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File ANX-1996-192

Name: High Country Business Park – High Country Court off River Road

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X	X	Majority Annexation Checklist			

## PETITION FOR ANNEXATION

I 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:

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND IN LOT 1 OF SECTION 15 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1,2,5,6,7 & 8 HIGH COUNTRY BUSINESS PARK SEC 15 1S 1W AND LOTS 3 & 4 HIGH COUNTRY BUSINESS PARK SEC 15 1S 1W EXC THAT WLY PART S & W OF A LINE DESC IN B-2028 P-109 MESA CO RECORDS

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, High Country Business Park Annexation."

As grounds therefore, the petitioner 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, Sections 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 limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred percent of the area of such territory to be annexed, exclusive of streets and alleys; 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.

LOT 1 HIGH COUNTRY BUSINESS PARK SEC 15 1S 1W  
(2945-152-05-001)

Colorado Beverage Distributing, Inc.  
NAME

Stephanie Nye  
Colorado Beverage Distributing,  
Inc. by their attorney in fact City  
Clerk, Stephanie Nye, pursuant  
to P.O.A recorded in Book 2128  
Page 497

2557 River Road, G.J., CO 81505  
ADDRESS

9/4/96  
DATE

LOT 2 HIGH COUNTRY BUSINESS PARK SEC 15 1S 1W  
(2945-152-05-002)

Colorado Beverage Distributing, Inc.  
NAME

Stephanie Nye  
Colorado Beverage Distributing,  
Inc. by their attorney in fact City  
Clerk, Stephanie Nye, pursuant  
to P.O.A recorded in Book 2128  
Page 499

2557 River Road, G.J., CO 81505  
ADDRESS

9/4/96  
DATE

LOT 5 HIGH COUNTRY BUSINESS PARK SEC 15 1S 1W  
(2945-152-05-005)

Richard J. Edwards  
NAME

Stephanie Nye  
Richard J. Edwards by his  
attorney in fact City Clerk,  
Stephanie Nye, pursuant to  
P.O.A recorded in Book 2128  
Page 505

131 Canary Lane, G.J. CO 81503  
ADDRESS

9/4/96  
DATE

LOT 6 HIGH COUNTRY BUSINESS PARK SEC 15 1S 1W  
(2945-152-05-006)

Colorado Beverage Distributing, Inc.  
NAME

Stephanie Nye  
Colorado Beverage Distributing,  
Inc. by their attorney in fact City  
Clerk, Stephanie Nye, pursuant  
to P.O.A recorded in Book 2128  
Page 507

2557 River Road, G.J., CO 81505  
ADDRESS

9-4-96  
DATE

LOT 7 HIGH COUNTRY BUSINESS PARK SEC 15 1S 1W  
(2945-152-05-007)

Linda C. Turner  
George D. Turner  
NAME

Stephanie Nye  
George D. & Linda C. Turner by  
their attorney in fact City Clerk,  
Stephanie Nye, pursuant to  
P.O.A recorded in Book 2128  
Page 494

351 S. Redlands Road, G.J. CO 81503  
ADDRESS

9-4-96  
DATE

LOT 3 HIGH COUNTRY BUSINESS PARK SEC 15 1S 1W EXC THAT WLY PART S &  
W OF A LINE DESC IN B-2028 P-109 MESA CO RECORDS  
(2945-152-05-008)

Colorado Beverage Distributing, Inc.  
NAME

Stephanie Nye  
Colorado Beverage Distributing,  
Inc. by their attorney in fact City  
Clerk, Stephanie Nye, pursuant  
to P.O.A recorded in Book 2128  
Page 501

2557 River Road, G.J., CO 81505  
ADDRESS

9-4-96  
DATE

LOT 4 HIGH COUNTRY BUSINESS PARK SEC 15 1S 1W EXC THAT WLY PART S &  
W OF A LINE DESC IN B-2028 P-109 MESA CO RECORDS  
(2945-152-05-009)

Richard J. Edwards  
NAME

Stephanie Nye  
Richard J. Edwards by his  
attorney in fact City Clerk,  
Stephanie Nye, pursuant to  
P.O.A recorded in Book 2128  
Page 503

131 Canary Lane, G.J. CO 81503  
ADDRESS

9-4-96  
DATE

PERIMETER BOUNDARY LEGAL DESCRIPTION,  
HIGH COUNTRY BUSINESS PARK

A parcel of land situate in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and in Lot 1 of Section 15, 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 southwest corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 15, thence S  $89^{\circ}56'10''$  W along the south line of Lot 1 of said Section 15 a distance of 120.93 feet to a point on the northeasterly bank of the Colorado River; thence along the northeasterly bank of said Colorado River the following 4 courses:

- 1) N  $80^{\circ}55'52''$  W a distance of 76.01 feet;
- 2) N  $53^{\circ}30'26''$  W a distance of 229.15 feet;
- 3) N  $51^{\circ}11'13''$  W a distance of 303.64 feet;
- 4) N  $72^{\circ}58'53''$  W a distance of 166.89 feet to a point on the north boundary of High Country Business Park; thence N  $84^{\circ}25'29''$  E along the north boundary of said High Country Business Park a distance of 1051.00 feet to a point on the southwesterly right-of-way line for River Road; thence S  $40^{\circ}50'31''$  E along the southwesterly right-of-way line for said River Road a distance of 645.88 feet to a point on the south line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence S  $89^{\circ}56'10''$  W along the south line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 692.03 feet to the point of beginning.

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

Mike Pelletier, 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.

Mike Pelletier

Subscribed and sworn to before me this 14th day of September, 1998.

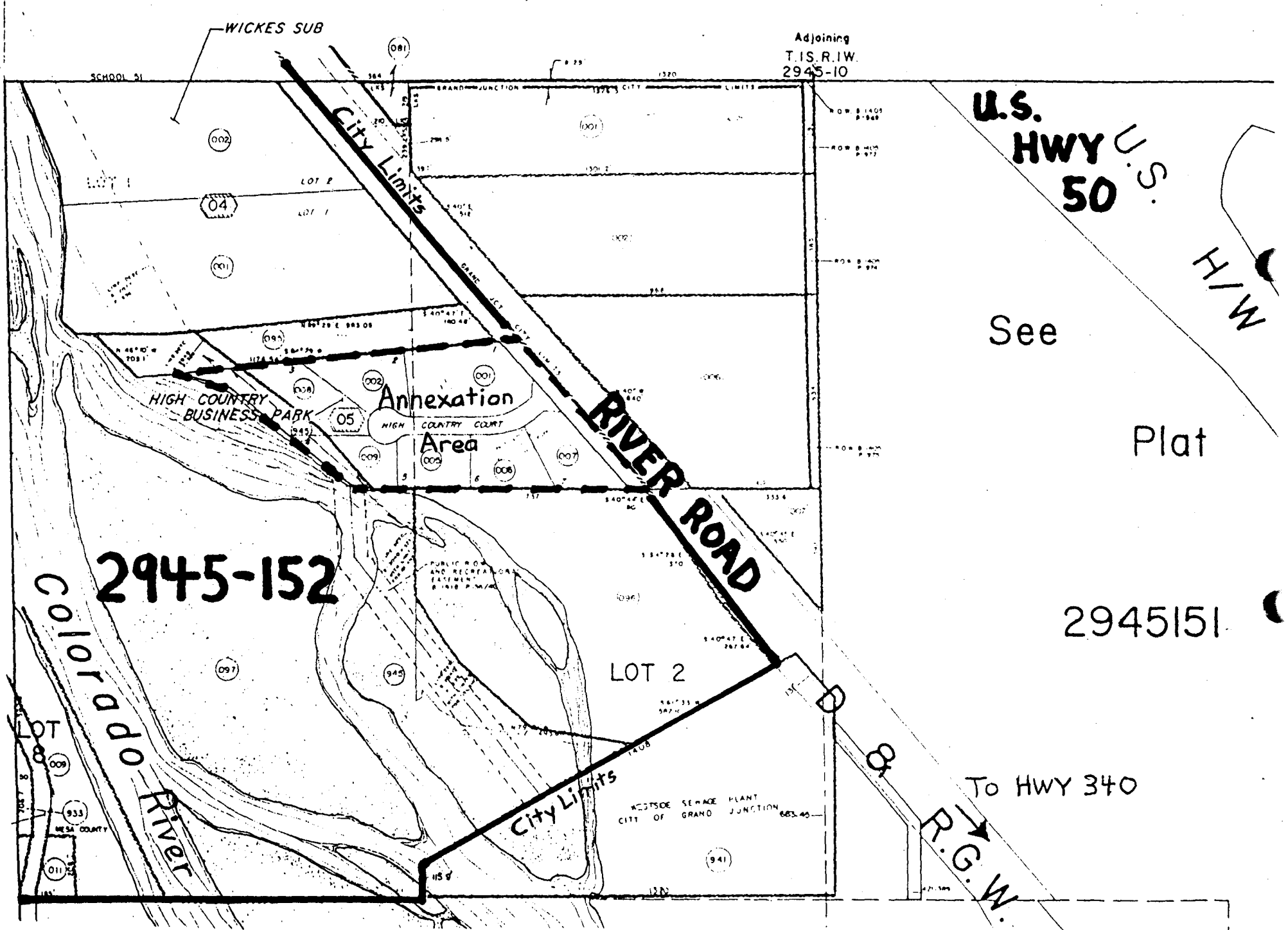
Witness my hand and official seal.

Theresa A. Martinez  
Notary Public

250 N. 5th St., Grand Jet Co 81501  
Address

My commission expires: June 13, 1999

# HIGH COUNTRY BUSINESS PARK ANNEXATION





August 22, 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

Colorado Beverage Distributing Inc.  
2557 River Road  
Grand Junction, CO 81505-7216

Dear Colorado Beverage Distributing Inc.,

This letter is to inform you that the City will be annexing your properties in the High Country Business Park (tax parcel #2945-152-05-001, 002, 006, 008). Our records show that Colorado Beverage Distributing Inc. signed a Power-of-Attorney for this property on February 2, 1995 as part of a sewer service agreement. This property now abuts City limits and is eligible for annexation under State statutes. The preliminary schedule for this annexation is to begin the annexation process by referring the annexation petition to City Council on September 4, 1996.

The City offers many services to it's residences and businesses. We hope that you will be able to enjoy those services. Enclosed is a brochure describing some of the benefits, as well as, the costs of living or operating a business in the City.

We would appreciate hearing from you. When convenient, please call me at 244-1451 so that we can discuss this matter.

Sincerely,

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

Mike Pelletier  
Associate Planner

Enclosure

August 22, 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

Richard J. Edwards  
131 Canary Lane  
Grand Junction, CO 81503-1543

Dear Richard J. Edwards,

This letter is to inform you that the City will be annexing your properties in the High Country Business Park (tax parcel #2945-152-05-005, 009). Our records show that Colorado Beverage Distributing Inc. signed a Power-of-Attorney for this property on February 2, 1995 as part of a sewer service agreement. This property now abuts City limits and is eligible for annexation under State statutes. The preliminary schedule for this annexation is to begin the annexation process by referring the annexation petition to City Council on September 4, 1996.

The City offers many services to its residences and businesses. We hope that you will be able to enjoy those services. Enclosed is a brochure describing some of the benefits, as well as, the costs of living or operating a business in the City.

We would appreciate hearing from you. When convenient, please call me at 244-1451 so that we can discuss this matter.

Sincerely,

A handwritten signature in black ink that reads "Mike Pelletier". The signature is written in a cursive, flowing style.

Mike Pelletier  
Associate Planner

Enclosure

August 22, 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

George D. Turner  
351 S. Redlands Road  
Grand Junction, CO 81503-1753

Dear George D. Turner,

This letter is to inform you that the City will be annexing your property in the High Country Business Park (tax parcel #2945-152-05-007). Our records show that you signed a Power-of-Attorney for this property on February 6, 1995 as part of a sewer service agreement. This property now abuts City limits and is eligible for annexation under State statutes. The preliminary schedule for this annexation is to begin the annexation process by referring the annexation petition to City Council on September 4, 1996.

The City offers many services to it's residences and businesses. We hope that you will be able to enjoy those services. Enclosed is a brochure describing some of the benefits, as well as, the costs of living or operating a business in the City.

We would appreciate hearing from you. When convenient, please call me at 244-1451 so that we can discuss this matter.

Sincerely,

A handwritten signature in black ink that reads "Mike Pelletier". The signature is written in a cursive, flowing style.

Mike Pelletier  
Associate Planner

Enclosure

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**

- ✓ Dan Wilson, City Attorney
- ✓ Mark Relph, Public Works Manager
- ✓ Tim Woodmansee, Property Agent
- ✓ Greg Trainor, Utility Manager
- ✓ Terry Brown, Technical Service Supervisor
- ✓ Darren Starr, Sanitation Division Supervisor
- ✓ Don Newton, City Engineer
- ✓ Doug Cline, Streets Superintendent
- ✓ Don Hobbs, Parks Manager
- ✓ Jim Bright, Fire Department
- ✓ Marty Currie, Police Captain
- ✓ Lanny Paulson, Budget Coordinator
- ✓ Jodi Romero, Customer Service Manager
- ✓ Stephanie Nye, City Clerk
- Debbie Kovalik, Director of VCB
- Jan Koehn, Code Enforcement Supervisor
- ✓ Kathy Portner, Planning Supervisor
- ✓ Beth Meek, Communication Supervisor
- Jo Millsaps, Zoning Administrator
- Ralph Ohm, Ute Water Conservancy

FROM: Dave Thornton, Community Development Department

RE: **IMPACT REPORT- HIGH COUNTRY BUSINESS PARK ANNEXATION**

DATE: September 4, 1996

On Wednesday, September 4th, a resolution for the intent to annex the High Country Business Park Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on October 16th, with second reading on November 6th. The annexation will be effective December 8, 1996. As a result, I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. **I need your impact reports by September 27, 1996. Please either submit by E-mail via attachment using Word and/or by hard copy if a spread sheet is used. Thank you.**

*Reminder: Report only direct budgetary impacts instead of incremental service delivery impacts. Also, double check your total impact dollars to make sure it is realistic and makes sense.*

## HIGH COUNTRY BUSINESS PARK ANNEXATION SUMMARY

**File Number:** ANX#96-192  
**Location:** High Country Court off River Road  
**Parcels:** 8  
**Estimated Population:** 0  
**# of Parcels (owner occupied):** 0  
**# of Dwelling Units:** 0  
**Acres:** 9.9

**Developable Acres Remaining:** 4.5

**The annexation includes the following right-of-way:**

High Country Court - 620 feet

**Current Businesses:** Colorado Beverage Distributing, Inc. (beverage dist.)  
RE Landscape Services (landscape contractor)  
LTD Edition Enterprises, Inc. (limited addition artwork)

**Previous County Zoning:** Industrial  
**Proposed City Zoning:** Light Industrial  
**Current Land Use:** Industrial  
**Future Land Use:** Same

**Assessed Values:** Land = \$14,880  
Improvements = \$335,030  
TOTAL VALUE = \$349,910

**Census Tract:** 9

**Address Ranges:** High Country Court (all)

**Special Districts:**

**Water:** Ute Water  
**Sewer:**  
**Fire:** Grand Junction Rural Fire  
**Drainage:** Grand Junction Irrigation & Drainage  
**School:** District 51  
**Irrigation:**  
**Pest:**  
**Other:**

**Type of Petition (property owner, P.O.A., or Enclave):** Power-of-Attorney

## STAFF REVIEW

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FILE: #ANX-96-192      HIGH COUNTRY BUSINESS PARK ANNEXATION

DATE: September 4, 1996

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve the resolution for the referral of petition for the High Country Business Park Annexation.

LOCATION: High Country Court, which is located off River Road north of City Shops

APPLICANTS: City of Grand Junction

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**EXECUTIVE SUMMARY:** The owners of the 7 lots surrounding High Country Court signed a power-of-attorney to join the City as part of a sewer service agreement in February of 1995. Staff requests that City Council approve the resolution for the referral of petition for the 9.9 acre High Country Business Park annexation, and set a hearing for October 16, 1996.

**STAFF ANALYSIS:** This annexation is a 100% petition utilizing power-of-attorneys for annexation. This annexation is being brought before Council in response to the Urban Planning Committee's (formerly known as the Growth Committee) directive to annex power-of-attorneys where feasible and in a timely manner. The annexation includes 7 lots in the High Country Business Park and a parcel deeded to the City of Grand Junction for the Riverfront trail system (Blue Heron Trail). Total area of the annexation is 9.9 acres and includes three businesses. These are Colorado Beverage Distributing, Inc (beverage distributor), RE Landscape Services (landscape contractor), and LTD Edition Enterprises, Inc. (limited addition artwork).

### ANNEXATION PETITION TOTALS (not including the City owned parcel)

# of parcels (total) = 7

# of parcels that signed power-of-attorney = 7 (100%)

# of acres signed for = 8.7 (100%)

# of acres including City owned parcel = 9.9

# of current owners (total) = 8

# of owners represented by power-of-attorneys = 8 (100%)

Pursuant to C.R.S. 31-12-104, the High Country Business Park 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 is or 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.

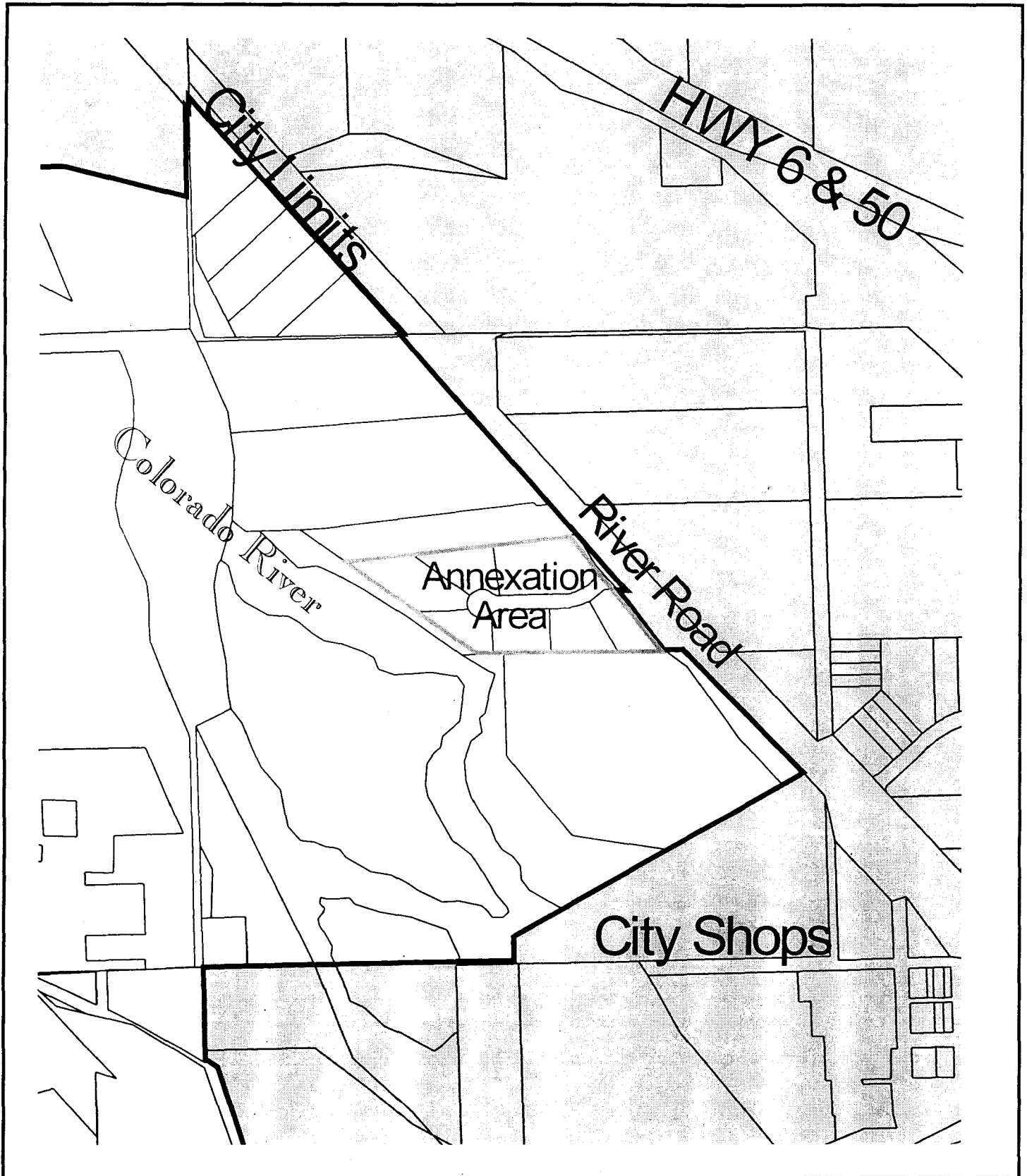
**FISCAL IMPACTS:** Staff is currently analyzing the potential financial impacts to the City for this annexation. A financial analysis or statement will be provided to Council by second reading of the annexation ordinance.

**STAFF RECOMMENDATIONS:**

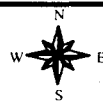
Staff recommends approval.

*Approved on Consent*

# HIGH COUNTRY BUSINESS PARK ANNEXATION



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.



MP  
8/26/96



September 11, 1996

David Thornton, Community Development Department

Re: High Contry Business Park Annexation

The above referenced annexation is currently served by sewer from the 201 Sewer System .

Solid Waste Services will be offered to the commercial businesses as part of our regular waste services. In all areas of the City , solid waste competes with other haulers for commercial services.

*contact → #*

*Send letter cc*

*- zoning I-1, PZ  
- schedule*

*Darren Sturr*

*Sent to other 2 business owners as well.*

September 12, 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

Colorado Beverage Distributing, Inc.  
2557 River Road  
Grand Junction, CO 81505

Dear Colorado Beverage Distributing, Inc.,

As stated in an earlier letter dated August 22nd, the City has begun the annexation process for properties located around High Country Court. The City must assign each parcel a City zone since the current County zone will not apply under City land use jurisdiction. The City will exercise land use jurisdiction beginning October 16th.

City Staff anticipate recommending a light industrial (I-1) zone for all parcels except the City owned parcel which contains the riverfront trail. This parcel will likely receive a public zone (PZ). Your current zone in Mesa County is Industrial. Attached is zoning matrix which shows which uses are allowed in each zone. All three businesses currently located in the annexation are allowed in the City's light industrial zone. If you have any concerns with the proposed light industrial zone please contact me ASAP. Planning Commission will recommend a zone to City Council at their October 1st meeting and City Council will decide the zoning at their November 6th meeting.

City solid waste services are available to commercial businesses if they request it. Contact Darren Starr at 244-1493 if you would like to find out prices for receiving this service.

Sincerely,

Mike Pelletier  
Associate Planner (244-1451)

Enclosure

To: \*ANNEXATION TEAM  
Cc: Mikepel  
From: David Thornton  
Subject: High Country Business Park Annexation  
Date: 9/16/96 Time: 11:30AM

Please note that as part of the High Country Business Park Annexation, there is a portion of the Blue Heron II trail section that will now be in the City limits. Please see the impact report sent to you September 4th, (hard copy). If you have any questions, please call me, x1450.

Thanks,

Dave T.

**UTE WATER CONSERVANCY DISTRICT**

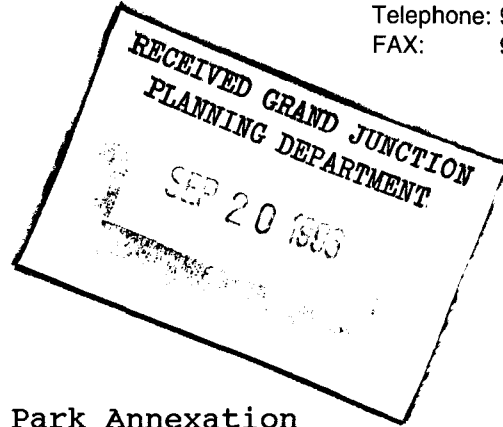
560 25 Road, P.O. Box 460  
Grand Junction, CO 81502

Office  
Telephone: 970-242-7491  
FAX: 970-242-9189

Treatment Plant  
Telephone: 970-464-5563  
FAX: 970-464-5443

September 19, 1996

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



Re: Proposed High Country Business Park Annexation

Dear Dave:

Domestic water service including fireline flows for future development in the subject area to be annexed will be served from an 8-inch main located in River Road and extending to the end of High Country Court as shown on the attached marked copy of the annexation area sketch. The River Road main dead ends just past (south east) High Country Court. There are two existing fire hydrants located on High Country Court.

Call us if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ralph W. Ohm".

Ralph W. Ohm, P.E.  
Superintendent Transmission/Distribution

cc: Jim Bright - Grand Junction Fire Department

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**  
Dan Wilson, City Attorney  
Mark Relph, Public Works Manager  
Tim Woodmansee, Property Agent  
Greg Trainor, Utility Manager  
Terry Brown, Technical Service Supervisor  
Darren Starr, Sanitation Division Supervisor  
Don Newton, City Engineer  
Doug Cline, Streets Superintendent  
Don Hobbs, Parks Manager  
Jim Bright, Fire Department  
Marty Currie, Police Captain  
Lanny Paulson, Budget Coordinator  
Jodi Romero, Customer Service Manager  
Stephanie Nye, City Clerk  
Debbie Kovalik, Director of VCB  
Jan Koehn, Code Enforcement Supervisor  
Kathy Portner, Planning Supervisor  
Beth Meek, Communication Supervisor  
Jo Millsaps, Zoning Administrator  
Ralph Ohm, Ute Water Conservancy

FROM: Dave Thornton, Community Development Department  
RE: **IMPACT REPORT- HIGH COUNTRY BUSINESS PARK ANNEXATION**  
DATE: September 4, 1996

On Wednesday, September 4th, a resolution for the intent to annex the High Country Business Park Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on October 16th, with second reading on November 6th. The annexation will be effective December 8, 1996. As a result, I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. **I need your impact reports by September 27, 1996. Please either submit by E-mail via attachment using Word and/or by hard copy if a spread sheet is used. Thank you.**

*Reminder: Report only direct budgetary impacts instead of incremental service delivery impacts. Also, double check your total impact dollars to make sure it is realistic and makes sense.*

## HIGH COUNTRY BUSINESS PARK ANNEXATION SUMMARY

**File Number:** ANX#96-192  
**Location:** High Country Court off River Road  
**Parcels:** 8  
**Estimated Population:** 0  
**# of Parcels (owner occupied):** 0  
**# of Dwelling Units:** 0  
**Acres:** 9.9  
  
**Developable Acres Remaining:** 4.5

**The annexation includes the following right-of-way:**  
High Country Court - 620 feet

**Current Businesses:** Colorado Beverage Distributing, Inc. (beverage dist.)  
RE Landscape Services (landscape contractor)  
LTD Edition Enterprises, Inc. (limited addition artwork)

**Previous County Zoning:** Industrial  
**Proposed City Zoning:** Light Industrial  
**Current Land Use:** Industrial  
**Future Land Use:** Same

**Assessed Values:** Land = \$14,880  
Improvements = \$335,030  
TOTAL VALUE = \$349,910

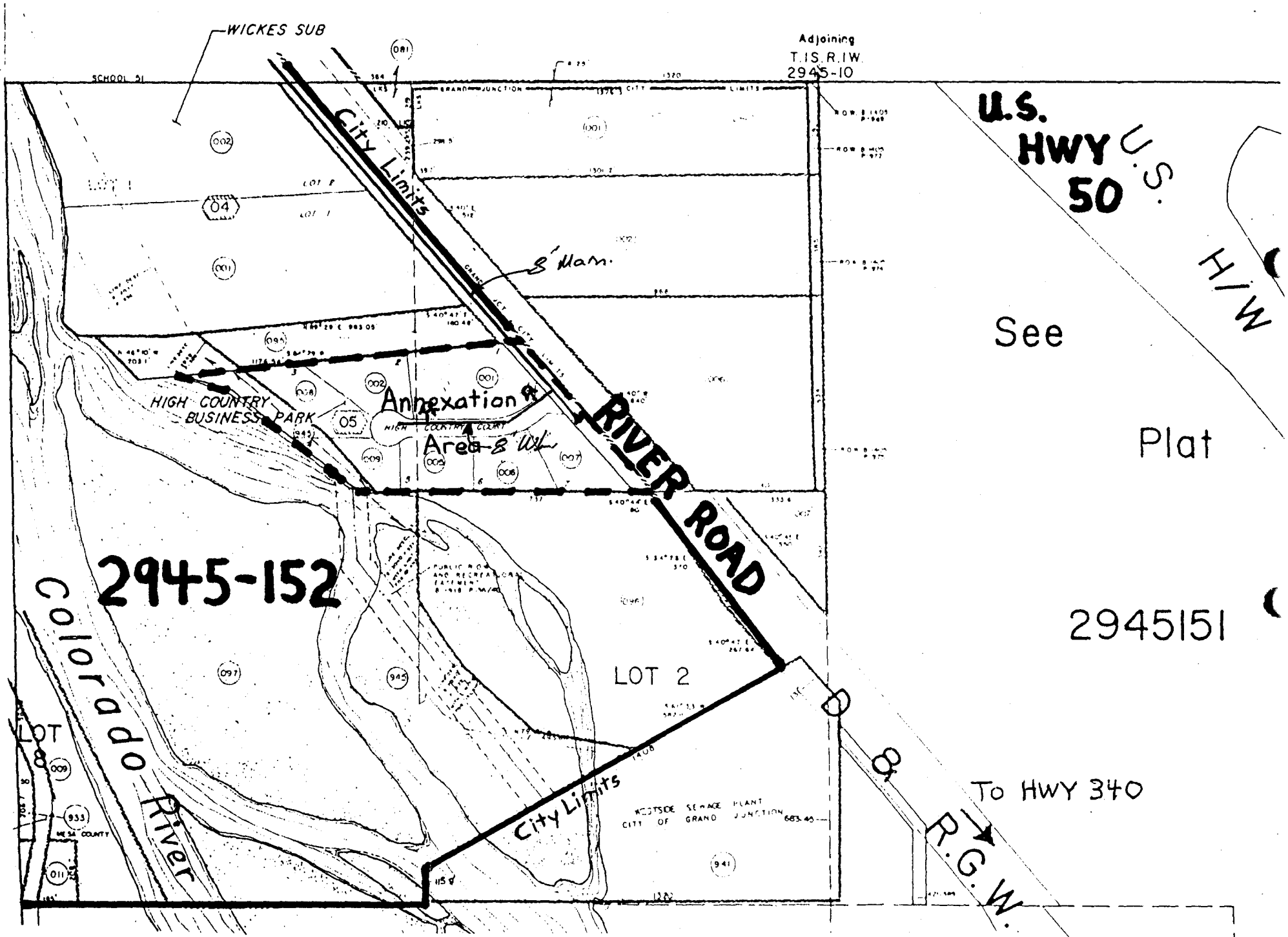
**Census Tract:** 9

**Address Ranges:** High Country Court (all)

**Special Districts:**  
**Water:** Ute Water  
**Sewer:**  
**Fire:** Grand Junction Rural Fire  
**Drainage:** Grand Junction Irrigation & Drainage  
**School:** District 51  
**Irrigation:**  
**Pest:**  
**Other:**

**Type of Petition (property owner, P.O.A., or Enclave):** Power-of-Attorney

# HIGH COUNTRY BUSINESS PARK ANNEXATION



Approved 4-0

STAFF REVIEW

FILE: #ANX-96-192 HIGH COUNTRY BUSINESS PARK ANNEXATION - ZONE OF ANNEXATION

DATE: October 1, 1996

STAFF: Mike Pelletier

ACTION REQUESTED: Staff requests that Planning Commission recommend I-1 (Light Industrial) zoning and Public Zone (PZ) for the High Country Business Park Annexation.

LOCATION: High Country Court off River Road north of City Shops

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY:

Staff recommends a light industrial zoning for the seven privately owned parcels in the High Country Business Park Annexation and a public zone for the one City owned parcel within the annexation.

EXISTING LAND USE:	Light Industrial
PROPOSED LAND USE:	Light Industrial and Blue Heron II Trail
SURROUNDING LAND USE	
NORTH:	Residence; Frostline, USA
SOUTH:	Agriculture; Residence
EAST:	Agriculture; Residence
WEST:	Colorado River
EXISTING COUNTY ZONING:	Industrial
PROPOSED CITY ZONING:	Light Industrial and Public Zone
SURROUNDING ZONING	
NORTH:	Industrial (County)
SOUTH:	Industrial (County)
EAST:	Light Commercial (City)
WEST:	AFT (County)

STAFF ANALYSIS:

This annexation contains eight parcels and 9.9 acres. There are currently 3 businesses operating within the annexation and a City owned parcel that contains a portion of the Blue Heron II trail. The three businesses include Colorado Beverage Distributing, Inc. (a beverage distributor), RE Landscape Services (a landscape



contractor), and LTD Edition Enterprises, Inc. (a limited addition artwork manufacturer). The remaining four parcels are vacant.

The character of the surrounding area is transitional residential, transitional agriculture, and light industrial. The owners of the businesses have been notified of Staff's recommendation of light industrial zoning and have not made Staff aware of any objections.

The zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zone. The criteria are as follows:

- A. Was the existing zone an error at the time of adoption?  
*Response: No, the County Industrial zone is appropriate..*
- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?  
*Response: The area is becoming increasingly more industrial as agricultural land develops.*
- C. Is there an area of community need for the proposed rezone?  
*Response: State law requires that the City give the land a City zone.*
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?  
*Response: It is compatible with surrounding uses..*
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?  
*Response: Not applicable.*
- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?  
*Response: Yes, the Growth Plan recommends commercial/industrial*
- G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?  
*Response: Utilities can be easily extended to the area.*

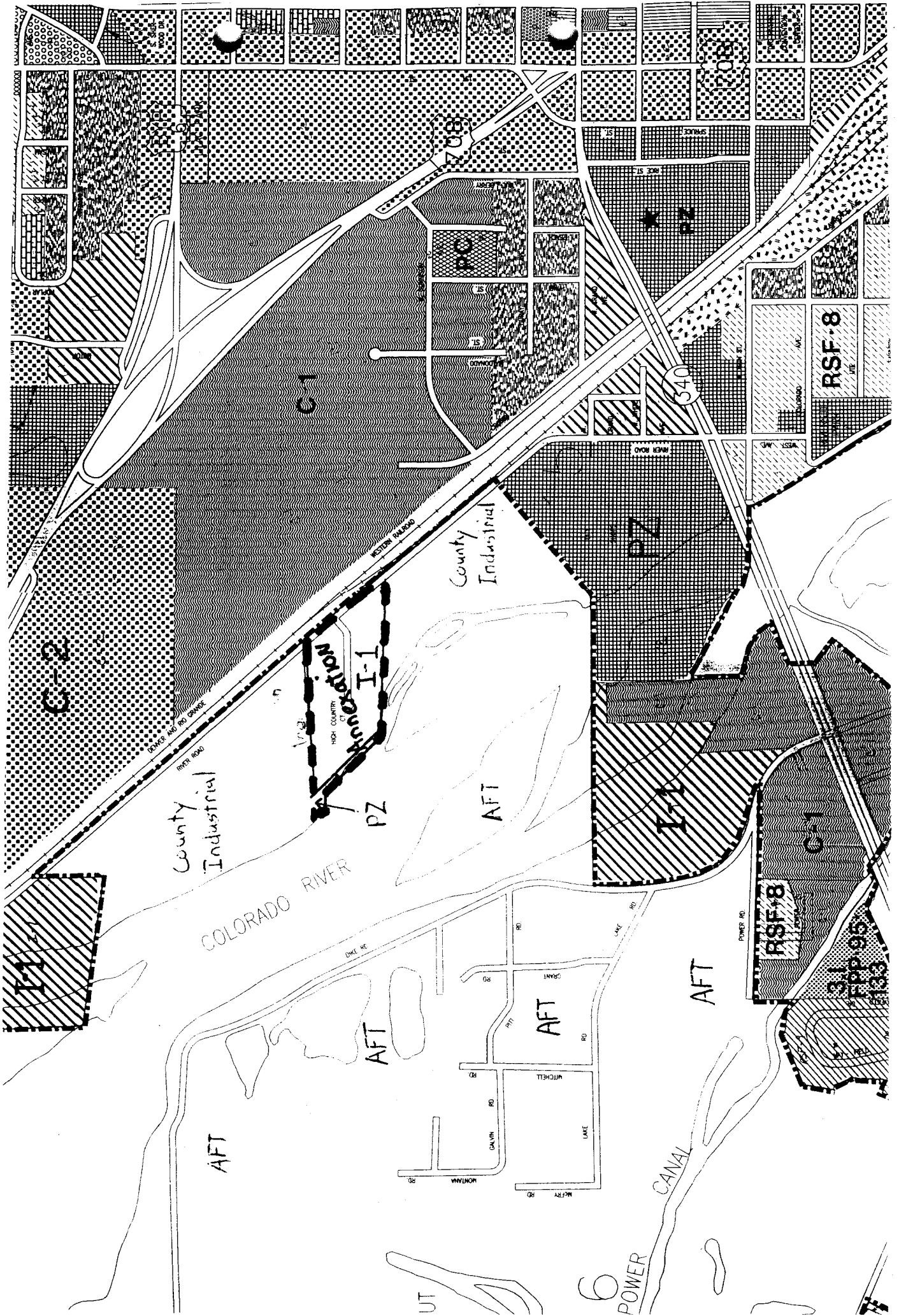
**STAFF RECOMMENDATIONS:**

Light Industrial (I-1) zoning

**RECOMMENDED PLANNING COMMISSION MOTIONS:**

Mr. Chairman, on item #ANX-96-192 a zone of annexation for the High Country Business Park Annexation, I move that we forward to City Council a recommendation of light industrial (I-1) zoning and a public zone for the City owned property.

HIGH COUNTRY BUSINESS PARK ANNEXATION  
ZONING MAP



MEMORANDUM

DATE: October 1, 1996  
 TO: Dave Thornton  
 FROM: Darryll Darlington  
 RE: Cost Impact Estimates - High Country Business Park Annexation

Total Single Lane Miles:  
                                 Paved -w- C. & G.                                  0.12 miles  
                                 Total Paved Single Lane Miles                                  0.12 miles

Annualized **Street Maintenance** Costs:

Leaf & Trash Removal	0.12 miles @ \$ 160 = \$	N/A
Street Cleaning	0.24 miles @ \$1,312 = \$	315
Snow Removal	0.12 miles @ \$ 355 = \$	40
Sealcoat	0.12 miles @ \$ 664 = \$	80
Patching	0.12 miles @ \$1,807 = \$	217
Grading	0.00 miles @ \$1,380 = \$	0
* Storm Drainage	0.12 miles @ \$ 251 = \$	30
Irrigation	0.12 miles @ \$ 108 = \$	N/A
<b>TOTAL</b>		<b>\$ 682</b>

\* NOTE: Storm water drains from the West end of Cul de sac: shallow concrete pan that goes West, under the River Front Trail, and drains into the river. Concerned about this being acceptable system.

**STREET LIGHTING:**

	Annual Cost	Initial Cost
	<u>        </u>	<u>        </u>
Existing Lighting:	0	0
Additional Lighting Needs: Underground Installation Costs (2 ea. @ \$2,000)		\$ 4,000

Utility Costs (2 ea. @ \$12.86 mo.)	\$ 308.64	
Total	\$ 308.64	\$ 4,000

---

TRAFFIC SERVICES:	Annual Cost	Initial Cost
	_____	_____
Traffic Signs	-0-	\$ 12
Traffic Striping	-0-	-0-
Traffic Signals (none at this time)	-0-	-0-
_____	_____	_____
Total	\$ 0	\$ 12

cc: Mark Relph  
 Doug Cline

file doc: anntemp2

PROPOSED ANNEXATION COSTS WITHIN THE PUBLIC WORKS DIVISION

DATE: October 2, 1996

file: anex\_hcb

Annexation: **High Country Business Park**

STREET MAINTENANCE	Leaf & Trash		Street Cleaning		Snow Removal		Storm Drainage			Irrigation		Serv Other	Subtotal		
	Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Annual	Annual	Initial Equip.	Initial Operat.	Annual
	\$99	\$19	\$154	\$157	\$50	\$43	\$32	\$0	\$30	\$17	\$13	\$1	\$352	\$0	\$264

STREET MAINTENANCE (cond.)	Street Grading			Patching			Crackfill			Seal Coat			Subtotal			SUBTOTAL ST. MAIN.		
	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Initial Operat.	Annual	Initial Equip.	Initial Operat.	Annual
	\$0	\$0	\$0	\$173	\$0	\$217	\$40	\$0	\$28	\$74	\$0	\$80	\$287	\$0	\$325	\$639	\$0	\$588

TRAFFIC SERVICES	Traffic Signs			Traffic Striping			Traffic Signals			Street Lighting		SUBTOTAL TRAF. SERV.				
	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Capital (8)	Annual	Initial Capital	Initial Equip.	Initial Operat.	Annual	
	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$309	\$4,000	\$0	\$12	\$309	

MISC. SERVICES	Concrete Replacement (4)			Contract Overlay (4)			201 Fund Constr.	Annual	Fire Line Upgrades	G.I.S.	Subtotal Misc.			TOTAL				
	Constr.	Eng.(1)	Subtotal	Constr.	Eng.(2)	Subtotal	Initial	(3 & 5)	(6)	(7)	Initial Capital	Operat.	Annual	Initial Capital	Initial Equip.	Initial Operat.	Annual	
	\$113	\$17	\$129	\$204	\$24	\$228	\$0	\$564	\$0	\$0	\$0	\$0	\$0	\$922	\$4,000	\$639	\$12	\$1,819

- (1) Engineering cost estimated at 15% of the construction costs (constr. cost @ \$938/curb-lane mile)
- (2) Engineering cost estimated at 12% of the construction costs (constr. cost @ \$1,700/paved single-lane mile)
- (3) Does not include Concrete Replacement, Contract Overlay, or Water line upgrades for fire protection.
- (4) The costs for the Overlays & Concrete are an annual cost.
- (5) Estimated annual cost for major capital improvements (201 fund; Public Works Division) @ \$4,700 per single-lane mile.
- (6) Use/Clifton water line upgrades for fire protection for pipes 4 inches and less in diameter. Cost estimate provided by Fire Department.
- (7) The cost estimated for the GIS is an INITIAL cost based upon \$10 per acre to bring an area in the County to the standards the City Requires.
- (8) The initial cost of street lighting is the total Capital cost (i.e. 201 Fund) of lighting installed for the annexation.

Annexation Road lengths:

Single-Lane Miles	
Paved	0.12
Gravel	0.00
<b>Total</b>	<b>0.12</b>
Curb-Lane Miles	
	0.12

Annual Maintenance Costs:

Leaf/Trash remo	\$160	per total single-lane mile	Patching	\$1,807	per total single-lane mile
Street Sweeping	\$1,312	per curb-lane mile	Grading	\$1,380	per total single-lane mile
Snow Removal	\$355	per total single-lane mile	Storm Drainage	\$251	per total single-lane mile
Seal Coating	\$664	per total single-lane mile	Irrigation	\$108	per total single-lane mile
Crackfill	\$235	per paved single-lane mile	Serv. to Others	\$11	per total single-lane mile

[A] OPERATING EXPENDITURES:

* Operating Costs (annual):	\$897
Operating Costs (initial)	\$12
** Equipment Purchases (initial):	\$639
<b>TOTAL OPERATING COSTS</b>	<b>\$1,548</b>

- \* Annual Operating Cost does not include annual capital costs.
- \*\* Equipment Purchases include the incremental cost of additional equipment per lane mile.
- \*\*\* Street lighting includes the total cost of installation throughout the annexation.
- \*\*\*\* Streets/Eng. includes capital improvements of concrete replacement and HBP overlay.
- \*\*\*\*\* 201 Fund is an estimated annual cost based upon an average Public Works Division spending per year (\$4,100,000).
- \*\*\*\*\* Water line upgrades for fire protection are for pipes less than and equal to 4 inches and arc shown as 1/3 of the total cost.
- \* Initial cost for 201 Fund is for specific projects.

[B] CAPITAL IMPROVEMENTS:

*** Street Lighting (initial):	\$4,000
**** Streets/Eng (annual):	\$358
***** 201 Fund (annual):	\$564
* 201 Fund (initial):	\$0
***** Fire Line Upgrades (initial):	\$0
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>\$4,922</b>

Total Initial Costs:	\$4,651
Total Annual Costs:	\$1,819

## STAFF REVIEW

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FILE: #ANX-96-192      HIGH COUNTRY BUSINESS PARK ANNEXATION

DATE: October 16, 1996

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council accept the annexation petition and approve on first reading the High Country Business Park Annexation.

LOCATION: High Country Court, which is located off River Road north of City Shops

APPLICANTS: City of Grand Junction

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**EXECUTIVE SUMMARY:** The owners of the 7 lots surrounding High Country Court signed a power-of-attorney to join the City as part of a sewer service agreement in February of 1995. Staff requests that City Council approve the resolution for the referral of petition for the 9.9 acre High Country Business Park annexation, and set a hearing for second reading for November 6, 1996.

**STAFF ANALYSIS:** This annexation is a 100% petition utilizing power-of-attorneys for annexation. This annexation is being brought before Council in response to the Urban Planning Committee's (formerly known as the Growth Committee) directive to annex power-of-attorneys where feasible and in a timely manner. The annexation includes 7 lots in the High Country Business Park and a parcel deeded to the City of Grand Junction for the Riverfront trail system (Blue Heron Trail). Total area of the annexation is 9.9 acres and includes three businesses. These are Colorado Beverage Distributing, Inc. (beverage distributor), RE Landscape Services (landscape contractor), and LTD Edition Enterprises, Inc. (limited addition artwork).

### ANNEXATION PETITION TOTALS (not including the City owned parcel)

# of parcels (total) = 7

# of parcels that signed power-of-attorney = 7 (100%)

# of acres signed for = 8.7 (100%)

# of acres including City owned parcel = 9.9

# of current owners (total) = 8

# of owners represented by power-of-attorneys = 8 (100%)

Pursuant to C.R.S. 31-12-104, the High Country Business Park Annexation is eligible to be annexed.

It complies with the following:

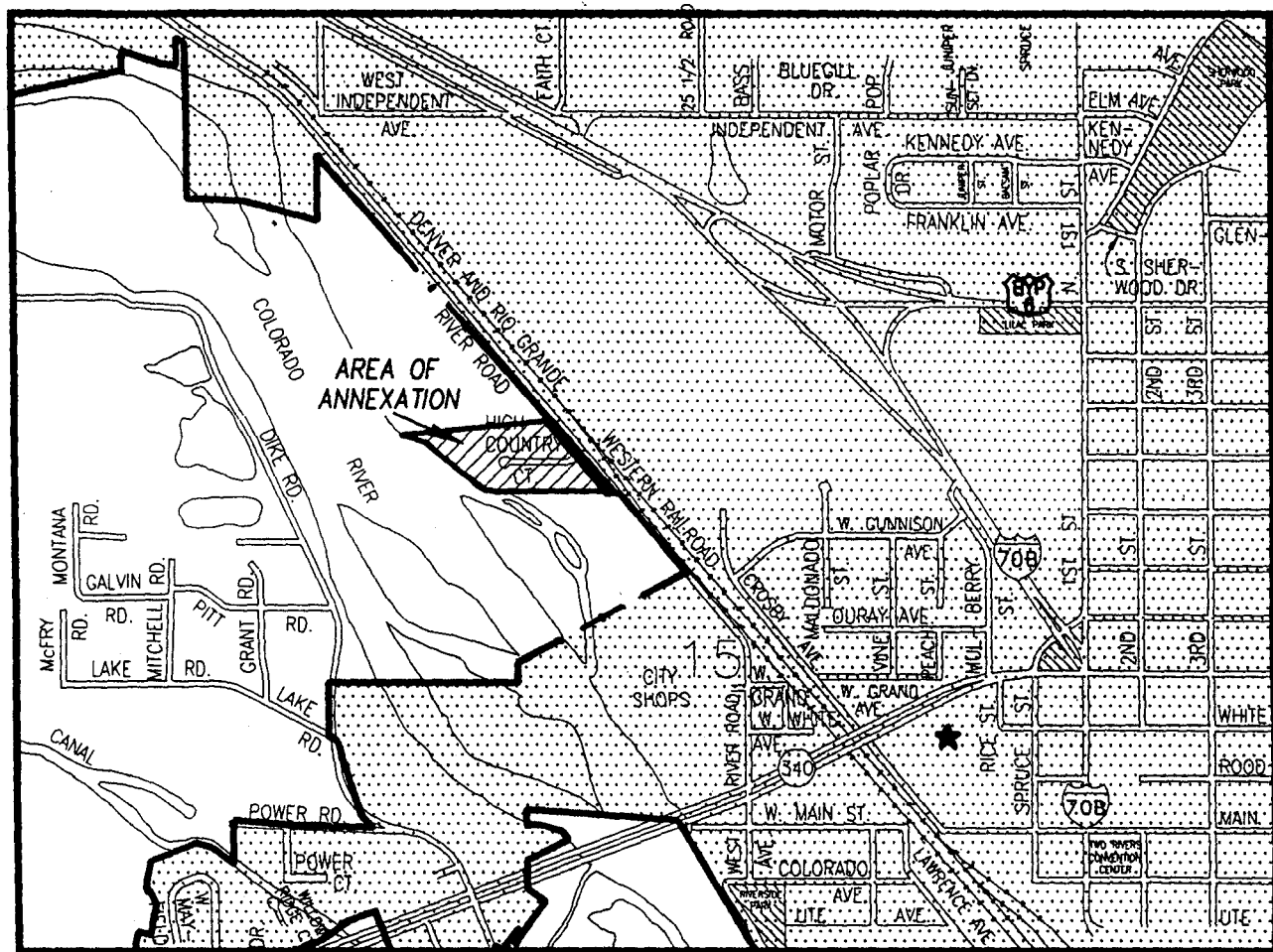
- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and 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 is or 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:** Staff is currently analyzing the potential financial impacts to the City for this annexation. A financial analysis or statement will be provided to Council by second reading of the annexation ordinance.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

(highcoun.rpt)



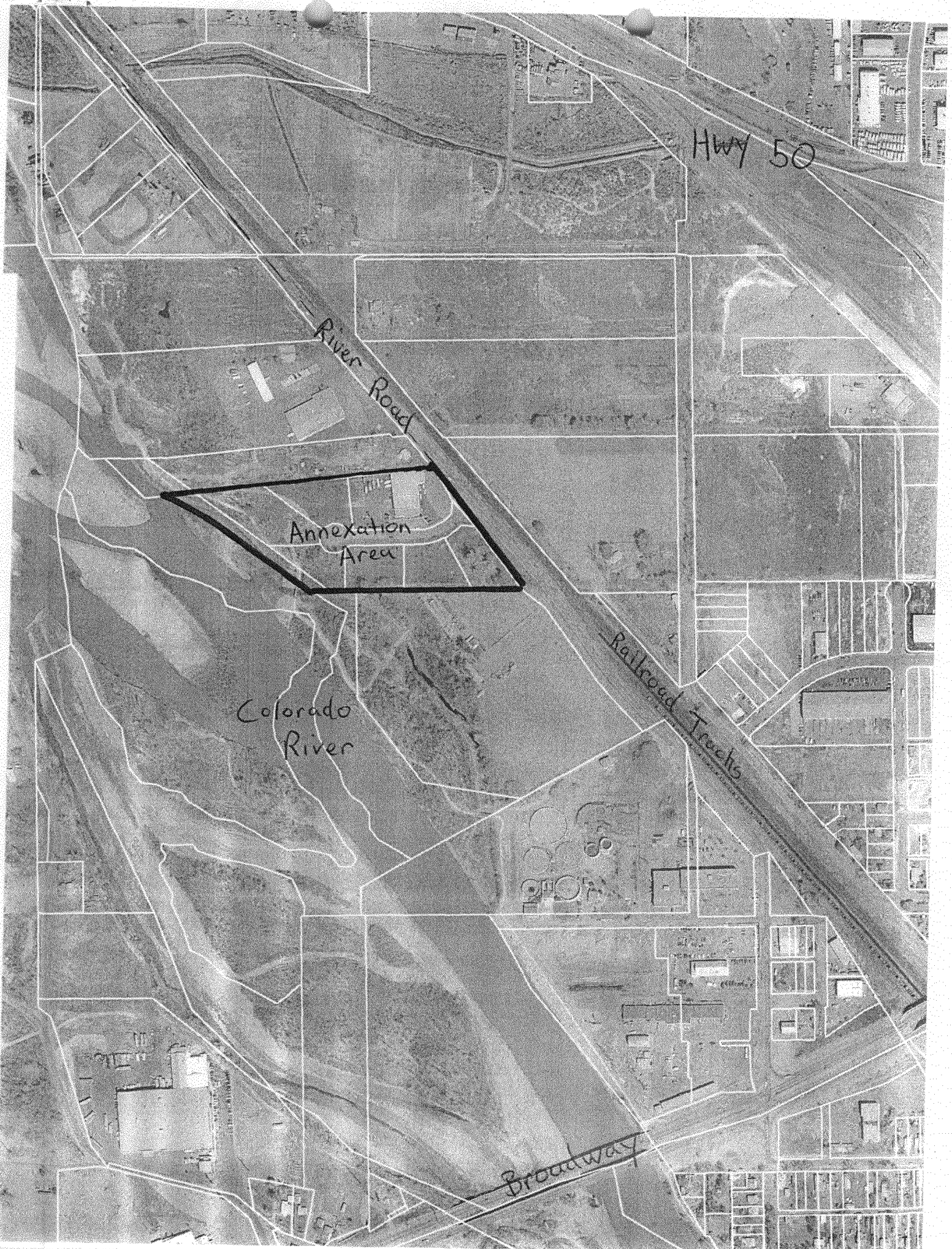
VICINITY MAP

N.T.S.

4 NW 1/4

DESCRIPTION





HWY 50

River Road

Annexation Area

Colorado River

Railroad Tracks

Broadway



contractor), and LTD Edition Enterprises, Inc. (a limited addition artwork manufacturer). The remaining four parcels are vacant.

The character of the surrounding area is transitional from agriculture to light industrial. The owners of the businesses have been notified of Staff's recommendation of light industrial zoning and have not made Staff aware of any objections.

The zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zone. The criteria are as follows:

- A. Was the existing zone an error at the time of adoption?  
*Response: No, the County Industrial zone is appropriate..*
- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?  
*Response: The area is becoming increasingly more industrial as agricultural land develops.*
- C. Is there an area of community need for the proposed rezone?  
*Response: State law requires that the City give the land a City zone..*
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?  
*Response: It is compatible with surrounding uses..*
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?  
*Response: Yes, this Mesa County industrial zoned area is currently adjacent to the City boundary and receives many benefits from such. Through annexation, the community will benefit by an increase in tax dollars from this area.*
- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?  
*Response: Yes, the Growth Plan recommends commercial/industrial*
- G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?  
*Response: Utilities are available to the area.*

**STAFF RECOMMENDATIONS:**

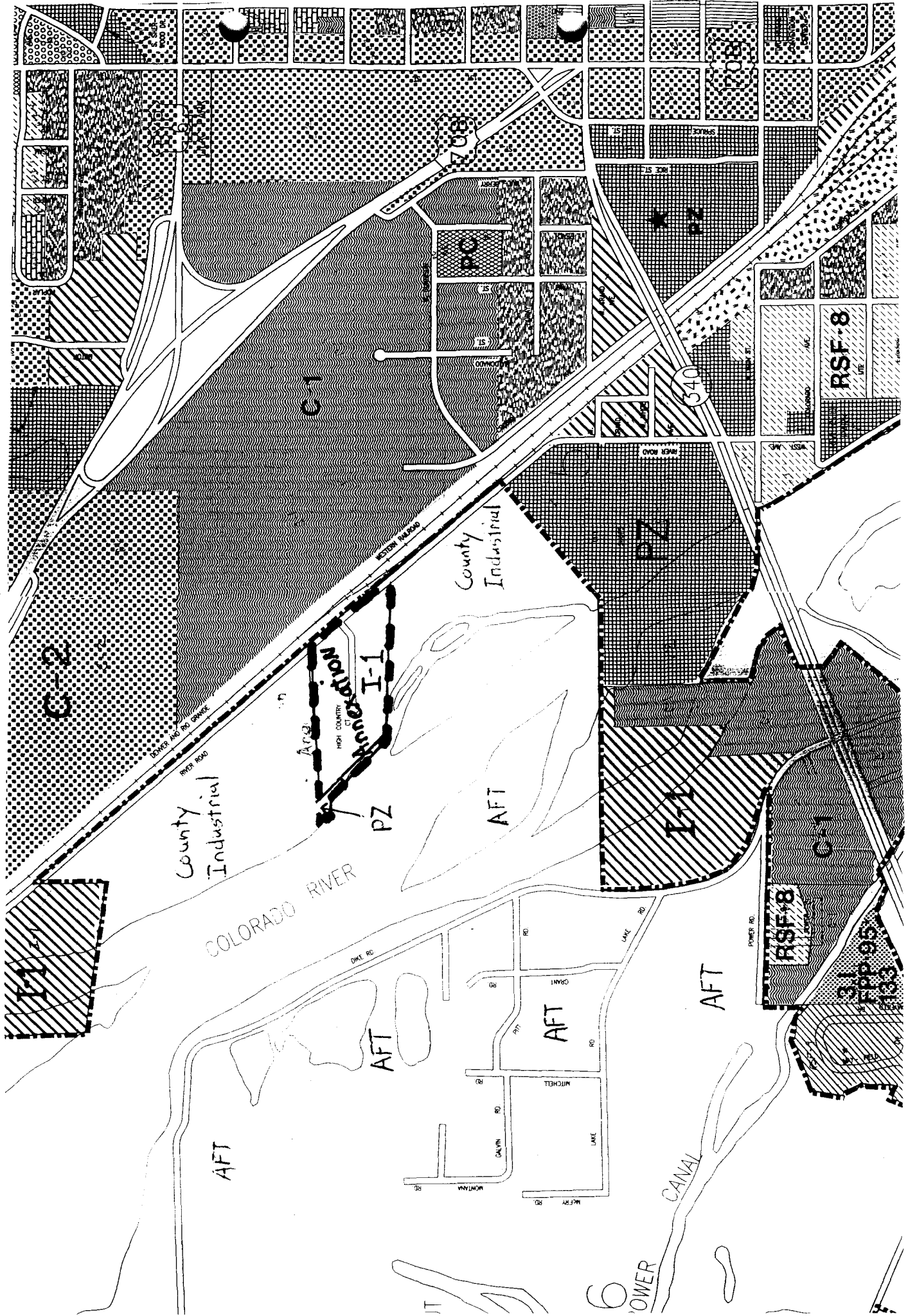
Light Industrial (I-1) zoning and a public zone (PZ) for the City owned property.

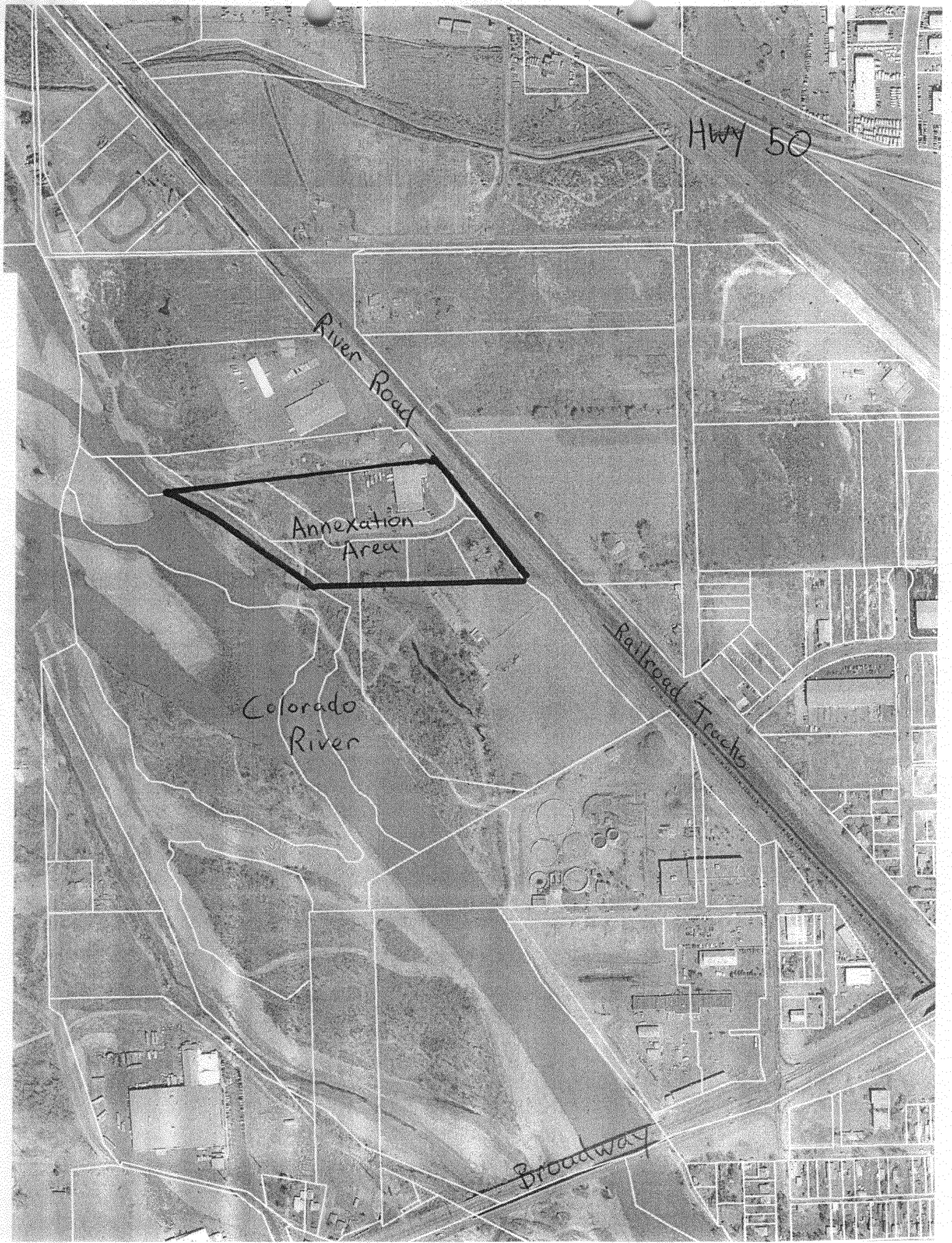
**PLANNING COMMISSION RECOMMENDATION:**

Light Industrial (I-1) zoning and a public zone (PZ) for the City owned property.



HIGH COUNTRY BUSINESS PARK ANNEXATION  
ZONING MAP





HWY 50

River Road

Annexation Area

Colorado River

Railroad Tracts

Broadway



High Country Business Park Annexation

For City Council 10/16/96

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the High Country Business Park 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 10/16/96

(eligible)



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

October 23, 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. 100-96 adopted by the City Council on October 16, 1996. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the High Country Business Park 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 Kathy Portner, the Acting Director of the Community Development Department, at 244-1430. Thank you.

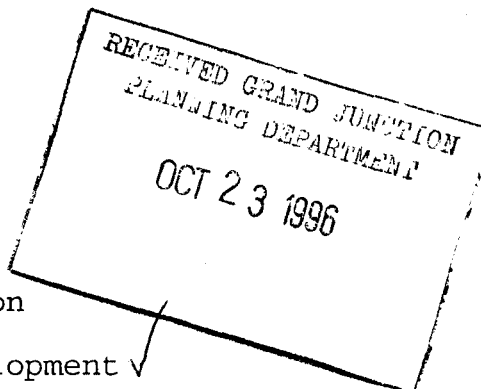
Sincerely,

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

Stephanie Nye, CMC/AAE  
City Clerk

SN:tm

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



## STAFF REVIEW

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FILE: #ANX-96-192      HIGH COUNTRY BUSINESS PARK ANNEXATION

DATE: November 6, 1996

STAFF: David Thornton

**ACTION REQUESTED:** It is recommended that City Council approve on second reading the High Country Business Park Annexation.

LOCATION: High Country Court, which is located off River Road north of City Shops

APPLICANTS: City of Grand Junction

---

**EXECUTIVE SUMMARY:** The owners of the 7 lots surrounding High Country Court signed a power-of-attorney to join the City as part of a sewer service agreement in February of 1995. It is recommended that City Council approve the ordinance to annex the 9.9 acre High Country Business Park Annexation.

**STAFF ANALYSIS:** This annexation is a 100% petition utilizing power-of-attorneys for annexation. This annexation is being brought before Council in response to the Urban Planning Committee's (formerly known as the Growth Committee) directive to annex power-of-attorneys where feasible and in a timely manner. The annexation includes 7 lots in the High Country Business Park and a parcel deeded to the City of Grand Junction for the Riverfront trail system (Blue Heron Trail). Total area of the annexation is 9.9 acres and includes three businesses. These are Colorado Beverage Distributing, Inc. (beverage distributor), RE Landscape Services (landscape contractor), and LTD Edition Enterprises, Inc. (limited addition artwork).

### ANNEXATION PETITION TOTALS (not including the City owned parcel)

# of parcels (total) = 7

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# of acres signed for = 8.7 (100%)

# of acres including City owned parcel = 9.9

# of current owners (total) = 8

# of owners represented by power-of-attorneys = 8 (100%)



Pursuant to C.R.S. 31-12-104, the High Country Business Park 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 is or 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:** Due to the existing and future commercial/industrial businesses located within this annexation, future financial impacts will be positive.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

CC Approved  
7-0

(highcoun.rpt)



Hwy 50

River Road

Annexation Area

Colorado River

Railroad Tracks

Broadway



contractor), and LTD Edition Enterprises, Inc. (a limited addition artwork manufacturer). The remaining four parcels are vacant.

The character of the surrounding area is transitional from agriculture to light industrial. The owners of the businesses have been notified of Staff's recommendation of light industrial zoning and have not made Staff aware of any objections.

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*Response: No, the County Industrial zone is appropriate..*
- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?  
*Response: The area is becoming increasingly more industrial as agricultural land develops.*
- C. Is there an area of community need for the proposed rezone?  
*Response: State law requires that the City give the land a City zone.*
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?  
*Response: It is compatible with surrounding uses..*
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?  
*Response: Yes, this Mesa County industrial zoned area is currently adjacent to the City boundary and receives many benefits from such. Through annexation, the community will benefit by an increase in tax dollars from this area.*
- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?  
*Response: Yes, the Growth Plan recommends commercial/industrial*
- G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?  
*Response: Utilities are available to the area.*

**STAFF RECOMMENDATIONS:**

Light Industrial (I-1) zoning and a public zone (PZ) for the City owned property.

**PLANNING COMMISSION RECOMMENDATION:**

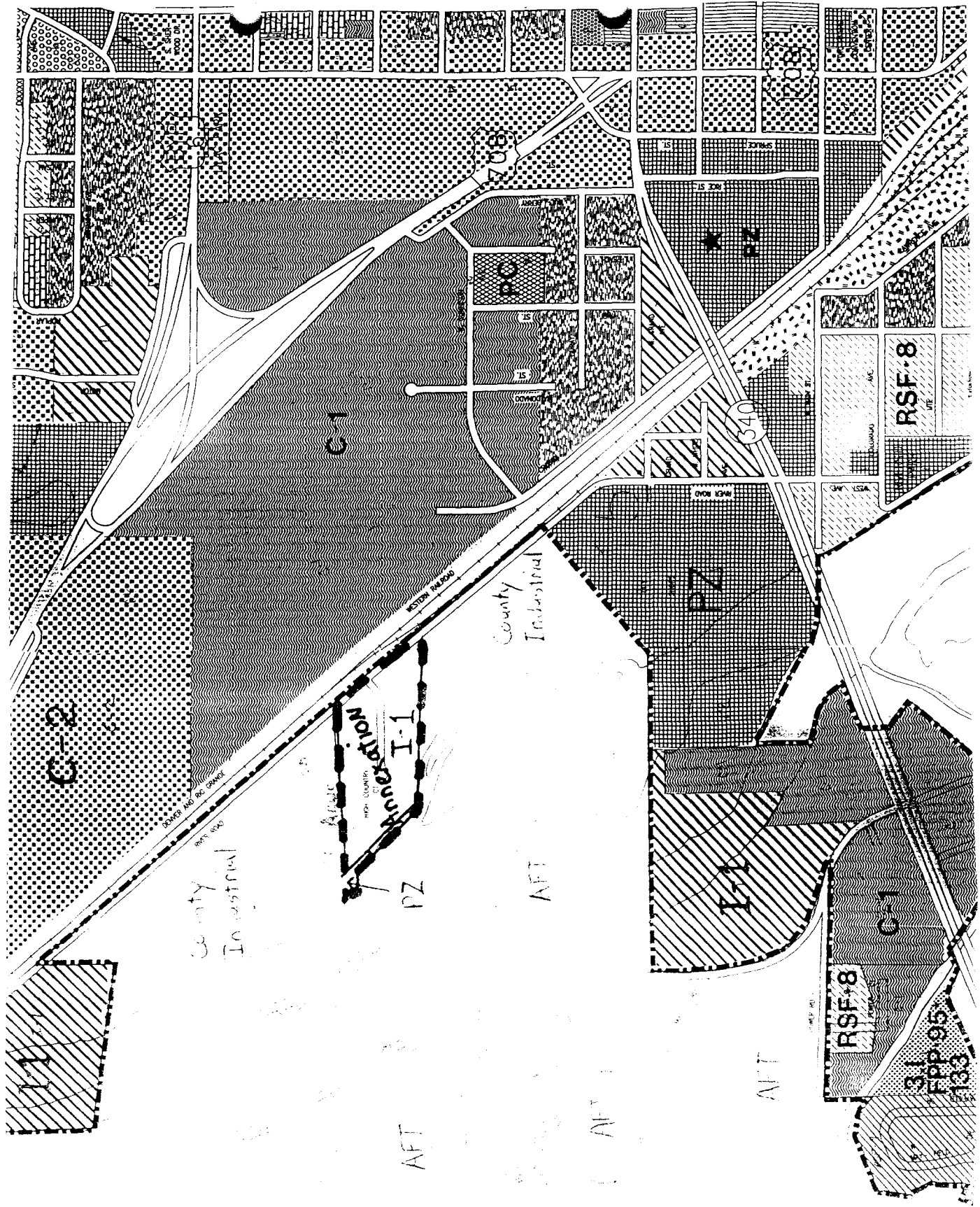
Light Industrial (I-1) zoning and a public zone (PZ) for the City owned property.

(HIGHZONE.RPT)

CC Approved  
7-0



HIGH COUNTRY BUSINESS PARK ANNEXATION  
ZONING MAP



WER

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. \_\_\_\_\_**

**Ordinance Zoning the High Country Business Park Annexation**

Recitals.

The following property has been annexed to the City of Grand Junction as the High Country Business Park Annexation and requires a City zoning designation be applied to the property.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of Light Industrial (I-1) zoning and approval of the Public Zone (PZ) zoning.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Industrial (I-1) zone district and the Public Zone (PZ) zone district be established.

The City Council finds that the I-1 and PZ zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The following described property be zoned Light Industrial (I-1):

A parcel of land situate in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and in Lot 1 of Section 15, 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 southwest corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 15, thence S 89°56'10" W along the south line of Lot 1 of

said Section 15 a distance of 120.93 feet to a point; thence along a line as described in Book 2028 at Page 109 of the records of the Mesa County Clerk and Recorder; thence along said line the following 2 courses:

- 1) N 41°34'57" W a distance of 246.70 feet;
- 2) N 52°22'41" W a distance of 364.79 feet to a point on the north boundary of High Country Business Park; thence N 84°25'29" E along the north boundary of said High Country Business Park a distance of 847.24 feet to a point on the southwesterly right-of-way line for River Road; thence S 40°50'31" E along the southwesterly right-of-way line for said River Road a distance of 645.88 feet to a point on the south line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  ; thence S 89°56'10" W along the south line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 692.03 feet to the point of beginning.

The following described property be zoned Public Zone (PZ):

A parcel of land situate in Lot 1 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 15, thence S 89°56'10" W along the south line of Lot 1 of said Section 15 a distance of 120.93 feet to a point on the northeasterly bank of the Colorado River and True Point of Beginning of the parcel described herein; thence along the northeasterly bank of said Colorado River the following 4 courses:

- 1) N 80°55'52" W a distance of 76.01 feet;
- 2) N 53°30'26" W a distance of 229.15 feet;
- 3) N 51°11'13" W a distance of 303.64 feet;

4) N 72°58'53" W a distance of 166.89 feet to a point on the north boundary of High Country Business Park; thence N 84°25'29" E along the north boundary of said High Country Business Park a distance of 203.75 feet to a point on a line as described in Book 2028 at Page 109 of the records of the Mesa County Clerk and Recorder; thence along said line the following 2 courses:

- 1) S 52°22'41" E a distance of 364.79 feet;
- 2) S 41°34'57" E a distance of 246.70 feet to the point of beginning.

Introduced on first reading this 16th day of October, 1996.

PASSED and ADOPTED on second reading this \_\_\_\_\_ day of November, 1996.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(highzone.ord)





City of Grand Junction, Colorado

250 North Fifth Street

81501-2668

FAX: (970)244-1599

November 13, 1996

Colorado Beverage Distributing Inc.  
2557 River Road  
Grand Junction, CO 81505-7216

Dear Colorado Beverage Distributing Inc.,

On November 6, 1996, the City Council approved the High Country Business Park Annexation on second reading. This annexation will become effective on December 8, 1996. Therefore, on behalf of the citizens of Grand Junction, I welcome you to the City. We are very proud of our community and the services our City provides. The addition of your area to our corporate limits will help to make Grand Junction even better.

Attached is information about the City and its services, including items specifically pertaining to your property. Please take a moment to review it, and keep it on hand for future reference.

We strongly believe that the citizens of Grand Junction are the City's greatest asset. Therefore, we encourage your participation and support in all aspects of City government. If you need assistance, please call the appropriate number on the enclosed list. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Linda Afman". The signature is written in a cursive style with a large, stylized initial "L".

Linda Afman  
Mayor

enclosure

# HIGH COUNTRY BUSINESS PARK ANNEXATION

## CITY GOVERNMENT

The Grand Junction City Government is a Council/Manager form of government. The City Council is the governing and legislative body of the City which establishes goals, policies, and directions for the City. The City Manager is a highly qualified administrator appointed by the City Council who not only implements the City Council's decisions on a day to day basis, but also provides advice and staff support to the City Council as needed. The City Manager is assisted in his task by a host of City services professionals who are not only trained, but dedicated to providing quality service to the residents of Grand Junction.

The City Council is comprised of seven members. Five of these members must reside in specific districts within the City, while the remaining two may live anywhere within the City. All seven members are elected at large by the entire populace. All members serve a four year term and each year the City Council appoints one member to serve as Mayor.

Regular meetings of the City Council are held at 7:30 p.m. on the first and third Wednesday of each month at the City/County Auditorium located at 520 Rood Avenue. In addition to regular meetings, the City Council also conducts workshops at 7:00 p.m. on the Monday before the regular meeting at the Two Rivers Convention Center located at 159 Main Street. The workshops are used by City Council to hear about new issues and concerns from citizens and staff, and to receive updates and staff reports on ongoing projects. The workshops are informal and, as such, no issues are put to a vote. Workshops and City Council meetings are an excellent way for current and prospective residents to find out which issues are confronting the City and how they are being addressed. Both the workshops and the regular meetings are open to the public and the City Council encourages all interested parties to attend.

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

Linda Afman	District A
James R. Baughman	District B
Reford C. Theobald	District C
David Graham	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Janet Terry	At Large

The High Country Business Park Annexation Area is located in Voting District "B". For more information concerning vacancies on City boards or commissions, please call the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

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

#### **POLICE PROTECTION**

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

The Police Chief is Darold Sloan.

#### **FIRE PROTECTION**

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

The Fire Chief is Rick Beaty.

#### **DOMESTIC WATER**

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

#### **TRASH COLLECTION**

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

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

#### **STREETS**

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

The City has the "Fresh as a Daisy" program. This occurs during one month per year and gives our customers a chance to dispose of items not picked up with regular weekly trash service. There is no charge for this service. The 1996 program is anticipated to begin around the end of March. For more information about the Fresh-as-a-Daisy program, call 244-1574. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

## ZONING & BUILDING

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

Like Mesa County, the City of Grand Junction has a code enforcement division that enforces the provisions of the zoning and development code, as well as junk and nuisance codes. Additionally, the City, unlike Mesa County, has the ability to enforce trash, rubbish and weed complaints. A Weed Abatement program is administered annually from May through October, to proactively enforce weed violations on public and private lands. All lots less than one acre in size must be weed free, and lots larger than one acre must maintain a twenty foot perimeter from all property lines weed free, exceptions are made for agricultural lands. For more information, contact the Weed Abatement office at 244-1583.

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. All privately owned parcels in the High Country Business Park Annexation have received Light Industrial (I-1) zoning. If you have any questions, please contact the Planning Division (244-1430).

The City and Mesa County have similar restrictions for the keeping of livestock. One large agricultural animal (i.e. horses or cows) may be kept on every 1/4 acre in the PZ, RSF-R, RSF-1 and RSF-2 zone districts. In all other zone districts, a minimum of 1/2 acre is required to keep large agricultural animals. The City requires that a conditional use permit be obtained for the keeping of pigs, goats, burros, or mules. In all City zone districts, a maximum of three adult household pets (i.e. dogs and cats) per species are allowed, but the total shall not exceed six. **If you already have more large agricultural animals than the City allows; or if you already have pigs, goats, burros or mules; or if you already have more small animals than the City allows, you may be able to keep these animals if they are lawfully being kept under Mesa County's rules at the time of annexation to the City--but to do so you must submit a letter to the Community Development Department which describes the number and type of these animals. Send the letter, no later than March 15, 1996, to: Director of Community Development, 250 N. 5th Street, Grand Junction, Colorado 81501**

The Acting Community Development Director is Kathy Portner.

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

## **VOTING & CITIZEN PARTICIPATION**

Now that you are a City resident, you are eligible to vote in City elections, run for City office and be appointed to City Boards and Commissions. The next scheduled City election is April of 1997. City Council seats up for election at that time are as follows:

District A, District E, and At Large

## **CITY PARKS**

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

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

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

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

The Parks and Recreation Director is Joe Stevens.

# CITY OF GRAND JUNCTION

## PHONE NUMBERS

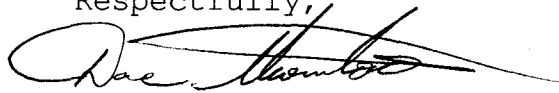
Information.....	244-1509
Administrative Services and Finance	
Sales Tax.....	244-1521
City Council/City Administration.....	244-1508
City/County Building Department .....	244-1631
City Clerk .....	244-1511
Community Development Department	
Annexation .....	244-1450
Planning and Zoning.....	244-1430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

December 27, 1996

To File # ANX-96-163

The Impact Report for annexations as required by State Statute 31-12-108.5 is not required for annexations of 10 acres or less. The High Country Business Park Annexation has a total area of approximately 9.9 acres.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton", with a long horizontal flourish extending to the right.

Dave Thornton  
Senior Planner

(imprpt.bp)

Majority Annexation Checklist

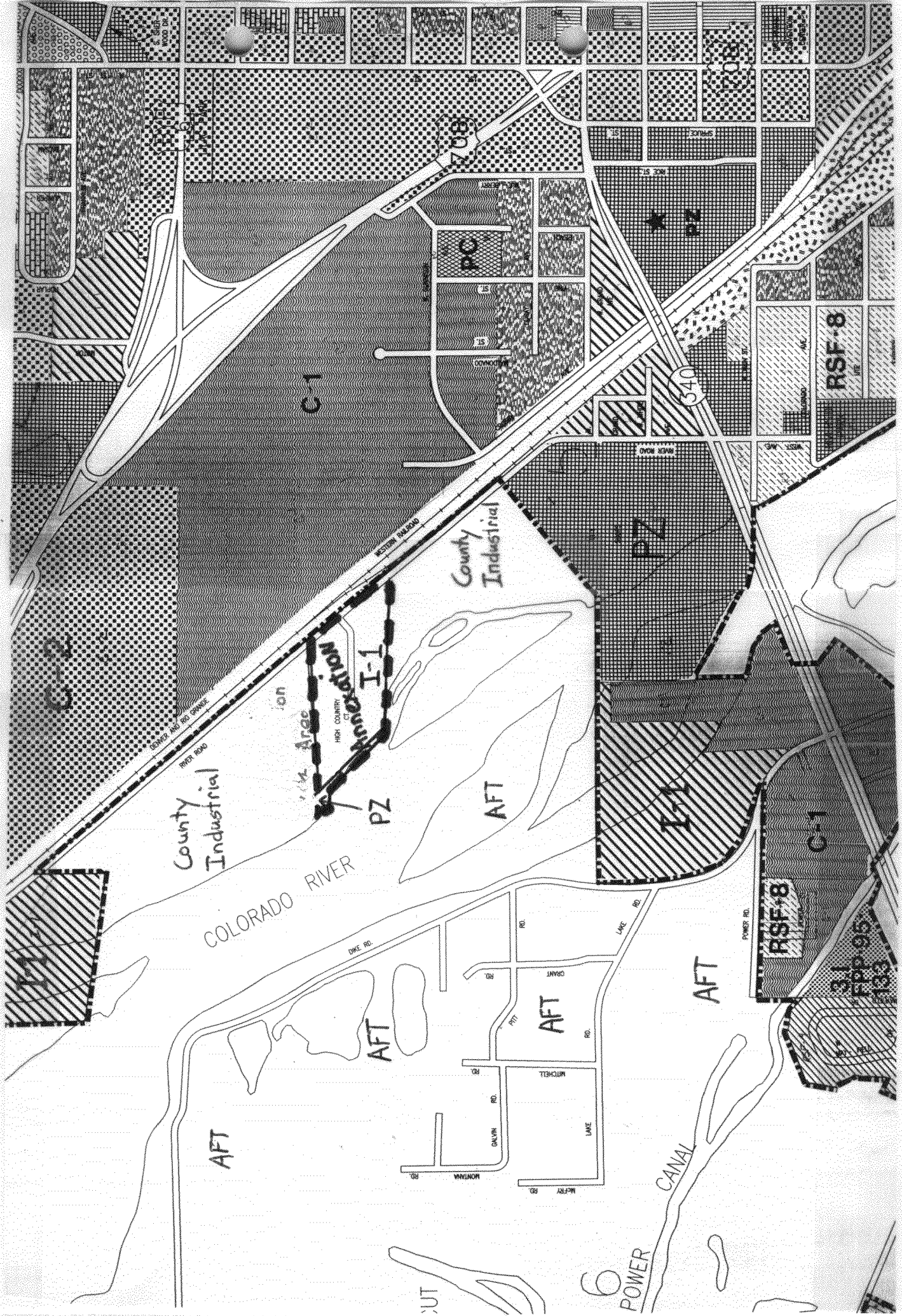
FOR THE HIGH COUNTRY BUSINESS PARK ANNEXATION(S)

ANX-96-192

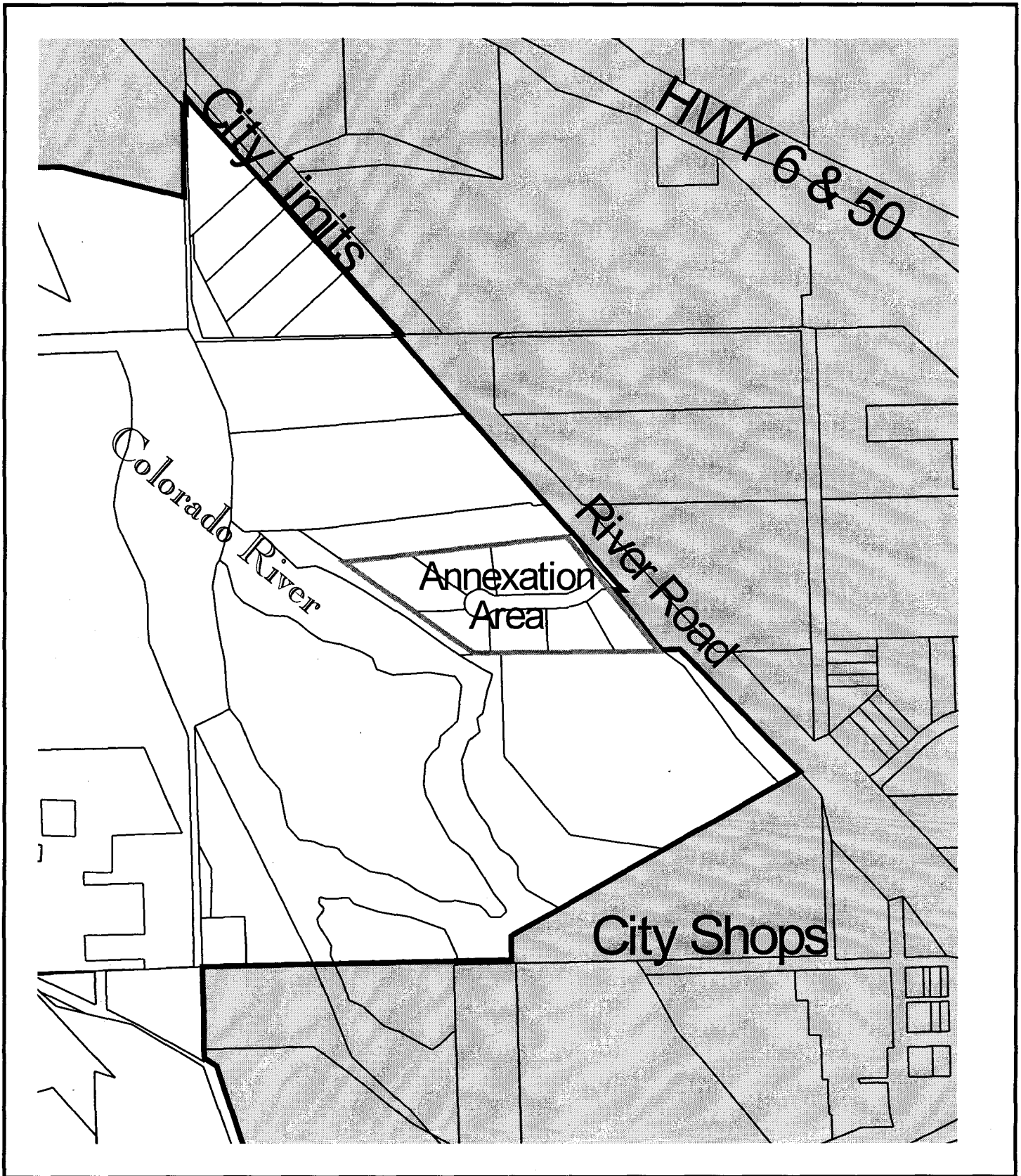
- Annexation Petition
  - Cover sheet with allegation that statute requirements are being met.
  - Signature sheets
  - Affidavit for petition
  - Written legal description
  - Annexation Map (note : 4 copies to City Clerk)
- Fact Sheet (*SEE Impact Report Request Memo*)
- Map of special districts
- Affidavit in support of certain findings property is eligible for annex *10/16/96*
- Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff reports
- 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) *Sept 4, 1996*
- Resolution of accepting petition *OCT 16, 1996*
- Signed annexation ordinance *Nov. 6, 1996*
- Final annexation plat *Effective 12/8/96*
- City Council minutes for annexation
  - referral of petition (intent to annex for enclaves) *Sept 4, 1996*
  - acceptance of petition/1st reading of ordinance *OCT 16th*
  - 2nd reading of ordinance *Nov. 6th*
- Planning Commission minutes for Zoning *OCT 1, 1996*
- City Council minutes for zone of annexation
  - 1st reading of ordinance *OCT 16th*
  - 2nd reading of ordinance *Nov. 6th*
- Copy of signed zoning ordinance *Nov. 6th, 1996*
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only) *Dec 27, 1996*
- Memo requesting impact reports *Sept 4, 1996*
- Impact reports
  - Public Works *10/2/96*
  - Code Enforcement
  - Planning
  - Parks *9/16/96*
  - Finance (final report)
  - Fire *9/19/96*
  - Other
  - UTE WATER *9/19/96*
- Original POA's
- Welcome to the City letter (with address list) *Nov 13, 1996*  
(majority.lst)



HIGH COUNTRY BUSINESS PARK ANNEXATION  
ZONING MAP



# HIGH COUNTRY BUSINESS PARK ANNEXATION



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.



MP  
8/26/96





2945-103-00-075

2945-103-00-079

2945-103-00-147

00-065

2945-103-00-156

2945-103-00-082

2945-103-28-005

066

2945-103-28-006

2945-103-00-081

2945-103-28-007

2945-103-28-004

945

2945-152-04-002

2945-152-04-001

2945-152-04-001

2945-152-00-002

2945-152-00-005

2945-152-05-002

2945-152-05-005

Colorado Springs

2945-152-05-001

2945-152-00-009

High Country Court

2945-152-05-003

2945-152-05-005

2945-152-05-007

2523

2945-152-05-006

2529

Rt