staff is proposing a text amendment that will place "Heavy Equipment Storage (without repair facilities)" in its' own land use category and make it allowed in I-1 and I-2 zone districts. In addition, the current matrix does not allow gravel storage within the I-1 zone district, yet gravel extraction and processing is allowed in the I-1 zone with a Conditional Use Permit. Staff will be proposing that "Sand and Gravel Storage" as a principle land use be added to the I-1 zone with a Conditional Use Permit requirement.

The date of the first public hearing for the proposed zoning and text amendments will be May 14th, 1996, at 7:00 p.m. before the Grand Junction Planning Commission. City Council will hear the zoning at a public hearing on June 19th. Planning Commission meetings are held at 7:00 p.m. and City Council meetings begin at 7:30 p.m. Both meetings are held at the City/County Auditorium, at City Hall, 250 North 5th Street. We encourage you to attend.

We appreciate your interest and concern for the future land use decisions that will occur in this area. If you have any questions or need additional information before the meetings, please contact Dave Thornton, Senior Planner, at 244-1450. We look forward to seeing you.

Respectfully,


Larry Timm
Director of Community Development

enclosure

April 15, 1996

Vesta McKissen
36484 Mt. View Road
Hinkley, CA 92347

Dear Vesta McKissen:

In the letter sent to you dated April 9, 1996 from Larry Timm, Community Development Director, he stated that City Staff are proposing a zone of I-1 (Light Industrial) for your property (tax parcel # 2945-054-00-065). Instead of I-1, we are now proposing a zone of I-2 (Heavy Industrial) for your property. The reason is that your property visually appears to be currently used as an access point for Bonner Supply Company which runs a steel distribution operation. Bonner's property is directly east of yours and has a proposed zone of I-2 which is required for their operation. Adjacent to the west is Howard Roland's property which has a proposed zone of I-1. Current use of that property is gravel storage, crusher, and asphalt plant. To the north is River Road and to the south is property that is currently vacant, with a proposed zone of I-1.

If you feel I-2 is not an appropriate zone for your property or if you would rather have I-1, please notify me by April 23, 1996. Thank you for your time and response. My phone number is (970) 244-1450.

Respectfully,

Dave Thornton
Senior Planner

Done

April 26, 1996



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

Dear

You were sent a letter dated April 9, 1996 regarding City staff's proposal for zoning of your property located in the River Road Annexation. After additional study of the land use issues in this area, staff has amended its proposal by recommending that the 390 acres being annexed be zoned Light Industrial (I-1) rather than the majority of the area as I-1 with a few properties as Heavy Industrial (I-2). The text amendments as previously proposed in the April 9th letter are still needed under the I-1 zoning as well as two additional text amendments and will be proposed by staff to Planning Commission and City Council as part of this annexation zoning.

To summarize, the following text amendments are being proposed:

1. place "Heavy Equipment Storage (without repair facilities)" in its' own land use category and make it allowed in I-1;
2. that "Sand and Gravel Storage" as a principle land use be allowed in I-1 with a Conditional Use Permit;
3. that "Metal/Stone/Monument Works" be allowed in I-1 with a Conditional Use Permit; and
4. allow "Concrete and Asphalt Plants" in I-1 with a Conditional Use Permit.

I've enclosed for your information a zoning matrix showing the land uses allowed within the I-1 zone district and information concerning the "bulk" requirements within the I-1 zone. I would appreciate any written response back from you regarding this proposed zoning.

The date of the first public hearing for the proposed zoning and text amendments is still scheduled for May 14th, 1996, at 7:00 p.m. before Grand Junction Planning Commission. City Council will hear the zoning and text amendments at a public hearing on June 19th. Planning commission meetings are held at 7:00 p.m. and City Council meetings begin at 7:30 p.m. Both meetings are held at the City/County Auditorium, at City Hall, 250 North 5th Street. We encourage you to attend.

We appreciate your interest and concern for the future land use decisions that will occur in this area. If you have any questions or need additional information before the meetings, please contact Dave Thornton, Senior Planner at 244-1450. Thank you.

Respectfully,


Larry Timm
Director of Community Development

enclosure



Howard J Rowland - Trust
1208 Main Street
Grand Junction, CO 81501-4637

Grand Junction Concrete Pipe Co.
PO Box 1849
Grand Junction, CO 81502-1849

A & G Partnership
3324 E 1/2 Road
Clifton, CO 81520-8015

A & G Partnership
Attn: Allen Parkerson
710 South 15th Street
Grand Junction, CO 81501

Thomas J. & Alma M. Franklin
2303 River Road
Grand Junction, CO 81505-1321

Richard Klassen
587 Cleveland Street
Grand Junction, CO 81504

Erasmus & Sandra Muniz
123 Ute Avenue
Grand Junction, CO 81501-2214

Mesa County
Attn: Sue Kalis-Gormley
750 Main Street
Grand Junction, CO 81501

United Companies of Mesa County
PO Box 3609
Grand Junction, CO 81502

United Companies of Mesa County
618 Dike Road
Grand Junction, CO 81505

Emmett D. Bonner
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Grand Junction, CO 81503-1262

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3030 Walnut Avenue
Grand Junction, CO 81504-4334

Ludger L. Gagne
605 23 1/4 Road
Grand Junction, CO 81501

Mays Concrete, Inc.
Attn: Clifton L. Mays
PO Box 4150
Grand Junction, CO 81502

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Fountain Hills, AZ 85268

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Grand Junction, CO 81502

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Grand Junction, CO 81505-9506

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PO Box 1968
Grand Junction, CO 81502

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PO Box 346
Clifton, CO 81624-0346

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659 29 1/2 Road
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John D. Schmahl
2301 River Road
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Ralph Ohm
Ute Water Conservancy
PO Box 460
Grand Junction, CO 81502

Vesta McKissen
36484 Mt. View Road
Hinkley, CA 92347

Parkerson Construction
Attn: Steve Whitehurst
710 S. 15th Street
Grand Junction, CO 81501

April 26, 1996



RETURNED
By P.O.
5/20/96

Thomas J. & Alma M. Franklin
2303 River Road
Grand Junction, CO 81505-1321

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 Thomas J. & Alma M. Franklin:

You were sent a letter dated April 9, 1996 regarding City staff's proposal for zoning of your property located in the River Road Annexation. After additional study of the land use issues in this area, staff has amended its proposal by recommending that the 390 acres being annexed be zoned Light Industrial (I-1) rather than the majority of the area as I-1 with a few properties as Heavy Industrial (I-2). The text amendments as previously proposed in the April 9th letter are still needed under the I-1 zoning as well as two additional text amendments and will be proposed by staff to Planning Commission and City Council as part of this annexation zoning.

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We appreciate your interest and concern for the future land use decisions that will occur in this area. If you have any questions or need additional information before the meetings, please contact Dave Thornton, Senior Planner at 244-1450. Thank you.

Respectfully,


Larry Timm
Director of Community Development

enclosure



2399 River Road
P.O. Box 4150
Grand Junction, Colorado 81502
(970) 243-5669 • Fax (970) 245-2661

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
OCT 5 RECD

October 5, 1995

HAND DELIVERED

Mr. Dave Thornton, Planner
City of Grand Junction
250 North 5th Street
Grand Junction CO 81501

Re: Proposed River Road Annexation from the West Redlands Parkway ramp along River Road to the East boundary of Mid-America Business Park, south to the Colorado River

Dear Dave:

Pursuant to our discussion Wednesday, October 4, 1995, I am enclosing a listing of all parcels, owners and Mesa County Assessor's schedule numbers. To the best of my knowledge, the list is complete. Please prepare an annexation petition and have it available for a meeting with the property owners Wednesday, October 25, 1995, 5:00 p.m. at Mays Concrete's office. I am enclosing a copy of the memo to the property owners. City owned property is not included in the list, but the Mesa County parcel is listed and highlighted.

Please call if you have questions or if we can help provide further information.

Sincerely,

MAYS CONCRETE, INC.

Daniel M. Roberts
Controller

DMR/pje

Enclosure

MEMO

TO: ***All Property Owners***
FROM: ***Dan Roberts, Mays Concrete, Inc.***
DATE: ***11-28-95***
SUBJECT: ***River Road Annexation***

The annexation petition appears to be successful. You should be receiving communication from the City of Grand Junction early in December explaining the annexation process. Thank you for your participation. If you have questions, please call Dave Thornton at the City of Grand Junction, 970-244-1450.

December 15, 1995

2~

3~

4~

Dear 2~:

In response to the annexation petition circulated by Dan Roberts and signed by a majority of property owners, the City of Grand Junction will be considering the River Road Annexation (see enclosed map) during the first part of 1996. The annexation process and schedule is as follows:

On January 17th, Staff will refer the annexation petition to City Council. Following Council action on the "referral of the petition", the annexation legal description will be published 4 times over a 30 day period in the Daily Sentinel. After the 30 day publication period, City Council can then act on the annexation petition and vote to accept it and make certain findings that the petition meets the requirements of Colorado annexation statutes. Acceptance of the annexation petition is scheduled for City Council on February 21st, 1996. Final action by City Council will be a public hearing for this annexation at a regularly scheduled City Council meeting to consider whether to annex the River Road Annexation. That public hearing is scheduled for March 6th, 1996. City Council meetings begin at 7:30 p.m. and are held at the City/County Auditorium, at City Hall, 250 North 5th Street. We encourage you to attend any or all of the scheduled meetings, particularly the February 21st meeting when the annexation petition will be discussed and the March 6th meeting when final action on the annexation will be considered by City Council.

We appreciate your interest and request to be annexed into the City of Grand Junction. If you have any questions or need additional information before the meetings, please contact me or Dave Thornton, Senior Planner at 244-1430. We look forward to seeing you.

Respectfully,



Larry Timm
Director of Community Development

enclosure

riverrd.ltr

AFFIDAVIT

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

Affiant states under oath the following:

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

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

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

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing city limits;

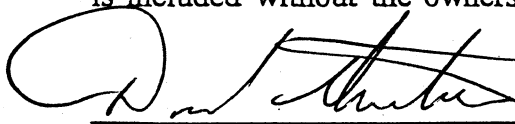
c) A community of interest exists between the area to be annexed and the city. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use city streets, parks and other urban facilities;

d) The area is urban or will be urbanized in the near future;

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

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

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



Affiant

JAN 9, 1996

DATE

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

Stephanie Nye _____
Notary Public/City Clerk

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

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

That he is the circulator of the forgoing petition:

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



Subscribed and sworn to before me this _____ day of
_____, 1995.

Witness my hand and official seal.

Notary Public

Address

My commission expires: _____

(affidavit)

RIVER ROAD ANNEXATION

PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

SEE ATTACHED

As ground therefor, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Section 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limits lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets, alleys and city owned lands, and they total more than fifty percent of the landowners within the territory; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

BEG NW COR LOT 12 ORCHARD GROVE SUB SEC 5 1S 1W E 500
FT SWLY TO A PT 70FT E OF SW COR LOT 12 W 70FT N 662.
8FT, TO BEG
(2945-053-00-031)

LUDGER L. GAGNE
NAME

Signature

605 23 1/4 Road, GJ, CO
ADDRESS

DATE

BEG SE COR NW4SW4 SEC 5 1S 1W N 740.2FT N 56DEG54' W
395.25FT S 849.1FT S 89DEG40' W 331.5FT S 108.8FT N
89DEG40' E 663.1FT TO BEG EXC E 30FT FOR RD
(2945-053-00-098)

MARTIN AZCARRAGA

DONNA L. AZCARRAGA
NAMES

Martin & Donna Azcarraga by
their attorney in fact City
Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1834
Page 621 & 622

5828 O E Rd, Collbran, CO 81624
ADDRESS

DATE

LOTS 23, 24 & 29 ORCHARD GROVE SUB SEC 8 1S 1W
(2945-082-00-932)

MESA COUNTY
NAME

Signature

P.O. Box 897, GJ, CO
ADDRESS

DATE

E 50FT OF THAT PT OF LOT 16 ORCHARD GROVE SUB SEC 5 1S
1W S OF RR ROW & E 18A OF NW4NE4 SEC 8 1S 1W EXC W 20FT
& EXC BEG S 0DEG23'01SEC E 929.1FT FR NW COR OF SD E
18AC N 89DEG55'55SEC E 576.3FT S 0DEG03'42SEC E
381.09FT S 89DEG56'18SEC W 575.44FT N 0DEG23'01SEC W
381.02FT TO BEG & EXC BEG N 89DEG'33'08SEC E 746FT & S
0DEG23'01SEC E 659.10FT FR N4 COR SD SEC 8 N
89EG55'55SEC E 527.82FT S 0DEG03'42SEC E 15FT N
89DEG55'55SEC E 50FT S 0DEG03'42SEC E 636.09FT S
89DEG56'18SEC W 575.44FT N 0DEG23'01SEC W 651.02FT TO

POB & EXC THAT PT OF E 50FT SD SEC 5 LYG W OF A LINE
AS DESC IN B-1822
(2945-081-00-112)

RICHARD G. KLASSEN

SHARON C. KLASSEN
NAMES

Richard G. & Sharon C. Klassen
by their attorney in fact City
Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1834
Page 624 & 625

2969 Bookcliff Ave
587 Cleveland Street, GJ, CO
ADDRESS

DATE

~~THAT PT OF LOT 1 IN SE4NW4 SEC 8 1S 1W LYG N OF COLO R
(2945-082-00-063)~~

~~ROBERT D. ELAM, ETAL
NAME~~

~~Robert D. Elam
Signature~~

~~2866 Unawep Avenue, GJ, CO
ADDRESS~~

~~11/10/95
DATE~~

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

DANIEL M. ROBERTS, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

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

Daniel M. Roberts

Subscribed and sworn to before me this 13 day of November, 1995.

Witness my hand and official seal.

Amela Carterling
Notary Public

PO Box 4150 Grand Junction CO 81502
Address

My commission expires: 12-20-95

(affidavit)

RIVER ROAD ANNEXATION

PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

SEE ATTACHED

As ground therefor, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Section 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limits lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets, alleys and city owned lands, and they total more than fifty percent of the landowners within the territory; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

FILED 5000 ANNEXATION

RIVER ROAD ANNEXATION PETITION

THAT PT OF LOTS 12 & 20 ORCHARD GROVE SUB SEC 5 1S 1W S
& E OF DN EXC S 330FT OF LOT 20
(2945-053-00-035)

A & G PARTNERSHIP
NAME

Signature

3324 E 1/4 Road, Clifton, CO
ADDRESS

DATE

S2 LOT 13 ORCHARD GROVE SUB SEC 5 1S 1W
(2945-053-00-055)

A & G PARTNERSHIP
NAME

Signature

3324 E 1/4 Road, Clifton, CO
ADDRESS

DATE

S2N2 LOT 13 ORCHARD GROVE SUB SEC 5 1S 1W
(2945-053-00-104)

A & G PARTNERSHIP
NAME

Signature

3324 E 1/4 Road, Clifton, CO
ADDRESS

DATE

LOT 14 ORCHARD GROVE SUB SEC 5 1S 1W & ALSO BEG N
89DEG37'24SEC E 661.23FT FR SW1/16TH COR SD SEC 5 N
0DEG13'15SEC W 302.76FT S 56DEG54' E 548.88FT S
89DEG37'24SEC W 458.65FT TO POB
(2945-053-00-108)

A & G PARTNERSHIP
NAME

Signature

3324 E 1/4 Road, Clifton, CO
ADDRESS

DATE

LOTS 18 + 19 + 25 + 26 ORCHARD GROVE SUB SEC'S 5 + 8 1S
1W EXC RD ROW AS PER B-1380 P-684 TO P-686 MESA CO
RECDS
(2945-053-00-066)

A & G PARTNERSHIP
NAME

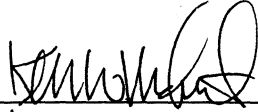
Signature

3324 E 1/4 Road, Clifton, CO
ADDRESS

DATE

BEG N 89DEG33MIN08SEC E 25FT FR N4 COR SEC 8 1S 1W N
89DEG33MIN08SEC E 721FT S 0DEG23MIN01SEC E 335FT S
89DEG33MIN08SEC W 721FT N 0DEG23MIN01SEC E 335FT TO
BEG
(2945-081-00-033)

C & K PARTNERSHIP
NAME



Signature

716 25 1/2 Road, GJ, CO
ADDRESS

10/25/95
DATE

BEG A PT ON S LI CO HWY 200FT SELY FR INTERS WI W LI
SW4NW4 SEC 5 1S 1W S TO S LI SW4NW4 E TO INTERS WI S LI
CO HWY NWLY TO BEG
(2945-052-00-030)

CALVIN C. COOK

L. B. COOK
NAMES

3030 Walnut Avenue, GJ, CO
ADDRESS

Signatures

DATE

SW4SE4SE4 SEC 5 1S 1W S OF RR & EXC HWY & ALSO EXC ROW
ON S & E AS DESC IN CIVIL ACTION 82CV397 B-1657 P-795
THRU 798 MESA CO RECDS
(2945-054-00-044)

CLIFTON L. MAYS

TRULA A. MAYS
NAMES

P.O. Box 4150, GJ, CO
ADDRESS

Clifton L. Mays
Trula A. Mays
Signatures

10-25-95
DATE

BEG A PT 282.5FT W OF SE COR LOT 16 ORCH GROVE SUB SEC
5 1S 1W N 280FT W 315FT S 280FT E 315FT TO BEG
(2945-054-00-042)

EMMETT D. BONNER

HELEN B. BONNER
NAMES

2267 Tanglewood Road, GJ, CO
ADDRESS

Emmett D. Bonner
Helen B. Bonner
Signatures

10-25-95
DATE

W 75FT OF E 2.5A OF THAT PT OF LOT 16 ORCH GROVE SUB
SEC 5 1S 1W S OF RR ROW
(2945-054-00-040)

EMMETT D. BONNER

Emmett D. Bonner
Helen B Bonner
Signatures

HELEN B. BONNER
NAMES

2267 Tanglewood Road, GJ, CO
ADDRESS

10-25-95
DATE

BEG S 89DEG33'08SEC W 617.50FT + N 0DEG26'52SEC W 280
FT FR SE COR OF SW4 SE4 SEC 5 1S 1W N 0DEG26'52SEC W
432.97FT S 56DEG15'52SEC E 380.78FT S 0DEG26'52SEC E
219.37FT S 89DEG33'08SEC W 315FT TO BEG
(2945-054-00-064)

EMMETT D. BONNER
NAME

Emmett D. Bonner
Emmett D. Bonner by their
attorney in fact City Clerk,
Stephanie Nye, pursuant to
P.O.A. recorded in Book 1860,
Page 708

2267 Tanglewood Road, GJ, CO
ADDRESS

10-25-95
DATE

BEG S 89DEG40MIN W 663.1FT & 108.8FT N OF SE COR NW4SW4
SEC 5 1S 1W N 89DEG40MIN E 331.5FT N 849.1FT TO S LI OF
CO RD N 56DEG54MIN W ALG RD 395.25FT TO W LI E2NW4SW4 S
1066.9FT TO BEG
(2945-053-00-032)

ERASMO MUNIZ

Signatures

SANDRA MUNIZ
NAMES

123 Ute Avenue, GJ, CO
ADDRESS

DATE

THAT PT OF SW4NW4 SEC 5 1S 1W S + W OF CO HWY EXC BEG A
PT ON S LI CO HWY 200FT SELY FR INTERS WI W LI SW4NW4 S
TO S LI SW4NW4 E TO INTERS WI S LI CO HWY NWLY ALG HWY
TO BEG
(2945-052-00-029)

THOMAS J. FRANKLIN

ALMA M. FRANKLIN
NAMES

Signatures

2303 River Road, GJ, CO
ADDRESS

DATE

BEG S 89DEG48'41SEC W 1296.4FT & S 0DEG22'01SEC W 450FT
FR E4 COR SEC 6 1S 1W S 0DEG22'01SEC W 52.2FT S
28DEG45'55SEC E 431.26FT S 26DEG18'30SEC W 482.50FT S
0DEG27'50SEC W 341.4FT N 32DEG41'36SEC W 411.52FT N
65DEG42'58SEC W 522.45FT N 02DEG40'01SEC E 971.97FT S
68DEG54'30SEC E 398.08FT S 30DEG E 300FT N 62DEG E
160FT TO POB
(2945-064-00-032)

GRAND JUNCTION CONCRETE PIPE
NAME

C. Royce Clement
Signature

P.O. Box 1849, GJ, CO
ADDRESS

10/25/95
DATE

BEG N 89DEG37'24SEC E 25FT FR SW1/16TH COR SEC 5 1S 1W
N 0DEG13'20SEC W 221.88FT N 32DEG46'30SEC E 418.53FT S
56DEG54' E 488.63FT S 0DEG13'15SEC E 302.76FT S
89DEG37'24SEC W 636.23FT TO POB
(2945-053-00-107)

GRAND JUNCTION CONCRETE PIPE
NAME

C. Royce Clement
Signature

P.O. Box 1849, GJ, CO
ADDRESS

10/25/95
DATE

S2 LOT 20 + THAT PT LOT 21 S OF DN IN ORCHARD GROVE SUB
SEC 5 1S 1W
(2945-053-00-053)

GRAND JUNCTION CONCRETE PIPE
NAME

Signature

P.O. Box 1849, GJ, CO
ADDRESS

DATE

BEG N4 COR SEC 8 1S 1W N 89DEG 33'08SEC E 25FT S
ODEG23'01SEC E 335FT N 89DEG33'08SEC E 721FT S
ODEG23'01SEC E 783FT TO N BNK OF COLO RIVER S
61DEG13'59SEC W 847.42FT TO W LI NE4 SD SEC 8 N
ODEG23'01SEC E 659.19FT FR N4 COR SEC 8 BEG EXC BEG S
ODEG23'01SEC E 659.19FT FR N4 COR SD SEC 8 N
89DEG55'55SEC E 746.01FT S ODEG23'01SEC E 456.86FT S
61DEG13'59SEC W 847.42FT N ODEG23'01SEC W 860.80FT
(2945-081-00-113)

HOWARD J. NESBITT
NAME

Howard J. Nesbitt
Signature

16015 E Lago #B-5,
Fountain Hills, AZ 85268
ADDRESS

Nov. 9, 1995
DATE

LOTS 15 + 17 ORCHARD GROVE SUB SEC 5 1S 1W
(2945-054-00-062)

HOWARD J. ROLAND
NAME

Howard J. Roland
Signature

1208 Main Street, GJ, CO
ADDRESS

10-25-95
DATE

LOT 5 ORCHARD GROVE SUB SEC 6 1S 1W
(2945-064-00-033)

JOHN D. SCHMAHL
NAME

John D. Schmahl
Signature

2301 River Road, GJ, CO
ADDRESS

10-25-95
DATE

LOTS 6-9 & 10 ORCHARD GROVE SUB SEC 6 1S 1W & THAT PT
LYG S & W OF LOTS 9 & 10 SD ORCHARD GROVE SUB ESTAB BY
ACCRETION-CV ACTION NO 15557 B-938 P-786/789 & THAT PT
OF GLO 9 LYG E OF SD ACCRETION ORD MESA CO RECDS EXC
BEG S 89DEG48'41SEC W 1296.4FT & S 0DEG22'01SEC W
649.64FT FR E4 COR SD SEC 6 S 89DEG38'17SEC E 82.17FT N
28DEG45'55SEC W 168.78FT S 0DEG22'01SEC W 147.44FT TO
POB & EXC BEG S 89DEG48'41SEC W 1296.4FT S 0DEG22'01SEC
W 649.64FT FR E4 COR SD SEC 6 S 0DEG27'50SEC W 663.15FT
N 26DEG18'30SEC E 482.5FT N 28DEG45'55SEC W 262.48FT N

89DEG38'17SEC W 82.17FT TO POB & ALSO EXC BEG SE1/16
COR SD SEC 6 S 0DEG27'50SEC W 341.4FT N 32DEG41'36SEC W
411.52FT S 88DEG44'42SEC E 225.1FT TO POB
(2945-064-00-031)

JOHN D. SCHMAHL
NAME

John D. Schmahl
Signature

2301 River Road, GJ, CO
ADDRESS

10-25-95
DATE

W2NW4SW4 & NW4SW4SW4 & THAT PT OF LOTS 20 & 21 ORCHARD
GROVE SUB SEC 5 1S 1W N & W OF DRAIN
(2945-053-00-036)

JOHN D. SCHMAHL
NAME

John D. Schmahl
Signature

2301 River Road, GJ, CO
ADDRESS

10-25-95
DATE

LOT 22 ORCHARD GROVE SUB SEC 6 1S 1W & THAT PT LYG S &
W OF SD LOT 22 ESTAB BY ACCRETION-CV ACTION NO 15557
B-938 P-786/789 & THAT PT OF GLO 9 E OF SD ACCRETION
ORD MESA CO RECDS
(2945-064-00-034)

JOHN D. SCHMAHL
NAME

John D. Schmahl
Signature

2301 River Road, GJ, CO
ADDRESS

10-25-95
DATE

LOTS 2 TO 4 INC ORCH GROVE SUB SEC 6 1S 1W
(2945-061-00-010)

JOHN D. SCHMAHL
NAME

John D. Schmahl
Signature

2301 River Road, GJ, CO
ADDRESS

10-25-95
DATE

E 2.5A OF LOT 16 ORCH GROVE SUB SEC 5 1S 1W S OF RR ROW
EXC W 75FT & ALSO EXC THAT PT OF E 50FT LYG E OF LINE
AS DESC IN B-1822 P-556/557 MESA CO RECDS
(2945-054-00-043)

LINN E. RICKERD

BARBARA J. RICKERD
NAMES

Signatures

2381 River Road, GJ, CO
ADDRESS

DATE

✓
BEG NW COR LOT 12 ORCHARD GROVE SUB SEC 5 1S 1W E 500
FT SWLY TO A PT 70FT E OF SW COR LOT 12 W 70FT N 662.
8FT TO BEG
(2945-053-00-031)

LUDGER L. GAGNE
NAME

Signature

605 23 1/4 Road, GJ, CO
ADDRESS

DATE

BEG SE COR NW4SW4 SEC 5 1S 1W N 740.2FT N 56DEG54' W
395.25FT S 849.1FT S 89DEG40' W 331.5FT S 108.8FT N
89DEG40' E 663.1FT TO BEG EXC E 30FT FOR RD
(2945-053-00-098)

MARTIN AZCARRAGA

DONNA L. AZCARRAGA
NAMES

Martin & Donna Azcarraga by
their attorney in fact City
Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1834
Page 621 & 622

5828 O E Rd, Collbran, CO 81624
ADDRESS

DATE

LOTS 23, 24 & 29 ORCHARD GROVE SUB SEC 8 1S 1W
(2945-082-00-932)

MESA COUNTY
NAME

Signature

P.O. Box 897, GJ, CO
ADDRESS

DATE

BEG N ODEG13'20 SEC W 275.26FT FR SW COR NE4SW4 SEC 5
1S 1W N 32DEG46'30SEC E 387.72FT N 56DEG54' W 252.70FT
S ODEG13'20SEC E 464FT TO BEG
(2945-053-00-097)

PAUL D. MCNEW

Paul D. McNew

MAVIS D. MCNEW
NAMES

Mavis D. McNew
Signatures

659 29 1/2 Rd, GJ, CO 81624
ADDRESS

11-6-95
DATE

~~GLO LOT 7 SEC 6 1S 1W
(2945-063-00-011)~~

~~RICHARD A. PENNINGTON~~

~~PAUL W. BIRD~~

~~PAUL H. BRENNER
NAMES~~

~~_____

Signatures~~

~~659 29 1/2 Rd, GJ, CO 81624
ADDRESS~~

~~_____
DATE~~

E 50FT OF THAT PT OF LOT 16 ORCHARD GROVE SUB SEC 5 1S
1W S OF RR ROW & E 18A OF NW4NE4 SEC 8 1S 1W EXC W 20FT
& EXC BEG S 0DEG23'01SEC E 929.1FT FR NW COR OF SD E
18AC N 89DEG55'55SEC E 576.3FT S 0DEG03'42SEC E
381.09FT S 89DEG56'18SEC W 575.44FT N 0DEG23'01SEC W
381.02FT TO BEG & EXC BEG N 89DEG'33'08SEC E 746FT & S
0DEG23'01SEC E 659.10FT FR N4 COR SD SEC 8 N
89EG55'55SEC E 527.82FT S 0DEG03'42SEC E 15FT N
89DEG55'55SEC E 50FT S 0DEG03'42SEC E 636.09FT S
89DEG56'18SEC W 575.44FT N 0DEG23'01SEC W 651.02FT TO

POB & EXC THAT PT OF E 50FT SD SEC 5 LYG W OF A LINE
AS DESC IN B-1822
(2945-081-00-112)

RICHARD G. KLASSEN

SHARON C. KLASSEN
NAMES

Richard G. Klassen

Richard G. & Sharon C. Klassen
by their attorney in fact City
Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1834
Page 624 & 625

2969 Bookcliff Ave
587 Cleveland Street, GJ, CO
ADDRESS

DATE

~~THAT PT OF LOT 1 IN SE4NW4 SEC 8 1S 1W LYG N OF COLO R
(2945-082-00-063)~~

~~ROBERT D. ELAM, ETAL
NAME~~

~~Robert D. Elam
Signature~~

~~2866 Unawep Avenue, GJ, CO
ADDRESS~~

~~11/10/95
DATE~~

N2N2. OF LOT 13 ORCHARD GROVE SUB SEC 5 1S 1W EXC N 30FT
FOR RD ROW
(2945-053-00-103)

SHIRLEY BROCK
NAME

Signature

592 20 3/4 Road, GJ, CO
ADDRESS

DATE

BEG S 89DEG54'36SEC W 1327.51FT FR COMMON COR OF SECS
4, 5, 8 & 9 1S 1W N 0DEG00'09SEC E 312.04FT S 56DEG34'
41SEC E 448.57FT ALG ROW REDLANDS PKWY S 33DEG25'19SEC
W 136.61FT S 0DEG19'47SEC E 151.22FT S 3DEG43'19SEC W
240.60FT S 0DEG19'47SEC E 70FT S 37DEG51'21SEC W 65.15
FT S 87DEG20'42SEC W 241.39FT TO W LI NE4NE4 SEC 8 N
0DEG22'14SEC W 572.99FT TO BEG EXC ALL LANDS IN SE4SE4
SEC 5 1S 1W
(2945-081-00-103)

TERRENCE L. HAMMER

CAMILLA A. HAMMER
NAMES

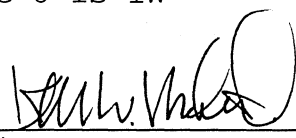
Signatures

492 29 Road Unit A, GJ, CO
ADDRESS

DATE

LOT 1 REPLAT OF A PTN OF LOTS 6 THRU 8 & LOTS 10 THRU
15 SMITH & BAILEY'S RIVERSIDE SUB SEC 6 1S 1W
(2945-061-15-001)

UNITED COMPANIES OF MESA COUNTY
NAME



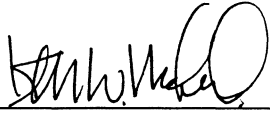
Signature

618 Dike Road, GJ, CO
ADDRESS

10/25/95
DATE

BEG S 89DEG48'41SEC W 1296.4FT FR E4 COR SEC 6 1S 1W N
ODEG22'01SEC E 326.9FT S 89DEG41'14SEC W 661.78FT S
ODEG03'23SEC W 325.5FT S 02DEG40'01SEC W 120FT S
68DEG54'30SEC E 398.08FT S 30DEG E 300FT N 62DEG E
137.27FT N ODEG22'01SEC E 460.60FT N 89DEG48'41SEC E
20FT TO POB AKA E2 LOT 10 SMITH & BAILEY'S RIVERSIDE
SUB & ALSO THAT PT OF LOT 7 ORCHARD GROVE SUB WHICH
LIES IN GLO 8
(2945-061-00-029)

UNITED COMPANIES OF MESA COUNTY
NAME

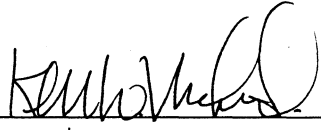

Signature

P.O. Box 3609, GJ, CO
ADDRESS

10/25/95
DATE

LOT 8 ORCHARD GROVE SUB SEC 6 1S 1W & INC ACCRETION AS
ESTAB BY JUDGEMENT & DECREE NO 12746 AS DESC BEG N
89DEG48'41SEC E 20FT FR C SD SEC 6 S 2DEG40'41SEC W
739.80FT S 58DEG53'19SEC E 522.10FT S 66DEG40'19SEC E
201.75FT N 2DEG40'01SEC E 1091.97FT S 89DEG48'41SEC W
648.51FT TO POB
(2945-064-00-035)

UNITED COMPANIES OF MESA COUNTY
NAME


Signature

618 Dike Road, GJ, CO
ADDRESS

10/25/95
DATE

STAFF REVIEW

FILE: #ANX-96-13 RIVER ROAD ANNEXATION

DATE: January 17, 1996

STAFF: David Thornton

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

LOCATION: Properties north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River.

APPLICANTS: Majority of property owners within the annexation area

EXECUTIVE SUMMARY: A majority of the property owners north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River have signed an annexation petition to be annexed into the City limits. 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 390.48 acre River Road Annexation.

STAFF ANALYSIS: Dan Roberts of Mays Concrete has been working with property owners within the proposed annexation area to annex to the City. The majority of property owners within this annexation area are requesting annexation because they desire the upgrade of a Ute Water line along River Road for fire flow purposes. A sewer line runs along River Road and 3 of the properties have already hooked into sewer and thus had already signed POA's for annexation.

As part of the Ute water line upgrade, the City will be responsible for 1/3 of the costs.

ANNEXATION PETITION TOTALS

of parcels (total) = ~~34~~ 35
of parcels that signed petition = 20 (59%)

of acres (total) = 373
of acres signed for = 251 (67%)

of owners (total) = ~~45~~ 46
of owners signing petition = 26 (57%)

Total area of Right-Of-Way being annexed = 17.5 acres.
Total area of the annexation is 390.48 acres.

Pursuant to C.R.S. 31-12-104, the River Road Annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with a valuation of \$200,000 or more for tax purposes is included without the owners consent.

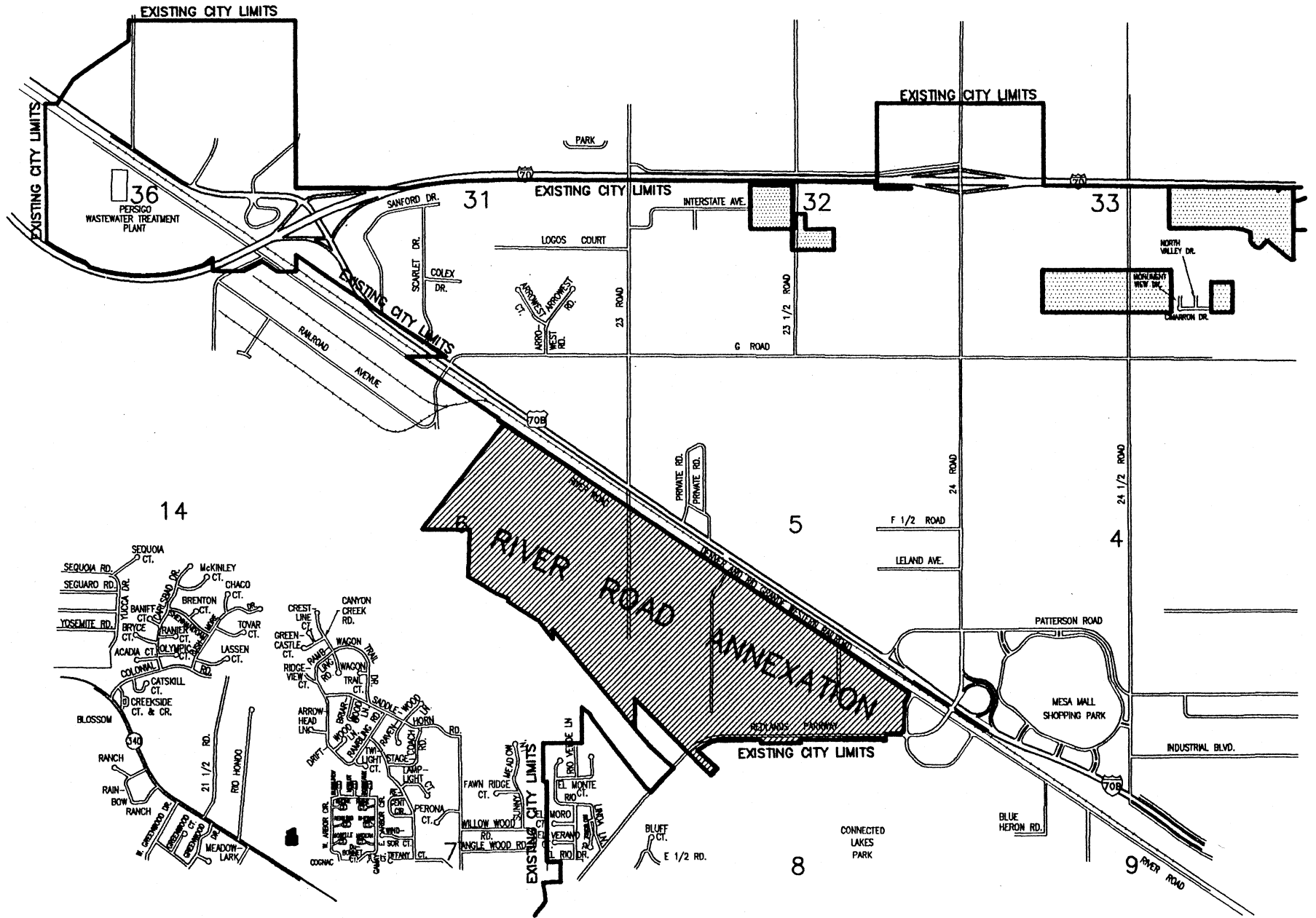
FISCAL IMPACTS: A financial analysis will be available for City Council review by second reading of the annexation ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval.

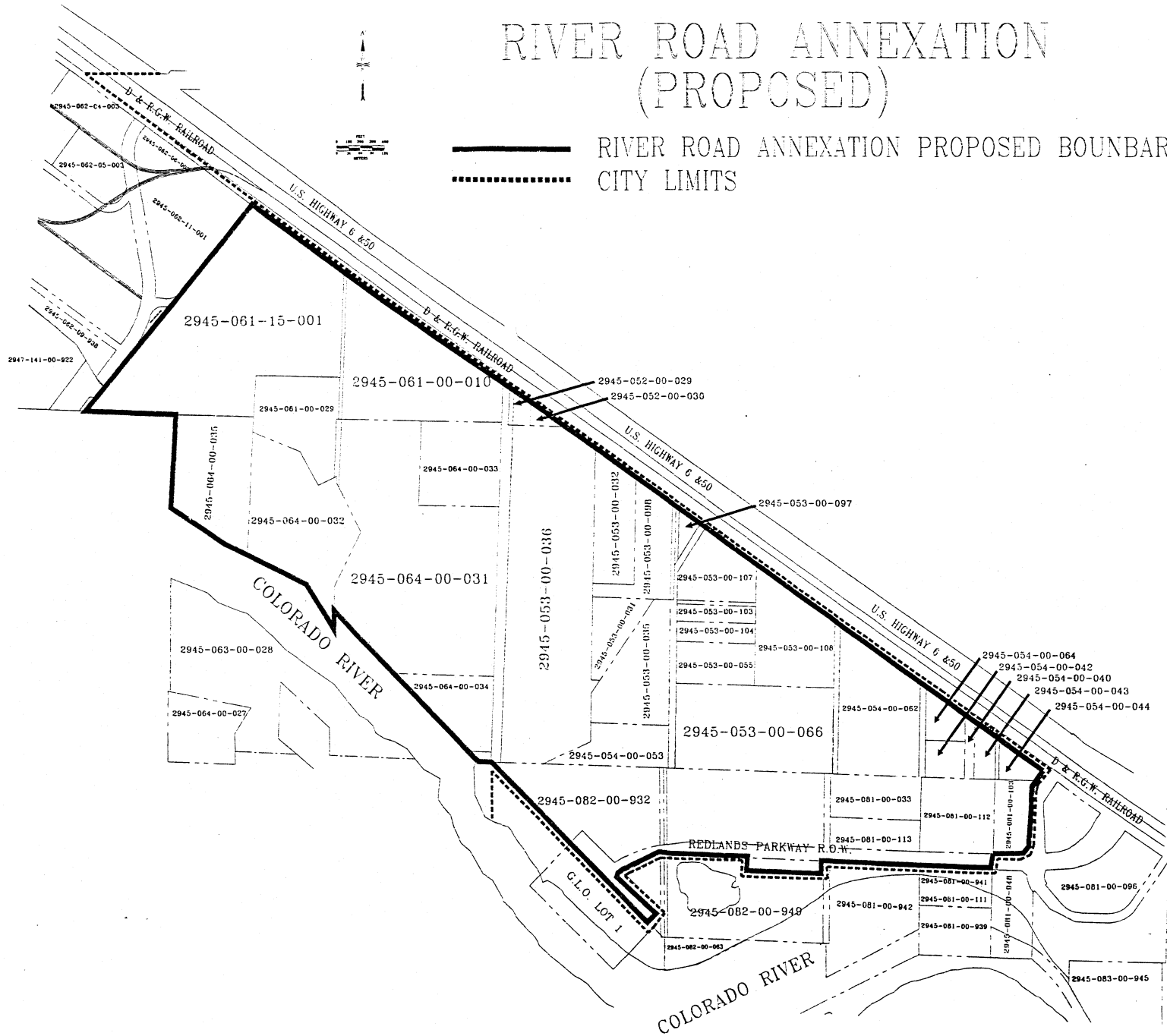
City Council Approve 6-0
(1 Abstained)

(river.rpt)



RIVER ROAD ANNEXATION (PROPOSED)

———— RIVER ROAD ANNEXATION PROPOSED BOUNDARY
- - - - - CITY LIMITS



To Dave Thornton

DEPARTMENT OF COMMUNITY DEVELOPMENT

Annexation Impact Report

Annexation Name RIVER ROAD (2/6/96)

	<i>This Annexation</i>	<i>Cumulative Impacts of Previous Annexations</i>
Impact on Level of Service Declines - especially in weed abatement - roadside mowing.		
Impact on Current Budget	Code Enforcement 35 parcels X .05 = 2 2 viols X 160 = \$320.00 Weeds 35 parcels X .08 = 3 3 viols X 75 = \$225.00 Total = \$545.00	
Impact on Future Budgets	Developable Acreage Code Enforcement 390 acres X .06 = 19 19 X 160 = \$3,040.00 Weeds 390 acres X .11 = 43 43 X 75 = 3,225.00 Total = \$6,265	



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

January 23, 1996

Board of County Commissioners
County Administration Building
750 Main Street
Grand Junction, Colorado 81501

Commissioners:

Subject: River Road Annexation, Notice of Hearing,
Resolution No. 4-96, and Petition

In compliance with Title 31, Article 12, C.R.S., Part 1, entitled "Municipal Annexation Act of 1965", Section 31-12-108(2), I have enclosed a copy of the petition as filed and Resolution No. 4-96 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting January 17, 1996, giving notice of hearing on the proposed River Road Annexation.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC/AAE
City Clerk

SN:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney
Ute Water Conservancy District
Railhead Water & Sewer District
Grand Junction Rural Fire District
School District #51
Dan Wilson, City Attorney
Larry Timm, Community Development Director ✓



January 23, 1996

Vesta McKissen
36484 Mt. View Road
Hinkley, CA 92347

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

Vesta
Dear ~~Mr.~~ McKissen:

The majority of property owners in the River Road Annexation (see enclosed map) have signed a petition to be annexed by the City of Grand Junction. Today I became aware that you own a small parcel of land (tax id # 2945-054-00-065) that is included in the annexation. I apologize for not including you in the original notification letter which was sent on December 15, 1995. The original letter is copied below.

Original Letter:

In response to the annexation petition circulated by Dan Roberts and signed by a majority of property owners, the City of Grand Junction will be considering the River Road Annexation (see enclosed map) during the first part of 1996. The annexation process and schedule is as follows:

On January 17th, staff will refer the annexation petition to City Council. Following Council action on the "referral of the petition", the annexation legal description will be published 4 times over a 30 day period in the Daily Sentinel. After the 30 day publication period, City Council can then act on the annexation petition and vote to accept it and make certain findings that the petition meets the requirements of Colorado annexation statutes. Acceptance of the annexation petition is scheduled for City Council on February 21st, 1996. Final action by City Council will be a public hearing for this annexation at a regularly scheduled City Council meeting to consider whether to annex the River Road Annexation. That public hearing is scheduled for March 6th, 1996. City Council meetings begin at 7:30 p.m. and are held at the City/County Auditorium, at City Hall, 250 North 5th Street. We encourage you to attend any or all of the scheduled meetings, particularly the February 21st meeting when the annexation petition will be discussed and the March 6th meeting when final action on the annexation will be considered by City Council.

I assume your parcel was accidently left out of the petition initiated by Dan Roberts (an employee of Mays Concrete, a property owner within the annexation) because your parcel looks like right-of-way on the parcel maps. Because your property is surrounded by properties that are part of the petition, your property is included in the annexation boundary now in process before City Council.

If you have any questions or need additional information, please contact me (244-1451) or Dave Thornton, Senior Planner (244-1450).

Respectfully,

A handwritten signature in cursive script that reads "Mike Pelletier".

Mike Pelletier
Associate Planner

enclosure

To: David Thornton
Cc: Rick Beaty, Greg Trainor
From: Jim Bright
Subject: River Road Annexation
Date: 1/29/96 Time: 12:40PM

River Road Annexation - Fire

The department currently serves this area of proposed annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation of this area will not change the level of response for the fire department, and, as such, will not require hiring additional personnel and/or construction of a new fire station.

The existing structures are not currently served by adequately sized water lines or with fire hydrants in close enough proximity for fire protection. To meet the City standard, the following upgrades are necessary:

- A) a minimum sized water line of 8" extended approximately 7200' along River Road from near 2387 River Road to Railroad Blvd. with at least 3 fire hydrants placed along this line for existing structures.
- B) an 8" line extending 350' from River Road south along 23 Road with a fire hydrant at the end of this extension.
- C) an 8" line extending 500' from River Road south along 23.25 Road with a hydrant at the end of this extension.
- D) an 8" line extending 200' from near 2389 River Road south in the ROW of the road adjoining River Rd. and the Redlands Parkway with a hydrant at the end of this extension.

Cost estimates for these upgrades with the assumed 1/3 split between the City, Ute Water, and property owners are:

8200' of 8" water line @ \$50.00/ft. = \$410,000 City Share = \$136,667
6 fire hydrants @ \$1600 each = \$9600 City Share = \$ 3,200

City total = \$139,867

The Grand Junction Rural Fire Protection District revenue reduction resulting from this annexation would be \$3363 which is .37% of their total revenue.

DATE: February 6, 1996

TO: Mark Relph

FROM: Doug Cline

RE: Cost Impact Estimate - River Road Annexation

Total Single lane Miles:

Paved -w- C. & G.	-0-	miles
Paved -w/o- C. & G.	3.75	miles
Gravel	-0-	miles
Total Single Lane Miles		<u>3.75</u>

Annualized **STREET MAINTENANCE** Costs:

Leaf & Trash Removal	3.75 mi.	@ \$ 160	= \$ 600
Street Cleaning	-0-	@ \$1,312	= -0-
Snow & Ice Removal	3.75 mi.	@ \$ 355	= \$ 1,331
Sealcoat	3.75 mi.	@ \$ 664	= \$ 2,490
Patching	3.75 mi.	@ \$1,807	= \$ 6,776
Grading	3.75 mi.	@ \$1,380	= \$ 5,175
Storm Drainage	3.75 mi.	@ \$ 251	= \$ 941
Irrigation	3.75 mi.	@ \$ 108	= \$ 405
Services to Others			\$ 116
Total			<u>\$17,834</u>

STREET LIGHTING:

NEW Lighting Needs:

Redlands Parkway:

20 each "underground" serviced lights (installation @ \$2,000 ea.)	\$40,000
Annual electrical charges @\$12.30 ea.mo.	\$2,952

River Road:

25 each "overhead" serviced lights (installation @ \$550 ea.)	\$13,750
Annual electrical charges @\$12.30 ea.mo.	\$3,690

23, 23 1/4, 23 1/2 Roads @ Trailer Park:

8 each "overhead" serviced lights (installation @ \$550 ea.)		\$4,400
Annual electrical charges @ \$8.96 ea.mo.	\$860	
Total Installation Costs		<u>\$58,150</u>
Total Electrical Costs (annually)	\$7,502	

TRAFFIC SERVICES:

	Annual Cost	Initial Cost
	<u> </u>	<u> </u>
Traffic Signs	\$240	\$84
Traffic Striping	-0-	-0-
Traffic Signals (none)	-0-	-0-1

River Road Annexation Impact Report
File #ANX-96-13

The City Clerk's copy of the Impact Report for the River Road Annexation does not include a copy of the annexation petition. The Impact Report filed with Mesa County does have a copy of the petition. To review the petition, please refer to the River Road Annexation Petition that has been deposited with the City Clerk. In an effort to conserve space and not be repetitive, the City Clerk's copy of the impact report will be kept with the annexation petition allowing a person to review both at the same time and as a complete file.

STAFF REVIEW

FILE: #ANX-96-13 RIVER ROAD ANNEXATION

DATE: February 21, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council accept the annexation petition and approve on first reading the annexation ordinance for the River Road Annexation.

LOCATION: Properties north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River.

APPLICANTS: Majority of property owners within the annexation area

EXECUTIVE SUMMARY: A majority of the property owners north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River have signed an annexation petition to be annexed into the City limits. Staff requests that City Council approve on first reading the 390.48 acre River Road Annexation.

STAFF ANALYSIS: Dan Roberts of Mays Concrete has been working with property owners within the proposed annexation area to annex to the City. The majority of property owners within this annexation area are requesting annexation because they desire the upgrade of a Ute Water line along River Road for fire flow purposes. A sewer line runs along River Road and 3 of the properties have already hooked into sewer and thus had already signed POA's for annexation.

As part of the Ute water line upgrade, the City will be responsible for 1/3 of the costs.

ANNEXATION PETITION TOTALS

of parcels (total) = ~~34~~ 35 57%
of parcels that signed petition = 20 (~~59%~~)

of acres (total) = ~~373~~ 374
of acres signed for = 251 (67%) ✓

of owners (total) = ~~45~~ 46 56%
of owners signing petition = 26 (~~58%~~)

Total area of Right-Of-Way being annexed = ~~17.5~~ 16.5 acres.
Total area of the annexation is 390.48 acres.

Pursuant to C.R.S. 31-12-104, the River Road Annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

FISCAL IMPACTS: A financial analysis will be available for City Council review by second reading of the annexation ordinance.

STAFF RECOMMENDATIONS:

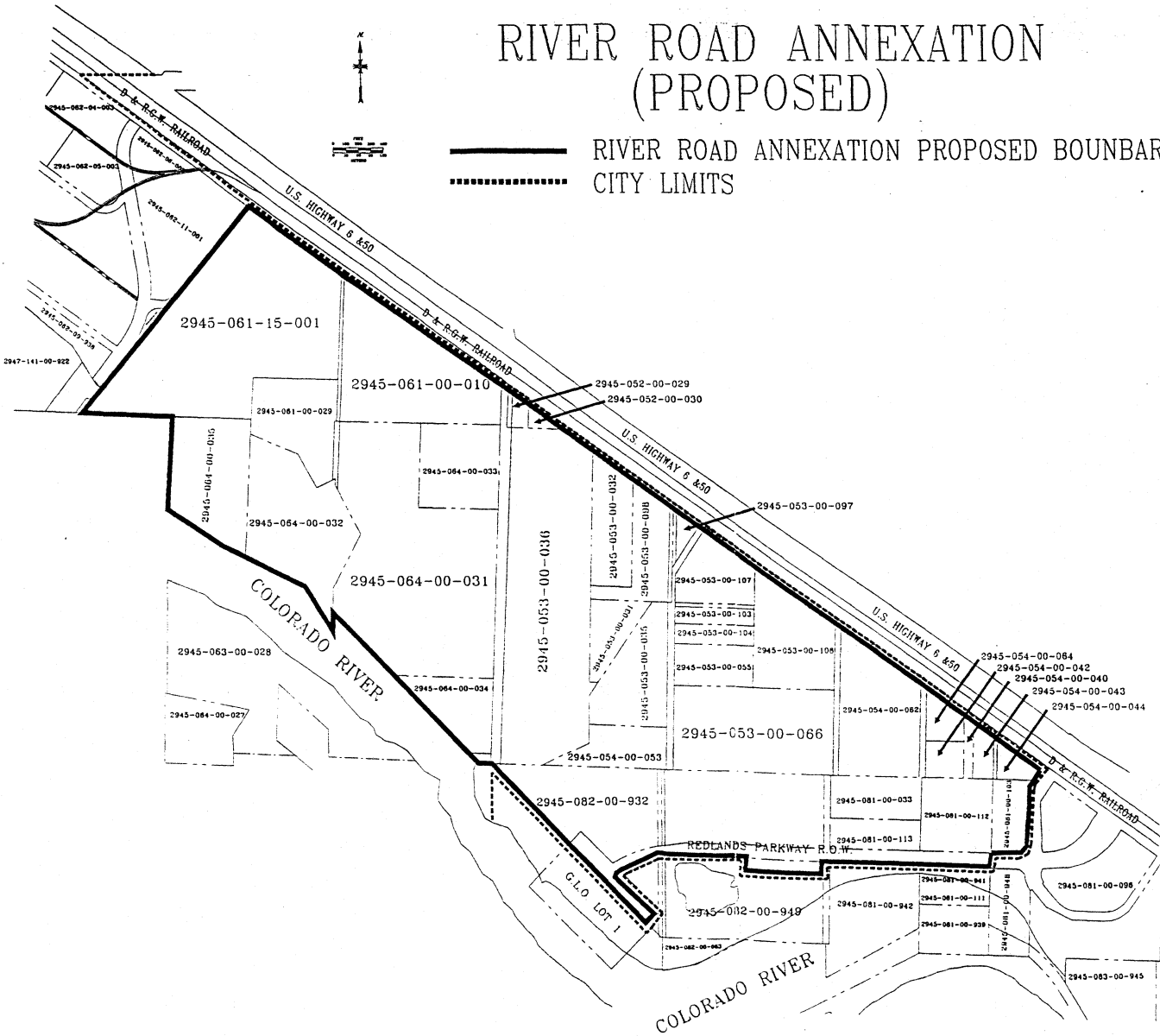
Staff recommends approval.

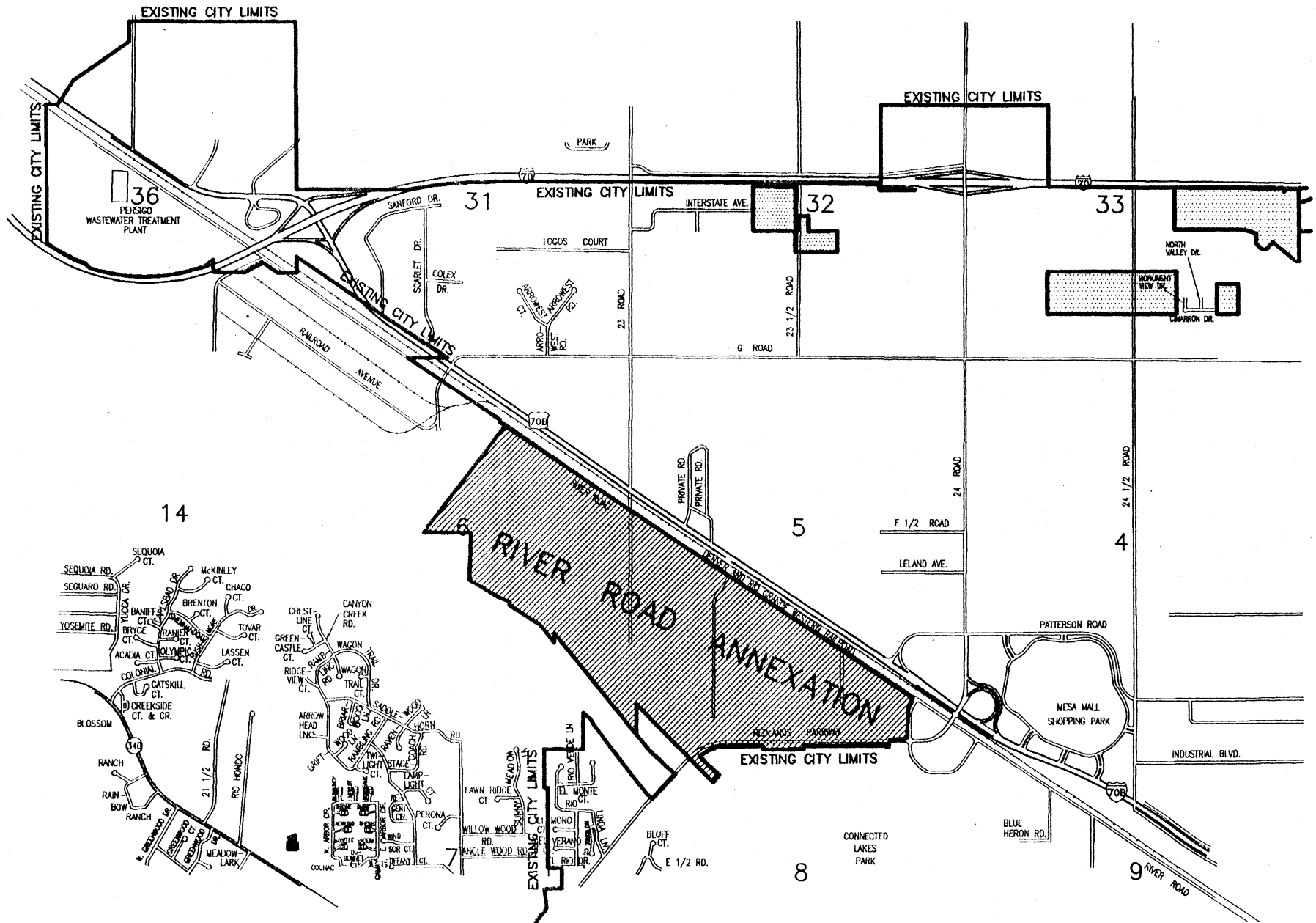
2/24/96
Approved by City Council
7-0

RIVER ROAD ANNEXATION (PROPOSED)



———— RIVER ROAD ANNEXATION PROPOSED BOUNDARY
..... CITY LIMITS





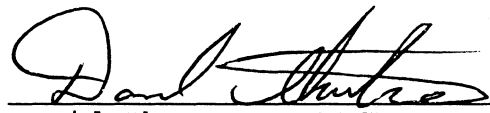
River Road Annexation

For City Council 2/21/96

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the River Road Annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.



David Thornton, AICP
Senior Planner - Annexations
Date 2/5/96

(eligible)



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

February 27, 1996

Board of County Commissioners
County Administration Building
750 Main Street
Grand Junction, Colorado 81501

Dear County Commissioners:

Attached is a copy of Resolution No. 19-96 adopted by the City Council on February 21, 1996. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the River Road Annexation.

By resolution the City of Grand Junction has accepted a petition for annexation, and therefore, the City has now assumed jurisdiction of all land use proceedings within the area to be annexed. Accordingly, the processing of all development reviews, including but not necessarily limited to, planning clearances for building permits, fence permits, sign permits, subdivisions, planned developments, rezonings, conditional use permits, right-of-way vacations, and similar applications or proceedings, by the County, for lands within this annexation should be discontinued. Applicants, their agents or representatives, should be referred to the City Community Development Department. Please compile forthwith all documents, maps, plans, plats and files relating to current or pending applications, reviews or approvals in the annexation area. A Community Development Department representative will be in to pick up these items one week from the date of this letter.

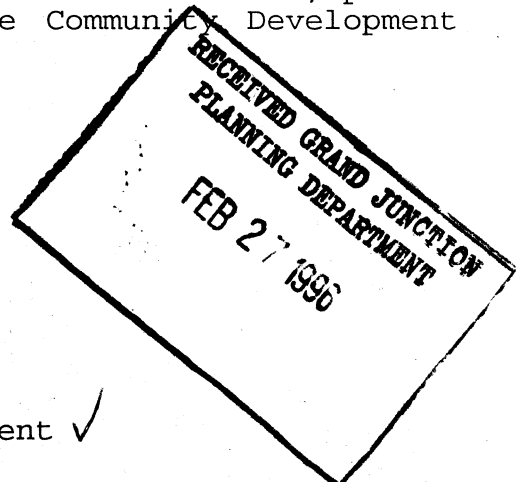
If you have questions or need additional information, please contact Mr. Larry Timm, Director of the Community Development Department at 244-1430. Thank you.

Sincerely,

Stephanie Nye
Stephanie Nye, CMC/AAE
City Clerk

SN:tm

c: County Building Inspection Division
County Planning Division
City Department of Community Development ✓



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 19-96

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS RIVER ROAD ANNEXATION IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION

WHEREAS, on the 17th day of January, 1996, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A parcel of land situate in the SE 1/4, SW 1/4 and NW 1/4 of Section 5, in the S 1/2, NW 1/4 and NE 1/4 of Section 6, in the NE 1/4 of Section 7 and in the NW 1/4 and NE 1/4 of Section 8 all in 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 Center 1/4 corner of said Section 6, thence along the East - West centerline of said Section 6 N 87°22'21" W a distance of 731.48 feet to the Southwest corner of Lot 1, Replat of a portion of Lots 6 thru 8 and Lots 10 thru 25 Smith & Bailey's Riverside Subdivision as recorded in Plat Book 14 at Page 39 of the records of the Mesa County Clerk and Recorder; thence N 40°11'29" E along the Northwesterly line of said Lot 1 (said Northwesterly line also being the centerline of Appleton Drain as shown on the above mentioned plat) a distance of 2095.30 feet to the Northwest corner of said Lot 1; thence S 54°23'25" E along the Southwesterly right-of-way line of River Road a distance of 7693.49 feet to a point on the Westerly right-of-way line of the Redlands Parkway; thence along said Westerly right-of-way line the following 5 courses:

- 1) S 35°22'51" W a distance of 136.61 feet;
- 2) S 01°37'45" W a distance of 151.22 feet;
- 3) S 05°40'51" W a distance of 240.60 feet;
- 4) S 01°37'45" W a distance of 70.00 feet;

5) S 39°48'53" W a distance of 65.15 feet to a point on the North right-of-way line of said Redlands Parkway; thence S 89°18'14" W along said North right-of-way line a distance of 241.39 feet to a point; thence crossing said Redlands Parkway S 05°43'56" W a distance of 105.15 feet to a point on the Southerly right-of-way line of said Redlands Parkway; thence along said Southerly right-of-way line the following 10 courses:

- 1) N 87°45'09" W a distance of 50.00 feet;
- 2) N 02°15'13" E a distance of 15.00 feet;
- 3) N 87°58'44" W a distance of 1294.24 feet;
- 4) S 01°50'36" W a distance of 50.00 feet;
- 5) N 88°09'24" W a distance of 643.49 feet;
- 6) N 01°50'36" E a distance of 50.00 feet;

that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 21st day of February, 1996.

Attest:

Ken Maupin
President of the Council

Stephanie Nye
City Clerk

- 7) N 88°09'24" W a distance of 684.27 feet;
- 8) 352.28 feet along the arc of a curve concave to the Southeast, having a radius of 904.93 feet and whose chord bears S 66°41'15" W a distance of 350.06 feet;
- 9) S 45°08'15" E a distance of 430.12 feet;
- 10) S 44°51'15" W a distance of 149.44 feet to the Southeast corner of Lot 29 of Orchard Grove Subdivision as recorded in Plat Book 2 at Page 1 of the records of the Mesa County Clerk and Recorder; thence N 42°48'34" W along the Southwesterly line of said Lot 29 and Lot 23 of said Orchard Grove Subdivision a distance of 1704.24 feet to the Northwest corner of Section 8, Township 1 South, Range 1 West; thence S 02°12'36" W along the West line of said Section 8 a distance of 475.51 feet to a point on the Northeasterly bank of the Colorado River; thence along the Northeasterly bank the following 7 courses:
 - 1) N 37°21'14" W a distance of 2036.10 feet;
 - 2) S 02°16'47" W a distance of 150.00 feet;
 - 3) N 35°58'20" W a distance of 362.73 feet;
 - 4) N 55°03'16" W a distance of 570.68 feet;
 - 5) N 04°28'58" E a distance of 48.01 feet;
 - 6) N 65°04'21" W a distance of 201.75 feet;
 - 7) N 57°17'21" W a distance of 522.10 feet to the Southwest corner of a parcel of land as described in Book 1856 at Page 172 to 174 of the records of the Mesa County Clerk and Recorder; thence along the West line of said parcel of land N 04°16'39" E a distance of 739.80 feet to a point on the East - West centerline of Section 6, Township 1 South, Range 1 West; thence N 87°22'21" W along said East - West centerline a distance of 20.00 feet to the point of beginning. Said parcel contains 390.48 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of February, 1996; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. Pursuant to the State's Annexation Act, the City Council determines

that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 21st day of February, 1996.

Attest:

Ken Maupin
President of the Council

Stephanie Nye
City Clerk

RIVER ROAD ANNEXATION
Estimate of Direct Fiscal/Budgetary Impacts
2/29/96

Dave T.
City Clerk has a
copy for the
packet.
DR

RIVER ROAD ANNEXATION	Year 1	Year 2	Year 3	Year 4	Year 5
REVENUE					
City Property Tax	-	-	3,793	3,868	3,946
Sales & Use Tax	11,974	12,633	13,328	14,061	14,834
Rural Fire District Contract	-	-	(3,569)	(3,641)	(3,714)
Other Revenue	-	8,079	8,275	8,477	8,684
TOTAL REVENUE	11,974	20,712	21,826	22,765	23,751
OPERATING EXPENSE					
General & Administrative	-	-	-	-	-
Community Development	225	234	243	253	263
Police Services	-	-	-	-	-
Fire Department	-	-	-	-	-
Public Works	2,584	5,287	8,099	8,423	8,760
Parks & Recreation	-	-	-	-	-
Subtotal	2,809	5,521	8,342	8,676	9,023
CAPITAL EXPENDITURES					
Police: Bldgs. & Equip.	-	-	-	-	-
Fire: Bldgs. & Equip.	-	-	-	-	-
Parks & Recreation: Bldgs. & Equip.	-	-	-	-	-
Park Development	-	-	-	-	-
Public Works: Bldgs & Equip	-	-	-	-	-
Street Light Installations	19,383	20,158	20,965	-	-
Contract Street Maintenance	-	-	-	-	-
Major Street Constructiion	-	-	-	-	-
Water Line Upgrades	50,400	50,400	50,400	-	-
Other	240	-	-	-	-
Subtotal	70,023	70,558	71,365	-	-
TOTAL EXPENSE	72,832	76,080	79,707	8,676	9,023
ANNUAL VARIANCE	(60,858)	(55,368)	(57,881)	14,089	14,728
CUMMULATIVE	(60,858)	(116,226)	(174,107)	(160,017)	(145,290)
PRESENT VALUE of the Annual Variance	(57,413)	(49,277)	(48,598)	11,160	11,005
NET PRESENT VALUE	(57,413)	(106,690)	(155,288)	(144,128)	(133,123)

STAFF REVIEW

FILE: #ANX-96-13 RIVER ROAD ANNEXATION

DATE: March 6, 1996

STAFF: David Thornton

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

LOCATION: Properties north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River.

APPLICANTS: Majority of property owners within the annexation area

EXECUTIVE SUMMARY: A majority of the property owners north of the Redlands Parkway and south of the Railhead Industrial Park between River Road and the Colorado River have signed an annexation petition to be annexed into the City limits. Staff requests that City Council approve on second reading the 390.48 acre River Road Annexation.

STAFF ANALYSIS: Dan Roberts of Mays Concrete has been working with property owners within the proposed annexation area to annex to the City. The majority of property owners within this annexation area are requesting annexation because they desire the upgrade of a Ute Water line along River Road for fire flow purposes. A sewer line runs along River Road and 3 of the properties have already hooked into sewer and thus had already signed POA's for annexation.

As part of the Ute water line upgrade, the City will be responsible for 1/3 of the costs.

ANNEXATION PETITION TOTALS

of parcels (total) = 35
of parcels that signed petition = 20 (57%)

of acres (total) = 374
of acres signed for = 251 (67%)

of owners (total) = 46
of owners signing petition = 26 (56%)

Total area of Right-Of-Way being annexed = 16.5 acres.
Total area of the annexation is 390.48 acres.

Pursuant to C.R.S. 31-12-104, the River Road Annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
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- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

FISCAL IMPACTS: A financial analysis is attached.


STAFF RECOMMENDATIONS:

Staff recommends approval.

Approved
6-1

note With "Welcome to the City" (river.rpt)
letter, include information about
the hunting along the River and procedure
to do that.

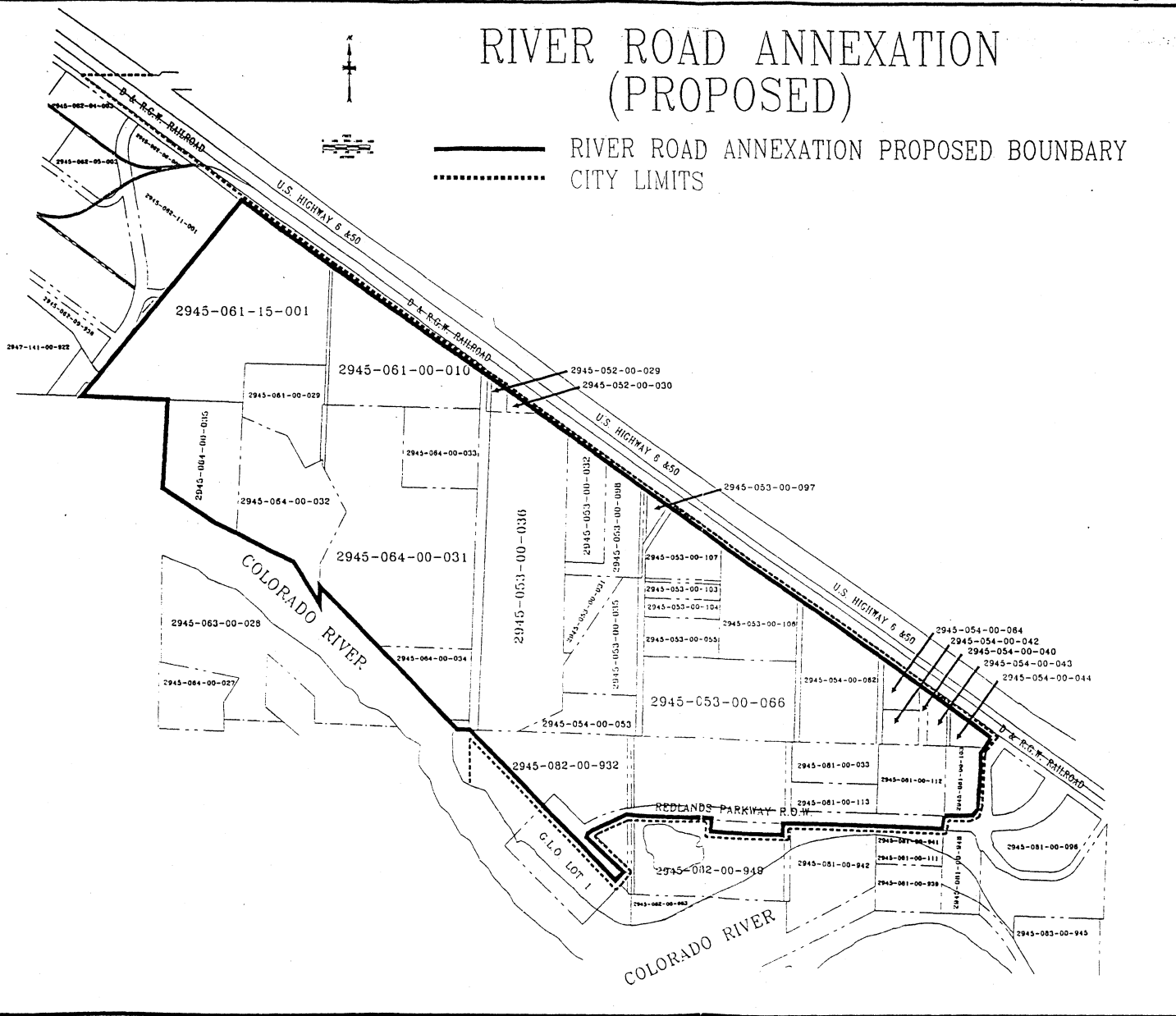
RIVER ROAD ANNEXATION
Estimate of Direct Fiscal/Budgetary Impacts
2/29/96

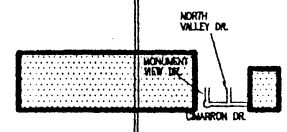
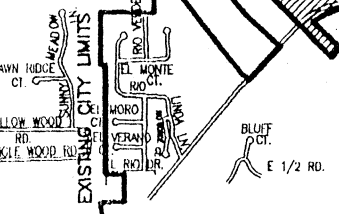
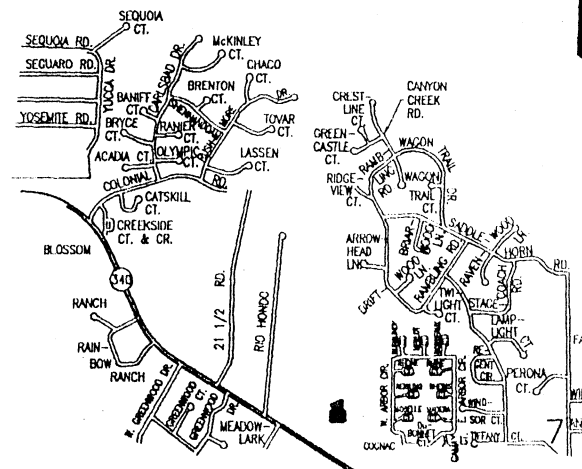
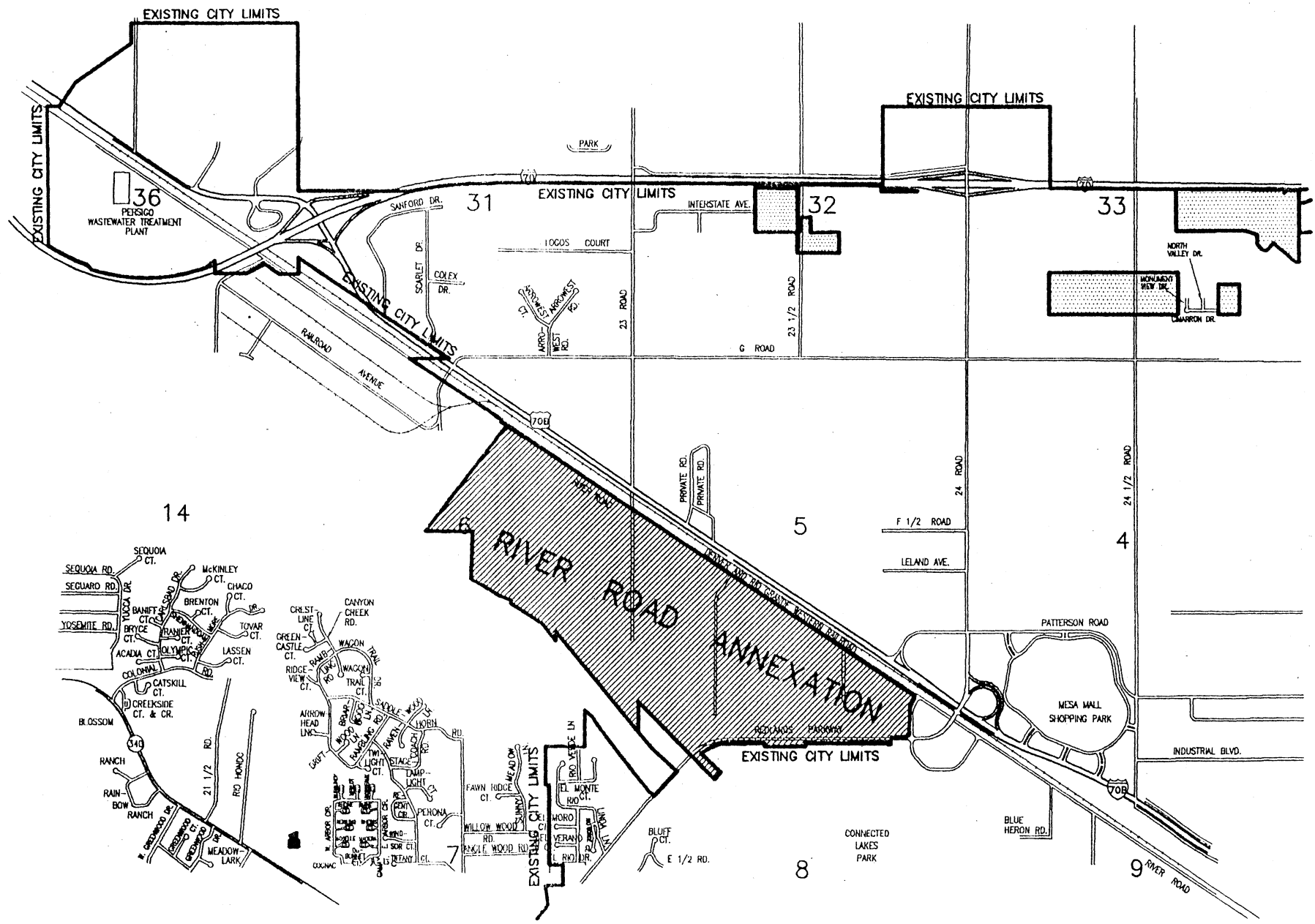
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RIVER ROAD ANNEXATION	Year 1	Year 2	Year 3	Year 4	Year 5
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TOTAL REVENUE	11,974	20,712	21,826	22,765	23,751
OPERATING EXPENSE					
General & Administrative	-	-	-	-	-
Community Development	225	234	243	253	263
Police Services	-	-	-	-	-
Fire Department	-	-	-	-	-
Public Works	2,584	5,287	8,099	8,423	8,760
Parks & Recreation	-	-	-	-	-
Subtotal	2,809	5,521	8,342	8,676	9,023
CAPITAL EXPENDITURES					
Police: Bldgs. & Equip.	-	-	-	-	-
Fire: Bldgs. & Equip.	-	-	-	-	-
Parks & Recreation: Bldgs. & Equip.	-	-	-	-	-
Park Development	-	-	-	-	-
Public Works: Bldgs & Equip	-	-	-	-	-
Street Light Installations	19,383	20,158	20,965	-	-
Contract Street Maintenance	-	-	-	-	-
Major Street Constructiion	-	-	-	-	-
Water Line Upgrades	50,400	50,400	50,400	-	-
Other	240	-	-	-	-
Subtotal	70,023	70,558	71,365	-	-
TOTAL EXPENSE	72,832	76,080	79,707	8,676	9,023
ANNUAL VARIANCE					
	(60,858)	(55,368)	(57,881)	14,089	14,728
CUMMULATIVE	(60,858)	(116,226)	(174,107)	(160,017)	(145,290)
PRESENT VALUE of the Annual Variance					
	(57,413)	(49,277)	(48,598)	11,160	11,005
NET PRESENT VALUE	(57,413)	(106,690)	(155,288)	(144,128)	(133,123)

RIVER ROAD ANNEXATION (PROPOSED)

———— RIVER ROAD ANNEXATION PROPOSED BOUNDARY
- - - - - CITY LIMITS





To: David Thornton
From: Mike Pelletier
Subject: River Road
Date: 3/8/96 Time: 1:21PM

Dave,

Lee Gagne, a property owner in the River Road annexation, owns a business called Lee's Forgery. He makes ornamental iron (blacksmith) and keeps hogs, sheep, and horses for personal use and for a few friends. He is located in a PI zone currently. He wants his current activities to remain legal. We should probably include his uses in the zoning ordinance. He also would like a call from you. His # is 243-5016. His parcel # is 2945-053-00-031 (west of 23 1/4 road).

Mike

CITY ZONING FOR THE RIVER ROAD ANNEXATION PROPERTIES

General Statements:

This annexation consists of 390 acres of land. Industrial and Heavy Commercial development have occurred over the past several years in this area in a scattered basis changing the land use pattern from agricultural to commercial/industrial. It is anticipated that this development will continue. In the interim, many agricultural sections of the Z&D are being used for active today and should be respected.

include the following sections of the Z&D

Rail service to the area, development and transportation.

The Colorado River area, plays a major role in the year flood plain.

*Landscaping
Parking Lot Landscaping*

Future access to the riverfront trail and the Colorado river and River Road parallel.

I-2 Bulk

River Road parallel between them. The barrier for access to designated crossings from the Hwy 6 & 50 corridor.

The current draft recommends this area be preserved as a future conservation area.

The current draft of the City and County Growth Plan states that a goal of the community is "to enhance the aesthetic appeal of the community". Three policies have been written in the plan to help reach this important goal.

- Policy 13.1 The City and County will establish heightened aesthetic standards and guidelines for the gateway areas and high visibility corridors.
- Policy 13.2 The City and County will enhance the quality of development along key arterial streets.
- Policy 13.3 The City and County will foster improved community aesthetics through improved development regulations addressing landscaping, screening, screening of outdoor storage and operations, building orientation, building design signage, parking lot design and other design considerations.

The following existing land uses have been identified within the proposed Planned Industrial (PI) area:

Existing Land Uses:

- Agricultural
- Residential
- Bonner Steel/Pipe supply (sales & warehouse)

DRAFT

4/3/96

CITY ZONING FOR THE RIVER ROAD ANNEXATION PROPERTIES

General Statements:

This annexation consists of 390 acres of land. Industrial and Heavy Commercial development have occurred over the past several years in this area in a scattered basis changing the land use pattern from agricultural to commercial/industrial. It is anticipated that this shift in land use will continue. In the interim, many agricultural uses are still strong and active today and should be respected.

Rail service to this area plays a major role in its' development and transition to a commercial/industrial area.

The Colorado River, located along the southern border of this area, plays a major limiting factor to development with its' 100 year flood plain.

Future access to the riverfront area and the continuation of the riverfront trail system is anticipated along this corridor of the Colorado river and should be planned for.

River Road parallels US Hwy 6 & 50 with only the railroad ROW between them. The railroad tracks act as a natural physical barrier for access to River Road from the Highway except at designated crossings. The River Road corridor is highly visible from the Hwy 6 & 50 corridor.

The current draft of the City's Growth Plan future land use recommends this area to be industrial, with the riverfront area preserved as a future conservation area.

The current draft of the City and County Growth Plan states that a goal of the community is "to enhance the aesthetic appeal of the community". Three policies have been written in the plan to help reach this important goal.

- Policy 13.1 The City and County will establish heightened aesthetic standards and guidelines for the gateway areas and high visibility corridors.
- Policy 13.2 The City and County will enhance the quality of development along key arterial streets.
- Policy 13.3 The City and County will foster improved community aesthetics through improved development regulations addressing landscaping, screening, screening of outdoor storage and operations, building orientation, building design signage, parking lot design and other design considerations.

The following existing land uses have been identified within the proposed Planned Industrial (PI) area:

Existing Land Uses:

- Agricultural
- Residential
- Bonner Steel/Pipe supply (sales & warehouse)

Recycling as an accessory use
Outdoor Storage of Pipe and Culvert
Landscaping Material Storage (Mesa Rock)
River Road Truck & Equipment
M A Concrete Facility
Professional/Business Office
Mini-Storage Units
Sand and Gravel Extraction Processing
Ironworks (Blacksmith)
Gravel Extraction & Processing
Asphalt Plant
Redi Mix Plant
Heavy Equipment Storage
Contracting and Repair Shops
Gravel Storage

PLANNED INDUSTRIAL (PI)

Proposed Zoning: Planned Industrial (PI)

Objectives:

The natural characteristics of the Colorado River need to be protected and respected by encroaching development.

Establish a positive community image along the River Road Corridor with its proximity to the Highway 6 & 50 corridor and gateway to the City from the north.

Establish a positive Community image along the Redlands Parkway, a major gateway to the Redlands residential community.

Establish an industrial area within the City where adjacent uses are compatible with each other.

Tax parcels included in the proposed PI zone:

(2945-053-00-035) (2945-053-00-055) (2945-053-00-104) (2945-053-00-108) (2945-053-00-066) (2945-081-00-033)
(2945-052-00-030) (2945-054-00-044) (2945-054-00-042) (2945-054-00-040) (2945-054-00-064) (2945-052-00-029)
(2945-064-00-032) (2945-053-00-107) (2945-053-00-053) (2945-081-00-113) (2945-054-00-062) (2945-064-00-033)
(2945-064-00-031) (2945-053-00-036) (2945-064-00-034) (2945-061-00-010) (2945-053-00-031) (2945-053-00-098)
(2945-082-00-932) (2945-053-00-097) (2945-081-00-112) (2945-053-00-103) (2945-081-00-103) (2945-061-15-001)
(2945-061-00-029) (2945-064-00-035) (2945-054-00-065)

The proposed Planned Industrial (PI) zone will allow those land uses as proposed below and with the following conditions:

- Allowed Uses require site plan approval through the City's Site Plan Approval Process.
- Conditional Use Permits require processing through the City's Conditional Use Permit process which includes review and approval before Planning Commission at a public hearing.
- All new development shall comply with applicable submittal standards of the City of Grand Junction as may apply at the time of development, (i.e. site plan review, conditional use permit submittal standards).

Proposed Land Uses:

ALLOWED

Farms, Ranches & Accessory Uses	Business residence
Wholesale Business - incl. mini-storage	Blacksmiths/iron works
Heavy Equipment Storage	Agribusiness
Steel supply (sales & warehouse)	Auto repair (with paint)
Recycling as an accessory use	Machine shops/sandblast
Landscaping materials storage	Bus/commuter stops
Professional/Business Office	Cabinet making
Appliance repair	Canning
Bakeries	Contracting & repair shops
Bottling works	Fabric fabrication, process
Bus/taxi storage/service	Health, athletic clubs
Carpet cleaning (commercial)	Upholstery shop
Concrete product fabrication	Glass fabrication & install
Electronic fabrication	Food lockers (frozen)
Food processing/distribution	Golf course, driving range
Freight yards	Laundry, commercial
Glass manufacture	Meat process (no slaughter)
Handicrafts manufacture	Service lines
Locksmithing	Sheet metal shop
Metal/monument/stone work	Taxidermy
Nursery/greenhouse/landscape	Sign painting shop
Outdoor building material storage	Roofing shops
Publishing/industrial printing	Wholesale business
Rentals (commercial & industrial)	Vocational/tech schools
Sand/Gravel Storage	Storage (pipe)
Storage (concrete)	Fire, police, rescue
Parks, lakes	Animal clinics
Kennels	

The following residential uses are existing at the time of annexation and are allowed under this zoning:

<u>Type</u>	<u>Address</u>	<u>Tax Parcel #</u>
Single family	<u>2385</u> River Road	2945-054-00-044
Single Family	605 23 1/4 Road	2945-053-00-031
Single Family	<u>601</u> 23 1/4 Road	2945-053-00-035
Single Family	620 23 1/4 Road	2945-053-00-103
Single Family	23 Road	2945-064-00-033
2 - Single Family	<u>2321</u> River Road &	2945-052-00-029
	<u>2303</u> 23 Road River Road	

CONDITIONAL USE PERMIT

Sand and Gravel - Extraction & Processing
 Redi Mix Plant
 Asphalt Plant
 Quarry, mining & processing
 Towers - Communication/broadcast
 Helipads
 Industry limited - Consists of industry sometimes using combustibile and explosive materials, and which by its nature emits

excessive amounts of noise, fumes, smoke, dust and similar features, but where all practical means are used to confine such features to the premises.

Meat processing (slaughter)
Oil, gas drilling
Transmission lines
Transport facility, bus/RR

Sign Regulations:

Within this Planned Industrial (PI) Zone District, all signage shall comply with those signage regulations found in the City's Zoning and Development Code at the time of permitting, except that all freestanding signs shall not exceed 10 feet in height.

Bulk Requirements:

All setbacks, height restrictions, and other bulk requirements found in the Heavy Industrial (I-2) Zone district at the time of development shall apply to this Planned Industrial Zone District. Except all setbacks along River Road and the Redlands Parkway shall be 20 feet from property line.

Landscaping Requirements:

At least 75% of the 20 foot setback along River Road and the Redlands Parkway shall be landscaped. Setbacks from all other rights-of-way shall meet the landscaping requirements of the I-2 zone district at the time of development. This Planned Industrial Zone District shall comply with all parking lot landscaping requirements found in the Grand Junction Zoning and Development Code at the time of development. The type and quantity of landscaping material shall meet the requirements of the Grand Junction Zoning and development Code at the time of development.

Outdoor Storage Requirements:

All outdoor storage which occupies a volume of more than 150 cubic feet, shall comply with the following:

1. No such storage shall be placed or maintained within 20 feet of property line adjacent to any street or Right-of-Way; and
2. All such storage shall be screened so that it cannot be seen from any arterial or collector roadways, nor from abutting residential uses or zones; and
3. Screening may consist of any combination of fences, walls, berms, or landscaping so long as it is at least six feet in height and provides year-round screening; and
4. Except for integral units (see definition below), stored items shall not project above the screening; and
5. All screening shall be installed in a professional manner and maintained in good condition; and
6. Screening shall not obstruct adequate vehicular site distance as defined by the Grand Junction Zoning and

Development Code.

Integral Unit: Items, equipment, or machinery which are assembled or constructed to function as a single unit, such as, but not limited to, large cranes, drilling rigs or other large vehicles, large diameter pipes or culverts, large scale motors or transformers, etc.

NOTE: The above outdoor storage requirements are the current requirements found in the Grand Junction Zoning and Development Code for all City zone districts.

General Requirements:

All development shall comply with all applicable regulations and code requirements of the City of Grand Junction at the time of development including but not limited to the City's Zoning and Development Code.

(river-pi.zon)



April 8, 1996

Calvin Cook
P.O. Box 1881
Grand Junction, Co 81502

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

RE: Zoning for 2305 River Road (tax parcel #2945-052-00-030)

Dear Mr. Cook:

The City is required to zone all property that is annexed within 90 days of the effective date of the annexation. Mesa County property records show that tax parcel #2945-052-00-030 is owned by you. As you know, this property was annexed as part of the River Road Annexation which became part of the City on April 7, 1996.

We have been told by Mesa County Code Enforcement that the Fears Automotive and Salvage business currently on this property is nonconforming and violates the County AFT zone district by not having a Conditional Use Permit (CUP) for a salvage operation.

The City of Grand Junction and Mesa County have been working on a Growth Plan for the urban area of Grand Junction area for the past couple of years. That plan now in draft form recommends industrial land uses along the River Road corridor. The City currently has two industrial zones. One is for light industrial uses called I-1 and the other is for heavy industrial uses called I-2. City staff is recommending that tax parcel #2945-052-00-030 be zoned I-1 (light industrial) along with the neighboring parcels around it.

I've enclosed a zoning matrix showing the land uses allowed within the I-1 and I-2 zone districts and information concerning the "bulk" requirements within both zones for your information. I would appreciate any written response back from you regarding this proposed zoning. I do want to make you aware that there are a couple of changes being proposed for the zoning matrix. One change is that within the current zoning matrix, "Heavy Equipment Storage (without repair facilities)" is listed with "Junkyards/Salvage yards". Staff is proposing a text amendment that will place "Heavy Equipment Storage (without repair facilities)" in its' own land use category and make it allowed in I-1 and I-2 zone districts. In addition, the current matrix does not allow gravel storage within the I-1 zone district, yet it allows gravel extraction and processing with a Conditional Use Permit. Staff will be proposing that "Sand and Gravel Storage" as a principle land use be added to the I-1 with a Conditional Use Permit requirement.

If you have any questions, please call me at your earliest convenience. The date of the first public hearing for the proposed zoning and text amendments will be May 14th, 1996, at 7:00 p.m. before Grand Junction Planning Commission. Location of the meeting will be at City Hall, 250 North 5th Street. We encourage you to attend. Thanks for your consideration and response in this matter.

Respectfully,

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

Dave Thornton, AICP
Senior Planner

Enclosure

(cook.ltr)

Howard J Rowland - Trust
1208 Main Street
Grand Junction, CO 81501-4637

Grand Junction Concrete Pipe Co.
PO Box 1849
Grand Junction, CO 81502-1849

A & G Partnership
3324 E 1/2 Road
Clifton, CO 81520-8015

Allen Parkerson
A & G Partnership
710 South 15th Street
Grand Junction, CO 81501

Thomas J. & Alma M. Franklin
2303 River Road
Grand Junction, CO 81505-1321

Richard Klassen
587 Cleveland Street
Grand Junction, CO 81504

Erasmus & Sandra Muniz
123 Ute Avenue
Grand Junction, CO 81501-2214

~~Mesa County
750 Main Street
Grand Junction, CO 81501~~

*Send to Mesa County Attn:
Sue Hulis-Gromley
April 15th*

United Companies of Mesa County
PO Box 3609
Grand Junction, CO 81502

United Companies of Mesa County
618 Dike Road
Grand Junction, CO 81505

Emmett D. Bonner
2267 Tanglewood Road
Grand Junction, CO 81503-1262

Calvin C. & L.B. Cook
3030 Walnut Avenue
Grand Junction, CO 81504-4334

Ludger L. Gagne
605 23 1/4 Road
Grand Junction, CO 81501

Clifton L. Mays
Mays Concrete, Inc.
PO Box 4150
Grand Junction, CO 81502

Howard J. Nesbitt
16015 E. Lago #B-5
Fountain Hills, AZ 85268

Linn E. & Barbara J. Rickerd
2381 River Road
Grand Junction, CO 81505-1323

C & K Partnership
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Grand Junction, CO 81502

C & K Partnership
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Collbran, CO 81624

Shirley Brock
592 20 3/4 Road
Grand Junction, CO 81503

Terence L. Hammer
492 29 Road Unit A
Grand Junction, CO 81501

Paul & Mavis D. McNew
659 29 1/2 Road
Grand Junction, CO 81504

John D. Schmahl
2301 River Road
Grand Junction, CO 81505-1321

~~Ralph Ohm
Ute Water Conservancy
PO Box 460
Grand Junction, CO 81502~~

Vesta McKissen
36484 Mt. View Road
Hinkley, CA 92347

Parkerson Constructin
AttN: Steve Whitehurst
710 S. 15th Street
Grand Junction, CO 81501

April 9, 1996

FIELD(1)
FIELD(2)
FIELD(3)

Dear FIELD(1):

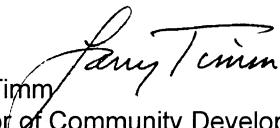
As you already know, the area annexed into the City known as the River Road Annexation which includes property owned by you, became a part of the City on April 7, 1996. The City has 90 days from that date to place a city zone district on all properties within the annexation area. City staff have been working on the proposed zoning for the area. The entire 390 acre area is being proposed to have a zoning of Light Industrial (I-1) zoning, except three properties where the current land use does not conform to the proposed I-1 zone and therefore the City's Heavy Industrial (I-2) zone district is being recommended for those properties. The three properties proposed as I-2 are Memos (auto salvage) at 2315 River Road, Bonner Supply Company at 2365 River Road, and River Road Truck & Equipment (includes auto salvage) at 2381 River Road.

I've enclosed a zoning matrix showing the land uses allowed within the I-1 and I-2 zone districts and information concerning the "bulk" requirements within both zones for your information. I would appreciate any response back from you in writing regarding this proposed zoning. I do want to make you aware that there are a couple of changes being proposed for the zoning matrix. One change is that within the current zoning matrix, "Heavy Equipment Storage (without repair facilities)" is listed with "Junkyards/Salvage yards". Staff is proposing a text amendment that will place "Heavy Equipment Storage (without repair facilities)" in its' own land use category and make it allowed in I-1 and I-2 zone districts. In addition, the current matrix does not allow gravel storage within the I-1 zone district, yet gravel extraction and processing is allowed in the I-1 zone with a Conditional Use Permit. Staff will be proposing that "Sand and Gravel Storage" as a principle land use be added to the I-1 zone with a Conditional Use Permit requirement.

The date of the first public hearing for the proposed zoning and text amendments will be May 14th, 1996, at 7:00 p.m. before the Grand Junction Planning Commission. City Council will hear the zoning at a public hearing on June 19th. Planning Commission meetings are held at 7:00 p.m. and City Council meetings begin at 7:30 p.m. Both meetings are held at the City/County Auditorium, at City Hall, 250 North 5th Street. We encourage you to attend.

We appreciate your interest and concern for the future land use decisions that will occur in this area. If you have any questions or need additional information before the meetings, please contact Dave Thornton, Senior Planner, at 244-1450. We look forward to seeing you.

Respectfully,


Larry Timm
Director of Community Development

enclosure

April 9, 1996



RETURNED
By P.O.

Howard J. Nesbitt
16015 E. Lago #B-5
Fountain Hills, AZ 85268

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

4/10/96

Dear Howard J. Nesbitt:

As you already know, the area annexed into the City known as the River Road Annexation which includes property owned by you, became a part of the City on April 7, 1996. The City has 90 days from that date to place a city zone district on all properties within the annexation area. City staff have been working on the proposed zoning for the area. The entire 390 acre area is being proposed to have a zoning of Light industrial (I-1) zoning, except three properties where the current land use does not conform to the proposed I-1 zone and therefore the City's Heavy Industrial (I-2) zone district is being recommended for those properties. The three properties proposed as I-2 are Memos (auto salvage) at 2315 River Road, Bonner Supply Company at 2365 River Road, and River Road Truck & Equipment (includes auto salvage) at 2381 River Road.

I've enclosed a zoning matrix showing the land uses allowed within the I-1 and I-2 zone districts and information concerning the "bulk" requirements within both zones for your information. I would appreciate any response back from you in writing regarding this proposed zoning. I do want to make you aware that there are a couple of changes being proposed for the zoning matrix. One change is that within the current zoning matrix, "Heavy Equipment Storage (without repair facilities)" is listed with "Junkyards/Salvage yards". Staff is proposing a text amendment that will place "Heavy Equipment Storage (without repair facilities)" in its' own land use category and make it allowed in I-1 and I-2 zone districts. In addition, the current matrix does not allow gravel storage within the I-1 zone district, yet gravel extraction and processing is allowed in the I-1 zone with a Conditional Use Permit. Staff will be proposing that "Sand and Gravel Storage" as a principle land use be added to the I-1 zone with a Conditional Use Permit requirement.

The date of the first public hearing for the proposed zoning and text amendments will be May 14th, 1996, at 7:00 p.m. before the Grand Junction Planning Commission. City Council will hear the zoning at a public hearing on June 19th. Planning Commission meetings are held at 7:00 p.m. and City Council meetings begin at 7:30 p.m. Both meetings are held at the City/County Auditorium, at City Hall, 250 North 5th Street. We encourage you to attend.

We appreciate your interest and concern for the future land use decisions that will occur in this area. If you have any questions or need additional information before the meetings, please contact Dave Thornton, Senior Planner, at 244-1450. We look forward to seeing you.

Respectfully,


Larry Timm
Director of Community Development

enclosure

April 15, 1996

Vesta McKissen
36484 Mt. View Road
Hinkley, CA 92347

Dear Vesta McKissen:

In the letter sent to you dated April 9, 1996 from Larry Timm, Community Development Director, he stated that City Staff are proposing a zone of I-1 (Light Industrial) for your property (tax parcel # 2945-054-00-065). Instead of I-1, we are now proposing a zone of I-2 (Heavy Industrial) for your property. The reason is that your property visually appears to be currently used as an access point for Bonner Supply Company which runs a steel distribution operation. Bonner's property is directly east of yours and has a proposed zone of I-2 which is required for their operation. Adjacent to the west is Howard Roland's property which has a proposed zone of I-1. Current use of that property is gravel storage, crusher, and asphalt plant. To the north is River Road and to the south is property that is currently vacant, with a proposed zone of I-1.

If you feel I-2 is not an appropriate zone for your property or if you would rather have I-1, please notify me by April 23, 1996. Thank you for your time and response. My phone number is (970) 244-1450.

Respectfully,

Dave Thornton
Senior Planner

Done



April 26, 1996

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

Dear

You were sent a letter dated April 9, 1996 regarding City staff's proposal for zoning of your property located in the River Road Annexation. After additional study of the land use issues in this area, staff has amended its proposal by recommending that the 390 acres being annexed be zoned Light Industrial (I-1) rather than the majority of the area as I-1 with a few properties as Heavy Industrial (I-2). The text amendments as previously proposed in the April 9th letter are still needed under the I-1 zoning as well as two additional text amendments and will be proposed by staff to Planning Commission and City Council as part of this annexation zoning.

To summarize, the following text amendments are being proposed:

1. place "Heavy Equipment Storage (without repair facilities)" in its' own land use category and make it allowed in I-1;
2. that "Sand and Gravel Storage" as a principle land use be allowed in I-1 with a Conditional Use Permit;
3. that "Metal/Stone/Monument Works" be allowed in I-1 with a Conditional Use Permit; and
4. allow "Concrete and Asphalt Plants" in I-1 with a Conditional Use Permit.

I've enclosed for your information a zoning matrix showing the land uses allowed within the I-1 zone district and information concerning the "bulk" requirements within the I-1 zone. I would appreciate any written response back from you regarding this proposed zoning.

The date of the first public hearing for the proposed zoning and text amendments is still scheduled for May 14th, 1996, at 7:00 p.m. before Grand Junction Planning Commission. City Council will hear the zoning and text amendments at a public hearing on June 19th. Planning commission meetings are held at 7:00 p.m. and City Council meetings begin at 7:30 p.m. Both meetings are held at the City/County Auditorium, at City Hall, 250 North 5th Street. We encourage you to attend.

We appreciate your interest and concern for the future land use decisions that will occur in this area. If you have any questions or need additional information before the meetings, please contact Dave Thornton, Senior Planner at 244-1450. Thank you.

Respectfully,


Larry Timm
Director of Community Development

enclosure



Printed on recycled paper

Howard J Rowland - Trust
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Grand Junction, CO 81505-1321

Richard Klassen
587 Cleveland Street
Grand Junction, CO 81504

Erasmus & Sandra Muniz
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United Companies of Mesa County
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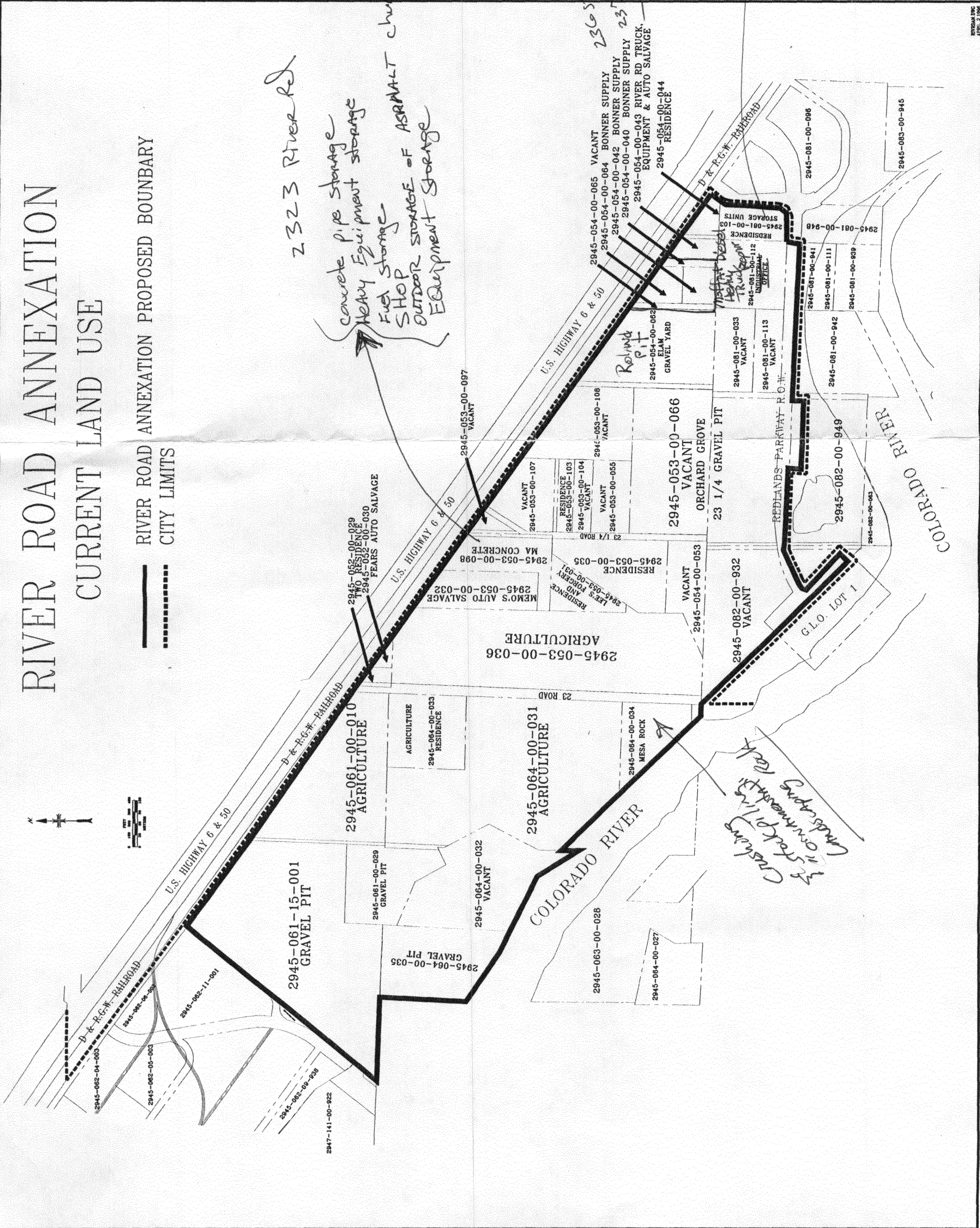
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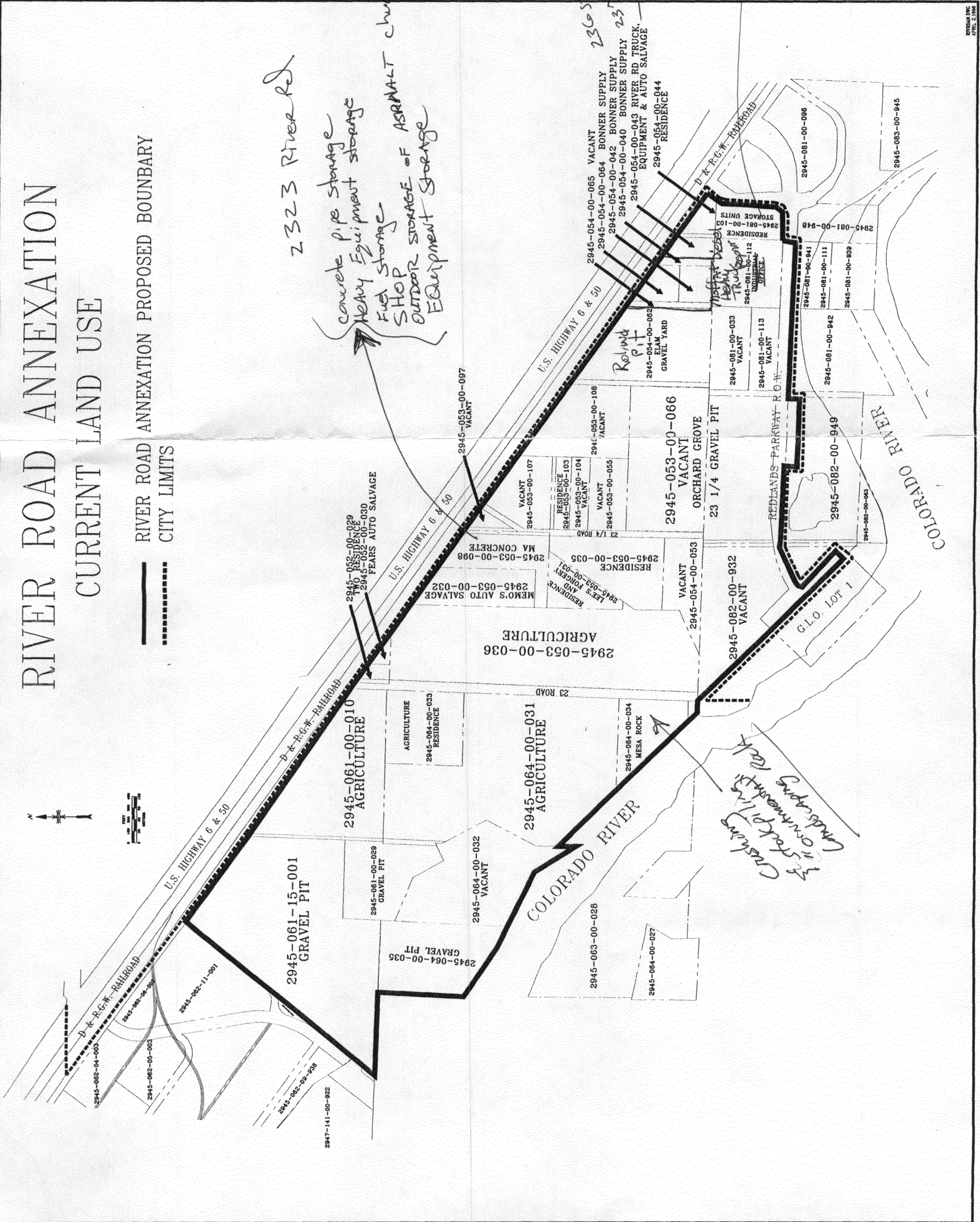
RIVER ROAD ANNEXATION CURRENT LAND USE

— RIVER ROAD ANNEXATION PROPOSED BOUNDARY
- - - CITY LIMITS



RIVER ROAD ANNEXATION CURRENT LAND USE

— RIVER ROAD ANNEXATION PROPOSED BOUNDARY
 - - - - - CITY LIMITS



2323 River Rd
concrete pipe storage
Heavy Equipment storage
Fuel storage
SHOP
OUTDOOR STORAGE OF ASPHALT
Equipment Storage

2365 River Rd
2375 River Rd
238 River Road
Redlands Mini Storage
Parkway

Cracking
in concrete
under parking rock

RIVER ROAD ANNEXATION

CURRENT LAND USE

RIVER ROAD ANNEXATION PROPOSED BOUNDARY

CITY LIMITS

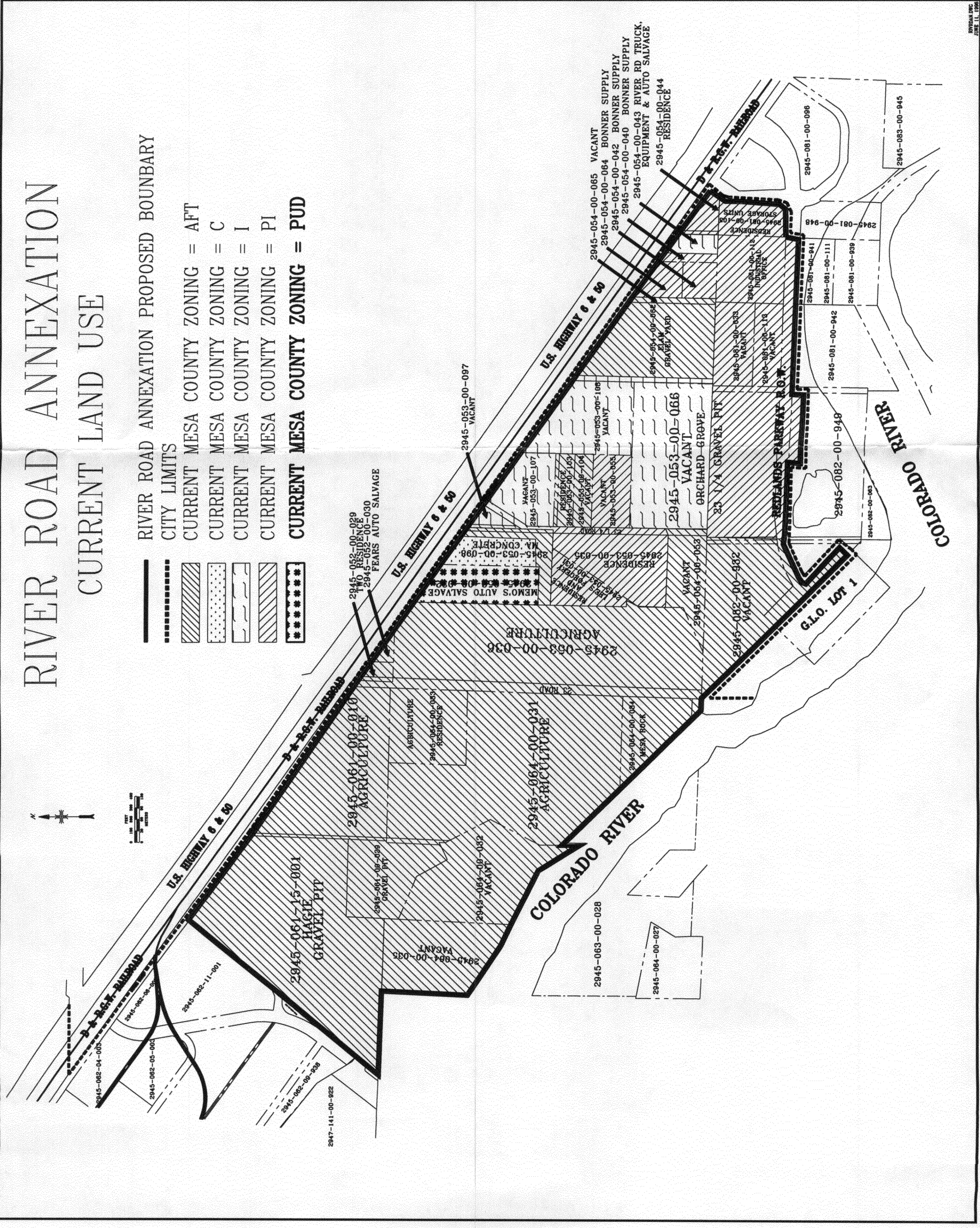
CURRENT MESA COUNTY ZONING = AFT

CURRENT MESA COUNTY ZONING = C

CURRENT MESA COUNTY ZONING = I

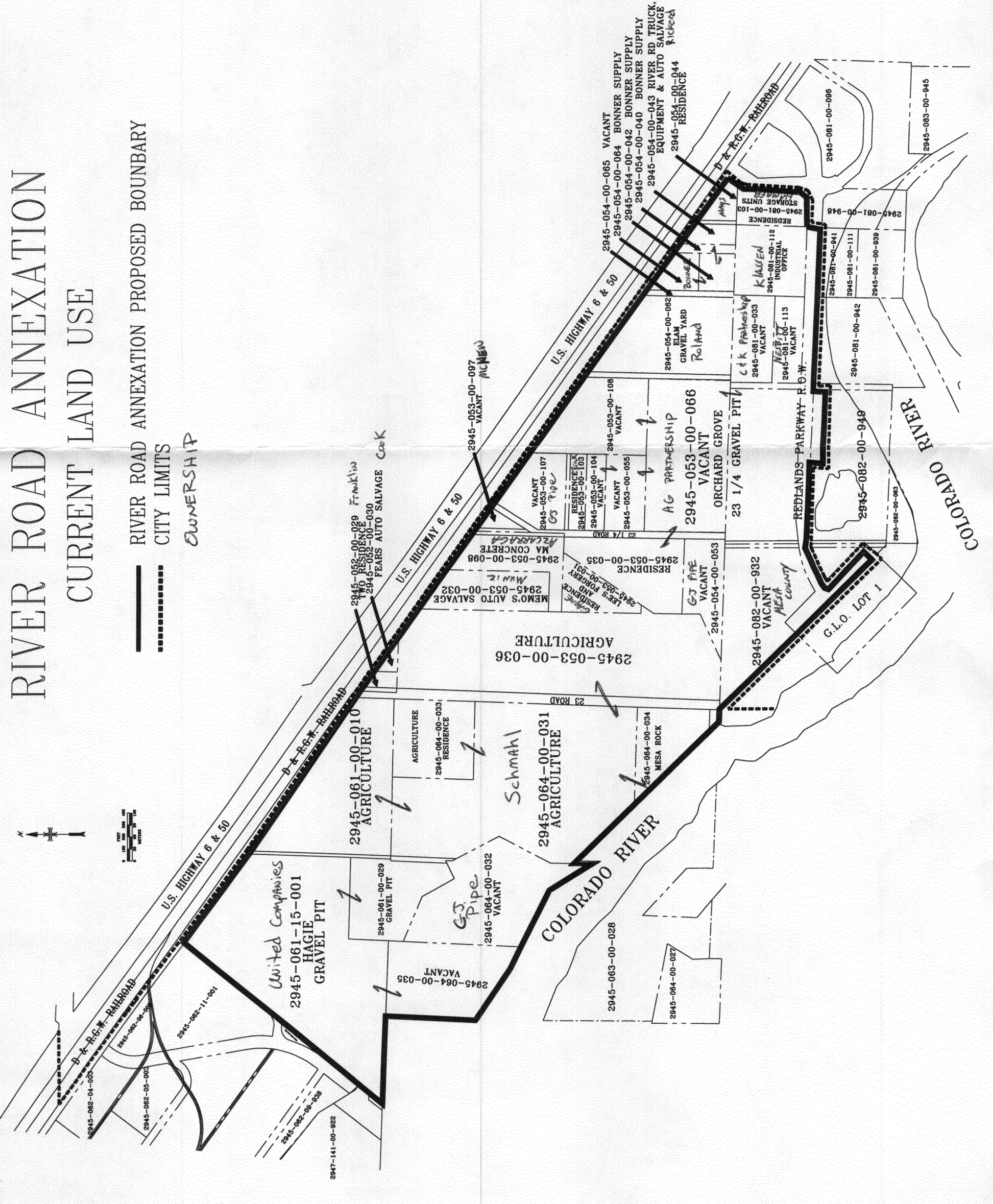
CURRENT MESA COUNTY ZONING = PI

CURRENT MESA COUNTY ZONING = PUD



RIVER ROAD ANNEXATION CURRENT LAND USE

 RIVER ROAD ANNEXATION PROPOSED BOUNDARY
 CITY LIMITS
 OWNERSHIP

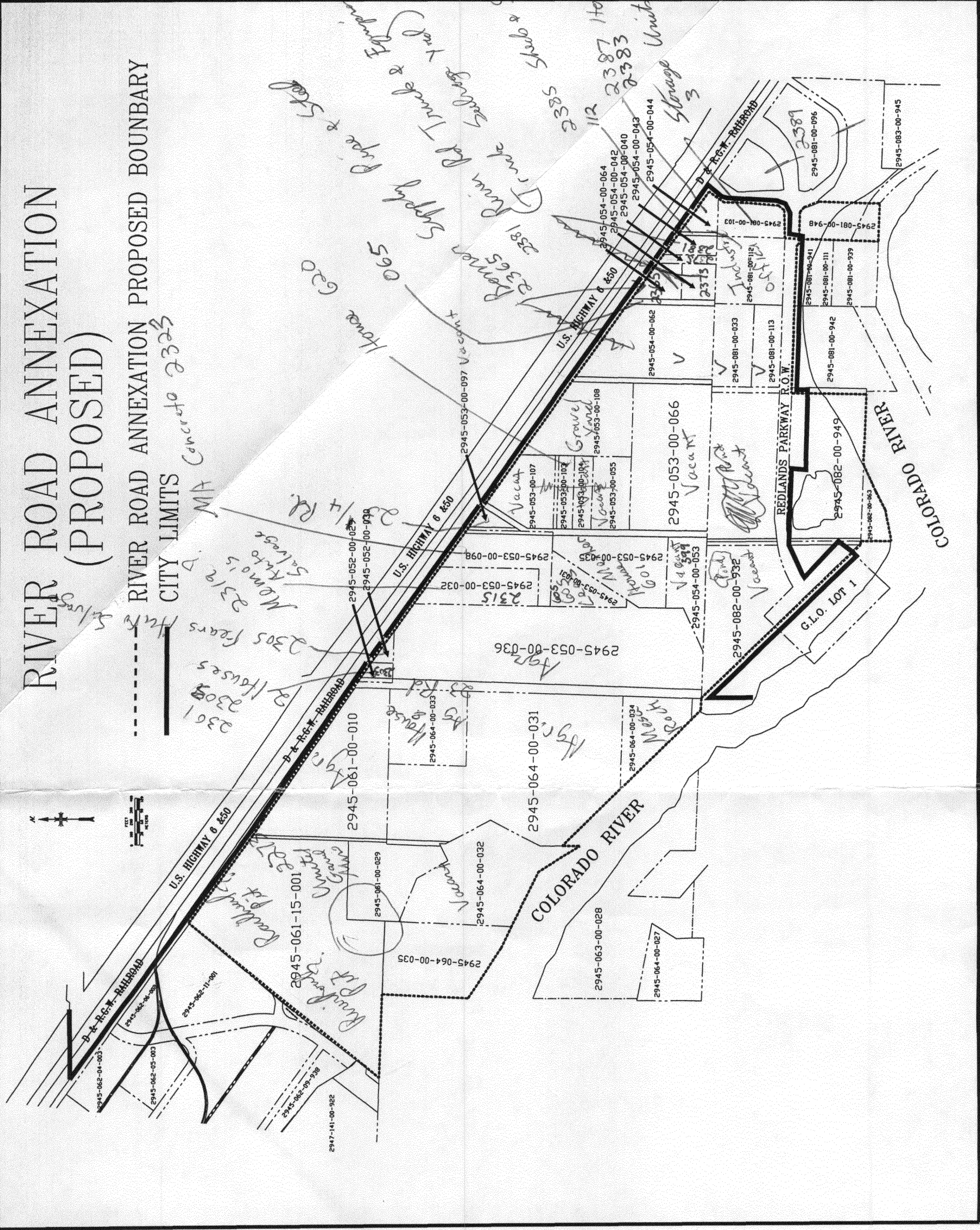
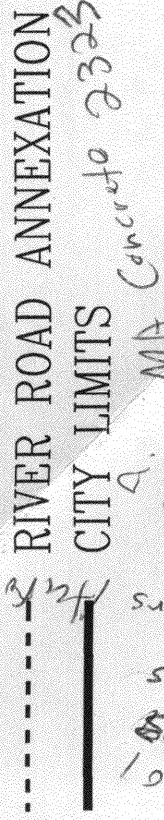


ORIGINAL DATE
 JUNE 11, 1995

RIVER ROAD ANNEXATION
(PROPOSED)

RIVER ROAD ANNEXATION PROPOSED BOUNDARY

CITY LIMITS



ACRES

R.O.W = 17.5

TOTAL = 390.48

23 1/4 Rd 2050'

T Rd 400'

T Rd 650'

23 Rd 8000'

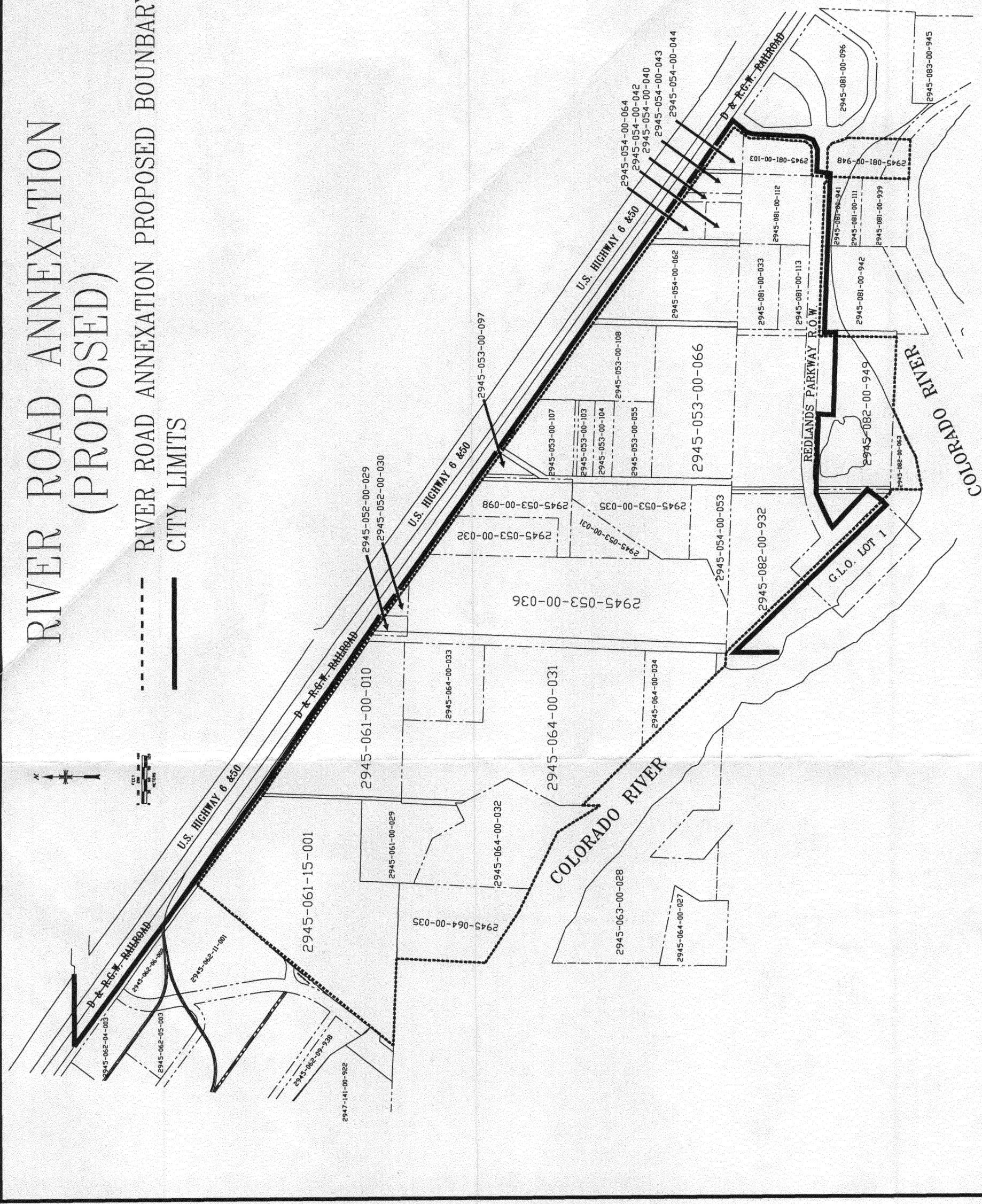
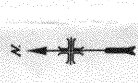
Red 1150'

Left of

2945-054-00-062

RIVER ROAD ANNEXATION (PROPOSED)

--- RIVER ROAD ANNEXATION PROPOSED BOUNDARY
— CITY LIMITS



RIVER ROAD ANNEXATION

Current uses on parcels: 2945-053-00-055 vacant, 2945-053-00-104 vacant, 2945-053-00-103 residence, & 2945-053-00-107 vacant.



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



Orthophoto flown on 3/21/94

MP
4/5/96

RIVER ROAD ANNEXATION

Current use on parcel: Parkway Mini Storage



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Orthophoto flown on 3/21/94

MP
4/5/96

RIVER ROAD ANNEXATION

Current use on parcel: Industrial-Office

Heavy Truck Repair



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Orthophoto flown on 3/21/94

MP
4/5/96

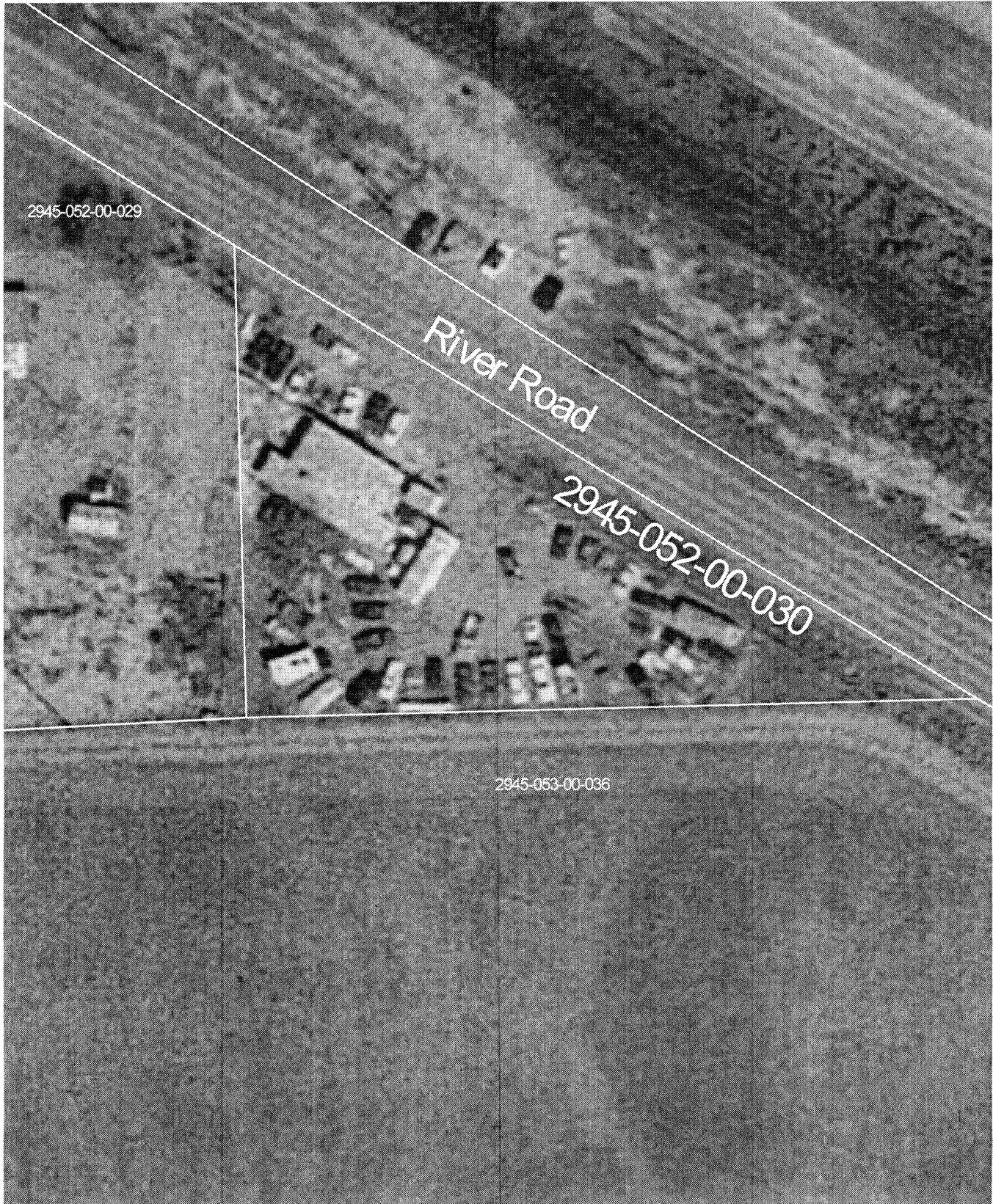
RIVER ROAD ANNEXATION

Current uses on parcels: 2945-052-00-038 Fears Auto Salvage, a residence is on parcel 2945-052-00-029



RIVER ROAD ANNEXATION

Current uses on parcel: 2945-052-00-038 Fears Auto Salvage (a residence is on parcel 2945-052-00-029)



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Orthophoto flown on 3/21/94

MP
4/5/96