

Approved by C.S. in 1985
Sunstrand Area

TREECE LAND SALES, LTD.
RANCH-COMMERCIAL
770 HORIZON DRIVE
GRAND JUNCTION, COLORADO 81501

JACK TREECE

TELEPHONE
303-243-4170

NARRATIVE OF THE REZONING OF ABOUT 40 ACRES AND
REVISED DEVELOPMENT PLAN FOR AN APPROXIMATE 25
ACRE PARCEL OF LAND WHICH WILL BE THE REMAINDER
OF THE UNPLATTED PORTION OF CH FOUR COMMERCIAL
PARK

GENERAL DESCRIPTION OF PROJECT

CH Four Commercial Park lies within the City of Grand Junction and currently contains four platted lots of 5.5, 7.1, 16.5 and 13.4 acres each. The remainder of the Commercial Park is unplatted. This project involves creation of new lots and an additional street. The proposed street, to be called "Sunstrand Court" will extend from Hilaria Avenue, ending in a cul-de-sac to serve the south part of the project.

ZONING - REZONE HO TO PC

Lots 1 and 2, Filing 1 of CH Four Commercial Park are zoned "Highway Oriented." Lots 1 and 2, Filing 2 of CH Four Commercial Park are zoned "Planned Commercial." The current permitted uses for Lots 1 and 2, Filing 1 are as outlined under the Grand Junction Zoning and Development Code for HO zoning. The permitted uses acquired through the rezone application for Lots 1 and 2, Filing 2, requesting a rezone from Highway Oriented to Planned Commercial were as follows:

1. Offices including Professional, Medical, Government Offices (and typical "paper handling" operations).
2. Electronic Parts Storage and Bulk Wholesaling (inside)
3. Electronic Parts and Products Fabrication Manufacture, Assembly, Storage, Maintenance and Repair (inside)
4. Synthetics and Plastics Fabrication, Manufacturing and Storage (inside)
5. Machine Shop(s) (inside)
6. Aircraft and Precision Parts Manufacturing (inside)

Original
Do NOT Remove
From Office

#25 85

7. "High-Tec" Industry and Related Uses (inside)
8. Research and Research Laboratory and Testing Facilities (inside)
9. Parking Lot(s)
10. Other similiar uses as approved by the Grand Junction Planning Commission

Manufacture and storage of flammable materials must obtain approval of the Grand Junction Fire Department and must meet current Uniform Building Code, as adopted.

It is requested that Filing 1 and this Filing 3 zoning be changed to Planned Commercial and that the above uses for Filing 2 be allowed for all three filings, plus the following uses:

1. Bus and Commuter Stops
2. Helipads
3. Parks, Lakes and Reservoirs
4. Service Business Limited (inside) - includes Financial Institutions, Neighborhood Service Offices, and Professional/Government Offices
5. Service Business, Personal (inside) - includes Barber Shops, Beauty Shops, Pharmacies, and Similar Uses
6. Hotels
7. Cafes
8. Restaurants and Cafeterias
9. Retail Business - Limited (inside)
10. Wholesale Business - not including "mini-storage" buildings

DRAINAGE

Runoff from the airport will be handled by a swale constructed along the east side of Sundstrand Way, running from H Road to Sundstrand Court, under Hilaria Avenue and to a detention pond with about 1/2 acre surface area. The overflow from the detention pond will proceed down a ditch along the Highline Canal, under Horizon Drive and into the drain pipe that crosses under the Highline Canal. Drainage within the CH Four Commercial Park will feed into this drainage system.



"We've got the world
at our wingtips"

WALKER FIELD Airport Authority

2828 Walker Field Drive, Suite 211
Grand Junction, Colorado 81506
(303) 244-9100
FAX (303) 241-9103

May 18, 1995

Mr. Larry Timms, Community
Development Director
250 North 5th Street
Grand Junction, CO 81501

Dear Mr. Timms:

As you may be aware, the Airport Authority owns approximately 96 acres of land which is located along 27 1/4 Road, south of the main airport property and north of H Road.

The land was purchased in February of 1994, and is the last parcel of airport land (located in the immediate area) which has not been annexed into the City of Grand Junction. As an enclave of numerous land parcels, it is our understanding that the enclave is scheduled to be annexed on or after January 1997.

For the purposes of long and short range planning, we believe that it would be prudent to proceed with a petition for annexation at this time. It is my understand that your staff will prepare the actual documents necessary to proceed. The two land parcel numbers for our property are: 2701-251-00-948 and 2701-254-00-949, and a complete legal description is attached on a separate page.

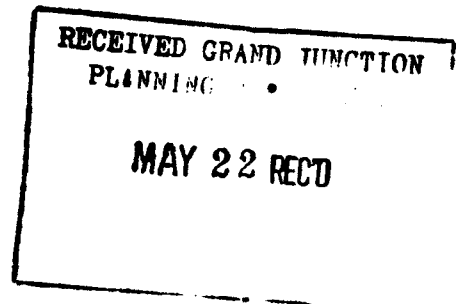
We have retained Michael Sutherland of PDM Group Consultants to coordinate this process, and have authorized Mike to assist any of the airport's neighbors who might also be interested in petitioning for annexation at this time. We will be sending a letter to those neighboring property owners explaining our plans and offering assistance to them at no charge to the landowners. We think some of the neighbors may feel it's advantageous to become a part of the City sooner, rather than later, as well.

As the process unfolds, please feel free to contact me, or Mike Sutherland (241-4457) for any additional information your staff might need. Your assistance is greatly appreciated.

Best Regards,

Marcel J. Theberge, A.A.E.
Airport Director

Attachment



BOARD OF COMMISSIONERS
Earl F. Payne, Chairman
John R. Crouch, Vice Chairman
C. Joseph Croker
Elaine Ingvertsen
Lawrence J. Jokerst
Mariann Novack
Reford C. Theobald

AIRPORT DIRECTOR
Marcel J. Theberge, A.A.E.

MEMORANDUM

TO: Larry Timm, Community Dev. Director
FROM: Michael E. Sutherland, Consultant *MS*
DATE: July 7, 1995
RE: Airport Area Annexation

With nearly six weeks past since the airport sent a letter to the property owners in the airport area enclave, it seems that all of the responses have been received that are likely to be heard.

The responses were certainly mixed, with some owners enthusiastic about becoming part of the City (mostly those in the Skyline Subdivision), some were fairly apathetic, and some were downright adamant against the annexation.

The landowners with larger, undeveloped parcels were mostly against annexation and wanted to take a "wait and see" attitude, and were under the impression that either their taxes would go up with any zone other than AFT, or they felt development might occur quicker under County codes.

Generally, the "critical" properties, i.e. large parcels, adjacent neighbors, etc., have indicated *not* wanting to annex at this time.

Of the twenty six (26) parcels involved, direct responses were received from owners of fifteen (15) properties. The others either could not be reached, had not replied to messages left, or hadn't made a decision.

Attached is a summary of the responses--with property owners listed by name and parcel number--of those who said either yes or no to the petition. Also attached is Appendix 1, a list of all of the owners believed to be in the enclave.

At this point, it would seem that the next step is for the City to determine how to proceed and which properties it would like to include in the annexation. It is my belief that the Airport Authority would like to proceed with its petition at your earliest convenience.

I will recommend that communication be continued between you and Marcel Theberge as to the process to be followed. I'll continue to be involved at the discretion, and direction, of Mr. Theberge. Please contact me as needed if you should like further information.

cc: Marcel Theberge

703 Centauri Drive
Grand Junction
CO 81506
TEL 970/241-4457
FAX 970/245-7617

Managing Director
Colorado Office

Michael E.
Sutherland, AAE
PRINCIPAL

**SUMMARY OF RESPONSES BY LANDOWNERS
IN THE ENCLAVE
(As of 7/7/95)**

Skyline Subdivision

Of eleven properties, four (4) said YES to the petition:

2701-362-20-001	Karsten, Thomas & Miriam
2701-362-20-002	Little, Craig & Joanna
2701-362-20-009	Christopher, Bill & Joan
2701-362-20-010	Lindauer, Norman & Diane

Five (5) said NO to the petition:

2701-362-20-003	Feather, Gerald & Elizabeth
2701-362-20-004	Kooker, Donald E.
2701-362-20-005	Kirkendall, Elizabeth & Walter
2701-362-20-007	Benge, Bruce
2701-362-20-008	Hapken, Dewey & Irene

Two (2) owners either could not be contacted or had not made a decision.

Metes and Bounds Parcels

Of the remaining fifteen (15) parcels not currently subdivided, two (2) are owned by Walker Field, which will be included in the petition.

Of the thirteen (13) additional parcels, zero (0) said YES to the petition;

Four (4) said NO to the petition:

2701-362-00-006	Schiesswohl, Alvin & Jean
2701-362-00-001	Sutherland, Robert
2701-362-00-002	Howard, Chester & Shirley
2701-254-00-281	Colo. West Improvements, Inc. (IDI)

One (1) has not decided, three (3) were left messages but have not responded, and five (5) didn't respond to the letter, and no other contact was completed.

APPENDIX 1

The following is a list of property owners contained in the enclave generally located north and south of H Road between 27 Road on the west and Walker Field on the east. The tax parcel numbers were determined by City Development staff based on an annexation map located in the Community Development Department.

The ownership records are from computer records generated on May 1, 1995 from the Mesa County Assessor's Office.

<u>Skyline Subdivision:</u>		<u>Apparent # of Owners</u>	
2701-362-20-001	Karsten, Thomas & Miriam	2	
002	Little, Craig & Joanna	2	
003	Feather, Gerald & Elizabeth	2	
004	Kooker, Donald	1	
005	Kirkendall, Elizabeth & Walter	2	
006	Hutchins, Lloyd & Phillis	2	
007	Benge, Bruce	1	
008	Hapken, Dewey & Irene	2	
009	Christopher, Bill & Joan	2	Trustees ?
010	Lindauer, Norman & Diane	2	
011	Kohles, Melvin & Eunice	2	
2701-362-00-006	Schiesswohl, Alvin & Jean	2	
2701-362-00-055	Weyant, Phyllis & J P	2	
2701-362-00-069	Redin, Jim & Gail	2	
2701-362-00-103	Pomrenke, Wende	1	
2701-362-00-102	Bielak, Maxcine & Quinn, Rodger	2	
2701-362-00-001	Sutherland, Robert	1	
2701-362-00-002	Howard, Chester & Shirley	2	
2701-254-00-264	Hall, Jack; Trustee & Norwest	1	Trustee ?
2701-254-00-281	Colo. West Improvements, Inc.	1	(MCEDC?)
2701-254-00-280	Scott, Kay; DBA Scott Ranches	1	?
2701-254-00-285	Currier, Bruce & Wilma	2	
2701-253-00-288	GNT Dev. Corp.; Benson, TL & MJ	3	?
2701-253-00-289	Benson, TL & CCRI Corp.	2	
2701-251-00-948	Walker Field Airport Authority	1	
2701-254-00-949	Walker Field Airport Authority	1	

Total Parcels:	26	Total Owners:	44

✪ Airport West Encl ✪

WALKER FIELD PUBLIC AIRPORT AUTHORITY
2828 WALKER FIELD DR STE 211
GRAND JUNCTION CO 81506-8607
2701-251-00-948, 2701-254-00-949

JACK HALL *2522B*
2522 HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505-7166
2701-254-00-264

KAY C SCOTT
7713 BRISTOL SQUARE CT
SPRINGFIELD VA 22153-3100
2701-254-00-280

BRUCE C CURRIER
2760 H RD
GRAND JUNCTION CO 81506-1749
2701-254-00-291

ROBERTR SUTHERLAND
2701 H RD
GRAND JUNCTION CO 81506-1727
2701-362-00-001

CHESTER E HOWARD
2719 H RD
GRAND JUNCTION CO 81506-1727
2701-362-00-002

ALVIN SCHIESSWOHL
570 HALL AVE
GRAND JUNCTION CO 81501-2138
2701-362-00-006

KATHERINE M BLACK
4952 XANADU ST
DENVER CO 80239
2701-362-00-055

JIM REDIN
PO BOX 4842
GRAND JUNCTION CO 81502-4842
2701-362-00-069

N MAXCINE BIELAK
2721 H RD
GRAND JUNCTION CO 81506-1727
2701-362-00-102

WENDE M POMRENKE
710 VICTOR DR
GRAND JUNCTION CO 81506-1854
2701-362-00-103

THOMAS F KARSTEN
794 27 RD
GRAND JUNCTION CO 81506-1827
2701-362-20-001

CRAIG A LITTLE
2702 SKYLINE DR
GRAND JUNCTION CO 81506-1804
2701-362-20-002

GERALD B FEATHER
570 29 3/8 RD
GRAND JUNCTION CO 81504-5384
2701-362-20-003

DONALD E KOOKER
2708 SKYLINE DR
GRAND JUNCTION CO 81506-1804
2701-362-20-004

ELIZABETH V KIRKENDALL
2710 SKYLINE DR
GRAND JUNCTION CO 81506-1804
2701-362-20-005

LLOYD D HUTCHENS
PO BOX 56
LOMA CO 81524-0056
2701-362-20-006

BRUCE E BENGE
2711 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-007

DEWEY W HAPKEN
2709 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-008

F CHANNING CLYMER
PO BOX 618
PALISADE CO 81526
2701-362-20-009

NORMAN D LINDAUER
2703 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-010

MELVIN J KOHLES
2707 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-011

September 12, 1996

Gail & James Redin
2723 H Road
Grand Junction, CO 81503

Dear Mr. & Mrs. Redin,

We are in receipt of your copies of your Mesa County Conditional Use Permit (C42-95-2) for a kennel of not to exceed six dogs, as well as your home occupation permit for a canvas shop, utilizing a large shop building on your property at 2723 H Road.

Upon annexation by the City of Grand Junction, both of these uses will be honored, although the shop building will be considered a legal non-conforming use and expansion of the building would not be permitted. A new conditional use permit would be required if you sought expansion of the kennel operation and wished to exceed six dogs at this location.

We appreciated meeting with you regarding these issues, if you have further questions, please feel free to contact either myself at 244-1593 or Dave Thornton at 244-1450.

Sincerely,

Jan Koehn
Code Enforcement Supervisor

File
in
Airport West
Enclave
file

Airport West Enclave

The City Of Grand Junction

250 North 5th St.

Grand Junction, CO 81501

(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier

PREPARED FOR:

COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

ALVIN SCHIESSWOHL
570 HALL AVE
GRAND JUNCTION, CO 81501-2138

CO OWNER: JEAN

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-006
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: NW4NE4 + NE4NW4 SEC 36 IN 1W LESS GOVT CNL

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 70.00 ABST: 550 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00

PRICE: 0

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	130,100.00	LAND ASSESS:	37,730.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	130,100.00	TOTAL ASSESS:	37,730.00

TAXES: 3126.79

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

ROBERT R SUTHERLAND
2701 H RD
GRAND JUNCTION, CO 81506-1727

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-001
PROPERTY ADDRESS: 2703 H RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 934.67FT W OF NE COR NW4NW4 SEC 36 IN 1W W TO N LI CNL SELY ALG CNL TO A PT S OF BEG N TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 1235 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 09/28/88 PRICE: 28000 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 9,000.00	LAND ASSESS: 930.00
	IMP VALUE: 5,600.00	IMP ASSESS: 580.00
	TOTAL VALUE: 14,600.00	TOTAL ASSESS: 1,510.00

TAXES: 125.14 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

CHESTER E HOWARD
2719 H RD
GRAND JUNCTION, CO 81506-1727

CO OWNER: SHIRLEY A

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-002
PROPERTY ADDRESS: 2719 H RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 487FT W OF NE COR NW4NW4 SEC 36 1N 1W W 447.67FT S TO N LI GOVT CNL SELY ALG CNL TO PT S OF BEG N TO BEG

YR BUILT: 1974 ROOMS: 5 BATHS: 1.70 UNITS: 1920.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00

PRICE: 0

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	37,490.00	LAND ASSESS:	3,880.00
	IMP VALUE:	95,740.00	IMP ASSESS:	9,920.00
	TOTAL VALUE:	133,230.00	TOTAL ASSESS:	13,800.00

TAXES: 1143.65

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

KATHERINE M BLACK
4952 XANADU ST
DENVER, CO 80239

CO OWNER: JOSEPH P WEYANT JR

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-055
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG SE COR NW4NW4 SEC 36 1N 1W W 383FT N TO S LI HILI CNL SELY ALG S LI CNL TO PT N OF BEG S TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 1.25 ABST: 520 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 02/05/96 PRICE: 0 RECORDING INFO - BOOK: 2209 PAGE: 621

TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 11,250.00	LAND ASSESS: 3,260.00
	IMP VALUE: 0.00	IMP ASSESS: 0.00
	TOTAL VALUE: 11,250.00	TOTAL ASSESS: 3,260.00
TAXES: 270.16	TAX SALE FLAG: False	DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

JIM REDIN
PO BOX 4842
GRAND JUNCTION, CO 81502-4842

CO OWNER: GAIL

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-069
PROPERTY ADDRESS: 2723 H RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 20FT W OF NE COR NW4NW4 SEC 36 1N 1W S 0DEG04' 20SEC W 576.42FT W 464.84FT S 210.58FT TO
HILI CNL SELY ALG CNL 600FT TO E LI NW4NW4 SEC 36 N 1127FT TO N LI SEC 36 W 20FT TO BEG

YR BUILT: 1963 ROOMS: 3 BATHS: 1.70 UNITS: 1536.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 09/01/88 PRICE: 85000 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	39,150.00	LAND ASSESS:	4,060.00
	IMP VALUE:	56,000.00	IMP ASSESS:	5,800.00
	TOTAL VALUE:	95,150.00	TOTAL ASSESS:	9,860.00

TAXES: 817.13 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

N MAXCINE BIELAK
2721 H RD
GRAND JUNCTION, CO 81506-1727

CO OWNER: RODGER W QUINN

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-102
PROPERTY ADDRESS: 2721 H RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 833FT E OF NW COR SEC 36 IN 1W S 320FT E 218FT N 320FT W 218FT TO BEG

YR BUILT: 1967 ROOMS: 4 BATHS: 1.50 UNITS: 3474.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 01/25/91

PRICE: 0

RECORDING INFO - BOOK: 1823 PAGE: 223

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	14,400.00	LAND ASSESS:	1,490.00
	IMP VALUE:	177,150.00	IMP ASSESS:	18,350.00
	TOTAL VALUE:	191,550.00	TOTAL ASSESS:	19,840.00

TAXES: 1644.19

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

WENDE M POMRENKE
710 VICTOR DR
GRAND JUNCTION, CO 81506-1854

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-103
PROPERTY ADDRESS: 2721.5 H RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 20FT W OF NE COR NW4NW4 SEC 36 1N 1W S 0DEG04'20 SEC W 576.42FT W 464.84FT N 0DEG04'20SEC E 256.42FT E 218FT N 0DEG04'20SEC E 320FT E 246.84FT TO BEG EXC N 30FT FOR R.O.W.

YR BUILT: 1973 ROOMS: 9 BATHS: 2.00 UNITS: 3000.00 ABST: 1215 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/24/92 PRICE: 0 RECORDING INFO - BOOK: 1943 PAGE: 918

TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 33,260.00	LAND ASSESS: 3,450.00
	IMP VALUE: 108,120.00	IMP ASSESS: 11,200.00
	TOTAL VALUE: 141,380.00	TOTAL ASSESS: 14,650.00
TAXES: 1214.09	TAX SALE FLAG: False	DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

THOMAS F KARSTEN
794 27 RD
GRAND JUNCTION, CO 81506-1827

CO OWNER: MIRIAM L

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-001
PROPERTY ADDRESS: 794 27 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 1 SKYLINE SUB SEC 36 1N 1W EXC W 20FT FOR ROW

YR BUILT: 1978 ROOMS: 5 BATHS: 1.70 UNITS: 2120.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 04/23/87

PRICE: 95000

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	125,190.00	IMP ASSESS:	12,970.00
	TOTAL VALUE:	157,250.00	TOTAL ASSESS:	16,290.00

TAXES: 1350.00

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

CRAIG A LITTLE
2702 SKYLINE DR
GRAND JUNCTION, CO 81506-1804

CO OWNER: JOANNA R

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-002
PROPERTY ADDRESS: 2702 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 2 SKYLINE SUB SEC 36 IN 1W EXC W 20FT FOR ROW

YR BUILT: 1976 ROOMS: 8 BATHS: 2.50 UNITS: 3892.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/27/90

PRICE: 167500

RECORDING INFO - BOOK: 1815 PAGE: 761

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	214,320.00	IMP ASSESS:	22,200.00
	TOTAL VALUE:	246,380.00	TOTAL ASSESS:	25,520.00

TAXES: 2114.93

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

GERALD B FEATHER
570 29 3/8 RD
GRAND JUNCTION, CO 81504-5384

CO OWNER: ELIZABETH A FEATHER

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-003
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 3 SKYLINE SUB SEC 36 IN 1W

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 1.00 ABST: 100 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 01/21/94

PRICE: 30000

RECORDING INFO - BOOK: 2043 PAGE: 598

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	9,300.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	32,060.00	TOTAL ASSESS:	9,300.00

TAXES: 770.73

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

DONALD E KOOKER
2708 SKYLINE DR
GRAND JUNCTION, CO 81506-1804

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-004
PROPERTY ADDRESS: 2708 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 4 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1977 ROOMS: 5 BATHS: 1.00 UNITS: 1334.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00 PRICE: 58900 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	72,820.00	IMP ASSESS:	7,540.00
	TOTAL VALUE:	104,880.00	TOTAL ASSESS:	10,860.00

TAXES: 900.00 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

ELIZABETH V KIRKENDALL
2710 SKYLINE DR
GRAND JUNCTION, CO 81506-1804

CO OWNER: WALTER E

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-005
PROPERTY ADDRESS: 2710 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 5 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1992 ROOMS: 4 BATHS: 2.00 UNITS: 1767.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 07/15/91

PRICE: 0

RECORDING INFO - BOOK: 1847 PAGE: 144

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	104,580.00	IMP ASSESS:	10,830.00
	TOTAL VALUE:	136,640.00	TOTAL ASSESS:	14,150.00

TAXES: 1172.65

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

LLOYD D HUTCHENS
PO BOX 56
LOMA, CO 81524-0056

CO OWNER: PHILLIS S

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-006
PROPERTY ADDRESS: 2712 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 6 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1970 ROOMS: 5 BATHS: 2.00 UNITS: 2283.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 07/15/91 PRICE: 146000 RECORDING INFO - BOOK: 1847 PAGE: 146

TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 32,060.00	LAND ASSESS: 3,320.00
	IMP VALUE: 135,150.00	IMP ASSESS: 14,000.00
	TOTAL VALUE: 167,210.00	TOTAL ASSESS: 17,320.00
TAXES: 1435.34	TAX SALE FLAG: False	DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

BRUCE E BENG
2711 SKYLINE DR
GRAND JUNCTION, CO 81506-1808

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-007
PROPERTY ADDRESS: 2711 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 7 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1975 ROOMS: 4 BATHS: 2.00 UNITS: 1652.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 08/31/88 PRICE: 86000 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	91,610.00	IMP ASSESS:	9,490.00
	TOTAL VALUE:	123,670.00	TOTAL ASSESS:	12,810.00

TAXES: 1061.60 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

MELVIN J KOHLES
2707 SKYLINE DR
GRAND JUNCTION, CO 81506-1808

CO OWNER: EUNICE E

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-011
PROPERTY ADDRESS: 779 BOMBAY DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 11 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1963 ROOMS: 5 BATHS: 1.50 UNITS: 1400.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 05/31/88 PRICE: 56000 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	97,010.00	IMP ASSESS:	10,050.00
	TOTAL VALUE:	129,070.00	TOTAL ASSESS:	13,370.00

TAXES: 1108.01 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

NORMAN D LINDAUER
2703 SKYLINE DR
GRAND JUNCTION, CO 81506-1808

CO OWNER: DIANE Y

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-010
PROPERTY ADDRESS: 2703 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 10 SKYLINE SUB SEC 36 IN 1W EXC W 20FT FOR ROW

YR BUILT: 1976 ROOMS: 4 BATHS: 2.00 UNITS: 1120.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 02/26/88

PRICE: 85000

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	81,930.00	IMP ASSESS:	8,490.00
	TOTAL VALUE:	113,990.00	TOTAL ASSESS:	11,810.00

TAXES: 978.73

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.

Grand Junction, CO 81501

(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

F CHANNING CLYMER
PO BOX 618
PALISADE, CO 81526

CO OWNER: BARBARA S CLYMER

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-009
PROPERTY ADDRESS: 776 27 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 9 SKYLINE SUB SEC 36 1N 1W EXC W 20FT FOR ROW

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 1.00 ABST: 100 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/13/95

PRICE: 27600

RECORDING INFO - BOOK: 2186 PAGE: 486

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	9,300.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	32,060.00	TOTAL ASSESS:	9,300.00

TAXES: 770.73

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.

Grand Junction, CO 81501

(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

DEWEY W HAPKEN
2709 SKYLINE DR
GRAND JUNCTION, CO 81506-1808

CO OWNER: IRENE A

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-008
PROPERTY ADDRESS: 2709 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 8 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1976 ROOMS: 7 BATHS: 1.70 UNITS: 1767.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 01/12/93 PRICE: 120000 RECORDING INFO - BOOK: 1950 PAGE: 567

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	132,870.00	IMP ASSESS:	13,770.00
	TOTAL VALUE:	164,930.00	TOTAL ASSESS:	17,090.00

TAXES: 1416.31

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.

Grand Junction, CO 81501

(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

WALKER FIELD PUBLIC AIRPORT
2828 WALKER FIELD DR STE 211
GRAND JUNCTION, CO 81506-8607

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-251-00-948
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125100274

LEGAL: THAT PT OF FOLL LEGAL LYG IN TAC 11400- BEG N 1DEG57'20SEC E 30FT & N 88DEG03'49SEC W 1685FT & N 1DEG18'15SEC E 1627.10FT FR SE COR SEC 25 1N 1W N 77DEG36'33SEC W 567.21FT S 82DEG38'16SEC W 358FT N 58DEG31'34SEC W 510.29FT S 66DEG18'24SEC W 967.14FT N 1DEG52'33SEC E 2422.73FT N 1DEG52'39SEC E 505.63FT S 52DEG54'21SEC E 2752.89FT S 37DEG05'39SEC W 307.28FT S 7DEG13'08SEC E 982.77FT TO BEG 96.51AC

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 53.51 ABST: 9141 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 02/17/94 PRICE: 181200 RECORDING INFO - BOOK: 2050 PAGE: 421

TAX INFORMATION

TAC: 11400 MIL LEVY: 75.2770 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	850.00	LAND ASSESS:	250.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	850.00	TOTAL ASSESS:	250.00

TAXES: 0.00 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

WALKER FIELD PUBLIC AIRPORT
2828 WALKER FIELD DR STE 211
GRAND JUNCTION, CO 81506-8607

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-254-00-949
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125400284

LEGAL: THAT PART OF FOLL LEGAL LYG IN TAC 11200- BEG N 1DEG57'20SEC E 30FT N 88DEG03'49SEC W 1685FT N 1DEG18'15SEC E 1627.10FT FR SE COR SEC 25 1N 1W N 77DEG36'33SEC W 567.21FT S 82DEG38'16SEC W 358FT N 58DEG31'34SEC W 510.29FT S 66DEG18'24SEC W 967.14FT N 1DEG52'33SEC E 2422.73FT N 1DEG52'39SEC E 505.63FT S 52DEG54'21SEC E 2752.89FT S 37DEG05'39SEC W 309.28FT S 7DEG13'08SEC E 982.77FT TO BEG-96.51AC

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 43.00 ABST: 9141 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 02/17/94 PRICE: 181200 RECORDING INFO - BOOK: 2050 PAGE: 421

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	690.00	LAND ASSESS:	200.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	690.00	TOTAL ASSESS:	200.00

TAXES: 0.00

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.

Grand Junction, CO 81501

(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

JACK HALL
2522 HIGHWAY 6 AND 50
GRAND JUNCTION, CO 81505-7166

CO OWNER: TRUSTEE & NORWEST BAN

PROPERTY INFORMATION

PARCEL NUMBER: 2701-254-00-264
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 943FT S OF NE COR NE4 SE4 SEC 25 1N 1W N 54DEG54' W 2056FT S 35DEG06' W 310FT S 54DEG54' E TO
E LI SEC 25 N TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 14.89 ABST: 540 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 06/01/93 PRICE: 0 RECORDING INFO - BOOK: 2095 PAGE: 22

TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 8,930.00	LAND ASSESS: 2,590.00
	IMP VALUE: 0.00	IMP ASSESS: 0.00
	TOTAL VALUE: 8,930.00	TOTAL ASSESS: 2,590.00
TAXES: 214.65	TAX SALE FLAG: False	DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

KAY C SCOTT
7713 BRISTOL SQUARE CT
SPRINGFIELD, VA 22153-3100

CO OWNER: DBA SCOTT RANCHES

PROPERTY INFORMATION

PARCEL NUMBER: 2701-254-00-280
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125400278

LEGAL: BEG N 1DEG57'20SEC E 30FT & N 88DEG03'49SEC W 583.60FT FR SE COR SEC 25 1N 1W N 88DEG03'49SEC W 467.65FT N 1DEG57'20SEC E 2027.63FT S 52DEG54'21SEC E 571.87FT S 1DEG57'20SEC W 1698.33FT TO POB

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.23 ABST: 4167 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 07/08/92 PRICE: 200000 RECORDING INFO - BOOK: 1961 PAGE: 913

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	2,700.00	LAND ASSESS:	790.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	2,700.00	TOTAL ASSESS:	790.00

TAXES: 65.48 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.

Grand Junction, CO 81501

(970) 244-1538

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

BRUCE C CURRIER
2760 H RD
GRAND JUNCTION, CO 81506-1749

CO OWNER: WILMA M CURRIER

PROPERTY INFORMATION

PARCEL NUMBER: 2701-254-00-291
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125400285

LEGAL: BEG SE COR SEC 25 1N 1W N 88DEG03'49SEC W 1685FT N 1DEG57'20SEC E 1657FT N 8DEG16'49SEC W 985.89FT S 52DEG54'21SEC E 2274.74FT S 1DEG57'20SEC W 1317.39FT TO BEG EXC BEG SE COR SD SEC 25 88DEG03'49SEC W 1035.85FT N 1DEG57'20SEC E 2046.78FT S 52DEG54'21SEC E 1266.69FT S 1DEG57'20SEC W 1317.39FT TO BEG EXC THAT PT OF A PARCEL AS DESC IN B-1907 P-977/978 & ALSO EXC RD ROWS ON S AS DESC IN B-903 P-201 & B-1907 P-975/976 MESA CO RECDS - 36.45A

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 21.45 ABST: 4147 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00 PRICE: 0 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	8,430.00	LAND ASSESS:	2,450.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	8,430.00	TOTAL ASSESS:	2,450.00

TAXES: 203.05 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

October 4, 1996



Walker Field Public Airport Authority
2828 Walker Field Dr Ste 211
Grand Junction, CO 81506

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 Walker Field Public Airport Authority,

The City is in the process of annexing an area that has been surrounded by the City boundaries for more than three years, known as the Airport West Enclave (see enclosed map). Mesa County records show that you own property within that area. Under Colorado State Statutes the City may unilaterally annex such enclaved areas which have been enclaved for more than three years.

The Grand Junction City Council is expected to pass a resolution of intent to annex this area at its regular meeting on October 16, 1996. The City will exercise land use authority at that time. Any requests for building permits, rezoning, subdivision approval, etc. will require review and approval through the City's development review process. First reading of the annexation ordinance will be on November 20, 1996 and second reading of the ordinance will be on December 4, 1996. All City Council meetings are held at 7:30 p.m. in the City Hall Auditorium at 5th Street and Rood Avenue. Although enclave annexations do not require a public hearing, we welcome you to attend.

As part of any annexation, the City is required by State Statutes to zone property that is annexed within 90 days of that annexation. Staff will be sending you another letter in the coming weeks which will explain the Staff's proposed zoning. **Please contact me (244-1451) as soon as possible if you have concerns or requests regarding the zoning of your property.**

The zoning process will begin with the City's Planning Commission on November 5, 1996 and go on to City Council for first reading on November 20, 1996 and second reading on December 4, 1996. The November 5th and December 4th meetings are both public hearings on the zoning. You are welcomed and encouraged to attend any or all of the meetings.

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

We are very proud of our community and the quality services our City provides. We look forward to including the Airport West Enclave in the City and look forward to the opportunity to serve you.

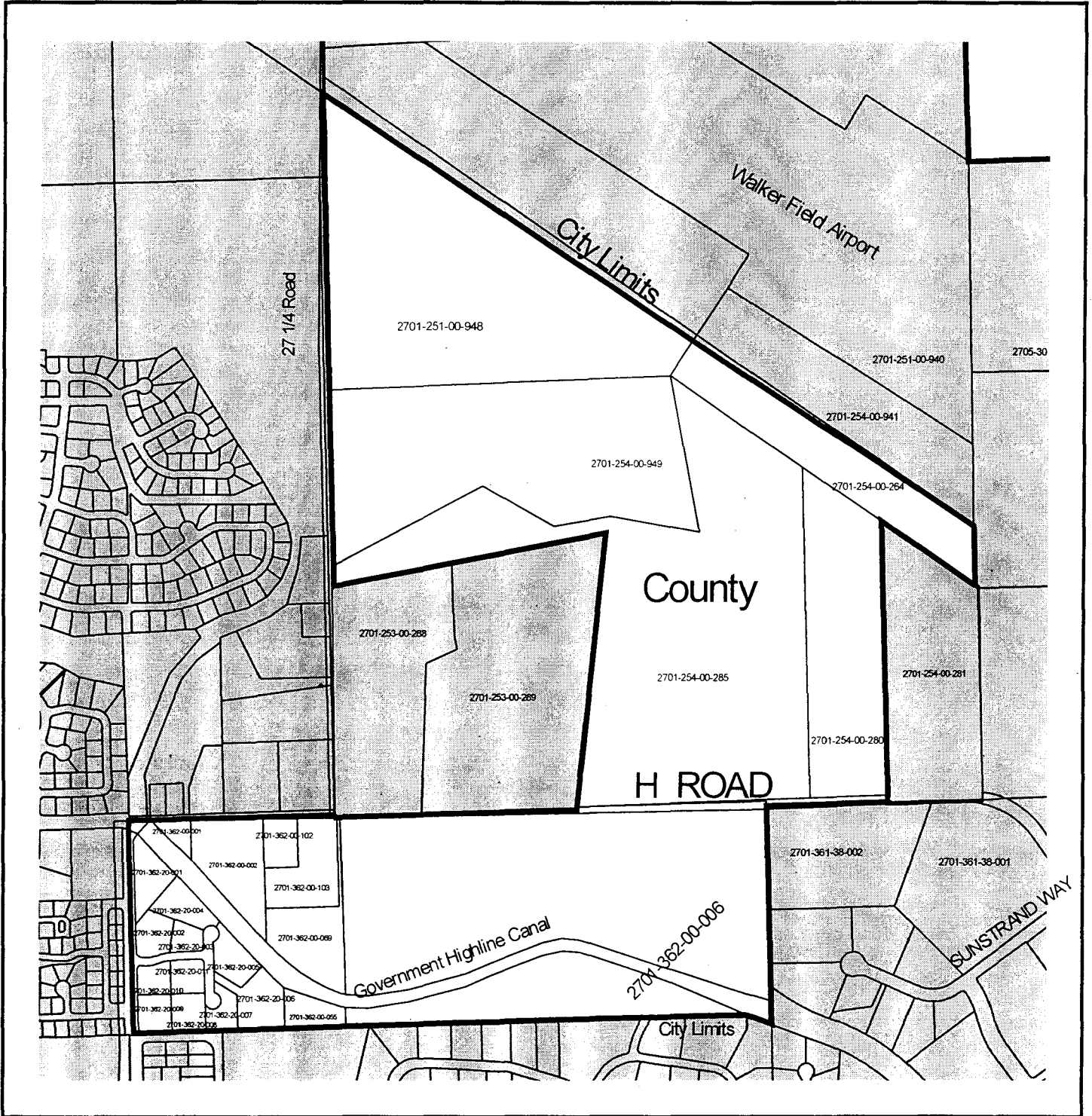
Sincerely,

A handwritten signature in black ink that reads "Mike Pelletier".

Mike Pelletier
Associate Planner

Enclosures

AIRPORT WEST ENCLAVE ANNEXATION

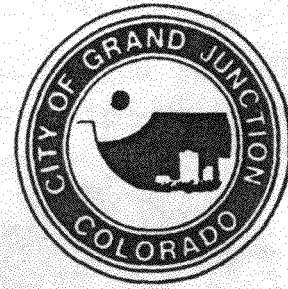


This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



MP
10/2/96

Annexation Benefits & Services



What it means to live in the City of Grand Junction

- ✓ Annexation will not affect your water, sewer or electric service. Your current utilities will continue to serve you.
- ✓ If the majority of your neighborhood wishes, street lights will be installed at no cost. The City assumes the cost of existing street lights.
- ✓ Residents can request the City open trash service to bidding, otherwise your refuse hauler will remain the same.
- ✓ Each fall Public Works crews help residents dispose of leaves by picking them up at the curb.
- ✓ Streets are swept monthly during spring, summer and fall.
- ✓ Community development staff promote neighborhood appearance by working with property owners to maintain weeds and remove nuisances.
- ✓ One week each spring City crews remove yard waste, tree trimmings, tires, and large trash items from your curb.
- ✓ Officers of the police bicycle patrol assist street patrol units to attack neighborhood vandalism and break-ins, assure safety in parks and commercial areas.
- ✓ A police officer is assigned full-time to each middle school to foster youth relations, crime prevention, school safety and community awareness.
- ✓ City Public Works provides curb, gutter and sidewalk repairs, distinctive street name signs, storm drainage improvements and extensive street maintenance.
- ✓ Residents are eligible to vote in Grand Junction elections and to serve on the City's twelve citizen advisory boards such as the Planning, Arts & Culture and Parks boards.

"The City did what they promised they would do--provide better services-- like street cleaning, adding street lights, paving and resurfacing roads, and the police are more visible."

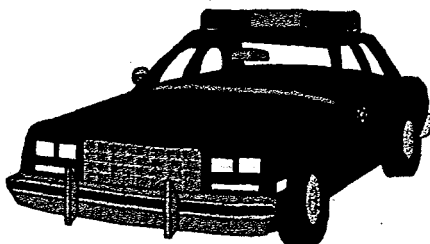
Santo Bertuzzi, Paradise Hills Homeowners Assn.

The following is information on City Services. Please use the phone directory on last page if additional information is needed.



Parks

- City park planners work with residents in newly annexed areas to improve existing parks. New features can include picnic tables, playground equipment, shelters, basketball pads, volleyball pits, paths, fencing and irrigation.
- The City's indoor and outdoor aquatics programs attract thousands of children and adults each year. Discounted fees are available to City residents for these programs.
- City residents receive a discount of about 20% on use fees for Grand Junction golf courses, swimming pools and recreation programs.
- Upon request parks crews plant trees along your street right-of-way if you have a grass area with water and curbs. These crews provide free trimming and spraying of the trees.



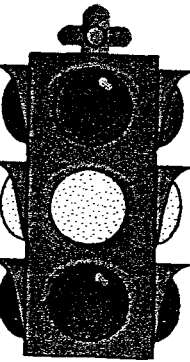
Police Protection

- We take crime very seriously. Since 1990 the Grand Junction Police Department has cleared 68% of all violent crimes and 96% of homicides.
- Grand Junction uses an innovative seven-shift officer rotation. This allows more than twice the number of officers, compared to the traditional three-shift rotation, to be deployed at one time without overtime expense. During peak periods Grand Junction will have 26 officers on duty. This "power" shift concentrates on emerging criminal activity, specific criminals, problem areas or times like Friday and Saturday nights.
- Traffic control is a common concern residents express to police. We aggressively enforce traffic violations. The Department's expert accident investigators work closely with the Public Works Department to monitor accidents and devise street and intersection projects that improve safety. Although the number of vehicles has increased 33% since 1981, safety improvements have caused traffic accidents in the City to actually decrease.

- A full time officer is assigned to each of the City's middle schools. The purpose is to insure school safety, educate youth about drug and alcohol abuse, provide role models, enforce traffic in school zones, and assist adjoining neighborhoods to resolve student related problems.

"There is more visibility of police in the neighborhood."

Ron Sechrist, Paradise Hills homeowner



- The D.A.R.E. (Drug Abuse Resistance Education) course is presented by officers in all City elementary schools. Since 1992 over 1,400 students have graduated from the 17-hour program.
- The Police bicycle patrol is used in crime target areas. These officers also provide bicycle safety training in the elementary schools.
- Your neighborhood could organize a Neighborhood Watch Program. Two full-time officers from our Crime Prevention Unit are assigned to support the existing 105 neighborhoods that have established Neighborhood Watches. They also educate residents and business to reduce victimization.
- Three highly trained K-9 officers and their dogs help detect drug crimes, track and apprehend many criminals that would otherwise evade the police.
- Two investigators are assigned to business check fraud and forgery cases.



Fire Protection

- Grand Junction firefighters have developed an award winning effort with youth who have a history of setting fires. The City works with the court to divert these youth and their families to counseling with firefighters or medical professionals. Firefighters serve approximately two new families each month.



- A City firefighter has qualified to become the Valley's only certified peace officer/firefighter. He is assigned to investigate and prosecute suspected arson fires.
- The City will contribute one third the cost of upgrading water lines to provide sufficient flow for fire fighting if a majority of residents petition their water utility for this improvement.
- City Fire provides the only advanced hazardous materials team in Western Colorado, maintains a County-wide inventory of all such materials, responds to all "hazmat" incidents in the County and investigates environmental crimes.

Finance

- The average homeowner will pay about \$152 more in taxes annually. Property owners west of 30 Road will experience an average annual tax increase of \$126. Those east of 30 Road will experience an average increase of \$152.
- This estimate uses an average home value of \$100,000 based upon Board of Realtors information and assumes each household spends about \$3,600 a year on major items like appliances, automobiles, boats and trailers.
- Of all 266 Colorado cities Grand Junction is one of only 35 cities that do not apply their sales tax to food purchases.
- The City's property tax represents only 9% of your total property tax bill. Owners west of 30 Road will see about a \$5 increase in their tax bill. Those east of 30 Road will see a \$32 increase.
- You'll be part of a community that has one of the lowest tax rates in Colorado. Comparing all 266 Colorado cities, Grand Junction ranks 175th in combined sales and property tax rates.
- These lower tax rates result from Grand Junction's position as a regional trade center that benefits from sales to travelers and visitors.
- Property taxes are a very minor source of revenue for the City and have not been increased for 16 years.
- Mesa County will continue to collect its property and sales tax from residents who are annexed.

"The police do come by more often. The City took over paying the subdivision's street lights—a savings of \$5,500 just this year. There may be some who don't like joining Grand Junction, but I for one, feel it is a real bargain."

Jack Scott,
Brookwood Subdivision

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

A. UTILITY / FRANCHISE FEES:	<u>Average Household</u>	<u>Your Costs</u>
Telephone	\$ 1.50	\$ _____
Cable Television	6.00	\$ _____
Gas & Electric	<u>\$14.50</u>	\$ _____
Total Utility / Franchise Fees	\$22.00	\$ _____

B. PROPERTY TAX INCREASE:

Property owners outside the City limits now pay 7.596 mills or 5.054 mills to one of the rural fire districts. This tax will be replaced by the City property tax of 8.071 mills, a net increase of 0.475 mills or 3.017 mills. A mill = 1/1000th of a dollar, or 1/10th of a cent. *If you live east of 30 Road you currently pay the lower mill levy for a volunteer fire department; the elimination of this 5 mill levy is the City's goal but will require the cooperation and a written agreement with the Clifton Fire Protection District.

Example: \$100,000 house = median in Mesa County **
 Assessed Value = approximately 10.36% of market value for residential property (or see your current property tax bill)

**Source: Grand Jct Board of Realtors

	*East of 30 Road	West of 30 Road	
Market Value	\$100,000	\$100,000	\$ _____
<u>x 10.36%</u>	<u>x 0.1036</u>	<u>x 0.1036</u>	<u>x 0.1036</u>
Assessed Value	\$10,360	\$ 10,360	_____
 <u>x mills increase</u>	 <u>x .003017</u>	 <u>x .000475</u>	 <u>x _____</u>
Property Tax Increase	\$ 31.26	\$ 4.92	\$ _____

C. SALES TAX INCREASE:

Average household spends 6.7% of net income on automobiles, and 6.0 % on TV, furniture, and appliances annually.

Example: \$28,234 = net household income, median in Mesa County

*

*Source: 1990 Census

Net Annual Income, after taxes	\$ 28,234	\$ _____
x (5.9% + 5.4%) = 12.7%	<u>x .127</u>	<u>x .127</u>
Estimated cost of auto, TV, furniture, and appliances	\$ 3,586	\$ _____
Multiplied by City Sales Tax	<u>x .0275</u>	<u>x .0275</u>
Estimated Annual Sales Tax Increase	\$ 98.61	\$ _____

	<u>East of 30 Road</u>	<u>West of 30 Road</u>	
TOTAL COST = A + B + C	A. + \$22.00	A. + \$ 22.00	\$ _____
	B. + \$31.26	B. + \$ 4.92	\$ _____
	C. + \$98.61	C. + \$ 98.61	\$ _____
ESTIMATED ANNUAL NET COST OF CITY SERVICES	<u>\$151.86</u>	<u>\$125.53</u>	\$ _____

Community Development

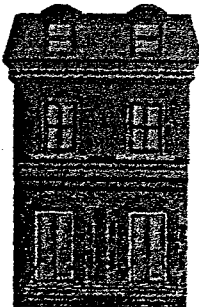
This Department supports the City mission to manage growth, nurture our quality of life and foster attractive neighborhoods.

- Using the new Growth Plan as a guide, newly annexed areas will be zoned after public hearings within 90 days of annexation. Usually this is the same as the zoning was in the County.
- Professional City planners work with the citizen advisory Planning Commission to review development proposals and monitor their construction to assure high quality, compatibility with neighbors and to assure that development pays its own way.

"I never was against the annexation. I can't see it has done any harm. I get some street cleaning done, the city has put in playground equipment in the park, which I like very much. I'm so happy with the curb, gutter and sidewalk that they did in front of our house. I could not have afforded to do this on my own with a fixed income."

Vincent J. Greco
Darla Jean Subdivision

- To promote the City's appearance Community Development provides advice to homeowners on yard sales, signs, junk, trash and litter, weeds, fences and conditions that obstruct drivers' view at intersections. Once a neighbor or neighborhood asks for help, the City assists with disputes about these matters.
- A crew of five employees operates during the growing season to control excess weed growth. Their mission is to encourage voluntary compliance, only using citations and City mowing as the last resort.
- In recognition of the mixed rural and urban character of much of the Valley, the City has special weed rules for tracts of agricultural and undeveloped lands larger than one acre. Owners of these need to maintain the weed height limit only around the outside 20' perimeter of their properties.



- Grand Junction encourages preservation of historic structures. City planners and a citizen advisory committee help property owners who desire to make improvements that preserve our heritage.
- The City and County have very similar rules about pets and livestock. Three adult pets per species are allowed with a maximum of six pets. Large animals are allowed, such as horses and cows, up to four per acre depending upon the property's size and zoning.

There are also provisions for other animals such as rabbits, chickens, and ducks.

Public Works



Spring Cleanup Program ("Fresh-as-a-Daisy"): Every spring, residents set material they wish to discard at the curb. Public Works crews collect the debris at no charge. Crews will pick up any material the landfill will accept!

Street Sweeping: City crews sweep residential streets an average of once a month during spring, summer and fall. Commercial areas are swept once every two weeks.

Street Maintenance: City engineers conduct a comprehensive evaluation of all streets to determine what maintenance is needed for each. Each year Public Works budgets substantial sums for asphalt overlays, seal coating and patching to improve the service life and ride of our streets. Every street will see some major maintenance at least once every ten years, sooner if needed.

Fall Leaf Program: Each fall residents are asked to rake their leaves to the front of their property, where crews collect them. This popular service keeps our neighborhoods looking neat and keeps leaves from plugging storm drains. The leaves are recycled by local farmers which prolongs the life of the landfill.

"I like my clean streets. We've always had run-off at the end of our street. I like the fact that the city came out and engineered a place for the water to drain into."

*Duke Wortman
homeowner, The Bluffs*

New Sidewalk Construction: To assure safety for children Public Works invests each year in sidewalk improvements to school walking routes. These are constructed at no cost to the adjacent property owners.

Street Lights: Upon annexation the City assumes responsibility for charges associated with street lights. New street lights are provided at no cost to neighborhoods which desire their installation.

Storm Drainage Improvements: Frequently we learn that newly annexed areas have suffered with flooding and standing water for years, mostly because the original street or subdivision was not built with drainage to City standards. Public Works anticipates a significant investment each year to correct these storm water problems in your area. Crews also routinely clean storm drains to assure they function well during rains.

Concrete Replacement: City inspectors regularly examine neighborhoods for deteriorating or damaged sidewalks, curbs and gutters. Public Works then budgets to replace or repair these at no cost to the adjacent property owners.

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

Airport West Endava

WALKER FIELD PUBLIC AIRPORT AUTHORITY
2828 WALKER FIELD DR STE 211
GRAND JUNCTION CO 81506-8607
2701-251-00-948, 2701-254-00-949

JACK HALL
2522 HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505-7166
2701-254-00-264

KAY C SCOTT
7713 BRISTOL SQUARE CT
SPRINGFIELD VA 22153-3100
2701-254-00-280

241-0041
↑

GREGG CRANSTON
C/O REMAX 4000
1401 N 1ST ST
GRAND JUNCTION CO 81501
(represents Kay Scott, 241-4000 ext.328)

BRUCE C CURRIER
2760 H RD
GRAND JUNCTION CO 81506-1749
2701-254-00-291

ROBERTR SUTHERLAND
2701 H RD
GRAND JUNCTION CO 81506-1727
2701-362-00-001

CHESTER E HOWARD
2719 H RD
GRAND JUNCTION CO 81506-1727
2701-362-00-002

ALVIN SCHIESSWOHL 242-3508
570 HALL AVE
GRAND JUNCTION CO 81501-2138
2701-362-00-006

KATHERINE M BLACK
4952 XANADU ST
DENVER CO 80239
2701-362-00-055

JIM REDIN
PO BOX 4842
GRAND JUNCTION CO 81502-4842
2701-362-00-069

N MAXCINE BIELAK
2721 H RD
GRAND JUNCTION CO 81506-1727

2701-362-00-102

WENDE M POMRENKE
710 VICTOR DR
GRAND JUNCTION CO 81506-1854
2701-362-00-103
THOMAS F KARSTEN
794 27 RD
GRAND JUNCTION CO 81506-1827
2701-362-20-001

CRAIG A LITTLE
2702 SKYLINE DR
GRAND JUNCTION CO 81506-1804
2701-362-20-002

GERALD B FEATHER
570 29 3/8 RD
GRAND JUNCTION CO 81504-5384
2701-362-20-003

DONALD E KOOKER
2708 SKYLINE DR
GRAND JUNCTION CO 81506-1804
2701-362-20-004

ELIZABETH V KIRKENDALL
2710 SKYLINE DR
GRAND JUNCTION CO 81506-1804
2701-362-20-005

LLOYD D HUTCHENS
PO BOX 56
LOMA CO 81524-0056
2701-362-20-006

BRUCE E BENGE
2711 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-007

DEWEY W HAPKEN
2709 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-008

F CHANNING CLYMER
PO BOX 618
PALISADE CO 81526
2701-362-20-009

NORMAN D LINDAUER
2703 SKYLINE DR
GRAND JUNCTION CO 81506-1808

2701-362-20-010

MELVIN J KOHLES
2707 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-011

RE/MAX

RE/MAX

Above
the
Crowd![®]

October 07, 1996

Mike Pelletier
Community Development
City of Grand Junction
250 N. 5th. St.
Grand Junction, CO 81501

RE: IDI Annexation and zoning designation on H Rd.

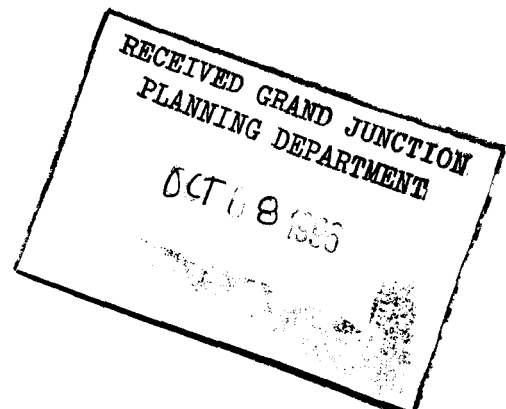
Dear Mr. Pelletier:

I am Kay Scott's power of attorney on the 20 acres next to 3D Corp's building and IDI's remaining 10 acres. As you know we are in the process of being enclaved by the City as we speak.

We are not at all opposed to the annexation. But we do believe that the zoning designation to be established as we are annexed in to the city affects us greatly and deserves sound consideration.

To get right to the point: It is Kay Scott's desire that her property come into the City under a **straight I-1 zone (light Industrial)**.

Our concern (and experience) is that in the future, staff interpretation of designated Planned Zone uses *is very specific* to those uses named and *lacks flexibility* that we believe is necessary for planning and development. We believe that Planned Industrial zoning is not a good situation for IDI, MCEDC, our selves, or Currier as land owners because it pretty well eliminates any flexibility of future uses without another zoning change (which once it is Zoned Planned Industrial and uses are designated, would probably be very difficult).



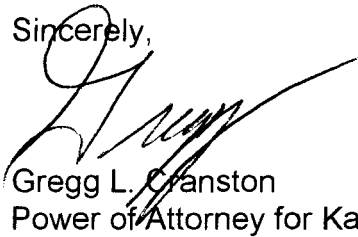
RE/MAX

RE/MAX

Above
the
Crowd![®]

We want to be annexed into the City with a I-1 (Light Industrial) zoning to maintain as much *flexibility* as possible. We would not have a problem in eliminating a few of the current matrix uses under I-1 allowed uses to maintain consistency within the H Rd corridor from the Airport to 27.25 Rd.

Sincerely,



Gregg L. Cranston
Power of Attorney for Kay Scott

cc: file
Kay Scott
Currier via Steve Fleming
IDI
MCEDC

COMMUNITY DEVELOPMENT DEPARTMENT

RECEIVED
OCT 08 1996

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

Sewer:
— 201 Sewer System
NO IMPACT

— SOLID WASTE
CITY TRASH SERVICE
WILL NOT BE PROVIDED
TO THIS AREA

FROM: JO Dave Thornton, Community Development Department
RE: **IMPACT REPORT FOR AIRPORT WEST ENCLAVE ANNEXATION**
DATE: October 8, 1996

On Wednesday, October 16th, a resolution for the intent to annex the Airport West Enclave 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 November 20th, with second reading on December 4th. The annexation will be effective January 5, 1997. 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 November 8, 1996. Please either submit by E-mail via attachment using Word Perfect 5.1 and/or by hard copy if a spread sheet is used. Thank you.**

Reminder: 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.

AIRPORT WEST ENCLAVE ANNEXATION SUMMARY

File Number: ANX#96-221

Location: North and South of H Road Between the Airport and 27 Road

Parcels: 23 total
2701-251-00-948, 2701-254-00-949, 2701-254-00-264, 2701-254-00-280, 2701-254-00-291,
2701-362-00-001, 2701-362-00-002, 2701-362-00-006, 2701-362-00-055, 2701-362-00-069
2701-362-00-102, 2701-362-00-103, 2701-362-20-001, 2701-362-20-002, 2701-362-20-003
2701-362-20-004, 2701-362-20-005, 2701-362-20-006, 2701-362-20-007, 2701-362-20-008
2701-362-20-009, 2701-362-20-010, 2701-362-20-011

Estimated Population: 35

of Parcels (owner occupied): 11

of Dwelling Units: 15

Acres: 321

Developable Acres Remaining: 285

Census Tract: 16

Right-of-way in Annexation: Skyline Drive (900 ft.)
H Road (2805 ft south half, 1900 all)
27 Road (2987 east half)
27 1/4 Road (1300 east half)

Previous County Zoning: HS, AFT, R1B, PB, C

Proposed City Zoning: HO, PAD, RSF-2, and (PI, I-1, or AFT)

Current Land Use: Agricultural, Airport Lands, Vacant, Residential, Commercial

Future Land Use: Airport Lands, Manufacturing, Residential, Commercial

Assessed Values: Land = \$109,560
Improvements = \$155,190
TOTAL VALUE = \$264,750

Address Ranges: 2700 -2800 H Road (all, some in City already)
2700 - 2712 Skyline Dr. (all)
776. - 794 27 Road (even)

Special Districts:

Water: Ute Water

Sewer: *201 Sewer System*

Fire: Grand Junction Rural Fire

Drainage:

School: District 51

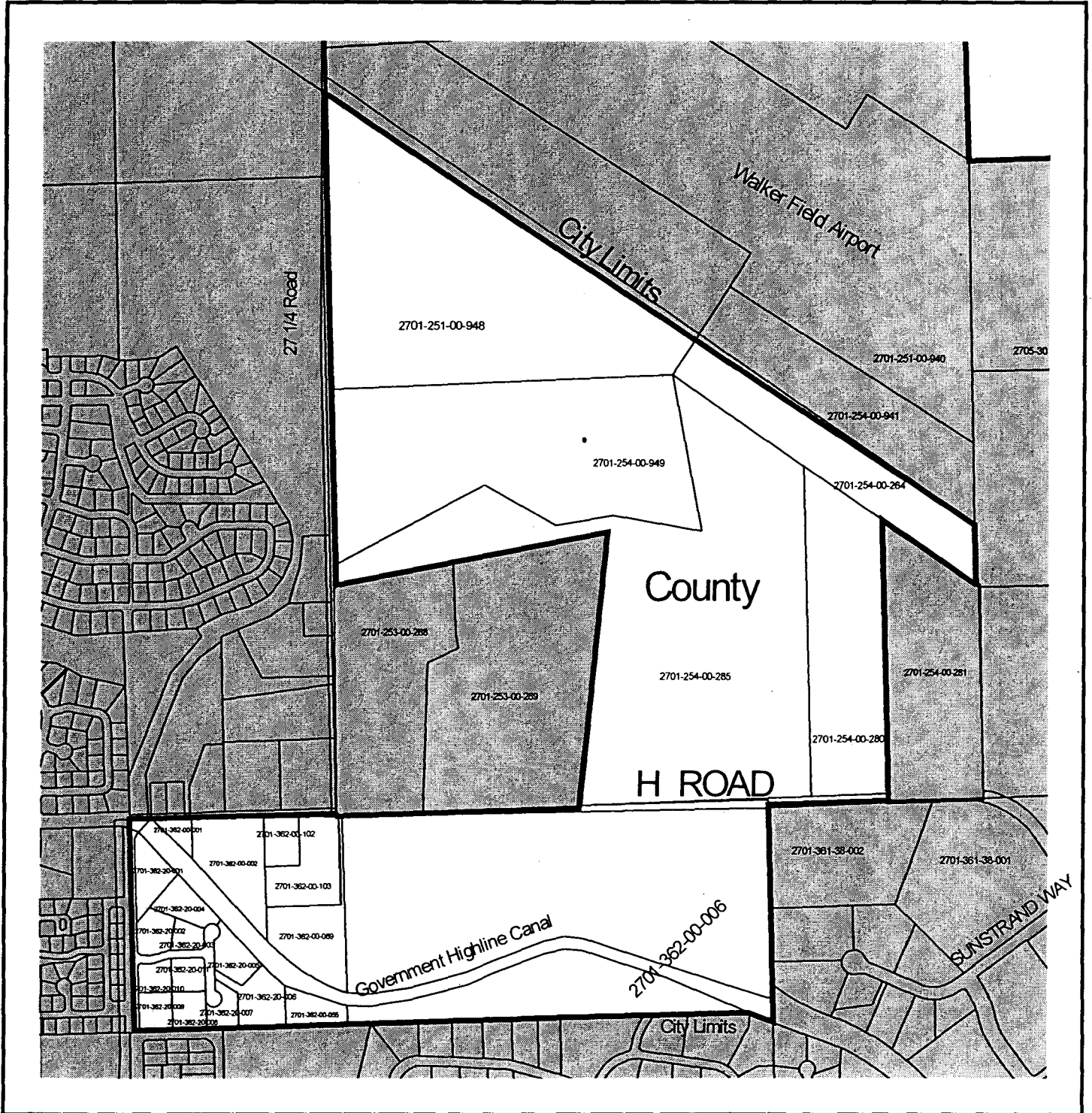
Irrigation:

Pest:

Other:

Type of Petition (property owner, P.O.A., or Enclave): Enclave

AIRPORT WEST ENCLAVE 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
10/2/96

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 FOR AIRPORT WEST ENCLAVE ANNEXATION**

DATE: October 8, 1996

Land Use Jurisdiction
On Wednesday, October 16th, a resolution for the intent to annex the Airport West Enclave 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 November 20th, with second reading on December 4th. The annexation will be effective January 5, 1997. 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 November 8, 1996. Please either submit by E-mail via attachment using Word Perfect 5.1 and/or by hard copy if a spread sheet is used. Thank you.**

Reminder: 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.

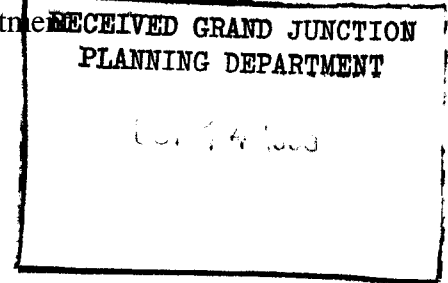
AIRPORT WEST ENCLAVE ANNEXATION SUMMARY

File Number: ANX#96-221
Location: North and South of H Road Between the Airport and 27 Road
Parcels: 23 total
2701-251-00-948, 2701-254-00-949, 2701-254-00-264, 2701-254-00-280, 2701-254-00-291,
2701-362-00-001, 2701-362-00-002, 2701-362-00-006, 2701-362-00-055, 2701-362-00-069
2701-362-00-102, 2701-362-00-103, 2701-362-20-001, 2701-362-20-002, 2701-362-20-003
2701-362-20-004, 2701-362-20-005, 2701-362-20-006, 2701-362-20-007, 2701-362-20-008
2701-362-20-009, 2701-362-20-010, 2701-362-20-011
Estimated Population: 35
of Parcels (owner occupied): 11
of Dwelling Units: 15
Acres: 321
Developable Acres Remaining: 285
Census Tract: 16
Right-of-way in Annexation: Skyline Drive (900 ft.)
H Road (2805 ft south half, 1900 all)
27 Road (2987 east half)
27 1/4 Road (1300 east half)
Previous County Zoning: HS, AFT, R1B, PB, C
Proposed City Zoning: HO, PAD, RSF-2, and (PI, I-1, or ~~AFT~~)
Current Land Use: Agricultural, Airport Lands, ^(RSF-R) Vacant, Residential, Commercial
Future Land Use: Airport Lands, Manufacturing, Residential, Commercial
Assessed Values: Land = \$109,560
Improvements = \$155,190
TOTAL VALUE = \$264,750
Address Ranges: 2700 -2800 H Road (all, some in City already)
2700 - 2712 Skyline Dr. (all)
776. - 794 27 Road (even)
Special Districts:
Water: Ute Water
Sewer:
Fire: Grand Junction Rural Fire
Drainage:
School: District 51
Irrigation:
Pest:
Other:
Type of Petition (property owner, P.O.A., or Enclave): Enclave

WALKER FIELD Airport Authority

2828 Walker Field Drive, Suite 211
Grand Junction, Colorado 81506
(970) 244-9100
FAX (970) 241-9103

Mr. Mike Pelletier
Associate Planner
Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, CO 81501-2668



October 10, 1996

Dear Mike:

Thank you for notifying the Walker Field Airport Authority of the City's intent to annex the Airport West Enclave. I appreciate the time you spent with me on the phone this morning discussing this annexation.

As I understand our conversation, the intent of the City is to zone the Currier, Scott, and Hall properties light industrial or planned industrial. The proposed zoning uses for these properties is compatible with the Airport Master Plan's Land Use Zoning and would not be objected to by the Airport Authority.

Of course, when industrial development were to take place, we would have some concerns about the height of buildings and accessory structures, lighting, etc. but those issues can be dealt with at that time.

Were these three properties north of H Road to be zoned in any manner of residential use, as opposed to industrial, the Airport Authority would object most strenuously to this type of zoning. These properties do lie within a noise-impacted area as defined in the recent noise analysis prepared by Coffman and Associates. Thus, the proximity of these properties to the Airport would not be conducive to residential living and would be contrary to the Airport's Land Use Plan.

I would appreciate it if you could keep us informed of the zoning on these properties, especially if there is any inclination towards a residential zoning. If necessary, myself or other representatives from the Airport Authority will be more than happy to attend any of the City Council meetings to discuss our stance on this issue when the annexation ordinance is read.

I thank you again for the heads-up on this issue. Please let me know if there is anything else the Airport Authority can do regarding this issue.

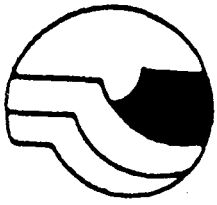
Sincerely;

Dennis Wiss, A.A.E.
Director of Operations and Planning

City/annex



"We've got the world
at our wingtips"



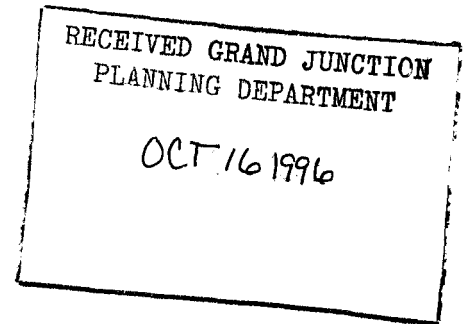
Mesa County Department of Planning and Development
Zoning Enforcement Division

(970) 244-1638

750 Main Street • P.O. Box 20,000 • Grand Junction, Colorado 81502-5028

MEMORANDUM

TO: Dave Thornton, Community Development Department
FROM: Jo Millsaps, Zoning Administrator
DATE: October 14, 1996
SUBJECT: Impact Reports



Mesa County Zoning Enforcement does not have any outstanding violations on the Bookcliff Country Club Enclave nor the Matchett Park Annexation.

Mesa County Enforcement has had contact with individuals within the Airport West Enclave Annexation.

2701-362-00-102
Maxcine N. Bielak
2721 H Road

Complaint of too many sheep on this property. Complainant withdrew complaint. No pending action.

2701-362-00-069
Jim & Gail Redin
2723 H Road

Mr. & Mrs. Redin have an approved home occupation per Mesa County Regulations on their property. In addition the Redin's have a CUP for a kennel, approved by the Board of County Commissioners. (File No. C42-95)

2701-362-00-006
Alvin Schiesswohl
H Road

Warning to Mr. Schiesswhol of allowing individuals to dump on his property. No pending action.

If you have any questions, please do not hesitate to contact me at 244-1774.

STAFF REVIEW

FILE: #ANX-96-221 AIRPORT WEST ENCLAVE ANNEXATION

DATE: October 16, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve the resolution of intent to annex for the Airport West Enclave Annexation.

LOCATION: North and south of H Road between 27 Road and Falcon Way

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY:

This annexation consists of approximately 321 acres. It includes the Airport lands, an upholstery and dog kennel business, vacant and agricultural lands off H Road, as well as several residential parcels along 27 Road. This area will have been totally surrounded by City limits for 3 years on January 2, 1997, which is 3 days prior to the planned effective date. Colorado state statutes allows the City to unilaterally annex an area that has been enclaved by that city.

STAFF ANALYSIS:

This enclave contains 23 parcels and approximately 319 acres. Roughly 33 acres are residential, 96 acres are Airport lands, 5 acres have an existing upholstery and dog kennel business, and 185 acres are vacant or agricultural lands off H Road. There are 22 property owners in the annexation, all of which have been informed of the intent to annex.

The area was enclaved by the City at the time of the Paradise Hills #2 Annexation. It will be enclaved by City limits for more than three years on January 2, 1997. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council, Staff is processing this annexation and is bringing it before City Council for their approval.

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
2-0*



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

October 23, 1996

Mesa County Board of Commissioners
750 Main Street
Grand Junction, CO 81501

RE: Annexation Impact Report

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed Airport West Enclave Annexation. This report is required by CRS 31-12-108.5 for proposed annexations in excess of 10 acres. If you have any questions regarding this material, please contact Mike Pelletier (244-1451) of this department.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner, AICP
Acting Community Development Director

AIRPORT WEST ENCLAVE ANNEXATION IMPACT REPORT

Section 31-12-108.5, C.R.S. provides:

The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. Such report shall not be required for annexations of ten acres or less in total area or when the municipality and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived. Such report shall include, as a minimum:

(a) a map or maps of the municipality and adjacent territory to show the following information:

(I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

Map #1 - City limits & annexed area outlined.

(II) the present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and

Map #2 - Existing infrastructure map which includes water, sewer, roads, utilities, and any proposed extensions.

(III) The existing and proposed land use pattern in the area to be annexed;

Map # 3a - Existing land use.

3b - Proposed land use utilizing the Growth Plan Future Land Use Map.

(b) A copy of any draft or final preannexation agreement, if available;

No annexation agreements are contemplated for this annexation.

(c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

Electric, gas, telephone, and cable television are provided by public utility companies and not the City of Grand Junction. Public Service Company of Colorado and Grand Valley Rural Power will provide electric service to areas within the annexation. The utilities have represented to the City that they have adequate capacity to serve the area proposed to be annexed. New developments in annexed areas are reviewed by the City to ensure that adequate utilities, water, sewer, drainage, and street access are provided to the development and that the provision of these services does not adversely affect existing uses.

Sewer service will continue to be provided by existing sewer service providers. The sewer service provider for this annexation is the City of Grand Junction. Special districts shall provide sewer service pursuant to contract and legal relationship with the City. In the future, some areas currently served by these districts may be converted to the City system in accordance with such policies and/or contracts as may be established.

In the annexed area potable water is and will continue to be provided by the Ute Water Conservancy District so long as required by court order. Municipal services provided to the annexed area include City Police (patrol, investigation, and response). They also include Fire and Emergency Medical Service when annexations occur within the Grand Junction Rural Fire District. Such services begin following the effective date of the annexation.

(d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

Methods of financing extension of municipal services may vary with developed and undeveloped tracts. For undeveloped tracts, the developer will pay to extend services. Other financing mechanisms maybe available. For developed areas, sewer service extension will normally be paid by a combination of the benefiting property owners, the City, and/or the Sewer Fund. If water lines are deficient in already developed areas, the water provider is responsible for upgrading the system. Ute Water requires the property owner to pay one-third of the costs of upgrading (the City volunteers one-third of such costs as well).

(e) A statement identifying existing districts within the area to be annexed; and

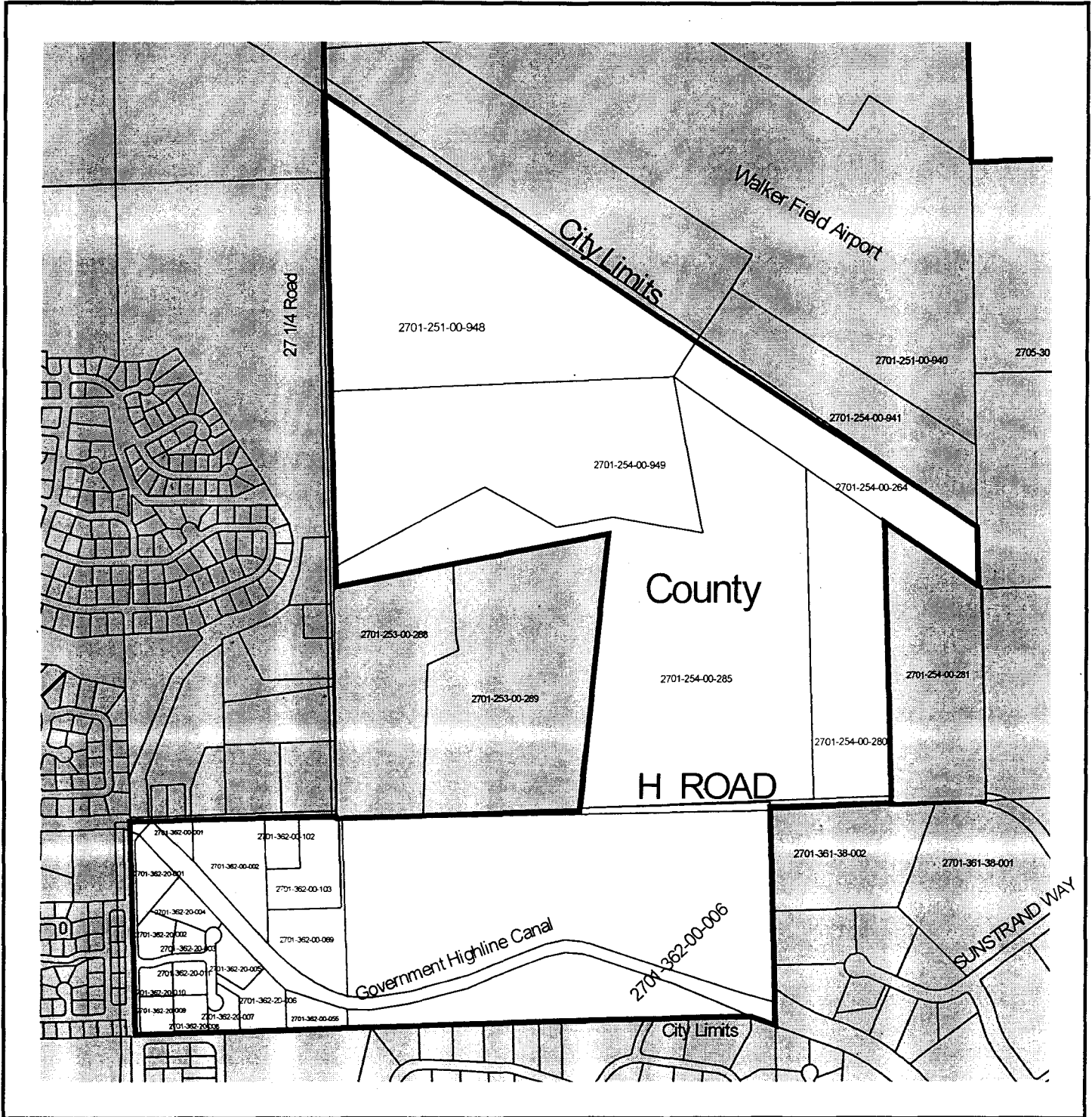
The following districts are within the area to be annexed:

1. **School District 51**
2. **Ute Water Conservancy District (U)**
3. **Grand Junction Rural Fire Protection District (GJFD)**

(f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

School District 51 serves both incorporated and unincorporated areas in the Grand Valley. Annexation of any area in the Grand Valley will have no effect on the numbers or distribution of children attending School District 51 facilities. Current and historical development patterns have shown that housing density is not affected by whether a residential development occurs in the County or City.

AIRPORT WEST ENCLAVE ANNEXATION

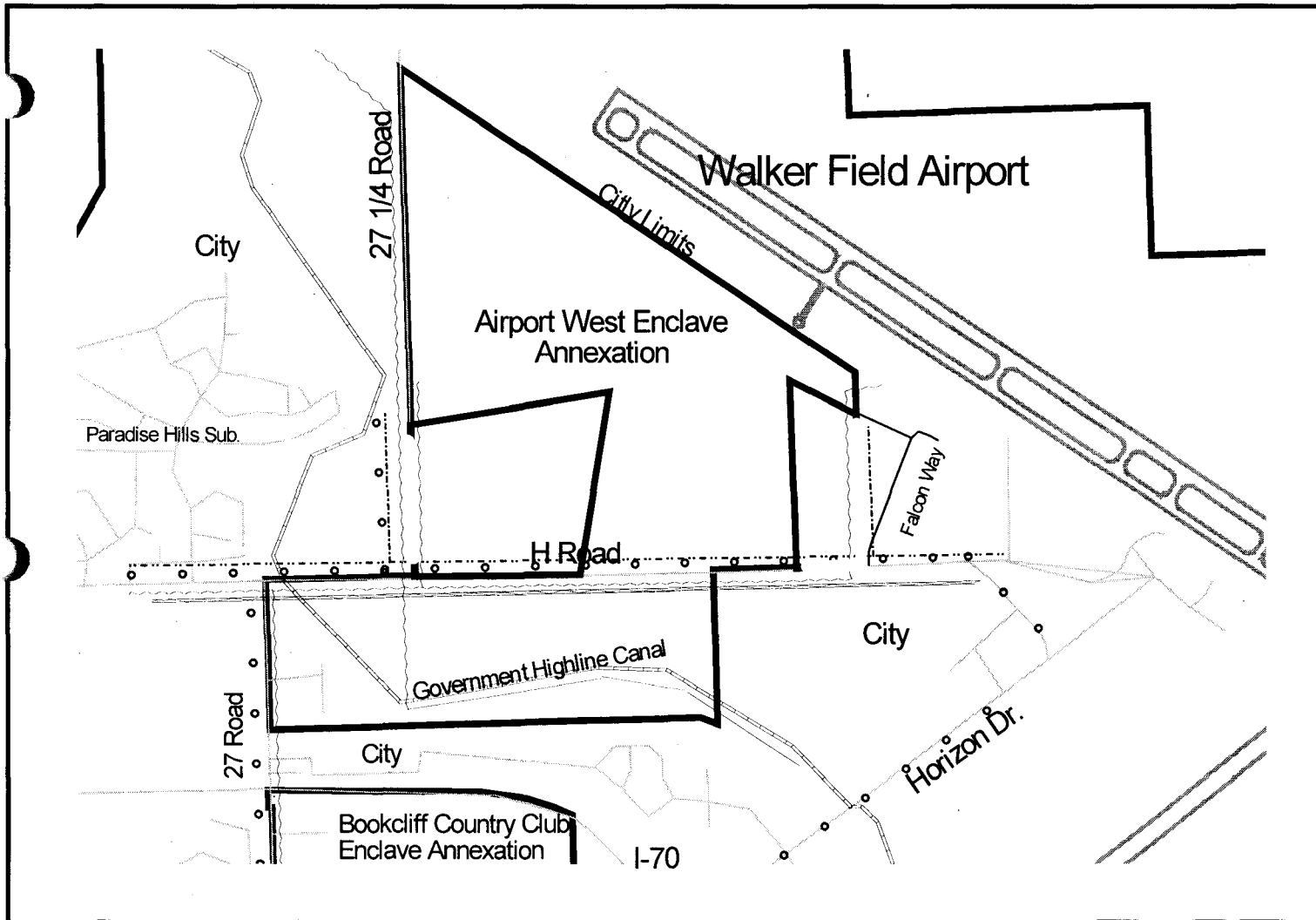


This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



MP
10/2/96

AIRPORT WEST ENCLAVE ANNEXATION Utility Map



- Data from Utilities
- ○ ○ Ute Water Mains
 - Gas Line
 - - - - Phone Line
 - ~~~~ Electric Line

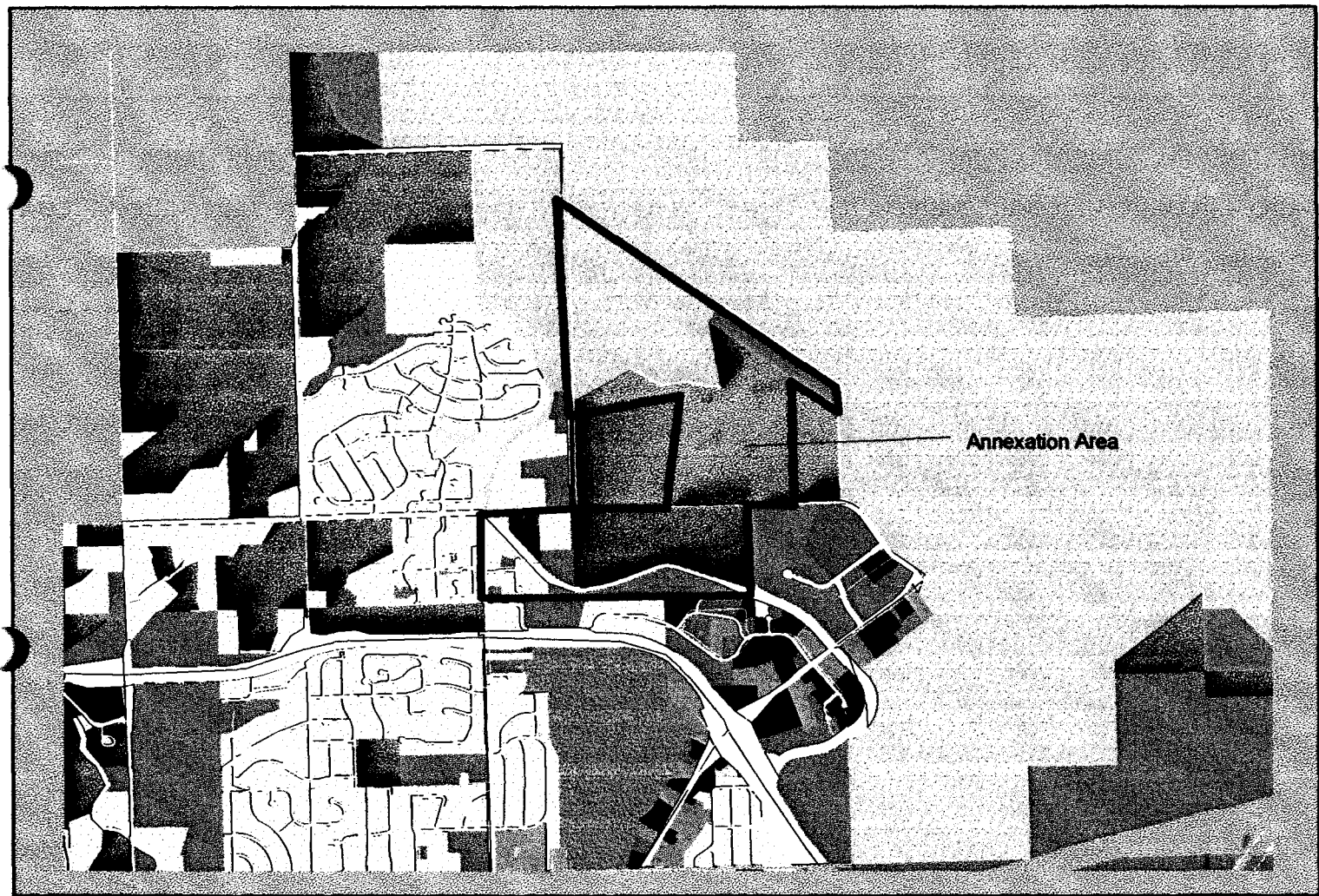
Data from Mesa County ArcInfo (GIS)

-  Airport Canals
-  Ditch
-  Roads
-  City Limits



AIRPORT WEST ENCLAVE ANNEXATION

Existing Land Use based on Preliminary County/City Growth Plan



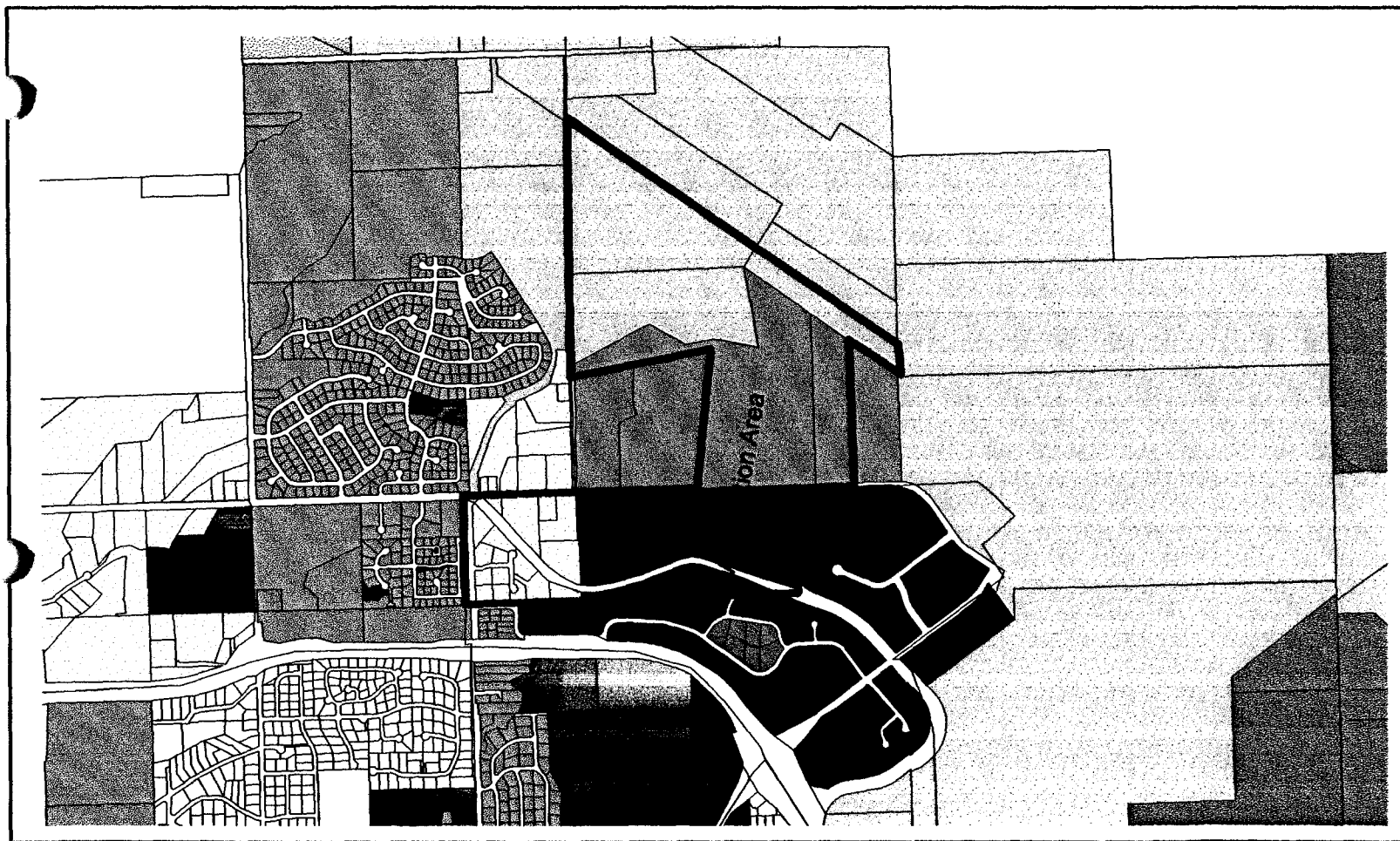
- Existing Land Use**
- Transportation
 - Single Family/Duplex
 - Multi-Family
 - Mobile Home
 - Transient
 - Commercial, Intensive
 - Commercial, Retail
 - Commercial, Entertainment
 - Light Industrial
 - Heavy Industrial
 - Institutional
 - Park/Recreation, Developed
 - Park/Recreation, Undeveloped
 - Agriculture
 - Vacant
 - Water



This map was developed by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.

AIRPORT WEST ENCLAVE ANNEXATION Future Land Use Map*

*Data from the Proposed Future Land Use Map
Draft City/County Growth Plan



- Parcel
- Agriculture (35 Acres +)
 - Commercial/Industrial
 - Conservation
 - Estate (2 - 5 Acres)
 - Industrial
 - Public
 - Park
 - Residential High (12+ DU/Acre)
 - Residential Low (1/2 - 2 Acres)
 - Residential Medium (4 - 8 DU/Acre)
 - Residential Medium High ((8 - 12 DU/Acre)
 - Residential Medium Low (2 - 4 DU/Acre)
 - Right of Way
 - Rural (5 - 35 Acres)
 - Water

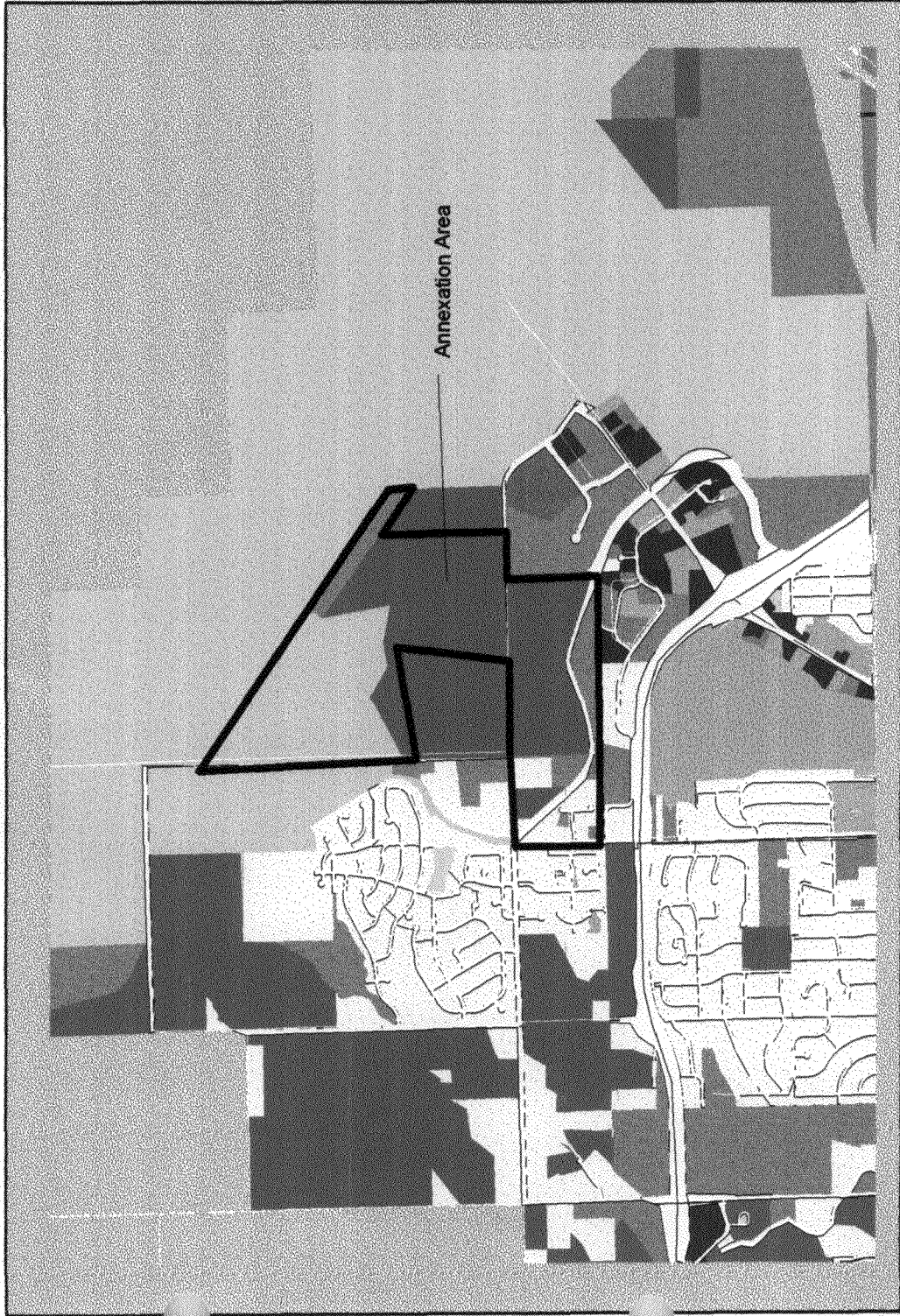


Drawn By:
MP 10/17/96

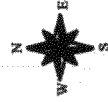
This map was developed by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.

AIRPORT WEST ENCLAVE ANNEXATION

Existing Land Use based on Preliminary County/City Growth Plan



- Existing Land Use
- Transportation
 - Single Family/Duplex
 - Multi-Family
 - Mobile Home
 - Transient
 - Commercial, Intensive
 - Commercial, Retail
 - Commercial, Entertainment
 - Light Industrial
 - Heavy Industrial
 - Institutional
 - Park/Recreation, Developed
 - Park/Recreation, Undeveloped
 - Agriculture
 - Vacant
 - Water



This map was developed by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.

WALKER FIELD Airport Authority

2828 Walker Field Drive, Suite 211
Grand Junction, Colorado 81506
(970) 244-9100
FAX (970) 241-9103

Mr. Dave Thornton
Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, CO 81501-2668

October 28, 1996

RE: Airport West Enclave

Dear Dave:

Corinne Nystrom, Airport Manager, and I had a chance to discuss the proposed rezoning of the Airport West Enclave and the Currier property last week. The Airport Authority has no objection to the Scott and Hall properties being rezoned to a planned industrial or light industrial. In fact, we encourage these properties being rezoned to these designations as these new uses would be compatible with the Airport's Master Plan and Land Use Zoning.

With regard to the Currier property, we would like to see it rezoned to an industrial use as well but if the land owners are insistent on maintaining their current zoning of AFT/RSFR, the Airport Authority will not object to maintaining the status quo. However, if this property were ever to be proposed for residential zoning, even at one residence per five acre tract, the Airport Authority would object most strenuously to this proposal.

This property's close proximity to the Airport proper makes it extremely incompatible when considered for residential use. The Airport Authority would have no choice but to contest any proposed residential development in this area.

I thank you for bringing this latest development to our attention and would ask that you keep us informed if there is any further lean towards a residential assignment of this site.

Sincerely,

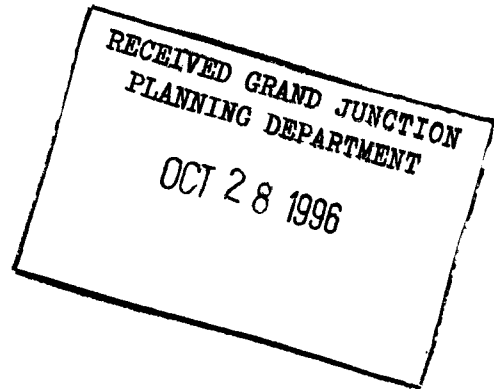


Dennis Wiss, A.A.E.
Director of Operations

cc: C. Nystrom, Airport Manager

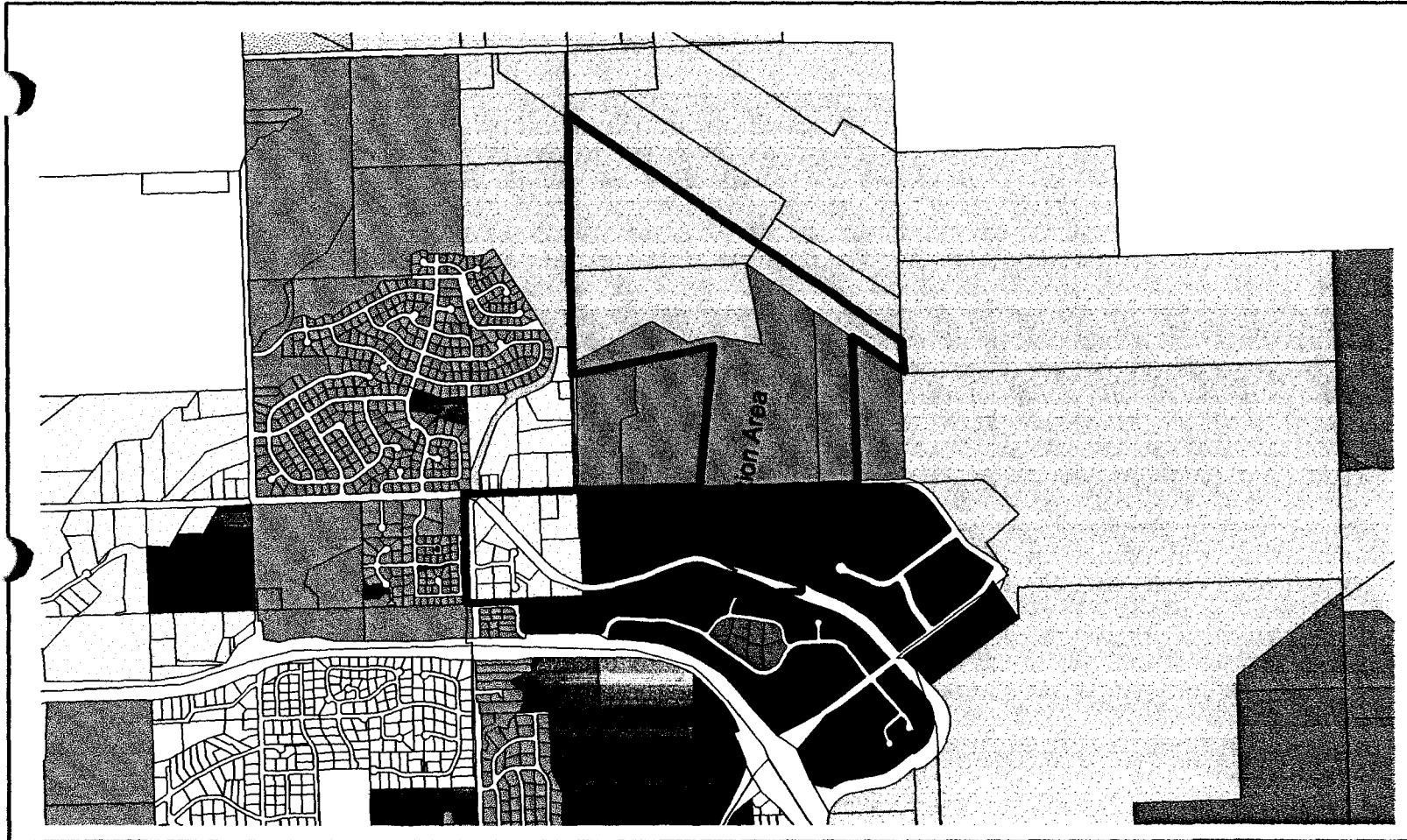


"We've got the world
at our wingtips"

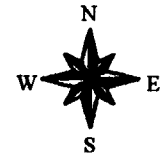


AIRPORT WEST ENCLAVE ANNEXATION Future Land Use Map*

*Data from the Proposed Future Land Use Map
Draft City/County Growth Plan



- Parcel
- Agriculture (35 Acres +)
 - Commercial
 - Commercial/Industrial
 - Conservation
 - Estate (2 - 5 Acres)
 - Industrial
 - Public
 - Park
 - Residential High (12+ DU/Acre)
 - Residential Low (1/2 - 2 Acres)
 - Residential Medium (4 - 8 DU/Acre)
 - Residential Medium High (8 - 12 DU/Acre)
 - Residential Medium Low (2 - 4 DU/Acre)
 - Right of Way
 - Rural (5 - 35 Acres)
 - Water



Drawn By:
MP 10/17/96

This map was developed by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.

To: David Thornton
From: Jodi Romero
Subject: Sales Tax Impact from Annexations (4)
Date: 11/1/96 Time: 10:19AM

Dave,

As far as I can determine based on businesses existing (or not existing) right now in these proposed annexed areas and any proposed businesses to my knowledge, the following summarizes sales tax impact of these annexations:

Bookcliff Country Club Enclave - Only business is the restaurant/bar and the pro shop for the Bookcliff Country Club. Estimated annual sales tax = \$24,000

Airport West Enclave - NO SALES TAX IMPACT

Stassen - NO SALES TAX IMPACT

Matchett Park - NO SALES TAX IMPACT

RE/MAX 4000, Inc.

Gregg L. Cranston
Broker Associate
GRI, CRS

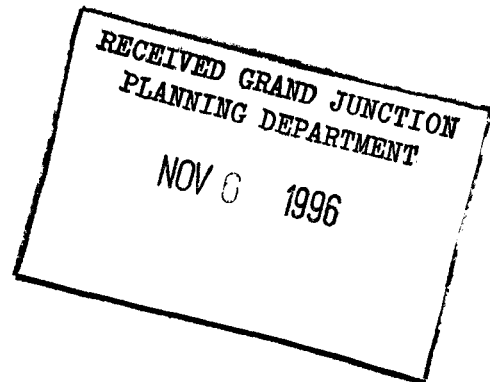
RE/MAX

RE/MAX

**Above
the
Crowd!**[®]

Monday, November 04, 1996

Mike Pelletier - Community Development
City of Grand Junction
250 N. 5 th.
Grand Junction, CO 81501



RE: Airport West Enclave Resolution # 97-96

Dear Mike:

North Crest Development LLC owns the parcel on your enclave map notice sent to Mrs. Scott as 2701-254-00-280. This parcel consists of 20 acres M/L, was formerly know as the Kay Scott (Scott Ranches) property and is now titled in the name of North Crest Development LLC of which Kay Scott is the general manager and I am the Power of Attorney for here in Grand Junction.

We see that the IDI parcel to the east was annexed and a zoning of PI was placed on it contrary to the staff recommended I-1 (light industrial zoning).

We are not opposed to annexation provided that this parcel is brought into the City under the City's I-1 (light Industrial straight zoning) designation. At this time however we are strongly opposed to being annexed under a planned zone of any kind as we currently have no "plan" for this parcel and therefore would be unable to designate *allowed uses* required within a planned zone designation without knowing what those uses may be in the future.

If the City anticipates imposing a zoning designation other than I-1 (Light Industrial - straight zone) we wish to be immediately notified of our right (and the correct procedure) to object. In such a case this letter should also be considered a formal objection to being brought into the City under a Planned Zone designation should that be the City's intent.

1401 N. 1st Street • Grand Junction, CO 81501
Office: (303) 241-4000 Fax: (303) 241-4015 Res: (303) 241-7248 Toll Free: (800) 777-4573

Each Office Independently Owned and Operated

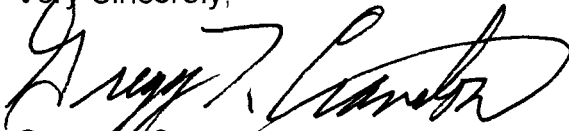
RE/MAX

RE/MAX

Above
the
Crowd![®]

If we are to be given the City's I-1 (light industrial straight zone) then we have no objection and this letter should be disregarded.

Very Sincerely,



Gregg V. Cranston
Attorney in Fact for North Crest Development LLC

cc: Kay Scott
Joe Croker - legal council for North Crest Development LLC
file

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

November 4, 1996

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

Re: Airport West Enclave Annexation

Dear Dave:

Domestic water service, including fireline flows, are available from an 18" main in H Road. The water line in 27 1/4 Road is not adequate for fire flows.

Call us if you have any questions or concerns.

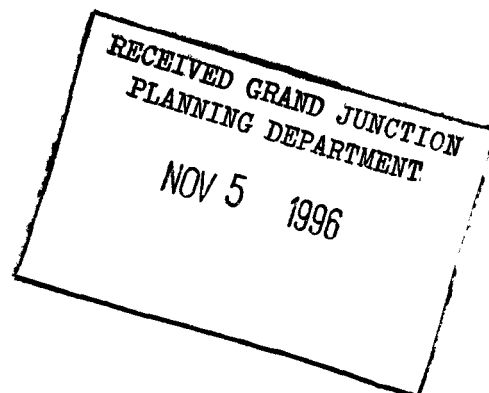
Sincerely,



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

RWS/rlc

xc: 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 FOR AIRPORT WEST ENCLAVE ANNEXATION**
DATE: October 8, 1996

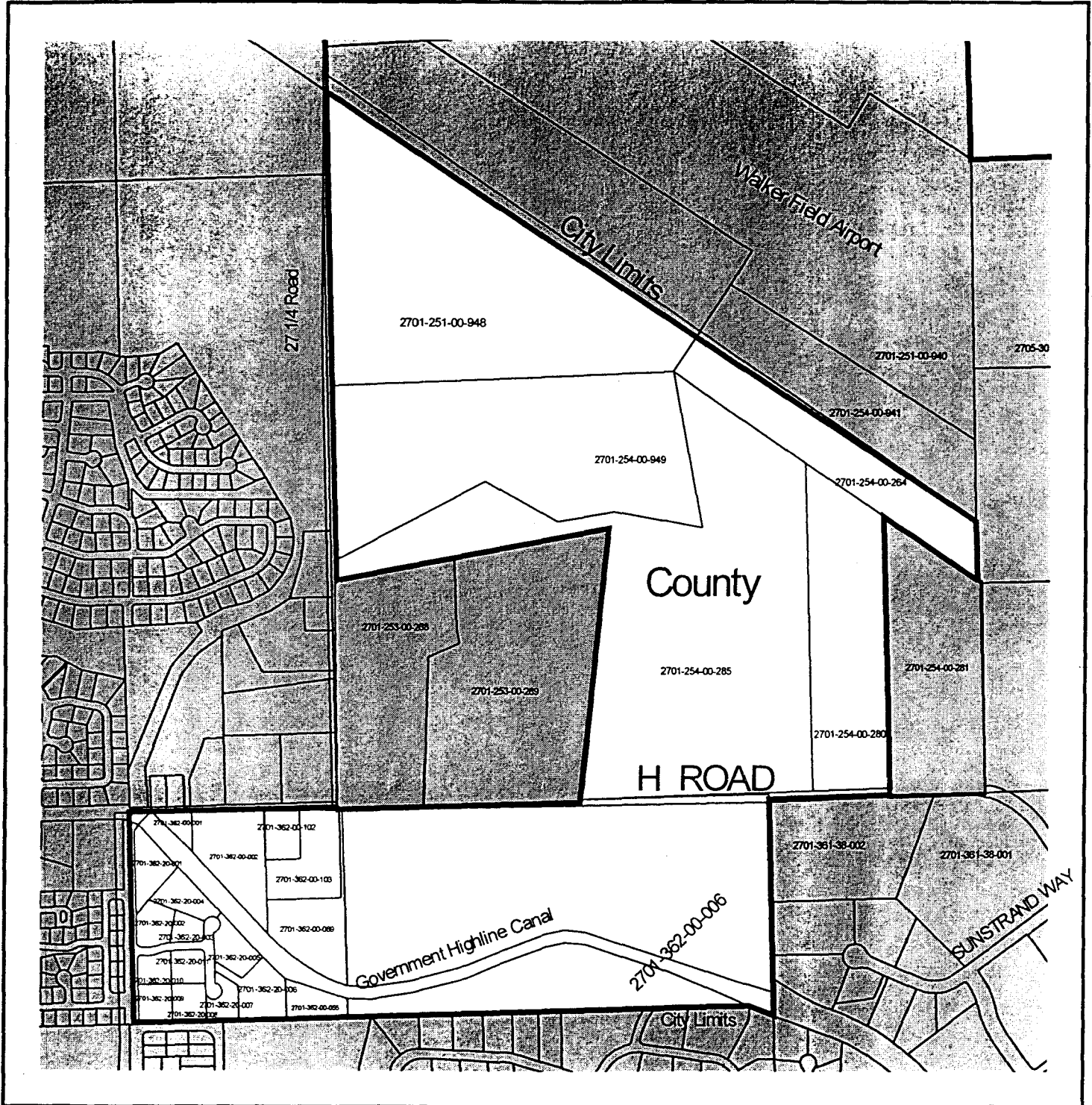
On Wednesday, October 16th, a resolution for the intent to annex the Airport West Enclave Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on November 20th, with second reading on December 4th. The annexation will be effective January 5, 1997. 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 November 8, 1996. Please either submit by E-mail via attachment using Word Perfect 5.1 and/or by hard copy if a spread sheet is used. Thank you.**

Reminder: 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.

AIRPORT WEST ENCLAVE ANNEXATION SUMMARY

File Number: ANX#96-221
Location: North and South of H Road Between the Airport and 27 Road
Parcels: 23 total
2701-251-00-948, 2701-254-00-949, 2701-254-00-264, 2701-254-00-280, 2701-254-00-291,
2701-362-00-001, 2701-362-00-002, 2701-362-00-006, 2701-362-00-055, 2701-362-00-069
2701-362-00-102, 2701-362-00-103, 2701-362-20-001, 2701-362-20-002, 2701-362-20-003
2701-362-20-004, 2701-362-20-005, 2701-362-20-006, 2701-362-20-007, 2701-362-20-008
2701-362-20-009, 2701-362-20-010, 2701-362-20-011
Estimated Population: 35
of Parcels (owner occupied): 11
of Dwelling Units: 15
Acres: 321
Developable Acres Remaining: 285
Census Tract: 16
Right-of-way in Annexation: Skyline Drive (900 ft.)
H Road (2805 ft south half, 1900 all)
27 Road (2987 east half)
27 1/4 Road (1300 east half)
Previous County Zoning: HS, AFT, R1B, PB, C
Proposed City Zoning: HO, PAD, RSF-2, and (PI, I-1, or AFT)
Current Land Use: Agricultural, Airport Lands, Vacant,
Residential, Commercial
Future Land Use: Airport Lands, Manufacturing, Residential,
Commercial
Assessed Values: Land = \$109,560
Improvements = \$155,190
TOTAL VALUE = \$264,750
Address Ranges: 2700 -2800 H Road (all, some in City already)
2700 - 2712 Skyline Dr. (all)
776. - 794 27 Road (even)
Special Districts:
Water: Ute Water
Sewer:
Fire: Grand Junction Rural Fire
Drainage:
School: District 51
Irrigation:
Pest:
Other:
Type of Petition (property owner, P.O.A., or Enclave): Enclave

AIRPORT WEST ENCLAVE 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
10/2/96

MEMORANDUM

Date: November 5, 1996

To: Dave Thornton

From: Doug Cline

Re: Annexation Cost Impact Estimates for:
Machett Park Annexation
Bookcliff Country Club Annexation
~~Airport West Enclave Annexation~~

Street Maintenance:

Note: No cost impact is estimated for the following Street Maintenance services:

- Leaf & Trash Removal
- Snow Removal
- Crackfill
- Sealcoat
- Patching / Grading
- Storm Drainage
- Irrigation Systems Maintenance

Street Cleaning (Sweeping):

Machett Park Annex.	0.13 mi. @ \$1,312 = \$171
Bookcliff C.C. Park Annex.	0.54 mi. @ \$1,312 = \$708
Airport West Enclave Annex.	0.57 mi. @ \$1,312 = \$742

Traffic Services:

Note: No cost impacts estimated for pavement markings (striping) or traffic signals.

Traffic Signs:

	Annual Cost	Initial Cost
	-----	-----
Machett Park Annex.	-0-	-0-
Bookcliff C.C. Park Annex.	\$60	\$20
Airport West Enclave Annex.	\$120	\$30

Street Lighting:

Note: No street lighting exists at this time in any of the three annexations, it is estimated that no new lighting would be requested (or needed) when and if these areas are annexed.

ALSO

Assuming there will be parks development in both Matchett Park Annex. and Country Club Park Annex., Dave Tontoli estimated some costs for pedestrian lighting (in parks) which might be useful information. These estimates are:

	Initial Cost	Annual Cost
Matchett Park:		
20 new Ped. lights @ \$2,300 ea.	\$46,000	
Utl. charges @ \$9.56 mo./ea.		\$2,294
Country Club Park:		
10 new Ped. lights @ \$2,300 ea.	\$23,000	
Utl. charges @ \$9.56 mo./ea.		\$1,174

Doug

c.c. Mark Relph

To: David Thornton
Cc: Rick Beaty, Greg Trainor
From: Jim Bright
Subject: Annexation Impact Reports - Fire
Date: 11/8/96 Time: 3:06PM

~~Airport West Enclave Annexation - Fire~~

The Fire Department currently serves this area of proposed annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation will not change the level of response for the Fire Department.

A water line upgrade of approximately 900 ft. and 3 additional hydrants along Skyline Dr. would be necessary to meet the City standards. Also, 1 additional hydrant would be needed along H Rd. The City cost, assuming the 1/3 split, would be \$17,134.00.

900' of 8" water line @ \$50.00/ft.	= \$45,000.00
4 fire hydrants @ \$1600.00 each	= \$ 6,400.00
Total	= \$51,400.00

Annexation of this area will reduce the Grand Junction Rural Fire Protection District revenue by \$2011.00 which is less than 1% of their total revenue.

Bookcliff Country Club Enclave

The Fire Department currently serves this area of 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.

A water line upgrade of approximately 300 ft. and 1 additional hydrant would be necessary to meet the City standards. This upgrade would extend north of G 1/2 Rd. along 27 Rd. to Marsh Lane. The City cost, assuming the 1/3 split, would be \$5,534.00.

300' of 8" water line @ \$50.00/ft.	= \$15,000.00
1 fire hydrant	= \$ 1,600.00
Total	= \$16,600.00

Annexation of this area will reduce the revenue of the Grand Junction Rural Fire Protection District by \$5131.00 which is less than 1% of their total revenue.

Matchett Park Annexation

The Fire 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 from the Fire Department.

One additional hydrant along F Rd. for existing structures would be necessary to meet the City's standard for fire protection. The City cost, assuming the 1/3 split, would be \$534.00.

Annexation of this area will reduce the Grand Junction Rural Fire Protection District revenue by \$280.00 which is less than 1% of their total revenue.

Theaton

To: davidt
Cc: lannyp
From: Mark Relph
Subject: ~~Airport West~~, Matchett Park & Bookcliff Country Club Annexations
Date: 11/5/96 Time: 4:15PM

Dave: The attachments are the annexation service impacts for the Airport West, Matchett Park and Bookcliff Country Club annexations. There are no immediate impacts to PW. I'll forward you a hard copy. Thanks, Mark.

Attachments: ANEX_AWE.XLS [Binary], ANEX_BCC.XLS [Binary], ANEX_MP.XLS [Binary]

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
NOV 6 1996

Matthett Park Annexation

11/5/96

PROPOSED ANNEXATION COSTS WITHIN THE PUBLIC WORKS DIVISION																	
STREET MAINTENANCE																	
Leaf & Trash		Street Cleaning				Snow Removal		Storm Drainage			Irrigation		Serv Other	Subtotal		Annual	
Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Initial Operat.	Annual		
\$0	\$0	\$167	\$171	\$107	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$3	\$274	\$0	\$266		
STREET MAINTENANCE (cont.)																	
Street Cracking			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	\$376	\$0	\$470	\$86	\$0	\$61	\$161	\$0	\$173	\$622	\$0	\$704	\$896	\$0	\$969
TRAFFIC SERVICES																	
Traffic Signs			Traffic Striping			Traffic Signals			Street Lighting		SUBTOTAL TRAFF. SERV.						
Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Annual	Initial Capital	Initial Equip.	Initial Operat.	Annual			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
MISC. SERVICES																	
Concrete Replacement (4)			Contract Overlay (4)			201 Fund Construction		Fire Line Upgrades	G.I.R.	Subtotal Misc.			TOTAL				
Constr.	Eng.(1)	Subtotal	Constr.	Eng.(2)	Subtotal	Initial	Annual (1 & 5)	(6)	(7)	Initial Capital	Operat.	Annual	Initial Capital	Initial Equip.	Initial Operat.	Annual	
\$122	\$18	\$140	\$442	\$53	\$495	\$0	\$1,222	\$0	\$2,220	\$0	\$2,220	\$1,857	\$0	\$896	\$2,220	\$2,827	
<p>(1) Engineering cost estimated at 15% of the construction costs (constr. cost @ \$938/curb-lane mile)</p> <p>(2) Engineering cost estimated at 12% of the construction costs (constr. cost @ \$1,700/paved single-lane mile)</p> <p>(3) Does not include Concrete Replacement, Contract Overlay, or Water line upgrades for fire protection.</p> <p>(4) The costs for the Overlays & Concrete are an annual cost.</p> <p>(5) Estimated annual cost for major capital improvements (201 fund, Public Works Division) @ \$4,700 per single-lane mile.</p> <p>(6) Use/Clifton water line upgrades for fire protection for pipes 4 inches and less in diameter. Cost estimate provided by Fire Department.</p> <p>(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.</p> <p>(8) The initial cost of street lighting is the total Capital cost (i.e. 201 Fund) of lighting installed for the annexation.</p>																	
<p>Annexation Road lengths:</p> <p>Single-Lane Miles</p> <p>Paved : 0.26</p> <p>Gravel : 0.00</p> <p>Total : 0.26</p> <p>Curb-Lane Miles : 0.13</p>																	
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):	\$969		* Annual Operating Cost does not include annual capital costs.														
Operating Costs (initial)	\$2,220		** Equipment Purchases include the incremental cost of additional equipment per lane mile.														
** Equipment Purchases (initial):	\$896		*** Street lighting includes the total cost of installation throughout the annexation.														
TOTAL OPERATING COSTS	\$4,086		**** 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 are shown as 1/3 of the total cost.																	
* Initial cost for 201 Fund is for specific projects.																	
[B] CAPITAL IMPROVEMENTS:																	
*** Street Lighting (initial):	\$0		Total Initial Costs: \$3,116														
**** Streets/Eng. (annual):	\$635		Total Annual Costs: \$2,827														
***** 201 Fund (annual):	\$1,222																
* 201 Fund (initial):	\$0																
***** Fire Line Upgrades (initial):	\$0																
TOTAL CAPITAL IMPROVEMENTS	\$1,857																

Airport West Enclave Annexation

11/5/96

PROPOSED ANNEXATION COSTS WITHIN THE PUBLIC WORKS DIVISION																	
STREET MAINTENANCE																	
	Lead & 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		
	\$1,849	\$358	\$731	\$748	\$924	\$706	\$601	\$0	\$562	\$324	\$242	\$25	\$4,428	\$0	\$2,641		
STREET MAINTENANCE (cond.)																	
	Street Cleaning		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		
	\$183	\$0	\$2,305	\$3,235	\$0	\$3,596	\$740	\$0	\$468	\$1,387	\$0	\$1,321	\$3,547	\$0	\$7,690		
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	Initial Equip.	Initial Operat.	Annual				
	\$376	\$30	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$576	\$30	\$120		
MISC. SERVICES																	
	Concrete Replacement (4)		Contract Overlay (4)			201 Fund Concrete		Fire Line Upgrades	GIS	Subtotal Misc.		TOTAL					
	Constr.	Eng.(1)	Subtotal	Constr.	Eng.(2)	Subtotal	Initial	Annual (\$ #.3)	(6)	(7)	Initial Capital	Operat.	Annual	Initial Capital	Initial Equip.	Initial Operat.	Annual
	\$335	\$80	\$615	\$3,383	\$406	\$3,789	\$0	\$10,528	\$0	\$2,960	\$0	\$2,960	\$14,932	\$0	\$10,551	\$2,990	\$25,383
<p>(1) Engineering cost estimated at 15% of the construction costs (constr. cost @ \$938/curb-lane mile)</p> <p>(2) Engineering cost estimated at 12% of the construction costs (constr. cost @ \$1,700/paved single-lane mile)</p> <p>(3) Does not include Concrete Replacement, Contract Overlay, or Water line upgrades for fire protection.</p> <p>(4) The costs for the Overlays & Concrete are an annual cost.</p> <p>(5) Estimated annual cost for major capital improvements (201 fund; Public Works Division) @ \$4,700 per single-lane mile.</p> <p>(6) Ute/Clifton water line upgrades for fire protection for pipes 4 inches and less in diameter. Cost estimate provided by Fire Department.</p> <p>(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.</p> <p>(8) The initial cost of street lighting is the total Capital cost (i.e. 201 Fund) of lighting installed for the annexation.</p>																	
Annexation Road lengths:																	
Single-Lane Miles																	
Paved : 1.99																	
Gravel : 0.25																	
Total : 2.24																	
Curb-Lane Miles : 0.57																	
Annual Maintenance Costs:																	
	Lead/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):	\$10,451															
	Operating Costs (initial):	\$2,990															
	** Equipment Purchases (initial):	\$10,551															
	TOTAL OPERATING COSTS	\$23,992															
[B] CAPITAL IMPROVEMENTS:																	
	*** Street Lighting (initial):	\$0															
	**** Streets/Eng.(annual):	\$4,404															
	***** 201 Fund (annual):	\$10,528															
	* 201 Fund (initial):	\$0															
	***** Fire Line Upgrades (initial):	\$0															
	TOTAL CAPITAL IMPROVEMENTS	\$14,932															
	Total Initial Costs:	\$13,541															
	Total Annual Costs:	\$25,383															

Bookcliff Country Club Enclave Annexation

11/5/96

PROPOSED ANNEXATION COSTS WITHIN THE PUBLIC WORKS DIVISION																																															
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																																
	\$446	\$86	\$0	\$0	\$223	\$192	\$145	\$0	\$136	\$78	\$58	\$6	\$891	\$0	\$478																																
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																													
	\$45	\$0	\$743	\$780	\$0	\$976	\$178	\$0	\$127	\$334	\$0	\$359	\$1,337	\$0	\$2,206	\$2,229	\$0	\$2,684																													
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 CapL(\$)	Annual	Initial Capital	Initial Equip.	Operat.	Annual																																
	\$156	\$60	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$9,200	\$459	\$9,200	\$156	\$60	\$479																																
MISC. SERVICES																																															
	Concrete Replacement (3)			Contract Overlay (4)			201 Fund Concrete		Fire Line Upgrades (6)	SLC (7)	Subtotal Misc.		TOTAL																																		
	Constr.	Eng.(1)	Subtotal	Constr.	Eng.(2)	Subtotal	Initial	Annual (2 & 5)	(6)	(7)	Initial Capital	Operat.	Annual	Initial Capital	Initial Equip.	Operat.	Annual																														
	\$0	\$0	\$0	\$918	\$110	\$1,028	\$0	\$2,538	\$0	\$2,640	\$0	\$2,640	\$3,566	\$9,200	\$2,385	\$2,700	\$6,730																														
<p>(1) Engineering cost estimated at 13% of the construction costs (constr. cost @ \$938/curb-lane mile)</p> <p>(2) Engineering cost estimated at 12% of the construction costs (constr. cost @ \$1,700/paved single-lane mile)</p> <p>(3) Does not include Concrete Replacement, Contract Overlay, or Water line upgrades for fire protection.</p> <p>(4) The costs for the Overlays & Concrete are an annual cost.</p> <p>(5) Estimated annual cost for major capital improvements (201 Fund Public Works Division) @ \$4,700 per single-lane mile.</p> <p>(6) Ute/Clifton water line upgrades for fire protection for pipes 4 inches and less in diameter. Cost estimates provided by Fire Department.</p> <p>(7) The cost estimated for the SLC is an INITIAL cost based upon \$10 per acre to bring an area in the County to the standards the City Requires.</p> <p>(8) The initial cost of street lighting is the total Capital cost (i.e. 201 Fund) of lighting installed for the annexation.</p>																																															
<p>Annexation Road lengths:</p> <table border="0"> <tr> <td></td> <td>Single-Lane Miles</td> <td></td> </tr> <tr> <td></td> <td>Paved</td> <td>0.54</td> </tr> <tr> <td></td> <td>Gravel</td> <td>0.00</td> </tr> <tr> <td></td> <td>Total</td> <td>0.54</td> </tr> <tr> <td></td> <td>Curb-Lane Miles</td> <td>0.00</td> </tr> </table>																			Single-Lane Miles			Paved	0.54		Gravel	0.00		Total	0.54		Curb-Lane Miles	0.00															
	Single-Lane Miles																																														
	Paved	0.54																																													
	Gravel	0.00																																													
	Total	0.54																																													
	Curb-Lane Miles	0.00																																													
<p>Annual Maintenance Costs:</p> <table border="0"> <tr> <td>Leaf/Trash remo</td> <td>\$160</td> <td>per total single-lane mile</td> <td>Patching</td> <td>\$1,807</td> <td>per total single-lane mile</td> </tr> <tr> <td>Street Sweeping</td> <td>\$1,312</td> <td>per curb-lane mile</td> <td>Grading</td> <td>\$1,380</td> <td>per total single-lane mile</td> </tr> <tr> <td>Snow Removal</td> <td>\$335</td> <td>per total single-lane mile</td> <td>Storm Drainage</td> <td>\$251</td> <td>per total single-lane mile</td> </tr> <tr> <td>Seal Coating</td> <td>\$664</td> <td>per total single-lane mile</td> <td>Irrigation</td> <td>\$108</td> <td>per total single-lane mile</td> </tr> <tr> <td>Crackfill</td> <td>\$235</td> <td>per paved single-lane mile</td> <td>Serv. to Others</td> <td>\$11</td> <td>per total single-lane mile</td> </tr> </table>																		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	\$335	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
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	\$335	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):		\$3,163																																												
	Operating Costs (initial):		\$2,700																																												
	** Equipment Purchases (initial):		\$2,385																																												
	TOTAL OPERATING COSTS		\$8,248																																												
<p>* Annual Operating Cost does not include annual capital costs.</p> <p>** Equipment Purchases include the incremental cost of additional equipment per lane mile.</p> <p>*** Street lighting includes the total cost of installation throughout the annexation.</p> <p>**** Streets/Eng. includes capital improvements of concrete replacement and HBP overlay.</p> <p>***** 201 Fund is an estimated annual cost based upon an average Public Works Division spending per year (\$4,100,000).</p> <p>***** Water line upgrades for fire protection are for pipes less than and equal to 4 inches and are shown as 1/3 of the total cost.</p> <p>** Initial cost for 201 Fund is for specific projects.</p>																																															
[B] CAPITAL IMPROVEMENTS:																																															
	*** Street Lighting (initial):		\$9,200																																												
	**** Streets/Eng. (annual):		\$1,028																																												
	***** 201 Fund (annual):		\$2,538																																												
	* 201 Fund (initial):		\$0																																												
	***** Fire Line Upgrades (initial):		\$0																																												
	TOTAL CAPITAL IMPROVEMENTS		\$12,766	Total Initial Costs:		\$14,285																																									
				Total Annual Costs:		\$6,730																																									

November 6, 1996



Alvin Schiesswohl
570 Hall Ave.
Grand Junction, CO 81501-2138

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 Mr. Schiesswohl,

As stated in a letter dated October 4, 1996, the City is in the process of annexing your property located south of H Road near the Airport (tax parcel # 2701-362-00-006). State law requires that the City zone properties within 90 days of the effective date of the annexation. In order to give your property the most appropriate zoning, Staff is requesting your input on which zone you prefer.

The portion of your property north of the Government Highline Canal is currently zoned AFT in Mesa County (see enclosed map). The City's most equivalent zone to AFT is RSF-R (Residential Single Family - 1 unit per 5 acres). Bruce Currier, owner of property to the north is requesting RSF-R zoning.

Another option for this portion of your property is a Planned Industrial zoning. Enclosed is a copy of what this zone entails. It has been applied to the 3D Systems property. This zone is likely to be applied to property adjacent to 3D Systems that is owned by Kay Scott and Jim Hall. For more information on what it means to be in a "planned zone", give me a call.

The portion of your property south of the canal is currently zoned Highway Services in Mesa County. Staff recommends the City's Highway Oriented zone for this area since adjacent properties have this zone.

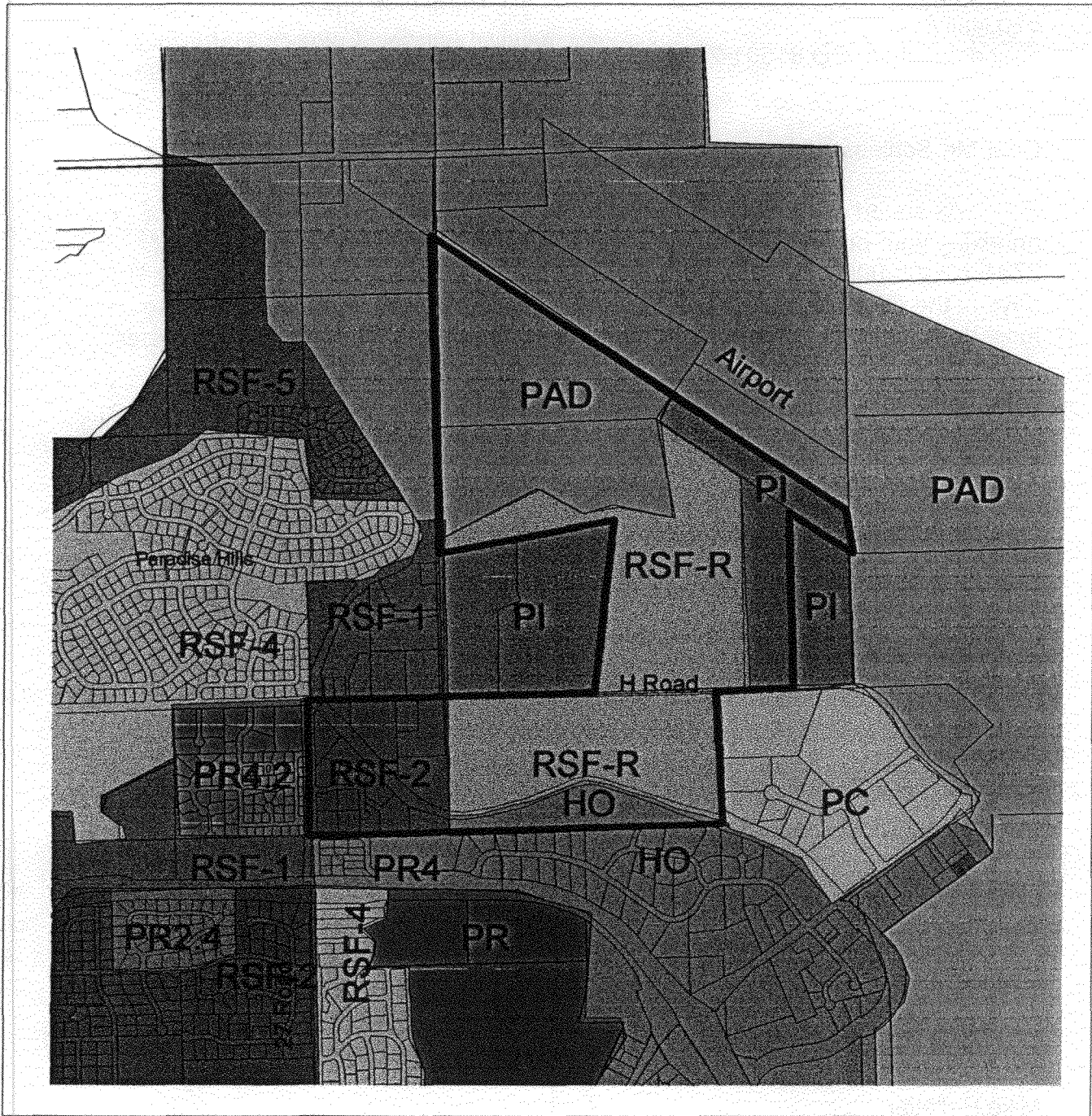
Please respond in writing or call me by November 11th regarding your zoning preferences for your property.

Respectfully,

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

Mike Pelletier
Associate Planner (244-1451)

Airport West Enclave Annexation Proposed Zoning



Drawn By: MP
11/5/96

This map was drawn by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.



As of 10/1/96

4-3-4 USE/ZONE MATRIX RESIDENTIAL ZONE DISTRICTS

Uses preceded by an asterisk (*) indicates that special instruction, explanation, or requirements are noted after the matrix chart.

LEGEND	
	Use not permitted
A	Allowed Use (see requirements for building permit)
S	Special Use (subject to special use requirements)
C	Conditional Use (subject to conditional use requirements)

RSF-R	RSF-1	RSF-2	RSF-4	RSF-5	RSF-8	RMF-16	RMF-32	RMF-64
-------	-------	-------	-------	-------	-------	--------	--------	--------

RESIDENTIAL	RSF-R	RSF-1	RSF-2	RSF-4	RSF-5	RSF-8	RMF-16	RMF-32	RMF-64
GROUP RESIDENCES - dormitory, sorority, fraternity or lodging, boarding or rooming house where three (3) or more rooms are used on a non-transient basis							A	A	A
HOME OCCUPATIONS (see definitions & home occupation section for complete standards)	A	A	A	A	A	A	A	A	A
MULTI-FAMILY RESIDENTIAL									
RESIDENTIAL SUB-UNIT (see special use section for complete standards)	S	S	S	S	S	S			
* (1) (2) (4) SINGLE FAMILY RESIDENTIAL	A	A	A	A	A	A	A	A	A
COMMUNITY FACILITIES - PUBLIC & PRIVATE									
BOARDING SCHOOLS							S	S	S
BUS/COMMUTER STOPS			A	A	A	A	A	A	A
CEMETERIES	A	A	A	A	A	A	A	A	A
CHURCHES	A	A	A	A	A	A	A	A	A
COLLEGES							C	C	C
CULTURAL / EDUCATIONAL / RECREATIONAL FACILITIES - museums, art centers, libraries, ball parks & recreational halls	S	S	S	S	S	S	S	A	A
DANCE / MUSIC SCHOOLS							S	S	S
FIRE / POLICE STATIONS / RESCUE / EMERGENCY SERVICES	S	S	S	S	S	S	S	S	S
FUNERAL HOMES / MORTUARIES / CREMATORIES							S	S	S
GOLF COURSES / GOLF DRIVING RANGES							S	S	S
HELIPADS								C	C
MEMBERSHIP CLUBS & COMMUNITY ACTIVITY BUILDINGS							C	C	C
PARKS / LAKES / RESERVOIRS	S		S	S	S	S	S	S	S
RIDING ACADEMIES and/or OTHER FACILITIES	C	C	C	C	C	C	C	C	C
SCHOOLS	S	S	S	S	S	S	S	S	S
SERVICE LINES	A	A	A	A	A	A	A	A	A
SWIMMING POOLS	S	S	S	S	S	S	A	A	A
TRANSMISSIONS LINES	S	S	S	S	S	S	S	S	S
HUMAN CARE / TREATMENT FACILITIES									
CLINICS								S	S
COUNSELING CENTERS							C	S	S
FAMILY FOSTER HOMES (see definitions)	A	A	A	A	A	A	A	A	A

	RSF-R	RSF-1	RSF-2	RSF-4	RSF-5	RSF-8	RMF-16	RMF-32	RMF-64
HOSPITALS / MENTAL HOSPITALS								C	C
LAW ENFORCEMENT REHABILITATION CENTERS									C
NURSERY SCHOOLS / PRESCHOOLS / DAY CARE	S	S	C	C	C	C	S	S	S
PHYSICAL & MENTAL REHABILITATION CENTERS RESIDENTIAL GROUP HOMES / RECEIVING HOMES / CARE FACILITIES (see definitions)	A	A	A	A	A	A	A	C	C
REST HOMES / NURSING HOMES / SANITARIUMS / CONVALESCENT FACILITIES (clinics & pharmacies as accessory uses) / ORPHANAGES							S	S	S
RETAIL BUSINESS - LIMITED, OUTSIDE									
FARMERS MARKETS	S	S	C						
NURSERIES / GREENHOUSES/LANDSCAPING MATERIALS	S	S	S	C	C	C	C	C	S
* (5) PRODUCE STANDS (products produced on premises)	A	A	A	A	A	A	A	A	A
AGRICULTURAL OPERATIONS & PROCESSING									
DAIRIES * (6) FARMS, RANCHES & ACCESSORY USES (including agricultural animals and crops) AND STRUCTURES (including housing for full time employees)	A	A	S A						
EXTRACTIVE USES									
OIL / GAS DRILLING	S	S	S	S	S	S	S	S	S
QUARRIES / MINING AND PROCESSING	C	C	C	C	C	C	C	C	C
SAND AND GRAVEL EXTRACTION PROCESSING	C	C	C	C	C	C	C	C	C
RECREATIONAL RESORT USES - consists of the following or similar uses in conjunction with major recreational areas such as National or State Parks and Forests, ski areas, recreational lakes and similar uses.									
RECREATIONAL CAMPGROUNDS AND CAMPS	C	C	C						
RECREATIONAL USES * (3) OUTDOOR OR INDOOR EVENTS OF A CULTURAL / SPORTING / EDUCATIONAL RECREATIONAL NATURE	C	C	C	C	C	C	C	C	C
ZOO'S (confinement or display)			C						

* EXPLANATIONS

- (1) Mobile Homes - within the City, mobile homes shall be allowed only in approved mobile home parks or subdivisions.
- (2) A manufactured single family home meeting manufactured home construction and safety standard certifications (42 U.S.C.S. § 5401 *et. seq.*) is allowed wherever single family residential units are allowed by this Code. The owner/developer shall provide proof of certification to the Community Development Department prior to placement of any manufactured home on any lot or parcel of land. Applicable building and zoning codes or regulations shall be met.
- (3) In all zones the City Council may allow charitable fund raising events. The criteria used in evaluating requests shall be the same as for Conditional Use Permits. These permits shall be limited to one per week.
- (4) In single family residences, up to two rooms may be rented to non-family members on a non-transient basis so long as the single family characteristics of the use are maintained (see definitions of family & transient).
- (5) Produce stands in a residential zone are allowed provided no hazards are created pertaining to site features such as parking, ingress, egress, and signage, and the operation does not disrupt the peace, quiet and dignity of the neighborhood.
- (6) In the RSF-R zone only, the number of large and small agricultural animals may exceed the maximum allowed under Sections 5-10-3.A and 5-10-3.B.3 with a Conditional Use Permit. See Section 5-10-3.C.
- (7) Churches must comply with Section 5-4-17. Churches with maximum seating capacity greater than 300 may require Special Use Permits. See Section 5-4-17 for more information.

ANY ITEM NOT LISTED ON THE RESIDENTIAL ZONE DISTRICT USE MATRIX CHART IS NOT A PERMITTED USE IN ANY RESIDENTIAL ZONE DISTRICT. FOR ANY USE NOT LISTED, CHECK THE NON-RESIDENTIAL ZONE DISTRICT USE MATRIX CHART. FOR USES NOT LISTED ON EITHER MATRIX CHART, SEE SECTION 4-10.

4-2 ZONE DISTRICT BULK REQUIREMENTS

4-2-1 RSF-R (RESIDENTIAL SINGLE FAMILY) - NOT TO EXCEED ONE DWELLING UNIT PER 5 ACRES. This zone provides for low density single family and agricultural uses adjacent to urban areas. It allows for the continuation of agricultural operations and rural uses and provides for the larger acreage more appropriate to the keeping of agricultural animals.

- A. Minimum lot area 5 acres
- B. Maximum dwelling units per five (5) acres 1
- C. Bulk Requirements
 - 1. Minimum street frontage 50 feet
 - 2. Maximum height of structures 32 feet
 - 3. Minimum lot width (at structure site for principal structure) 150 feet
 - 4. Minimum side yard setback
 - Principal structure 50 feet
 - Accessory structure (on rear half of parcel) 50 feet
 - 5. Minimum rear yard setback
 - Principal structure 50 feet
 - Accessory structure 50 feet
 - 6. Minimum front yard setback (from centerline of right-of-way)
(see also Section 5-1-7)
 - Principal arterial 80 feet
 - Minor arterial 80 feet
 - Collector 60 feet
 - Local 50 feet
 - 7. Maximum coverage of lot by structures 25%
- D. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

RSF-R

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

BRUCE C CURRIER
2760 H RD
GRAND JUNCTION, CO 81506-1749

CO OWNER: WILMA M CURRIER

PROPERTY INFORMATION

PARCEL NUMBER: 2701-254-00-291
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125400285

LEGAL: BEG SE COR SEC 25 1N 1W N 88DEG03'49SEC W 1685FT N 1DEG57'20SEC E 1657FT N 8DEG16'49SEC W 985.89FT S 52DEG54'21SEC E 2274.74FT S 1DEG57'20SEC W 1317.39FT TO BEG EXC BEG SE COR SD SEC 25 88DEG03'49SEC W 1035.85FT N 1DEG57'20SEC E 2046.78FT S 52DEG54'21SEC E 1266.69FT S 1DEG57'20SEC W 1317.39FT TO BEG EXC THAT PT OF A PARCEL AS DESC IN B-1907 P-977/978 & ALSO EXC RD ROWS ON S AS DESC IN B-903 P-201 & B-1907 P-975/976 MESA CO RECDS - 36.45A

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00 PRICE: 0 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 8,430.00	LAND ASSESS: 2,450.00
	IMP VALUE: 0.00	IMP ASSESS: 0.00
	TOTAL VALUE: 8,430.00	TOTAL ASSESS: 2,450.00

TAXES: 203.05 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

RSF-R

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

BRUCE C CURRIER
2760 H RD
GRAND JUNCTION, CO 81506-1749

CO OWNER: WILMA M CURRIER

PROPERTY INFORMATION

PARCEL NUMBER: 2701-254-00-290
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125400285

LEGAL: BEG N 82DEG06'46SEC E 175.84FT FR S4 COR SEC 25 1N 1W N 8DEG40'02SEC E 1668.5FT S 82DEG38'16SEC W 1681.47FT N 1DEG52'33SEC E 1253.66FT S 87DEG44'22SEC E 2071.86FT S 8DEG16'49SEC E 985.88FT S 1DEG57'20SEC W 1627FT N 88DEG03'49SEC W 777.47FT TO BEG EXC THAT PT TO AIRPORT PER B-2050 P-421/422 & ALSO EXC ROW ON S - 35.05A

YR BUILT: 1942 ROOMS: 8 BATHS: 2.50 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00 PRICE: 0 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 5,790.00	LAND ASSESS: 1,680.00
	IMP VALUE: 73,980.00	IMP ASSESS: 7,660.00
	TOTAL VALUE: 79,770.00	TOTAL ASSESS: 9,340.00

TAXES: 774.04 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

P.I.

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

KAY C SCOTT
RT 2 BOX 81
MERINA, CO 80741

CO OWNER: DBA SCOTT RANCHES

PROPERTY INFORMATION

PARCEL NUMBER: 2701-254-00-280
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125400278

LEGAL: BEG N 1DEG57'20SEC E 30FT & N 88DEG03'49SEC W 583.60FT FR SE COR SEC 25 1N 1W N 88DEG03'49SEC W 467.65FT N 1DEG57'20SEC E 2027.63FT S 52DEG54'21SEC E 571.87FT S 1DEG57'20SEC W 1698.33FT TO POB

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 07/08/92

PRICE: 200000

RECORDING INFO - BOOK: 1961 PAGE: 913

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	2,700.00	LAND ASSESS:	790.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	2,700.00	TOTAL ASSESS:	790.00

TAXES: 65.48

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction
 250 North 5th St.
 Grand Junction, CO 81501
 (970) 244-1538

*RSF-R
 &
 H.O*

PROPERTY PROFILE

11/18/96
 PREPARED BY: Dave Thornton
 PREPARED FOR: Airport West Enclave Annexation Zoning
 COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

ALVIN SCHIESSWOHL
 570 HALL AVE
 GRAND JUNCTION, CO 81501-2138
 CO OWNER: JEAN

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-006
 PROPERTY ADDRESS:
 LEGAL: NW4NE4 + NE4NW4 SEC 36 IN 1W LESS GOVT CNL
 PREVIOUS PARCEL NUMBER: 0
RSF-R NORTH OF THE U.S. B.R. HIGHLINE CANAL AND SOUTH OF THE U.S. B.R. Highline CANAL
 YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00 PRICE: 0 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96
 APPRAISED VALUE: LAND VALUE: 130,100.00 LAND ASSESS: 37,730.00
 IMP VALUE: 0.00 IMP ASSESS: 0.00
 TOTAL VALUE: 130,100.00 TOTAL ASSESS: 37,730.00
 TAXES: 3126.79 TAX SALE FLAG: False DELINQUENT FLAG: False
 SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

P.A.D.

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

WALKER FIELD PUBLIC AIRPORT
2828 WALKER FIELD DR STE 211
GRAND JUNCTION, CO 81506-8607

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-254-00-949
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125400284

LEGAL: THAT PART OF FOLL LEGAL LYG IN TAC 11200 BEG N 1DEG57'20SEC E 30FT N 88DEG03'49SEC W 1685FT N 1DEG18'15SEC E 1627.10FT FR SE COR SEC 25 1N 1W N 77DEG36'33SEC W 567.21FT S 82DEG38'16SEC W 358FT N 58DEG31'34SEC W 510.29FT S 66DEG18'24SEC W 967.14FT N 1DEG52'33SEC E 2422.73FT N 1DEG52'39SEC E 505.63FT S 52DEG54'21SEC E 2752.89FT S 37DEG05'39SEC W 309.28FT S 7DEG13'08SEC E 982.77FT TO BEG-96.51AC

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 02/17/94 PRICE: 181200 RECORDING INFO - BOOK: 2050 PAGE: 421

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	690.00	LAND ASSESS:	200.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	690.00	TOTAL ASSESS:	200.00

TAXES: 0.00 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

P.A.D.

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

WALKER FIELD PUBLIC AIRPORT
2828 WALKER FIELD DR STE 211
GRAND JUNCTION, CO 81506-8607

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-251-00-948
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125100274

LEGAL: THAT PT OF FOLL LEGAL LYG IN TAC 11400 BEG N 1DEG57'20SEC E 30FT & N 88DEG03'49SEC W 1685FT & N 1DEG18'15SEC E 1627.10FT FR SE COR SEC 25 1N 1W N 77DEG36'33SEC W 567.21FT S 82DEG38'16SEC W 358FT N 58DEG31'34SEC W 510.29FT S 66DEG18'24SEC W 967.14FT N 1DEG52'33SEC E 2422.73FT N 1DEG52'39SEC E 505.63FT S 52DEG54'21SEC E 2752.89FT S 37DEG05'39SEC W 307.28FT S 7DEG13'08SEC E 982.77FT TO BEG 96.51AC

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 02/17/94 PRICE: 181200 RECORDING INFO - BOOK: 2050 PAGE: 421

TAX INFORMATION

TAC: 11400 MIL LEVY: 75.2770 MIL LEVY DATE: 01/01/96

APPRAISED VALUE: LAND VALUE: 850.00 LAND ASSESS: 250.00
 IMP VALUE: 0.00 IMP ASSESS: 0.00
TOTAL VALUE: 850.00 TOTAL ASSESS: 250.00

TAXES: 0.00 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

P.A.D.

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

JACK HALL
2522 HIGHWAY 6 AND 50
GRAND JUNCTION, CO 81505-7166

CO OWNER: TRUSTEE & NORWEST BAN

PROPERTY INFORMATION

PARCEL NUMBER: 2701-254-00-264
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 943FT S OF NE COR NE4 SE4 SEC 25 IN 1W N 54DEG54' W 2056FT S 35DEG06' W 310FT S 54DEG54' E TO
E LI SEC 25 N TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 06/01/93 PRICE: 0 RECORDING INFO - BOOK: 2095 PAGE: 22

TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 8,930.00	LAND ASSESS: 2,590.00
	IMP VALUE: 0.00	IMP ASSESS: 0.00
	TOTAL VALUE: 8,930.00	TOTAL ASSESS: 2,590.00

TAXES: 214.65 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

Airport West Enclave Annexation
DESCRIPTION

A parcel of land situate in the Sections 25 and 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the ³⁶Southwest corner of said Section 25, thence S 89°54'00" E along the ³⁶South line of said Section 25 a distance of 1317.83 feet to the West 1/16 corner on the ³⁶South line of said Section 25; thence continuing along said south line S 89°50'07" E a distance of 1317.97 feet to the South 1/4 corner of said Section 25; thence continuing along the south line of said Section 25 S 89°50'19" E a distance of 169.72 feet to a point; thence leaving said south line N 06°53'32" E a distance of 1668.50 feet to a point; thence S 80°51'46" W a distance of 1706.80 feet to a point on the east line of the W 1/2 W 1/2 of said Section 25; thence N 01°52'33" E along said east line a distance of 2987.63 feet to a point; thence S 54°54'00" E a distance of 4732.41 feet to a point on the east line of said Section 25; thence S 00°00'00" W along the east line of said Section 25 a distance of 359.43 feet to a point; thence N 54°51'42" W a distance of 713.65 feet to a point; thence S 00°00'00" E a distance of 1758.33 feet to a point on the south right-of-way line for H Road; thence N 89°23'41" W along the south right-of-way line for said H Road a distance of 772.63 feet to a point on the east line of the NW 1/4 NE 1/4 of Section 36; thence S 00°22'16" E along said east line a distance of 1270.58 feet to the Northeast 1/16 corner of said Section 36; thence N 89°50'58" W along the south line of the NW 1/4 NE 1/4 of said Section 36 a distance of 1316.76 feet to the Center North 1/16 corner of said Section 36; thence N 90°00'00" W along the south line of the ³⁶NW 1/4 of said Section 36 a distance of ~~2630.20~~ feet to the North 1/16 corner on the west line of said Section 36; thence N 00°11'27" E along the west line of said Section 36 a distance of 1322.14 feet to the Northwest corner of said Section 36 and point of beginning.

1315.10

South 1320 feet
to NW 1/16 corner
of NW 1/4 of
said section
36

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

ROBERTR SUTHERLAND
2701 H RD
GRAND JUNCTION, CO 81506-1727

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-001
PROPERTY ADDRESS: 2703 H RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 934.67FT W OF NE COR NW4NW4 SEC 36 1N 1W W TO N LI CNL SELY ALG CNL TO A PT S OF BEG N TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 09/28/88 PRICE: 28000 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	9,000.00	LAND ASSESS:	930.00
	IMP VALUE:	5,600.00	IMP ASSESS:	580.00
	TOTAL VALUE:	14,600.00	TOTAL ASSESS:	1,510.00

TAXES: 125.14 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

CHESTER E HOWARD
2719 H RD
GRAND JUNCTION, CO 81506-1727

CO OWNER: SHIRLEY A

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-002
PROPERTY ADDRESS: 2719 H RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 487FT W OF NE COR NW4NW4 SEC 36 1N 1W W 447.67FT S TO N LI GOVT CNL SELY ALG CNL TO PT S OF BEG N TO BEG

YR BUILT: 1974 ROOMS: 5 BATHS: 1.70 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00 PRICE: 0 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	37,490.00	LAND ASSESS:	3,880.00
	IMP VALUE:	95,740.00	IMP ASSESS:	9,920.00
	TOTAL VALUE:	133,230.00	TOTAL ASSESS:	13,800.00

TAXES: 1143.65 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

KATHERINE M BLACK
4952 XANADU ST
DENVER, CO 80239

CO OWNER: JOSEPH P WEYANT JR

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-055
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG SE COR NW4NW4 SEC 36 1N 1W W 383FT N TO S LI HILI CNL SELY ALG S LI CNL TO PT N OF BEG S TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 02/05/96

PRICE: 0

RECORDING INFO - BOOK: 2209 PAGE: 621

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	11,250.00	LAND ASSESS:	3,260.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	11,250.00	TOTAL ASSESS:	3,260.00

TAXES: 270.16

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

RSF-2

PROPERTY PROFILE

11/18/96
PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

JIM REDIN
PO BOX 4842
GRAND JUNCTION, CO 81502-4842
CO OWNER: GAIL

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-069
PROPERTY ADDRESS: 2723 H RD
PREVIOUS PARCEL NUMBER: 0
LEGAL: BEG 20FT W OF NE COR NW4NW4 SEC 36 IN 1W S 0DEG04' 20SEC W 576.42FT W 464.84FT S 210.58FT TO HILI CNL SELY ALG CNL 600FT TO E LI NW4NW4 SEC 36 N 1127FT TO N LI SEC 36 W 20FT TO BEG
YR BUILT: 1963 ROOMS: 3 BATHS: 1.70 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 09/01/88 PRICE: 85000 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96
APPRAISED VALUE: LAND VALUE: 39,150.00 LAND ASSESS: 4,060.00
 IMP VALUE: 56,000.00 IMP ASSESS: 5,800.00
 TOTAL VALUE: 95,150.00 TOTAL ASSESS: 9,860.00

TAXES: 817.13 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

N MAXCINE BIELAK
2721 H RD
GRAND JUNCTION, CO 81506-1727

CO OWNER: RODGER W QUINN

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-102
PROPERTY ADDRESS: 2721 H RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 833FT E OF NW COR SEC 36 1N 1W S 320FT E 218FT N 320FT W 218FT TO BEG

YR BUILT: 1967 ROOMS: 4 BATHS: 1.50 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 01/25/91 PRICE: 0 RECORDING INFO - BOOK: 1823 PAGE: 223

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	14,400.00	LAND ASSESS:	1,490.00
	IMP VALUE:	177,150.00	IMP ASSESS:	18,350.00
	TOTAL VALUE:	191,550.00	TOTAL ASSESS:	19,840.00

TAXES: 1644.19 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

WENDE M POMRENKE
710 VICTOR DR
GRAND JUNCTION, CO 81506-1854

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-103
PROPERTY ADDRESS: 2721.5 H RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 20FT W OF NE COR NW4NW4 SEC 36 1N 1W S 0DEG04'20 SEC W 576.42FT W 464.84FT N 0DEG04'20SEC E 256.42FT E 218FT N 0DEG04'20SEC E 320FT E 246.84FT TO BEG EXC N 30FT FOR R.O.W.

YR BUILT: 1973 ROOMS: 9 BATHS: 2.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/24/92 PRICE: 0 RECORDING INFO - BOOK: 1943 PAGE: 918

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	33,260.00	LAND ASSESS:	3,450.00
	IMP VALUE:	108,120.00	IMP ASSESS:	11,200.00
	TOTAL VALUE:	141,380.00	TOTAL ASSESS:	14,650.00

TAXES: 1214.09 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

THOMAS F KARSTEN
794 27 RD
GRAND JUNCTION, CO 81506-1827

CO OWNER: MIRIAM L

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-001
PROPERTY ADDRESS: 794 27 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 1 SKYLINE SUB SEC 36 1N 1W EXC W 20FT FOR ROW

YR BUILT: 1978 ROOMS: 5 BATHS: 1.70 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 04/23/87

PRICE: 95000

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE: LAND VALUE: 32,060.00
 IMP VALUE: 125,190.00
 TOTAL VALUE: 157,250.00

LAND ASSESS: 3,320.00
IMP ASSESS: 12,970.00
TOTAL ASSESS: 16,290.00

TAXES: 1350.00

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction
250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

CRAIG A LITTLE
2702 SKYLINE DR
GRAND JUNCTION, CO 81506-1804

CO OWNER: JOANNA R

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-002
PROPERTY ADDRESS: 2702 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 2 SKYLINE SUB SEC 36 1N 1W EXC W 20FT FOR ROW

YR BUILT: 1976 ROOMS: 8 BATHS: 2.50 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/27/90 PRICE: 167500 RECORDING INFO - BOOK: 1815 PAGE: 761

TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 32,060.00	LAND ASSESS: 3,320.00
	IMP VALUE: 214,320.00	IMP ASSESS: 22,200.00
	TOTAL VALUE: 246,380.00	TOTAL ASSESS: 25,520.00

TAXES: 2114.93 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

RSF-2

PROPERTY PROFILE

11/18/96 PREPARED BY: Dave Thornton
 PREPARED FOR: Airport West Enclave Annexation Zoning
 COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

GERALD B FEATHER CO OWNER: ELIZABETH A FEATHER
570 29 3/8 RD
GRAND JUNCTION, CO 81504-5384

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-003 PREVIOUS PARCEL NUMBER: 0
PROPERTY ADDRESS:

LEGAL: LOT 3 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 01/21/94 PRICE: 30000 RECORDING INFO - BOOK: 2043 PAGE: 598

TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 32,060.00	LAND ASSESS: 9,300.00
	IMP VALUE: 0.00	IMP ASSESS: 0.00
	TOTAL VALUE: 32,060.00	TOTAL ASSESS: 9,300.00

TAXES: 770.73 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

DONALD E KOOKER
2708 SKYLINE DR
GRAND JUNCTION, CO 81506-1804

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-004
PROPERTY ADDRESS: 2708 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 4 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1977 ROOMS: 5 BATHS: 1.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00

PRICE: 58900

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	72,820.00	IMP ASSESS:	7,540.00
	TOTAL VALUE:	104,880.00	TOTAL ASSESS:	10,860.00

TAXES: 900.00

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

ELIZABETH V KIRKENDALL
2710 SKYLINE DR
GRAND JUNCTION, CO 81506-1804

CO OWNER: WALTER E

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-005
PROPERTY ADDRESS: 2710 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 5 SKYLINE SUB SEC 36 IN 1W

YR BUILT: 1992 ROOMS: 4 BATHS: 2.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 07/15/91

PRICE: 0

RECORDING INFO - BOOK: 1847 PAGE: 144

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	104,580.00	IMP ASSESS:	10,830.00
	TOTAL VALUE:	136,640.00	TOTAL ASSESS:	14,150.00

TAXES: 1172.65

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

LLOYD D HUTCHENS
PO BOX 56
LOMA, CO 81524-0056

CO OWNER: PHILLIS S

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-006
PROPERTY ADDRESS: 2712 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 6 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1970 ROOMS: 5 BATHS: 2.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 07/15/91 PRICE: 146000 RECORDING INFO - BOOK: 1847 PAGE: 146

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE: LAND VALUE: 32,060.00 LAND ASSESS: 3,320.00
 IMP VALUE: 135,150.00 IMP ASSESS: 14,000.00
 TOTAL VALUE: 167,210.00 TOTAL ASSESS: 17,320.00

TAXES: 1435.34 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
 PREPARED FOR: Airport West Enclave Annexation Zoning
 COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

DEWEY W HAPKEN
 2709 SKYLINE DR
 GRAND JUNCTION, CO 81506-1808

CO OWNER: IRENE A

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-008
 PROPERTY ADDRESS: 2709 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 8 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1976 ROOMS: 7 BATHS: 1.70 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 01/12/93 PRICE: 120000 RECORDING INFO - BOOK: 1950 PAGE: 567

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRaised VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	132,870.00	IMP ASSESS:	13,770.00
	TOTAL VALUE:	164,930.00	TOTAL ASSESS:	17,090.00

TAXES: 1416.31 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

BRUCE E BENG
2711 SKYLINE DR
GRAND JUNCTION, CO 81506-1808

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-007
PROPERTY ADDRESS: 2711 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 7 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1975 ROOMS: 4 BATHS: 2.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 08/31/88

PRICE: 86000

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	91,610.00	IMP ASSESS:	9,490.00
	TOTAL VALUE:	123,670.00	TOTAL ASSESS:	12,810.00

TAXES: 1061.60

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

RSF-2

PROPERTY PROFILE

11/18/96 PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

F CHANNING CLYMER CO OWNER: BARBARA S CLYMER
PO BOX 618
PALISADE, CO 81526

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-009 PREVIOUS PARCEL NUMBER: 0
PROPERTY ADDRESS: 776 27 RD

LEGAL: LOT 9 SKYLINE SUB SEC 36 1N 1W EXC W 20FT FOR ROW

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/13/95 PRICE: 27600 RECORDING INFO - BOOK: 2186 PAGE: 486

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	9,300.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	32,060.00	TOTAL ASSESS:	9,300.00

TAXES: 770.73 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

NORMAN D LINDAUER
2703 SKYLINE DR
GRAND JUNCTION, CO 81506-1808

CO OWNER: DIANE Y

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-010
PROPERTY ADDRESS: 2703 SKYLINE DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 10 SKYLINE SUB SEC 36 1N 1W EXC W 20FT FOR ROW

YR BUILT: 1976 ROOMS: 4 BATHS: 2.00 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 02/26/88

PRICE: 85000

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	81,930.00	IMP ASSESS:	8,490.00
	TOTAL VALUE:	113,990.00	TOTAL ASSESS:	11,810.00

TAXES: 978.73

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

RSF-2

PROPERTY PROFILE

11/18/96

PREPARED BY: Dave Thornton
PREPARED FOR: Airport West Enclave Annexation Zoning
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

MELVIN J KOHLES
2707 SKYLINE DR
GRAND JUNCTION, CO 81506-1808

CO OWNER: EUNICE E

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-20-011
PROPERTY ADDRESS: 779 BOMBAY DR

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 11 SKYLINE SUB SEC 36 1N 1W

YR BUILT: 1963 ROOMS: 5 BATHS: 1.50 UNITS: 0.00 ABST: 0 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 05/31/88 PRICE: 56000 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	32,060.00	LAND ASSESS:	3,320.00
	IMP VALUE:	97,010.00	IMP ASSESS:	10,050.00
	TOTAL VALUE:	129,070.00	TOTAL ASSESS:	13,370.00

TAXES: 1108.01 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

CITY OF GRAND JUNCTION

DATE: November 20, 1996

CITY COUNCIL

STAFF PRESENTATION: Dave Thornton

AGENDA TOPIC: Setting a hearing for annexation for Airport West Enclave

SUMMARY: This annexation consists of approximately 321 acres. It includes the Airport lands, an upholstery and dog kennel business, vacant and agricultural lands off H Road, as well as several residential parcels along 27 Road in the Skyline Subdivision. This area will have been totally surrounded by City limits for 3 years on January 2, 1997, which is 3 days prior to the planned effective date. Colorado state statutes allows the City to unilaterally annex an area that has been enclaved by that city.

ACTION REQUESTED: It is recommended that Council approve on first reading the ordinance for the Matchett Park Annexation and set a hearing for December 4, 1996.

BACKGROUND INFORMATION:

Location: North and South of H Road between 27 Road and Falcon Way

Applicant: City of Grand Junction

Existing Land Use: Agricultural, Airport Lands, Residential, Commercial, vacant

Proposed Land Use: Airport Lands, Manufacturing, Residential, Commercial

Surrounding Land Use:

North: Airport

South: Commercial, Residential

East: Airport, Industrial, Commercial

West: Residential

Existing Zoning: HS, AFT, R1B, PB, C

Proposed Zoning: PAD, RSF-R, PI, HO, RSF-2

Surrounding Zoning:

North: PAD

South: PR-4, HO

East: PI, PC, PAD

West: PAD, RSF-1, PR-4.2

Relationship to Comprehensive Plan: The City/County Growth Plan future land use map recommends Commercial/Industrial for the majority of the area. The Skyline subdivision area along 27 Road is recommended for residential low (.5 to 1.9 acres) densities

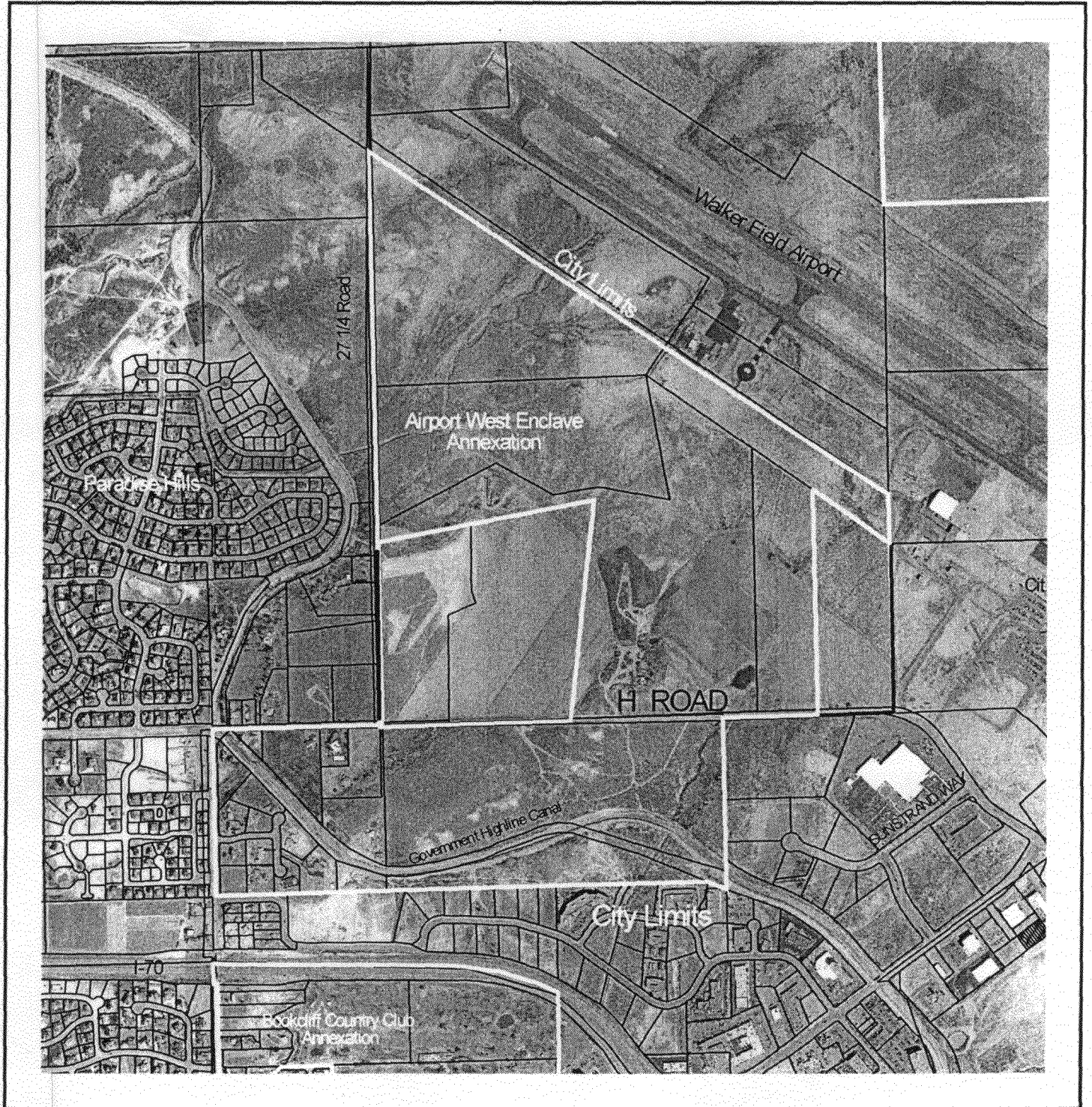
Staff Analysis: This enclave contains 23 parcels and approximately 319 acres. Roughly 33 acres are residential, 96 acres are Airport lands, 5 acres have an existing upholstery and dog kennel business, and 185 acres are vacant or agricultural lands off H Road. There are 22 property owners in the annexation, all of which have been informed of the intent to annex.

The area was enclaved by the City at the time of the Paradise Hills #2 Annexation. It will be enclaved by City limits for more than three years on January 2, 1997. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council, Staff is processing this annexation and is bringing it before City Council for their approval.

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.

RECOMMENDATION: Staff recommends approval

AIRPORT WEST ENCLAVE 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
10/2/96

November 20, 1996

«LastName»
«Address1»
«City», «State» «PostalCode»

Dear «LastName»,

As stated in a previous letter dated October 4th, the City is in the process of annexing an area that has been surrounded by the City boundaries for more than three years, known as the Airport West Enclave (see enclosed map). Mesa County records show that you own property within that area. The City is required by State law to apply a City zone district to each property within 90 days after an annexation becomes part of the City.

Changes

The zoning process will begin with the City's Planning Commission on December 3rd, 1996 and go on to City Council for first reading on December 18, 1996 and second reading on January 8th. The December 3rd and January meetings are both public hearings on the zoning. You are welcomed and encouraged to attend any or all of the meetings. The December 3rd meeting will be held at 7:00 p.m. and the January 8th meeting will begin at 7:30 p.m. Both meetings will be held in the City/County Auditorium, located in City Hall, 250 N. 5th Street.

Enclosed is a map showing proposed zoning within the annexation. Please take a moment to review it. If you have any questions regarding the proposed zoning, please contact me at your earliest convenience.

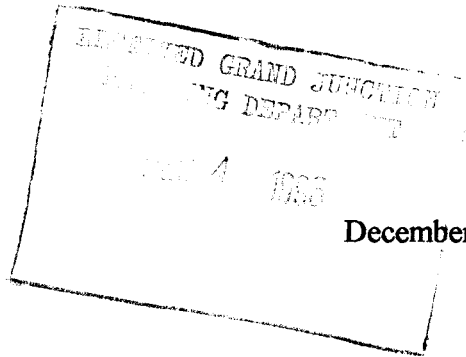
Sincerely,

Mike Pelletier
Associate Planner

Enclosures

LastName	Address1	City	State	PostalCode
Walker Field Public Airport Authortiy	2828 Walker Field Dr Ste 211	Grand Junction	CO	81506
Jack Hall	2522 Highway 6 and 50	Grand Junction	CO	81505
Kay C. Scott	7713 Bristol Square Ct	Springfield	VA	22153
Bruce C. Currier	2760 H Rd	Grand Junction	CO	81506
Robert Sutherland	2701 H Rd	Grand Junction	CO	81506
Chester E. Howard	2719 H Rd	Grand Junction	CO	81506
Alvin Schiesswohl	570 Hall Ave	Grand Junction	CO	81501
Katherine M. Black	4952 Xanadu St.	Denver	CO	80239
Jim Redin	PO Box 4842	Grand Junction	CO	81502
N. Maxcine Bielak	2721 H Rd	Grand Junction	CO	81506
Wende M. Pomrenke	710 Victor Dr	Grand Junction	CO	81506
Thomas F. Karsten	794 27 Rd	Grand Junction	CO	81506
Craig A. Little Gerald B.	2702 Skyline Dr. 570 29 3/8 Rd	Grand Junction Grand Junction	CO CO	81506 81504
Feather Donald E. Kooker	2708 Skyline Dr	Grand Junction	CO	81506
Elizabeth V. Kirkendall	2710 Skyline Dr.	Grand Junction	CO	81506
Lloyd D. Hutchens	PO Box 56	Loma	CO	81524
Bruce E. Benge Dewey W.	2711 Skyline Dr. 2709 Skyline Dr.	Grand Junction Grand Junction	CO CO	81506 81506
Hapken F. Channing Clymer	PO Box 618	Palisade	CO	81526
Norman D. Lindauer	2703 Skyline Dr.	Grand Junction	CO	81506
Melvin J. Kohles	2707 Skyline Dr.	Grand Junction	CO	81506
Gregg Cranston, c/o Remax 4000	1401 N. 1st Street	Grand Junction	CO	81501

Wende Pomrenke
2721 1/2 H Road
Grand Junction, CO. 81506



December 2, 1996

Kathleen Sellman
Head Planner, Mesa County
750 Main
Grand Junction, CO. 81501

Regarding: Dynamic Designs
Business located in AFT zone
2723 H Road

Dear Ms. Sellman,

I have recently been requested by the City of Grand Junction Planning Department to request of you a thorough review of the process that evidently approved the above business to operate their upholstery business out of their newly constructed warehouses beside my residence at 2721 1/2 H Road.

I learned specifically of County Staff approval when we responded to a letter from the city regarding questions to us about annexation. According to Dave Thorton this business is being "Grandfathered" on the basis of an approved Canvas Shop Home Occupation signed off by Jo Milsap on March 21, 1996. Ironically I talked to Jo Milsap on the phone in late March, early April, about the same time the second building was being constructed, and she informed me that if any upholstery work was being done in the "agricultural building" they would be in absolute violation. At this time they had no permit according to Jo Milsap. She told me a building inspector would be sent. Obviously one was never sent.

Referring to the County Zoning book and according to your rule 9.1.11,
#1. "The home occupation does not alter the appearance or residential character of the dwelling or the lot on which it is located"; Observation: How can this business be an approved home occupation as it is not conducted within the home but instead within the newly constructed commercial warehouses that have been customized to meet their needs and additionally upon the grounds around the buildings thereby also altering the residential appearance of the lot. If upholstery is not in process the lot is being used as warehouse storage for boats, trailers, campers, etc. Various boats, trailers, campers and vehicles come and go at all hours and remain parked there sometimes for several months.

#2. Regarding no noise, vibration, light, odor, smoke, glare, etc. detectable outside the dwelling unit by the sense of a normal human being; Observation: Vehicles are moved in and out of the property at all hours and on all days, most are large boats being towed.

Four are currently in view. There are now four or five mercury vapor yard lights on the property which greatly light the area from dusk until dawn. The constant barking of the numerous guard dogs is quite evident whenever we walk anywhere in our yard or there is any activity in our neighbors yard. (Last count on dogs was 6, German Shepherds and Rottweilers).

#3. Regarding the business must be conducted entirely within the principle dwelling unit; Observation: The business is conducted in and around the outside of the newly constructed and customized commercial warehouses, again not in the residence at all.

#4. Regarding only those who permanently reside within the dwelling unit may be employed in the home occupation plus two employees; Observation: It appears there are more than the two residents and two employees working in this business.

#5. Regarding signage; Their sign has the name of the business e.g. Dynamic Designs and not as specified as that of the occupant and the type of business e.g. Jim and Gail Redin, Upholstery Shop. I often get stray cars driving down my lane in search of the Redins. I have had to take extreme measures and construct new entries with gates to keep out their traffic. Bottom line, the criteria has not been met for any one of the rules for Home Occupation.

According to your matrix their business belongs in either a Commercial or an Industrial Zone. Why is their business being allowed in an AFT, high end residential neighborhood? Your map has an error as it shows 2721 H Road as Planned Business which the planners must have used in making this decision. That reverted back to AFT right after the Bielak purchase in the mid 80's. It actually was approved as a Conditional Use after it was discovered that a permit for a "pole barn" was really a book store.

I believe the Redins have misguided you in representing their business as a small canvas shop. Please drive by their old shop located at 578 N. Westgate Drive (an Industrial Zone) and you will notice that they have definitely upscaled their business with much larger commercial warehouses at their residence and the secured storage/parking areas.

We are an upscale residential neighborhood and the attempted usage is not in harmony with the area. Please respond with your findings at your earliest convenience so we will know how to proceed. Based on the opinions of both city staff and other professionals with whom we have consulted this is clearly a county staff error which needs to be corrected as soon as possible. Thank you.

Very Sincerely,



Wende Pomrenke

P. S. Enclosed please find a telephone yellow page ad placed probably two years ago showing the intent of the Redins when they applied for their Agricultural Building permit.

✓xc: Mike Pelletier, Associate Planner
Dave Thorton, Planner
Jan Koehn, Code Enforcement

Enclosure

4-96-97 Book

2446 Upholsterers

DYNAMIC DESIGNS
CUSTOM UPHOLSTERY

RESIDENTIAL COMMERCIAL
 CUSTOM MARINE CANVAS
 BOAT - AUTO - HOME - RV - AIRCRAFT

"If You Can Put Fabric On It, We Can Do It"

OVER THIRTY YEARS EXPERIENCE!

"WE INVITE YOU TO COME IN & COMPARE"

- Custom Upholstery
- Seat Covers
- Truck Covers
- Industrial Upholstery

FORMERLY OF LAS VEGAS

MOBILE UNIT AVAILABLE

242-2544
1-800-725-4664

Jim Rodin

1777 WESTGATE DR. GRAND CENTRAL
 (1 BLOCK EAST OF 25th ON WESTGATE - CORNER OF WESTGATE)
 NEW HILTONS CORP. NEW H ROAD LOCATION

CITY OF GRAND JUNCTION

DATE: December 4, 1996

CITY COUNCIL

STAFF PRESENTATION: Dave Thornton

AGENDA TOPIC: Public hearing for annexation for Airport West Enclave

SUMMARY: This annexation consists of approximately 321 acres. It includes the Airport lands, an upholstery and dog kennel business, vacant and agricultural lands off H Road, as well as several residential parcels along 27 Road in the Skyline Subdivision. This area will have been totally surrounded by City limits for 3 years on January 2, 1997, which is 3 days prior to the planned effective date. Colorado state statutes allows the City to unilaterally annex an area that has been enclaved by that city.

ACTION REQUESTED: It is recommended that Council approve on second reading the ordinance for the ~~Matchett Park~~ Annexation.

Airport West Enclave

BACKGROUND INFORMATION:

Location: North and South of H Road between 27 Road and Falcon Way

Applicant: City of Grand Junction

Existing Land Use: Agricultural, Airport Lands, Residential, Commercial, vacant

Proposed Land Use: Airport Lands, Manufacturing, Residential, Commercial

Surrounding Land Use:

North: Airport

South: Commercial, Residential

East: Airport, Industrial, Commercial

West: Residential

Existing Zoning: HS, AFT, R1B, PB, C

Proposed Zoning: PAD, RSF-R, PI, HO, RSF-2

Surrounding Zoning:

North: PAD

South: PR-4, HO

East: PI, PC, PAD

West: PAD, RSF-1, PR-4.2

Relationship to Comprehensive Plan: The City/County Growth Plan future land use map recommends Commercial/Industrial for the majority of the area. The Skyline subdivision area along 27 Road is recommended for residential low (.5 to 1.9 acres) densities

Staff Analysis: This enclave contains 23 parcels and approximately 319 acres. Roughly 33 acres are residential, 96 acres are Airport lands, 5 acres have an existing upholstery and dog kennel business, and 185 acres are vacant or agricultural lands off H Road. There are 22 property owners in the annexation, all of which have been informed of the intent to annex.

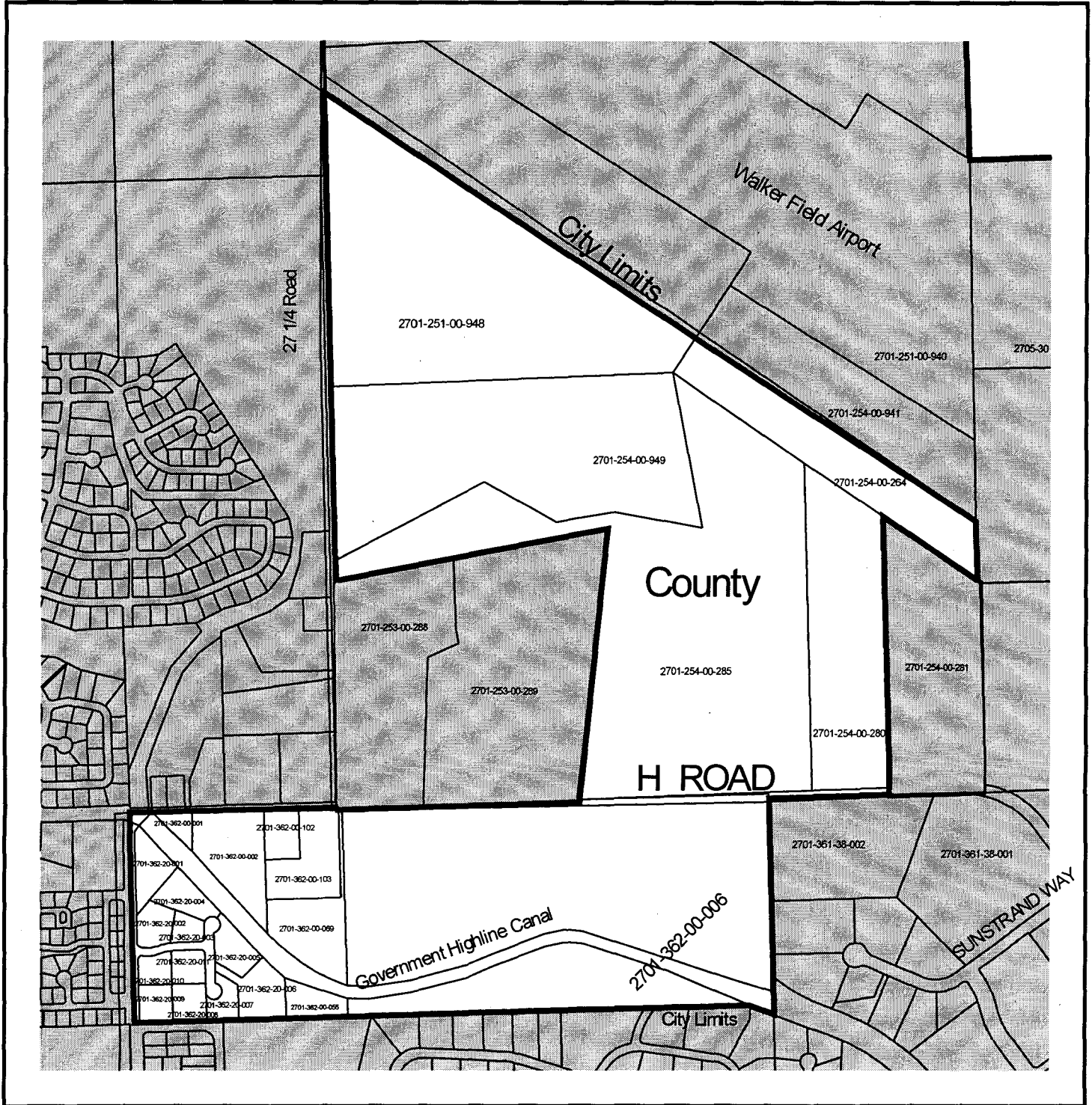
The area was enclaved by the City at the time of the Paradise Hills #2 Annexation. It will be enclaved by City limits for more than three years on January 2, 1997. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council, Staff is processing this annexation and is bringing it before City Council for their approval.

FISCAL IMPACTS: Staff has analyzed the potential financial impacts to the City for this annexation and found them to be negligible.

RECOMMENDATION: Staff recommends approval

Approved
7-0

AIRPORT WEST ENCLAVE 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
10/2/96

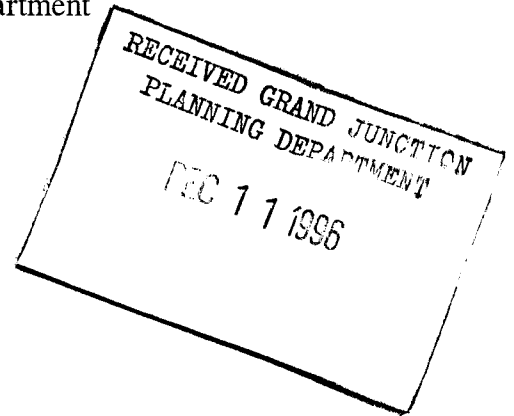
WALKER FIELD Airport Authority

2828 Walker Field Drive, Suite 211
Grand Junction, Colorado 81506
(970) 244-9100
FAX (970) 241-9103

Mr. Mike Pelletier
Associate Planner
Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, CO 81501-2668

December 5, 1996

RE: Airport West Enclave Annexation



Dear Mike:

Thank you again for speaking with me regarding the Currier and Schezwald properties as relates to the annexation of the Airport West Enclave. As I stated in my earlier letter dated October 28, the Airport Authority has no objections to the rezoning of the Hall and Scott properties to Planned Industrial and in fact, encourages this action.

However, the proposed zoning of the Currier and Schezwald properties to RSF-R causes us concern. Because of their proximity to the Airport, any residential development which would take place in either of these parcels would be subjected to aircraft noise and consequently, the residents of these homes would be impacted by aircraft noise.

I understand that Mr. Currier wants to maintain his zoning to AFT but will accept an RSF-R rezoning in order to keep as close as possible to his current zoning. However, should Mr. Currier ever decide to sell his property to a developer, the Airport Authority would have no choice but to vehemently oppose the construction of any homes in this area.

The same would hold true for the Schezwald property. Even though the rezoning calls for low-density housing, residential housing this close to the Airport is considered an incompatible land-use with regard to the Airport Authority's Land Use Plan as outlined in the Airport's Master Plan.

We recognize that the western portion of the Schezwald property currently contains residential housing however it is incumbent on our behalf to object to the rezoning of this entire parcel to RSF-R.

The encroachment of housing towards Walker Field is a serious concern not only for the Airport Authority but I would think for the City and County as well. In order for each entity to protect itself from potential noise-related issues and problems, it is in the best interests of all the parties concerned to restrict housing developments near the Airport proper.

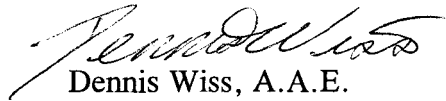


*"We've got the world
at our wingtips"*

As the Airport Authority has no zoning authority, we must state our objections to the City and County on zoning issues, including this one, with the hope of obtaining the needed zoning restrictions from the two entities.

I look forward to working with your office and the County Planning Office on all zoning issues that may affect the Airport and thank you again for notifying us of this latest development.

Sincerely;

A handwritten signature in cursive script, appearing to read "Dennis Wiss".

Dennis Wiss, A.A.E.
Director of Operations and Planning

cc: Corinne Nystrom, Airport Manager

RE/MAX

RE/MAX
**Above
the
Crowd!**[®]

RE/MAX 4000, Inc.

Gregg L. Cranston
Broker Associate
GRI, CRS

Tuesday, December 10, 1996

Mike Pelletier
City of Grand Junction Planning Department
240 N. 5th.
Grand Junction, Colorado 81501

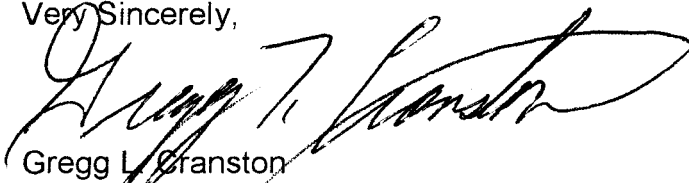
RE: Airport West Enclave Annexation

Dear Mr. Pelletier:

After further consideration by Kay Scott (North Crest Development LLC) and consultation with myself, regarding the proposed zoning on her 20 acres within the subject annexation, Mrs. Scott has requested that (and is agreeable to) the North Crest Development LLC 20 acre parcel being zoned Planned Industrial with the attached Land Use Categories (see planning staff exhibit).

She would prefer to see the the wording on the list of uses ; " *The list of allowed uses within this Planned Industrial (PI) zone shall include as follows:*" changed to read "..... **shall include as follows, but not limited thereto:**" in anticipation of *unidentified future uses which may be determined to be compatible with the intended uses delineated in the proposed list.*

Very Sincerely,



Gregg L. Cranston
Power of Attorney for Kay C. Scott
Managing partner of North Crest Development LLC

cc: file
Joe Croaker
Hoffman
Land Design

The Planned Industrial (PI) zone as proposed within the Airport West Enclave shall conform to the following requirements.

These requirements were established as part of the approved 3D Systems annexation zoning. Only one additional clarification has been made within the text to help clarify the intent of the landscaping requirements. The additional text is in bold.

The list of allowed uses within this Planned Industrial (PI) zone shall include as follows:

LAND USE CATEGORIES:

- 1) Advanced Composites Manufacture
- 2) Medical Technologies Manufacture
- 3) Information Technologies Manufacture
- 4) Optical Science, Engineering & Instrumentation manufacture
- 5) Aviation parts Manufacture
- 6) Software Development
- 7) Metal Plating
- 8) Electronic Fabrication
- 9) Machine Shops
- 10) Fabric Fabrication and Processing
- 11) Glass Manufacture
- 12) Pottery/Porcelain/Ceramic Manufacture
- 13) Vocational/Technical Schools
- 14) Industrial Printing and Publishing Establishments
- 15) Helipads
- 16) Bottling Works
- 17) Canning
- 18) Processing and Distribution of Dairy and Food Products
- 19) Agribusiness (associated with land uses allowed in the zone district)
- 20) Health Clubs
- 21) Cabinet Making
- 22) Bus and Taxi Storage Buildings
- 23) Commercial/Industrial Rental, Sales and/or Service (associated with land uses allowed in this zone district)
- 24) Glass Fabrication and Installation (associated with land uses allowed in this zone district)
- 25) Sheet Metal Shops
- 26) Sign Painting Shops
- 27) Wholesale Business (associated with land uses allowed in the Zone district)
- 28) Any additional, manufacturing, research or commercial use or process which is demonstrated to be based upon recently - developed or developing technology or technologies, and which may advance

the level of scientific or technological understanding or achievement generally or in any particular useful application.

The following conditions shall apply to this PI zone district:

CONDITIONS:

SETBACKS:

Front Yard = 35 feet and shall remain free of buildings and structures, open storage, and loading and parking areas. Truck loading and receiving areas shall not be permitted in the Front Yard unless so screened as to not be visible from a public street.

Side Yard = 15 feet and no buildings or structures shall be permitted.

Rear Yards = 25 feet and no buildings or structures shall be permitted.

Contiguous parcels may be combined and planned as an integrated architectural unit.

FENCING:

No fence or wall (other than a retaining wall) shall be permitted to be constructed within the Front Yard or Side Yards except when approved by the Architectural Control Committee and when its location does not conflict with the appropriate vehicular sight distance triangle as defined by City code. Fences and walls are allowed within the Rear Yard subject to Architectural Control Committee approval and when they don't conflict with the sight distance triangle.

PARKING:

- 1.) Adequate off-street parking shall be provided by each owner and tenant for customers and employees. The minimum standards shall be the total of the following:
 - a) One (1) Parking Space for each employee based on the largest shift.
 - b) Ten (10) percent of the total employee stalls for visitor parking and One (1) Parking Space for each vehicle used in the business.
- 2.) Adequate circulation of traffic in parking areas and access roads to parking shall be provided.
- 3.) Adequate off-street loading and maneuvering space shall be provided for every use.
- 4.) All off-street parking, access drives and loading areas shall be paved and properly graded to assure proper drainage.
- 5.) All parking areas shall be landscaped in conformance to parking lot landscaping regulations of the Grand Junction Zoning and Development Code.

LANDSCAPING:

Landscaping shall include adequate screening of parking areas. A landscaping plan shall require approval by the City. All landscaping shall conform to the Grand Junction Zoning and Development Code. **The entire setback area shall be landscaped except where open storage areas, driveway and loading areas, truck loading and receiving areas are constructed.**

SIGNS:

- 1.) Directional signs of two (2) square feet or less may be erected as needed.
- 2.) One (1) name plate sign identifying the permitted use shall be permitted on each building site.
- 3.) One (1) advertising sign identifying the product or service provided by the business shall be permitted.
- 4.) The total square footage of sign space permitted under subparagraphs 2 and 3 above on any one (1) building site shall not exceed a total of thirty (30) square feet.
- 5.) Flashing or moving signs shall not be permitted.
- 6.) Maximum height of any attached sign shall not exceed the actual height of the building. The maximum height of a freestanding sign shall not exceed four (4) feet.
- 7.) All signs shall require a City sign permit and be obtained by a licensed sign contractor.

GENERAL:

- 1.) All building site improvements are subject to the municipal code of the City of Grand Junction as it may be amended from time to time.
- 2.) All materials stored outside shall be screened.

DEVELOPMENT APPROVAL PROCESS:

All land uses within the approved land use categories shall require submittal and review through the City's Planned Development Review process requiring a public hearing and approval by Planning Commission. Appeals to Planning Commission decisions shall be heard by City Council. Each development must receive approval prior to commencement of any development activity.

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

DATE: **DEC 10 1996**

TIME: 7:00 p.m.

PLACE: City Auditorium, 520 Rood Avenue

A petition for the following request has been received and ~~made~~ scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430.

A request to zone approximately 321 acres of land, known as the Airport West Enclave, will be heard on the following public hearing dates:

Planning Commission: December 10, 1996

City Council: January 15, 1997

This notice is to update the letter sent to you dated November 20, 1996.

WALKER FIELD PUBLIC AIRPORT
AUTHORITY
2828 WALKER FIELD DR STE 211
GRAND JUNCTION CO 81506-8607
2701-251-00-948, 2701-254-00-949

GREGG CRANSTON
C/O REMAX 4000
1401 N 1ST ST
GRAND JUNCTION CO 81501
(represents Kay Scott, 241-4000 ext.328)

CHESTER E HOWARD
2719 H RD
GRAND JUNCTION CO 81506-1727
2701-362-00-002

JIM REDIN
PO BOX 4842
GRAND JUNCTION CO 81502-4842
2701-362-00-069

THOMAS F KARSTEN
794 27 RD
GRAND JUNCTION CO 81506-1827
2701-362-20-001

DONALD E KOOKER
2708 SKYLINE DR
GRAND JUNCTION CO 81506-1804
2701-362-20-004

BRUCE E BENGE
2711 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-007

NORMAN D LINDAUER
2703 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-010

JACK HALL
2522B HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505-7166
2701-254-00-264

BRUCE C CURRIER
2760 H RD
GRAND JUNCTION CO 81506-1749
2701-254-00-291

ALVIN SCHIESSWOHL
570 HALL AVE
GRAND JUNCTION CO 81501-2138
2701-362-00-006

N MAXCINE BIELAK
2721 H RD
GRAND JUNCTION CO 81506-1727
2701-362-00-102

CRAIG A LITTLE
2702 SKYLINE DR
GRAND JUNCTION CO 81506-1804
2701-362-20-002

ELIZABETH V KIRKENDALL
2710 SKYLINE DR
GRAND JUNCTION CO 81506-1804
2701-362-20-005

DEWEY W HAPKEN
2709 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-008

MELVIN J KOHLES
2707 SKYLINE DR
GRAND JUNCTION CO 81506-1808
2701-362-20-011

KAY C SCOTT
7713 BRISTOL SQUARE CT
SPRINGFIELD VA 22153-3100
2701-254-00-280

ROBERTR SUTHERLAND
2701 H RD
GRAND JUNCTION CO 81506-1727
2701-362-00-001

KATHERINE M BLACK
4952 XANADU ST
DENVER CO 80239
2701-362-00-055

WENDE M POMRENKE
710 VICTOR DR
GRAND JUNCTION CO 81506-1854
2701-362-00-103

GERALD B FEATHER
570 29 3/8 RD
GRAND JUNCTION CO 81504-5384
2701-362-20-003

LLOYD D HUTCHENS
PO BOX 56
LOMA CO 81524-0056
2701-362-20-006

F CHANNING CLYMER
PO BOX 618
PALISADE CO 81526
2701-362-20-009

CITY OF GRAND JUNCTION

DATE: December 10, 1996

PLANNING COMMISSION

STAFF PRESENTATION: Mike Pelletier

AGENDA TOPIC: Zone of Annexation for Airport West Enclave Annexation

SUMMARY: The Airport West Enclave Annexation must receive a City zone within 90 days of annexation. It is recommended that Planning Commission recommend to City Council the zones of annexation as shown on the proposed zoning map for the Airport West Enclave Annexation.

ACTION REQUESTED: Recommend to City Council the zones of annexation as shown on the proposed zoning map for the Airport West Enclave Annexation.

BACKGROUND INFORMATION:

Location: North and South of H Road between 27 Road and the Airport

Applicant: City of Grand Junction

Existing Land Use: Airport Lands, Agriculture, Vacant, Residential, Business

Proposed Land Use: Same

Surrounding Land Use:

- North:** Airport Lands, Residential
- South:** Commercial, Vacant, Residential
- East:** Light Manufacturing, Airport, Commercial
- West:** Residential

Existing Zoning: AFT, R1B, PB, C, HS

Proposed Zoning: RSF-R, RSF-2, PI, HO, PAD

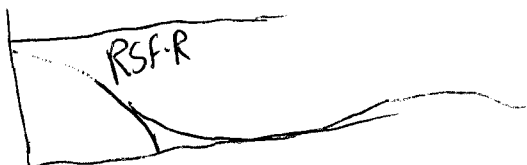
Surrounding Zoning:

- North:** PAD, RSF-1
- South:** PC, HO, PR4
- East:** PAD, PI, PC
- West:** PAD, RSF-1, PR4.2

Relationship to Comprehensive Plan: See the Staff Analysis section for how the Growth Plan recommendations compare with the proposed zoning.

PI "allow for present uses" (Carrier's property)

Passed
4-1



Staff Analysis: This enclave contains 23 parcels and approximately 319 acres. Roughly 33 acres are residential, 96 acres are Airport lands, 5 acres have an existing upholstery and dog kennel business, and 185 acres are vacant or agricultural lands. There are 22 property owners in the annexation, all of which have been informed of the proposed zones of annexation.

The proposed Planned Airport Development (PAD) zone includes 2 parcels owned by the Walker Field Airport Authority and a parcel owned by Jack Hall. Mr. Hall's property is north of 3D Systems, Inc. and adjacent to the Airport. The shape and location of this property lends itself well to airport related uses. The airport lands are currently zoned AFT (Agricultural, Forestry, Transition) and Mr. Hall's property is currently zoned Commercial. The Growth Plan recommends PAD for the Airport property and commercial/industrial for Mr. Hall's property.

The proposed RSF-R (Residential Single Family - 1 unit per 5 acre) zone covers Bruce Currier's property (north of H Road, midway between 27 1/4 Road and Falcon Way) and Alvin Schiesswohl's property (south of H Road, east of 27 1/4 Road) north of the Government Highline Canal. Mr. Currier has requested the RSF-R zone and Mr. Schiesswohl has not responded to repeated attempts for his input. This zone is intended to be a "holding zone" until the property owners decide to develop. Future development will require development review and most likely a rezone per the Development Code. The properties are currently zoned AFT in the County. The Growth Plan recommends commercial/industrial for Mr. Currier's property and commercial for Mr. Schiesswohl's property.

The proposed Planned Industrial (PI) zone is recommended for Kay Scott's property which is directly west of 3D Systems, Inc. (see attached for description of the PI zone). Her property is currently zoned AFT. While Mrs. Scott's power-of-attorney, Gregg Cranston has represented in a letter that she would like Light Industrial (I-1) zoning, Staff cannot support that zone based on prior City Council direction. 3D Systems, Inc. and the future Bookcliff Technological Center (north of H Road, east of 27 1/4 Road) have both received PI zoning, in an effort by City Council to create a high tech industrial park setting in the area. If Mrs. Scott does not wish to have the PI zoning, it is recommended that her property receive the RSF-R zoning, similar to the Currier and Schiesswohl properties.

The portion of Mr. Schiesswohl's property which is south of the Government Highline Canal is currently zoned Highway Services (HS) in the County. Access to the property is mostly likely to occur from the south as opposed to crossing the canal. The City's Highway Oriented (HO) zone is similar to the County's HS and HO zoning abuts this property to the south. For these reasons, the HO zoning is recommended for the southern portion of Mr. Schiesswohl's property.

The 17 residential properties (south of H Road, between 27 and 27 1/4 Roads) are currently zoned R1B in the County. This is most equivalent to the City's RSF-2 zone

(see table below). The Growth Plan recommends .5 - 1.9 dwelling units per acre for this area. The proposed zone for this area is RSF-2.

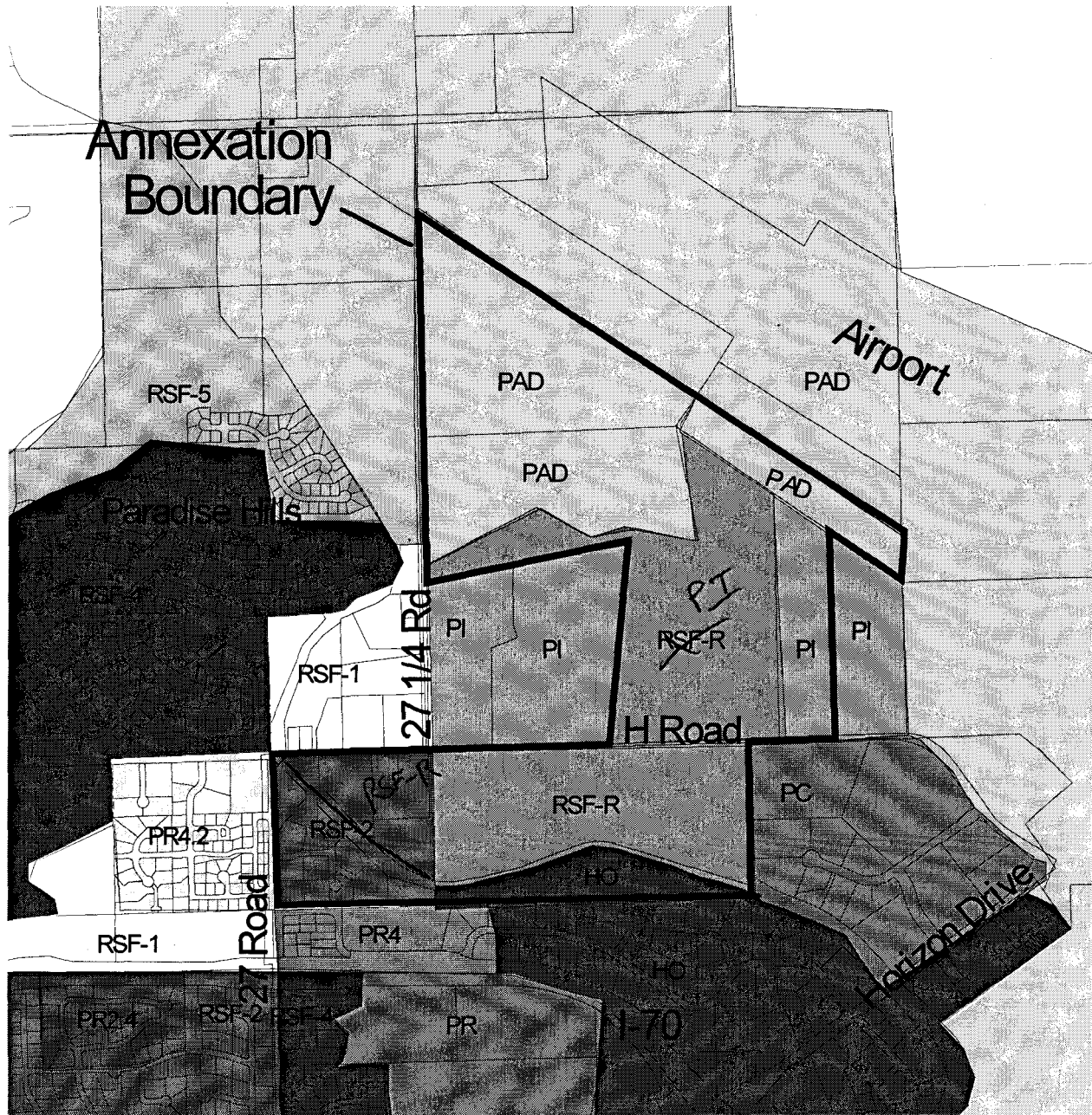
More restrictive

Criteria	Current County Zone - R1B (2.0 units per acre)	Proposed City Zone - RSF-2 (2.0 units per acre)
Land Use Type	Residential	Residential
Minimum Lot Size	*21,700 sq.ft.*	21,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	30' from property line	same
Side Setback	15' from property line	same

Gail and James Redin operate a canvas shop in a building adjacent to their home at 2723 H Road. They also have a Conditional Use Permit (C42-95-2) from the County for a kennel of not to exceed 6 dogs. The City has received a copy of the home occupation permit and the CUP. Both uses will be honored, although the shop building will be considered a legal non-conforming use and expansion of the building would not be permitted. A new CUP would be needed if more than 6 dogs were desired in the kennel.

RECOMMENDATION: Mr. Chairman, on item ANX-96-221, I motion that Planning Commission recommend to City Council the zones of annexation as shown on the proposed zoning map for the Airport West Enclave Annexation.

Airport West Enclave Annexation Proposed Zoning



Drawn By: MP
11/20/96

This map was drawn by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.





December 12, 1996

Mesa County Clerk and Recorder
Mesa County Court House
P.O. Box 20,000
Grand Junction, Colorado 81502-5009

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

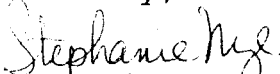
Madam:

Re: Annexation - Airport West Enclave

Enclosed herewith is a certified copy of Ordinance No. 2964 and map for annexation of Airport West Enclave Annexation, which annexes approximately 321 acres of land located north and south of H Road between the Airport and 27 Road.

The effective date of the annexation is January 5, 1997.

Sincerely,


Stephanie Nye, CMC/AAE
City Clerk

SN:tm
Enclosures

cc: Michael Gallegos, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power
Ray David, Colorado Department of Transportation
Tom Worster, TCI Cablevision
Michelle Wilson, U.S. West, Inc.
Sgt. Mark Barger, Colorado State Patrol
Jan Matticks, Grand Junction Area Chamber of Commerce
Division of Local Government
Charles E. Stockton, Assistant Manager, Ute Water
County Assessor
County Motor Vehicle Department
County Engineering Department
County Planning Department
County Road Department
County Sheriff
City Community Development, Planning Division ✓
City Community Development, Code Enforcement Division
City Engineering
City Sales Tax
City Sanitation
City Streets
City Traffic
City Utilities
City Parks & Recreation
City Police Department
City Fire Department
Greater Grand Valley Communications Center

December 16, 1996

«LastName»
«Address1»
«City», «State» «PostalCode»

Dear «LastName»,

Enclosed is a **revised** proposed zoning map for the Airport West Enclave Annexation. Planning Commission has made two changes since the original proposal. All areas north of the Government Highline Canal and south of H Road are now proposed as RSF-R (Residential Single Family - 1 unit per 5 acres). The other change is that Bruce Currier's property is now recommended to be zoned Planned Industrial. This zone was applied to Bruce Currier's and Kay Scott's properties and is the same as the zoning applied to 3D Systems Inc. and the future Bookcliff Technological Park. The PI zone will allow all existing uses at the time of annexation.

The proposed zoning now goes to City Council for first reading on December 18, 1996 and second reading on January 15th. The January 15th meeting is a public hearing. You are welcomed and encouraged to attend any or all of the meetings. The meeting will begin at 7:30 p.m. and will be held in the City/County Auditorium, located in City Hall, 250 N. 5th Street.

If you have any questions regarding the proposed zoning, please contact me at your earliest convenience.

Sincerely,

Mike Pelletier
Associate Planner

Enclosures

LastName	Address1	City	State	PostalCode
Walker Field Public Airport Authortiy Attn: Dennis Weiss	2828 Walker Field Dr Ste 211	Grand Junction	CO	81506
Jack Hall	2522 Highway 6 and 50	Grand Junction	CO	81505
Kay C. Scott	7713 Bristol Square Ct	Springfield	VA	22153
Bruce C. Currier	2760 H Rd	Grand Junction	CO	81506
Robert Sutherland	2701 H Rd	Grand Junction	CO	81506
Chester E. Howard	2719 H Rd	Grand Junction	CO	81506
Alvin Schliesswohl	570 Hall Ave	Grand Junction	CO	81501
Katherine M. Black	4952 Xanadu St.	Denver	CO	80239
Jim Redin	PO Box 4842	Grand Junction	CO	81502
N. Maxcine Bielak	2721 H Rd	Grand Junction	CO	81506
Wende M. Pomrenke	710 Victor Dr	Grand Junction	CO	81506
Thomas F. Karsten	794 27 Rd	Grand Junction	CO	81506
Craig A. Little	2702 Skyline Dr.	Grand Junction	CO	81506
Gerald B. Feather	570 29 3/8 Rd	Grand Junction	CO	81504
Donald E. Kooker	2708 Skyline Dr	Grand Junction	CO	81506
Elizabeth V. Kirkendall	2710 Skyline Dr.	Grand Junction	CO	81506
Lloyd D. Hutchens	PO Box 56	Loma	CO	81524
Bruce E. Benge	2711 Skyline Dr.	Grand Junction	CO	81506
Dewey W. Hapken	2709 Skyline Dr.	Grand Junction	CO	81506
F. Channing Clymer	PO Box 618	Palisade	CO	81526
Norman D. Lindauer	2703 Skyline Dr.	Grand Junction	CO	81506
Melvin J. Kohles	2707 Skyline Dr.	Grand Junction	CO	81506
Gregg Cranston, c/o Remax 4000	1401 N. 1st Street	Grand Junction	CO	81501

CITY OF GRAND JUNCTION

DATE: December 18, 1996

CITY COUNCIL

STAFF PRESENTATION: Dave Thornton

AGENDA TOPIC: Setting a hearing for zoning the Airport West Enclave Annexation for January 15, 1997.

SUMMARY: The Airport West Enclave Annexation must receive a City zone within 90 days of annexation. It is recommended that City Council approve the zones of annexation of RSF-R, RSF-2, PI, HO, and PAD as shown on the proposed zoning map for the Airport West Enclave Annexation.

ACTION REQUESTED: It is recommended that City Council approve on first reading the zones of annexation as shown on the proposed zoning map for the Airport West Enclave Annexation and set a hearing for January 15, 1997.

BACKGROUND INFORMATION:

Location: North and South of H Road between 27 Road and the Airport

Applicant: City of Grand Junction

Existing Land Use: Airport Lands, Agriculture, Vacant, Residential, Business

Proposed Land Use: Same

Surrounding Land Use:

North: Airport Lands, Residential

South: Commercial, Vacant, Residential

East: Light Manufacturing, Airport, Commercial

West: Residential

Existing Zoning: AFT, R1B, C, HS

Proposed Zoning: RSF-R, RSF-2, PI, HO, PAD

Surrounding Zoning:

North: PAD, RSF-1

South: PC, HO, PR4

East: PAD, PI, PC

West: PAD, RSF-1, PR4.2

Relationship to Comprehensive Plan: See the Staff Analysis section for how the Growth Plan recommendations compare with the proposed zoning.

Staff Analysis: This enclave contains 23 parcels and approximately 319 acres. Roughly 33 acres are residential, 96 acres are Airport lands, 5 acres have an existing upholstery and dog kennel business, and 185 acres are vacant or agricultural lands. There are 22 property owners in the annexation, all of which have been informed of the proposed zones of annexation. The proposed zoning map reflects all the changes recommended by Planning Commission.

The proposed Planned Airport Development (PAD) zone includes 2 parcels owned by the Walker Field Airport Authority and a parcel owned by Jack Hall. Mr. Hall's property is north of 3D Systems, Inc. and adjacent to the Airport. The shape and location of this property lends itself well to airport related uses and should therefore be zoned to allow such uses. The airport lands are currently zoned AFT (Agricultural, Forestry, Transition) and Mr. Hall's property is currently zoned Commercial. The Growth Plan recommends PAD for the Airport property and commercial/industrial for Mr. Hall's property. The City's commercial zone does not address airport related uses.

The Planned Industrial (PI) zone is recommended for Kay Scott's and Bruce Currier's property which are directly west of 3D Systems, Inc. north of H Road. The PI zoning was created for 3D Systems, Inc. and the future Bookcliff Technological Center (north of H Road, east of 27 1/4 Road), in an effort by City Council to create a high tech industrial park setting in the area (see attached for description of the PI zone).

Both the Scott's and Currier's property are currently zoned AFT. Mrs. Scott's power-of-attorney, Gregg Cranston has represented that she is agreeable to the PI zoning (see attached letter). However, she would prefer the allowed uses not to be limited to the list in the PI zoning. Since this would allow any use, Staff and Planning Commission do not recommend this action.

Mr. Currier would prefer RSF-R (the most equivalent City zone to AFT) be applied to his property. Initially, Staff recommended RSF-R zoning based on his request. However, PI zoning is now recommended based on Planning Commission's recommendation. Planning Commission and Staff recommend that Mr. Currier's property receive PI zoning with the additional language stating "present uses at the time of annexation are allowed" to the PI zoning ordinance. The present uses would include the agricultural operation and the single family home. The reason for Planning Commission's recommendation is that the Walker Field Airport has represented (see attached letter) that they have serious concerns for any residential zoning in the area due to incompatibility with the Airport. In addition, the Growth Plan recommends commercial/industrial for Mr. Currier's property.

The proposed RSF-R (Residential Single Family - 1 unit per 5 acre) zone covers a portion of Alvin Schiesswohl's property (south of H Road, east of 27 1/4 Road) which is north of the Government Highline Canal. It also includes 5 other residential properties to the west, which are north of the canal and south of H Road All these

properties currently have AFT zoning, which is most equivalent to the City's RSF-R zone. This zone is intended to be a "holding zone" for Mr. Schiesswohl's vacant property until development occurs. The Growth Plan recommends commercial for Mr. Schiesswohl's property. Future development will require development review and most likely a rezone per the Development Code. He has not responded to repeated attempts for his input on zoning his property.

The portion of Mr. Schiesswohl's property which is south of the Government Highline Canal is currently zoned Highway Services (HS) in the County. Access to the property is mostly likely to occur from the south as opposed to crossing the canal. The City's Highway Oriented (HO) zone is similar to the County's HS and HO zoning abuts this property to the south. For these reasons, the HO zoning is recommended for the southern portion of Mr. Schiesswohl's property.

The 12 residential properties (south of the canal, between 27 and 27 1/4 Roads) are currently zoned R1B in the County. This is most equivalent to the City's RSF-2 zone (see table below). The Growth Plan recommends .5 - 1.9 dwelling units per acre for this area. The proposed zone for this area is RSF-2.

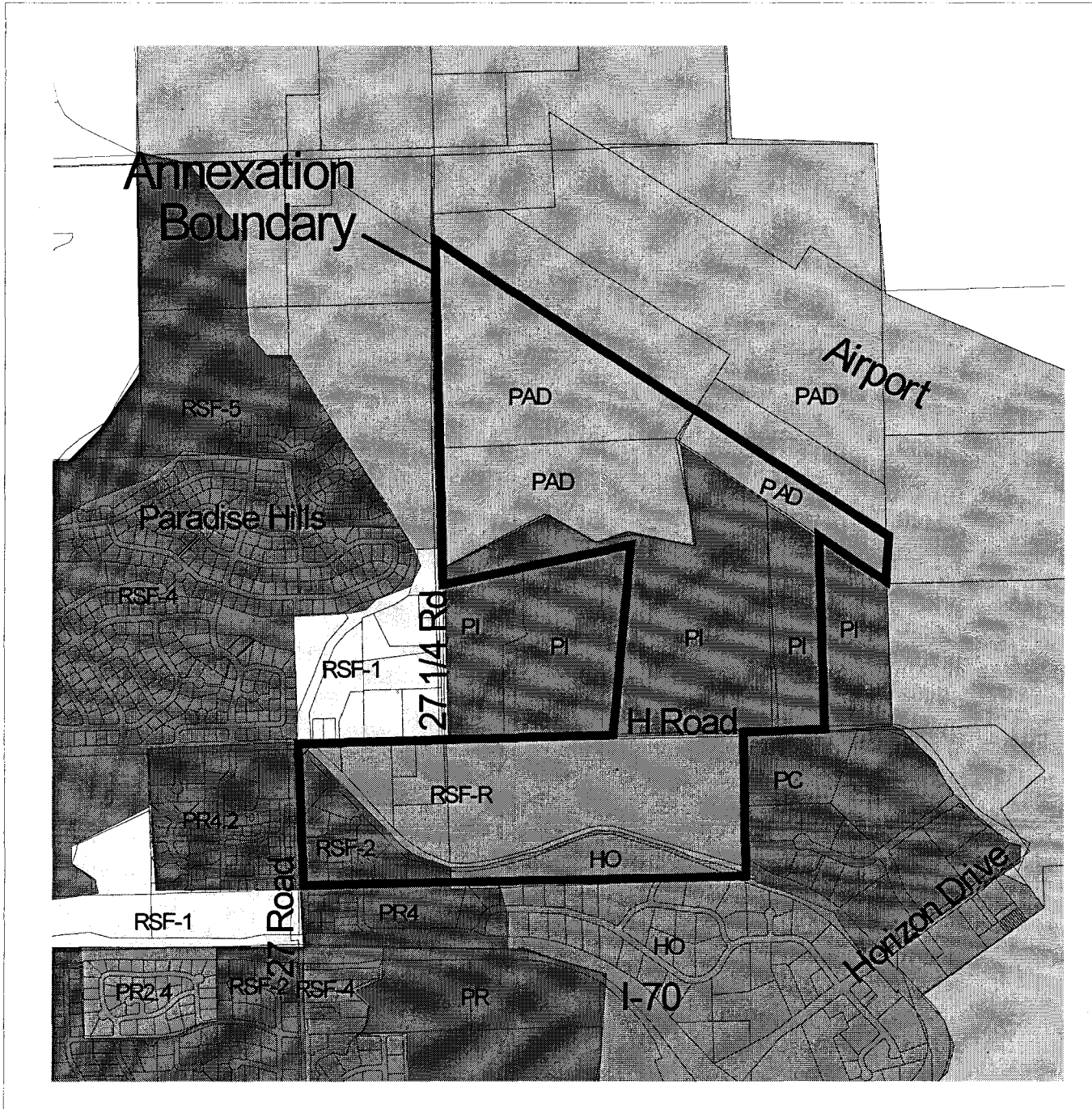
More restrictive

Criteria	Current County Zone - R1B (2.0 units per acre)	Proposed City Zone - RSF-2 (2.0 units per acre)
Land Use Type	Residential	Residential
Minimum Lot Size	*21,700 sq.ft.*	21,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	30' from property line	same
Side Setback	15' from property line	same

Gail and James Redin operate a canvas shop in a building adjacent to their home at 2723 H Road. They also have a Conditional Use Permit (C42-95-2) from the County for a kennel of not to exceed 6 dogs. The City has received a copy of the home occupation permit and the CUP. Both uses will be honored, although the shop building will be considered a legal non-conforming use and expansion of the building would not be permitted. A new CUP would be needed if more than 6 dogs were desired in the kennel.

RECOMMENDATION: Approval of the zones of annexation as shown on the proposed zoning map for the Airport West Enclave Annexation.

Airport West Enclave Annexation Proposed Zoning



Drawn By: MP
12/11/96

This map was drawn by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.



The Planned Industrial (PI) zone as proposed within the Airport West Enclave shall conform to the following requirements.

These requirements were established as part of the approved 3D Systems annexation zoning. Only one additional clarification has been made within the text to help clarify the intent of the landscaping requirements. The additional text is in **bold**.

The list of allowed uses within this Planned Industrial (PI) zone shall include as follows:

LAND USE CATEGORIES:

- 1) Advanced Composites Manufacture
- 2) Medical Technologies Manufacture
- 3) Information Technologies Manufacture
- 4) Optical Science, Engineering & Instrumentation manufacture
- 5) Aviation parts Manufacture
- 6) Software Development
- 7) Metal Plating
- 8) Electronic Fabrication
- 9) Machine Shops
- 10) Fabric Fabrication and Processing
- 11) Glass Manufacture
- 12) Pottery/Porcelain/Ceramic Manufacture
- 13) Vocational/Technical Schools
- 14) Industrial Printing and Publishing Establishments
- 15) Helipads
- 16) Bottling Works
- 17) Canning
- 18) Processing and Distribution of Dairy and Food Products
- 19) Agribusiness (associated with land uses allowed in the zone district)
- 20) Health Clubs
- 21) Cabinet Making
- 22) Bus and Taxi Storage Buildings
- 23) Commercial/Industrial Rental, Sales and/or Service (associated with land uses allowed in this zone district)
- 24) Glass Fabrication and Installation (associated with land uses allowed in this zone district)
- 25) Sheet Metal Shops
- 26) Sign Painting Shops
- 27) Wholesale Business (associated with land uses allowed in the Zone district)
- 28) Any additional, manufacturing, research or commercial use or process which is demonstrated to be based upon recently - developed or developing technology or technologies, and which may advance

the level of scientific or technological understanding or achievement generally or in any particular useful application.

The following conditions shall apply to this PI zone district:

CONDITIONS:

SETBACKS:

Front Yard = 35 feet and shall remain free of buildings and structures, open storage, and loading and parking areas. Truck loading and receiving areas shall not be permitted in the Front Yard unless so screened as to not be visible from a public street.

Side Yard = 15 feet and no buildings or structures shall be permitted.

Rear Yards = 25 feet and no buildings or structures shall be permitted.

Contiguous parcels may be combined and planned as an integrated architectural unit.

FENCING:

No fence or wall (other than a retaining wall) shall be permitted to be constructed within the Front Yard or Side Yards except when approved by the Architectural Control Committee and when its location does not conflict with the appropriate vehicular sight distance triangle as defined by City code. Fences and walls are allowed within the Rear Yard subject to Architectural Control Committee approval and when they don't conflict with the sight distance triangle.

PARKING:

- 1.) Adequate off-street parking shall be provided by each owner and tenant for customers and employees. The minimum standards shall be the total of the following:
 - a) One (1) Parking Space for each employee based on the largest shift.
 - b) Ten (10) percent of the total employee stalls for visitor parking and One (1) Parking Space for each vehicle used in the business.
- 2.) Adequate circulation of traffic in parking areas and access roads to parking shall be provided.
- 3.) Adequate off-street loading and maneuvering space shall be provided for every use.
- 4.) All off-street parking, access drives and loading areas shall be paved and properly graded to assure proper drainage.
- 5.) All parking areas shall be landscaped in conformance to parking lot landscaping regulations of the Grand Junction Zoning and Development Code.

LANDSCAPING:

Landscaping shall include adequate screening of parking areas. A landscaping plan shall require approval by the City. All landscaping shall conform to the Grand Junction Zoning and Development Code. **The entire setback area shall be landscaped except where open storage areas, driveway and loading areas, truck loading and receiving areas are constructed.**

SIGNS:

- 1.) Directional signs of two (2) square feet or less may be erected as needed.
- 2.) One (1) name plate sign identifying the permitted use shall be permitted on each building site.
- 3.) One (1) advertising sign identifying the product or service provided by the business shall be permitted.
- 4.) The total square footage of sign space permitted under subparagraphs 2 and 3 above on any one (1) building site shall not exceed a total of thirty (30) square feet.
- 5.) Flashing or moving signs shall not be permitted.
- 6.) Maximum height of any attached sign shall not exceed the actual height of the building. The maximum height of a freestanding sign shall not exceed four (4) feet.
- 7.) All signs shall require a City sign permit and be obtained by a licensed sign contractor.

GENERAL:

- 1.) All building site improvements are subject to the municipal code of the City of Grand Junction as it may be amended from time to time.
- 2.) All materials stored outside shall be screened.

DEVELOPMENT APPROVAL PROCESS:

All land uses within the approved land use categories shall require submittal and review through the City's Planned Development Review process requiring a public hearing and approval by Planning Commission. Appeals to Planning Commission decisions shall be heard by City Council. Each development must receive approval prior to commencement of any development activity.

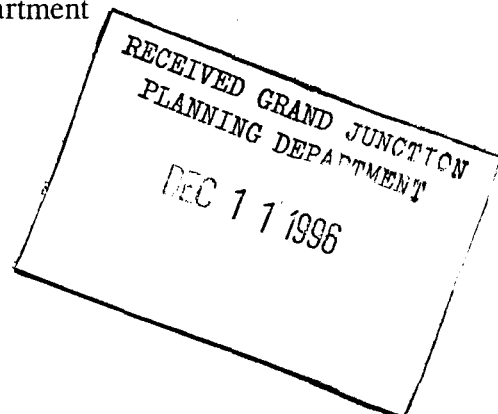
WALKER FIELD Airport Authority

2828 Walker Field Drive, Suite 211
Grand Junction, Colorado 81506
(970) 244-9100
FAX (970) 241-9103

Mr. Mike Pelletier
Associate Planner
Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, CO 81501-2668

December 5, 1996

RE: Airport West Enclave Annexation



Dear Mike:

Thank you again for speaking with me regarding the Currier and Schezwald properties as relates to the annexation of the Airport West Enclave. As I stated in my earlier letter dated October 28, the Airport Authority has no objections to the rezoning of the Hall and Scott properties to Planned Industrial and in fact, encourages this action.

However, the proposed zoning of the Currier and Schezwald properties to RSF-R causes us concern. Because of their proximity to the Airport, any residential development which would take place in either of these parcels would be subjected to aircraft noise and consequently, the residents of these homes would be impacted by aircraft noise.

I understand that Mr. Currier wants to maintain his zoning to AFT but will accept an RSF-R rezoning in order to keep as close as possible to his current zoning. However, should Mr. Currier ever decide to sell his property to a developer, the Airport Authority would have no choice but to vehemently oppose the construction of any homes in this area.

The same would hold true for the Schezwald property. Even though the rezoning calls for low-density housing, residential housing this close to the Airport is considered an incompatible land-use with regard to the Airport Authority's Land Use Plan as outlined in the Airport's Master Plan.

We recognize that the western portion of the Schezwald property currently contains residential housing however it is incumbent on our behalf to object to the rezoning of this entire parcel to RSF-R.

The encroachment of housing towards Walker Field is a serious concern not only for the Airport Authority but I would think for the City and County as well. In order for each entity to protect itself from potential noise-related issues and problems, it is in the best interests of all the parties concerned to restrict housing developments near the Airport proper.

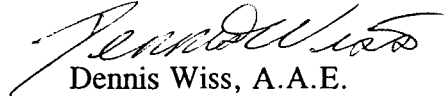


*"We've got the world
at our wingtips"*

As the Airport Authority has no zoning authority, we must state our objections to the City and County on zoning issues, including this one, with the hope of obtaining the needed zoning restrictions from the two entities.

I look forward to working with your office and the County Planning Office on all zoning issues that may affect the Airport and thank you again for notifying us of this latest development.

Sincerely;

A handwritten signature in cursive script, appearing to read "Dennis Wiss".

Dennis Wiss, A.A.E.
Director of Operations and Planning

cc: Corinne Nystrom, Airport Manager

RE/MAX

**Above
the
Crowd!**
®

Tuesday, December 10, 1996

Mike Pelletier
City of Grand Junction Planning Department
240 N. 5th.
Grand Junction, Colorado 81501

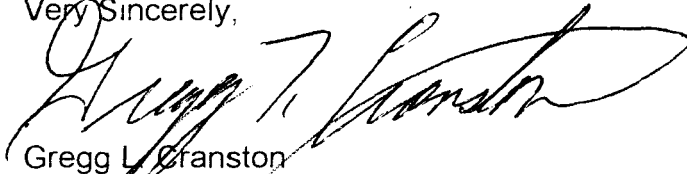
RE: Airport West Enclave Annexation

Dear Mr. Pelletier:

After further consideration by Kay Scott (North Crest Development LLC) and consultation with myself, regarding the proposed zoning on her 20 acres within the subject annexation, Mrs. Scott has requested that (and is agreeable to) the North Crest Development LLC 20 acre parcel being zoned Planned Industrial with the attached Land Use Categories (see planning staff exhibit).

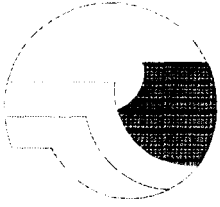
She would prefer to see the the wording on the list of uses ; "*The list of allowed uses within this Planned Industrial (PI) zone shall include as follows:*" changed to read "**..... shall include as follows, but not limited thereto:**" in anticipation of *unidentified future uses which may be determined to be compatible with the intended uses delineated in the proposed list.*

Very Sincerely,



Gregg L. Cranston
Power of Attorney for Kay C. Scott
Managing partner of North Crest Development LLC

cc: file
Joe Croaker
Hoffman
Land Design



MESA COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

District 1 - John R. Crouch (970) 244-1605
District 2 - Kathryn H. Hall (970) 244-1604
District 3 - Doralyn B. Genova (970) 244-1606

Done

P.O. Box 20000 • 750 Main Street • Grand Junction, CO 81502-5010 • FAX (970) 244-1639

December 20, 1996

Ms. Wende Pomrenke
2721 ½ H Road
Grand Junction, CO 81506

Dear Ms. Pomrenke:

Thank you for your recent letter concerning the property at 2723 H Road. This particular property is within the Airport West Enclave Annexation and the City of Grand Junction took land use authority on October 16, 1996. An investigation was conducted and has revealed that the Dynamic Designs home occupation is allowed at this location.

According to Section 9.1.11 Home Occupation of the Mesa County Land Development, **A home occupation is an allowed use in those zones indicated in Section 9.1.5.D - use Matrix, so long as the use meets the definition of home occupation and all of the following conditions are met:**

- 1. The home occupation does not alter the appearance or residential character of the dwelling or the lot on which it is located;**

The home occupation does not have to be conducted in the dwelling unit. The subject property is zoned AFT. The Redins constructed a metal building which is not out of character of the AFT zone.

- 2. No noise, vibration, light, odor, smoke, glare, fumes, electromagnetic interference, or similar effects are detectable outside the dwelling unit by the sense of a normal human beings;**

During a site visit our inspector was unable to detect any of the above. The mercury vapor yard lights were not on at that time, however, unless the lights are shining directly onto your property, this is not a violation of the Code.

- 3. The business must be conducted within a fully enclosed building and does not include structures or structural features inconsistent with the residential use;**

Again, the activities of the home occupation performed are within the structure.

Ms. Wende Pomrenke
December 12, 1996
Page Two

4. **Only those who permanently reside within the dwelling unit and two employees may be employed in the home occupation;**

At the time of the investigation, one employee in addition to the Redin's was present.

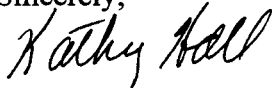
5. **The only signage relating to the business is a nameplate not exceeding 2 square feet in area with the name of the occupant and the type of home occupation pursuant to Section 10.3.9 of this Code.**

The current sign is 2 square feet in area. Jim Redin's name is on the sign as well Dynamic Designs which is the name of the building.

It is the policy of the Planning and Development Department that an individual who wishes to operate a home occupation is subject to the rules and regulations of Section 9.1.11 of the Code. It is determined that the home occupation is allowed in the AFT zone.

If you have any questions, please contact our Zoning Enforcement Officer, Jo Millsaps, at 244-1774, or the City of Grand Junction Code Enforcement at 244-1583.

Sincerely,



Kathy Hall
Commissioner

cc: Commissioners Doralyn Genova and John Crouch
Bob Jasper, County Administrator
Lyle Dechant, County Attorney
Jo Millsaps, Zoning Enforcement Officer
Dave Thornton, City of Grand Junction Community Development
Jan Koehn, City of Grand Junction Code Enforcement Supervisor

Done



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

December 30, 1996

Walker Field Public Airport Authority
Attn: Dennis Weiss
2828 Walker Field Dr Ste 211
Grand Junction, CO 81506

Dear Dennis Weiss,

On December 4, 1996, the City Council approved the Airport West Enclave Annexation on second reading. This annexation will become effective on January 5, 1997. 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 cursive script that reads "Linda Afman".

Linda Afman
Mayor

enclosure

AIRPORT WEST ENCLAVE 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 Airport West Enclave Annexation Area is located in Voting District "D". 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 Airport West Enclave 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. Generally, the City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. 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

Now that you are a City resident, you are eligible to vote in City

PARTICIPATION

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

CITY OF GRAND JUNCTION

DATE: January 15, 1996

CITY COUNCIL

STAFF PRESENTATION: Dave Thornton

AGENDA TOPIC: Public hearing for zoning the Airport West Enclave Annexation.

SUMMARY: The Airport West Enclave Annexation must receive a City zone within 90 days of annexation. It is recommended that City Council approve the zones of annexation of RSF-R, RSF-2, PI, HO, and PAD as shown on the proposed zoning map for the Airport West Enclave Annexation.

ACTION REQUESTED: It is recommended that City Council approve on second reading the zones of annexation as shown on the proposed zoning map for the Airport West Enclave Annexation.

BACKGROUND INFORMATION:

Location: North and South of H Road between 27 Road and the Airport

Applicant: City of Grand Junction

Existing Land Use: Airport Lands, Agriculture, Vacant, Residential, Business

Proposed Land Use: Same

Surrounding Land Use:

North: Airport Lands, Residential

South: Commercial, Vacant, Residential

East: Light Manufacturing, Airport, Commercial

West: Residential

Existing Zoning: AFT, R1B, C, HS

Proposed Zoning: RSF-R, RSF-2, PI, HO, PAD

Surrounding Zoning:

North: PAD, RSF-1

South: PC, HO, PR4

East: PAD, PI, PC

West: PAD, RSF-1, PR4.2

Relationship to Comprehensive Plan: See the Staff Analysis section for how the Growth Plan recommendations compare with the proposed zoning.

Staff Analysis: This enclave contains 23 parcels and approximately 319 acres. Roughly 33 acres are residential, 96 acres are Airport lands, 5 acres have an existing upholstery and dog kennel business, and 185 acres are vacant or agricultural lands. There are 22 property owners in the annexation, all of which have been informed of the proposed zones of annexation. The proposed zoning map reflects all the changes recommended by Planning Commission.

The proposed Planned Airport Development (PAD) zone includes 2 parcels owned by the Walker Field Airport Authority and a parcel owned by Jack Hall. Mr. Hall's property is north of 3D Systems, Inc. and adjacent to the Airport. The shape and location of this property lends itself well to airport related uses and should therefore be zoned to allow such uses. The airport lands are currently zoned AFT (Agricultural, Forestry, Transition) and Mr. Hall's property is currently zoned Commercial. The Growth Plan recommends PAD for the Airport property and commercial/industrial for Mr. Hall's property. The City's commercial zone does not address airport related uses.

The Planned Industrial (PI) zone is recommended for Kay Scott's and Bruce Currier's property which are directly west of 3D Systems, Inc. north of H Road. The PI zoning was created for 3D Systems, Inc. and the future Bookcliff Technological Center (north of H Road, east of 27 1/4 Road), in an effort by City Council to create a high tech industrial park setting in the area (see attached for description of the PI zone).

Both the Scott's and Currier's property are currently zoned AFT. Mrs. Scott's power-of-attorney, Gregg Cranston has represented that she is agreeable to the PI zoning (see attached letter). However, she would prefer the allowed uses not to be limited to the list in the PI zoning. Since this would allow any use, Staff and Planning Commission do not recommend this action.

Mr. Currier would prefer RSF-R (the most equivalent City zone to AFT) be applied to his property. Initially, Staff recommended RSF-R zoning based on his request. However, PI zoning is now recommended based on Planning Commission's recommendation. Planning Commission and Staff recommend that Mr. Currier's property receive PI zoning with the additional language stating "present uses at the time of annexation are allowed" to the PI zoning ordinance. The present uses would include the agricultural operation and the single family home. The reason for Planning Commission's recommendation is that the Walker Field Airport has represented (see attached letter) that they have serious concerns for any residential zoning in the area due to incompatibility with the Airport. In addition, the Growth Plan recommends commercial/industrial for Mr. Currier's property.

The proposed RSF-R (Residential Single Family - 1 unit per 5 acre) zone covers a portion of Alvin Schiesswohl's property (south of H Road, east of 27 1/4 Road) which is north of the Government Highline Canal. It also includes 5 other residential properties to the west, which are north of the canal and south of H Road. All these properties currently have AFT zoning, which is most equivalent to the City's RSF-R

zone. This zone is intended to be a "holding zone" for Mr. Schiesswohl's vacant property until development occurs. The Growth Plan recommends commercial for Mr. Schiesswohl's property. Future development will require development review and most likely a rezone per the Development Code. He has not responded to repeated attempts for his input on zoning his property.

The portion of Mr. Schiesswohl's property which is south of the Government Highline Canal is currently zoned Highway Services (HS) in the County. Access to the property is mostly likely to occur from the south as opposed to crossing the canal. The City's Highway Oriented (HO) zone is similar to the County's HS and HO zoning abuts this property to the south. For these reasons, the HO zoning is recommended for the southern portion of Mr. Schiesswohl's property.

The 12 residential properties (south of the canal, between 27 and 27 1/4 Roads) are currently zoned R1B in the County. This is most equivalent to the City's RSF-2 zone (see table below). The Growth Plan recommends .5 - 1.9 dwelling units per acre for this area. The proposed zone for this area is RSF-2.

More restrictive

Criteria	Current County Zone - R1B (2.0 units per acre)	Proposed City Zone - RSF-2 (2.0 units per acre)
Land Use Type	Residential	Residential
Minimum Lot Size	*21,700 sq.ft.*	21,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	30' from property line	same
Side Setback	15' from property line	same

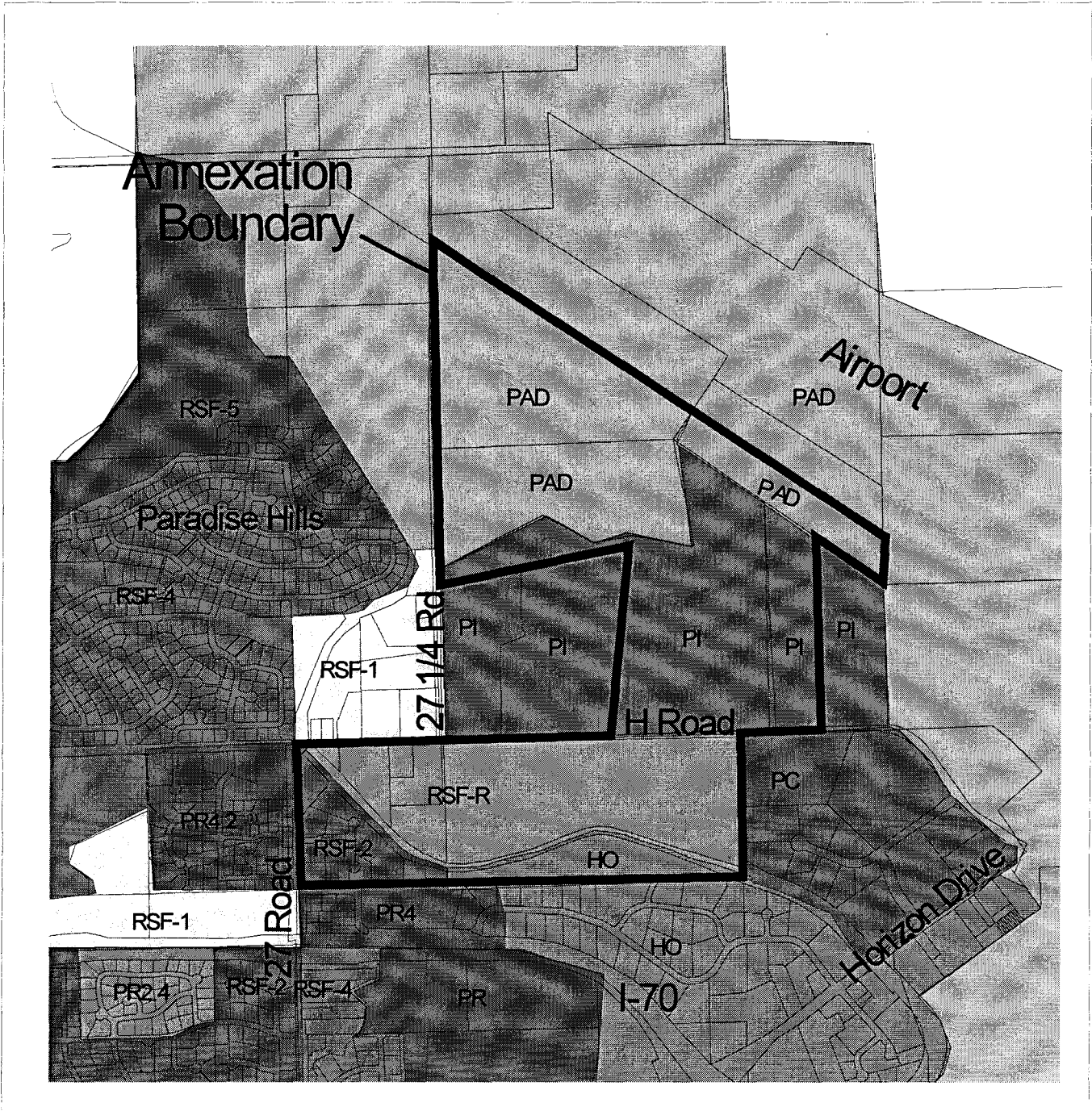
Gail and James Redin operate a canvas shop in a building adjacent to their home at 2723 H Road. They also have a Conditional Use Permit (C42-95-2) from the County for a kennel of not to exceed 6 dogs. The City has received a copy of the home occupation permit and the CUP. Both uses will be honored, although the shop building will be considered a legal non-conforming use and expansion of the building would not be permitted. A new CUP would be needed if more than 6 dogs were desired in the kennel.

RECOMMENDATION: Approval of the zones of annexation as shown on the proposed zoning map for the Airport West Enclave Annexation.

(airwzone.rpt)

*CC approved 7-0
zoning as shown on
proposed zoning map except
changing RSF-2 to PR-2 with
Mesa County R1B Bulk Requirements*

Airport West Enclave Annexation Proposed Zoning



Drawn By: MP
12/11/96

This map was drawn by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.



The Planned Industrial (PI) zone as proposed within the Airport West Enclave shall conform to the following requirements.

These requirements were established as part of the approved 3D Systems annexation zoning. Only one additional clarification has been made within the text to help clarify the intent of the landscaping requirements. The additional text is in **bold**.

The list of allowed uses within this Planned Industrial (PI) zone shall include as follows:

LAND USE CATEGORIES:

- 1) Advanced Composites Manufacture
- 2) Medical Technologies Manufacture
- 3) Information Technologies Manufacture
- 4) Optical Science, Engineering & Instrumentation manufacture
- 5) Aviation parts Manufacture
- 6) Software Development
- 7) Metal Plating
- 8) Electronic Fabrication
- 9) Machine Shops
- 10) Fabric Fabrication and Processing
- 11) Glass Manufacture
- 12) Pottery/Porcelain/Ceramic Manufacture
- 13) Vocational/Technical Schools
- 14) Industrial Printing and Publishing Establishments
- 15) Helipads
- 16) Bottling Works
- 17) Canning
- 18) Processing and Distribution of Dairy and Food Products
- 19) Agribusiness (associated with land uses allowed in the zone district)
- 20) Health Clubs
- 21) Cabinet Making
- 22) Bus and Taxi Storage Buildings
- 23) Commercial/Industrial Rental, Sales and/or Service (associated with land uses allowed in this zone district)
- 24) Glass Fabrication and Installation (associated with land uses allowed in this zone district)
- 25) Sheet Metal Shops
- 26) Sign Painting Shops
- 27) Wholesale Business (associated with land uses allowed in the Zone district)
- 28) Any additional, manufacturing, research or commercial use or process which is demonstrated to be based upon recently - developed or developing technology or technologies, and which may advance

the level of scientific or technological understanding or achievement generally or in any particular useful application.

The following conditions shall apply to this Pl zone district:

CONDITIONS:

SETBACKS:

Front Yard = 35 feet and shall remain free of buildings and structures, open storage, and loading and parking areas. Truck loading and receiving areas shall not be permitted in the Front Yard unless so screened as to not be visible from a public street.

Side Yard = 15 feet and no buildings or structures shall be permitted.

Rear Yards = 25 feet and no buildings or structures shall be permitted.

Contiguous parcels may be combined and planned as an integrated architectural unit.

FENCING:

No fence or wall (other than a retaining wall) shall be permitted to be constructed within the Front Yard or Side Yards except when approved by the Architectural Control Committee and when its location does not conflict with the appropriate vehicular sight distance triangle as defined by City code. Fences and walls are allowed within the Rear Yard subject to Architectural Control Committee approval and when they don't conflict with the sight distance triangle.

PARKING:

- 1.) Adequate off-street parking shall be provided by each owner and tenant for customers and employees. The minimum standards shall be the total of the following:
 - a) One (1) Parking Space for each employee based on the largest shift.
 - b) Ten (10) percent of the total employee stalls for visitor parking and One (1) Parking Space for each vehicle used in the business.
- 2.) Adequate circulation of traffic in parking areas and access roads to parking shall be provided.
- 3.) Adequate off-street loading and maneuvering space shall be provided for every use.
- 4.) All off-street parking, access drives and loading areas shall be paved and properly graded to assure proper drainage.
- 5.) All parking areas shall be landscaped in conformance to parking lot landscaping regulations of the Grand Junction Zoning and Development Code.

LANDSCAPING:

Landscaping shall include adequate screening of parking areas. A landscaping plan shall require approval by the City. All landscaping shall conform to the Grand Junction Zoning and Development Code. **The entire setback area shall be landscaped except where open storage areas, driveway and loading areas, truck loading and receiving areas are constructed.**

SIGNS:

- 1.) Directional signs of two (2) square feet or less may be erected as needed.
- 2.) One (1) name plate sign identifying the permitted use shall be permitted on each building site.
- 3.) One (1) advertising sign identifying the product or service provided by the business shall be permitted.
- 4.) The total square footage of sign space permitted under subparagraphs 2 and 3 above on any one (1) building site shall not exceed a total of thirty (30) square feet.
- 5.) Flashing or moving signs shall not be permitted.
- 6.) Maximum height of any attached sign shall not exceed the actual height of the building. The maximum height of a freestanding sign shall not exceed four (4) feet.
- 7.) All signs shall require a City sign permit and be obtained by a licensed sign contractor.

GENERAL:

- 1.) All building site improvements are subject to the municipal code of the City of Grand Junction as it may be amended from time to time.
- 2.) All materials stored outside shall be screened.

DEVELOPMENT APPROVAL PROCESS:

All land uses within the approved land use categories shall require submittal and review through the City's Planned Development Review process requiring a public hearing and approval by Planning Commission. Appeals to Planning Commission decisions shall be heard by City Council. Each development must receive approval prior to commencement of any development activity.

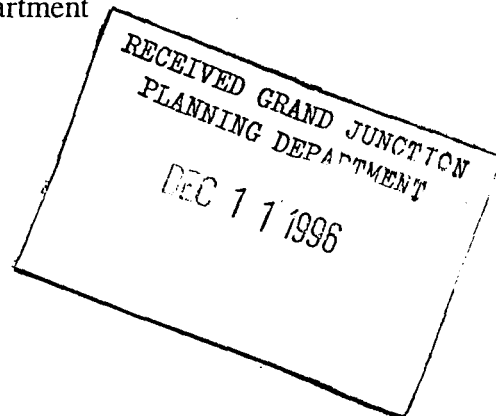
WALKER FIELD Airport Authority

2828 Walker Field Drive, Suite 211
Grand Junction, Colorado 81506
(970) 244-9100
FAX (970) 241-9103

Mr. Mike Pelletier
Associate Planner
Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, CO 81501-2668

December 5, 1996

RE: Airport West Enclave Annexation



Dear Mike:

Thank you again for speaking with me regarding the Currier and Schezwald properties as relates to the annexation of the Airport West Enclave. As I stated in my earlier letter dated October 28, the Airport Authority has no objections to the rezoning of the Hall and Scott properties to Planned Industrial and in fact, encourages this action.

However, the proposed zoning of the Currier and Schezwald properties to RSF-R causes us concern. Because of their proximity to the Airport, any residential development which would take place in either of these parcels would be subjected to aircraft noise and consequently, the residents of these homes would be impacted by aircraft noise.

I understand that Mr. Currier wants to maintain his zoning to AFT but will accept an RSF-R rezoning in order to keep as close as possible to his current zoning. However, should Mr. Currier ever decide to sell his property to a developer, the Airport Authority would have no choice but to vehemently oppose the construction of any homes in this area.

The same would hold true for the Schezwald property. Even though the rezoning calls for low-density housing, residential housing this close to the Airport is considered an incompatible land-use with regard to the Airport Authority's Land Use Plan as outlined in the Airport's Master Plan.

We recognize that the western portion of the Schezwald property currently contains residential housing however it is incumbent on our behalf to object to the rezoning of this entire parcel to RSF-R.

The encroachment of housing towards Walker Field is a serious concern not only for the Airport Authority but I would think for the City and County as well. In order for each entity to protect itself from potential noise-related issues and problems, it is in the best interests of all the parties concerned to restrict housing developments near the Airport proper.

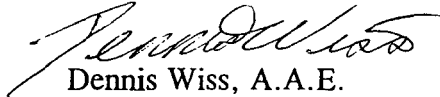


*"We've got the world
at our wingtips"*

As the Airport Authority has no zoning authority, we must state our objections to the City and County on zoning issues, including this one, with the hope of obtaining the needed zoning restrictions from the two entities.

I look forward to working with your office and the County Planning Office on all zoning issues that may affect the Airport and thank you again for notifying us of this latest development.

Sincerely;

A handwritten signature in cursive script, appearing to read "Dennis Wiss".

Dennis Wiss, A.A.E.
Director of Operations and Planning

cc: Corinne Nystrom, Airport Manager

RE/MAX 4000, Inc.

Gregg L. Cranston
Broker Associate
GRI, CRS

RE/MAX

**Above
the
Crowd!**[®]

Tuesday, December 10, 1996

Mike Pelletier
City of Grand Junction Planning Department
240 N. 5th.
Grand Junction, Colorado 81501

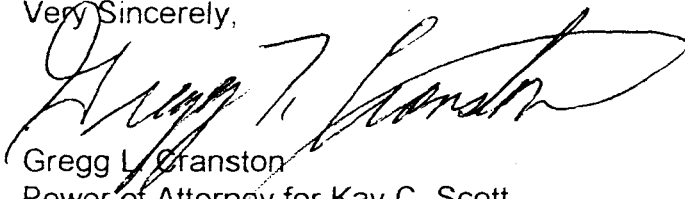
RE: Airport West Enclave Annexation

Dear Mr. Pelletier:

After further consideration by Kay Scott (North Crest Development LLC) and consultation with myself, regarding the proposed zoning on her 20 acres within the subject annexation, Mrs. Scott has requested that (and is agreeable to) the North Crest Development LLC 20 acre parcel being zoned Planned Industrial with the attached Land Use Categories (see planning staff exhibit).

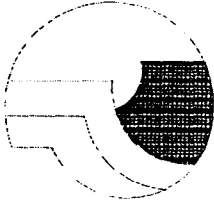
She would prefer to see the the wording on the list of uses ; " *The list of allowed uses within this Planned Industrial (PI) zone shall include as follows:*" changed to read "..... **shall include as follows, but not limited thereto:**" in anticipation of *unidentified future uses which may be determined to be compatible with the intended uses delineated in the proposed list.*

Very Sincerely,



Gregg L. Cranston
Power of Attorney for Kay C. Scott
Managing partner of North Crest Development LLC

cc: file
Joe Croaker
Hoffman
Land Design



MESA COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

District 1 - John R. Crouch (970) 244-1605
District 2 - Kathryn H. Hall (970) 244-1604
District 3 - Doralyn B. Genova (970) 244-1606

Dave

P.O. Box 20000 • 750 Main Street • Grand Junction, CO 81502-5010 • FAX (970) 244-1639

December 20, 1996

Ms. Wende Pomrenke
2721 ½ H Road
Grand Junction, CO 81506

Dear Ms. Pomrenke:

Thank you for your recent letter concerning the property at 2723 H Road. This particular property is within the Airport West Enclave Annexation and the City of Grand Junction took land use authority on October 16, 1996. An investigation was conducted and has revealed that the Dynamic Designs home occupation is allowed at this location.

According to Section 9.1.11 Home Occupation of the Mesa County Land Development, **A home occupation is an allowed use in those zones indicated in Section 9.1.5.D - use Matrix, so long as the use meets the definition of home occupation and all of the following conditions are met:**

1. **The home occupation does not alter the appearance or residential character of the dwelling or the lot on which it is located;**

The home occupation does not have to be conducted in the dwelling unit. The subject property is zoned AFT. The Redins constructed a metal building which is not out of character of the AFT zone.

2. **No noise, vibration, light, odor, smoke, glare, fumes, electromagnetic interference, or similar effects are detectable outside the dwelling unit by the sense of a normal human beings;**

During a site visit our inspector was unable to detect any of the above. The mercury vapor yard lights were not on at that time, however, unless the lights are shining directly onto your property, this is not a violation of the Code.

3. **The business must be conducted within a fully enclosed building and does not include structures or structural features inconsistent with the residential use;**

Again, the activities of the home occupation performed are within the structure.

Ms. Wende Pomrenke
December 12, 1996
Page Two

4. **Only those who permanently reside within the dwelling unit and two employees may be employed in the home occupation;**

At the time of the investigation, one employee in addition to the Redin's was present.

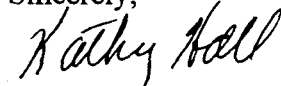
5. **The only signage relating to the business is a nameplate not exceeding 2 square feet in area with the name of the occupant and the type of home occupation pursuant to Section 10.3.9 of this Code.**

The current sign is 2 square feet in area. Jim Redin's name is on the sign as well Dynamic Designs which is the name of the building.

It is the policy of the Planning and Development Department that an individual who wishes to operate a home occupation is subject to the rules and regulations of Section 9.1.11 of the Code. It is determined that the home occupation is allowed in the AFT zone.

If you have any questions, please contact our Zoning Enforcement Officer, Jo Millsaps, at 244-1774, or the City of Grand Junction Code Enforcement at 244-1583.

Sincerely,



Kathy Hall
Commissioner

cc: Commissioners Doralyn Genova and John Crouch
Bob Jasper, County Administrator
Lyle Dechant, County Attorney
Jo Millsaps, Zoning Enforcement Officer
Dave Thornton, City of Grand Junction Community Development
Jan Koehn, City of Grand Junction Code Enforcement Supervisor

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. ____

Ordinance Zoning the Airport West Enclave Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Airport West Enclave 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 the RSF-2, HO, PAD, PI, and RSF-R zone districts.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-2, HO, PAD, PI, and RSF-R zone districts be established.

The City Council finds that the ^{PR-2}~~RSF-2~~, HO, PAD, PI, and RSF-R 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 parcel shall be zoned Residential Single Family with a maximum of two units per acre (RSF-2): *-CHANGE TO PR-2 with RIB "bulk requirements"*

A parcel of land situate in Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at the northwest corner of said Section 36, thence S 89°54'00" E along the north line of said Section 36 a distance of 1317.83 feet to the West 1/16 corner on the north line of said Section 36; thence south 1320 feet to the northwest 1/16 coner of said section; thence N 90°00'00" W along the south line of the northwest 1/4 northwest 1/4 of said Section 36 a distance of 1315.10 feet to the North 1/16 corner on the west line of said Section 36; thence N 00°11'27" E along the west line of said Section 36 a distance of 1322.14 feet to the Northwest corner of said Section 36 and point of beginning except that area north and east of the U.S.B.R. Highline Canal.

(includes the following tax parcels: 2701-362-00-055 & 2701-362-20-001 thru 011)

The following parcel shall be zoned Highway Oriented (HO):

A parcel of land situate in Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Northwest 1/4 Notheast 1/4 + Northeast 1/4 Northwest 1/4 South of the U.S.B.R. Highline Canal.
(includes a portion of 2701-362-00-006)

The following properties shall be zoned Planned Airport Development (PAD):

A parcel of land situate in Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning 943 feet south of the northeast corner of the northeast 1/4 southeast 1/4; thence north 54 degrees 54 minutes; thence west 2056 feet; thence south 35 degrees 06 minutes; thence west 310 feet; thence south 54 degrees 54 minutes; thence east to the east line of section 25 to beginning. (2701-254-00-264)

A parcel of land situate in Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: THAT PART OF FOLL LEGAL LYG IN TAC 11200- BEG N 1DEG57'20SEC E 30FT N 88DEG03'49SEC W 1685FT N 1DEG18'15SEC E 1627.10FT FR SE COR SEC 25 N 77DEG36'33SEC W 567.21FT S 82DEG38'16SEC W 358FT N 58DEG31'34SEC W 510.29FT S 66DEG18'24SEC W 967.14FT N 1DEG52'33SEC E 2422.73FT N 1DEG52'39SEC E 505.63FT S 52DEG54'21SEC E 2752.89FT S 37DEG05'39SEC W 309.28FT S 7DEG13'08SEC E 982.77FT TO BEG. (2701-254-00-949)

A parcel of land situate in Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: THAT PART OF FOLL LEGAL LYG IN TAC 11400- BEG N 1DEG57'20SEC E 30FT N 88DEG03'49SEC W 1685FT N 1DEG18'15SEC E 1627.10FT FR SE COR SEC 25 N 77DEG36'33SEC W 567.21FT S 82DEG38'16SEC W 358FT N 58DEG31'34SEC W 510.29FT S 66DEG18'24SEC W 967.14FT N 1DEG52'33SEC E 2422.73FT N 1DEG52'39SEC E 505.63FT S 52DEG54'21SEC E 2752.89FT S 37DEG05'39SEC W 307.28FT S 7DEG13'08SEC E 982.77FT TO BEG. (2701-254-00-948)

The following parcels shall be zoned Planned Industrial (PI) with the following conditions:

A parcel of land situate in Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: BEG N 1 DEG57'20SEC E 30FT & N 88DEG03'49SEC W 583.60FT FR SE COR SEC 25 N

88DEG03'49SEC W 467.65FT N 1 DEG57'20SEC E 2027.63FT S 52DEG54'21SEC E
571.87FT S 1DEG57'20SEC W 1698.33FT TO POB. (2701-254-00-280)

A parcel of land situate in Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: BEG N 82DEG06'46SEC E 175.84FT FR S4 COR SEC 25 N 8DEG40'02SEC E 1668.5FT S 82DEG38'16SEC W 1681.47FT N 1DEG52'33SEC E 1253.66FT S 87DEG44'22SEC E 2071.86FT S 8DEG16'49SEC E 985.88FT S 1DEG57'20SEC W 1627FT N 88DEG03'49SEC W 777.47FT TO BEG EXC THAT PT TO ARIPORT PER B-2050 P-421/422 & ALSO EXC ROW ON S. (2701-254-00-290)

A parcel of land situate in Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: BEG SE COR SEC 25 N 88DEG03'49SEC W 1685FT N 1DEG57'20SEC E 1657FT N 8DEG16'49SEC W 985.89FT S 52DEG54'21SEC E 2274.74FT S 1DEG57'20SEC W 1317.39FT TO BEG EXC BEG SE COR SD SEC 25 88DEG03'49SEC W 1035.85FT N 1DEG57'20SEC E 2046.78FT S 52DEG54'21SEC E 1266.69FT S 1DEG57'20SEC W 1317.39FT TO BEG EXC THAT PT OF A PARCEL AS DESC IN B-1907 P-977/978 & ALSO EXC RD ROWS ON S AS DESC IN B-903 P-201 & B-1907 P-975/976 MESA CO RECDS. (2701-254-00-291)

The Planned Industrial (PI) zone as proposed within the Airport West Enclave shall conform to the following requirements.

The list of allowed uses within this Planned Industrial (PI) zone shall include as follows:

LAND USE CATEGORIES:

- 1) Advanced Composites Manufacture
- 2) Medical Technologies Manufacture
- 3) Information Technologies Manufacture
- 4) Optical Science, Engineering & Instrumentation manufacture
- 5) Aviation parts Manufacture
- 6) Software Development
- 7) Metal Plating
- 8) Electronic Fabrication
- 9) Machine Shops
- 10) Fabric Fabrication and Processing
- 11) Glass Manufacture
- 12) Pottery/Porcelain/Ceramic Manufacture
- 13) Vocational/Technical Schools
- 14) Industrial Printing and Publishing Establishments
- 15) Helipads
- 16) Bottling Works

- 17) Canning
- 18) Processing and Distribution of Dairy and Food Products
- 19) Agribusiness (associated with land uses allowed in the zone district)
- 20) Health Clubs
- 21) Cabinet Making
- 22) Bus and Taxi Storage Buildings
- 23) Commercial/Industrial Rental, Sales and/or Service (associated with land uses allowed in this zone district)
- 24) Glass Fabrication and Installation (associated with land uses allowed in this zone district)
- 25) Sheet Metal Shops
- 26) Sign Painting Shops
- 27) Wholesale Business (associated with land uses allowed in the Zone district)
- 28) Any additional, manufacturing, research or commercial use or process which is demonstrated to be based upon recently - developed or developing technology or technologies, and which may advance the level of scientific or technological understanding or achievement generally or in any particular useful application.
- 29) Present uses at the time of annexation.

The following conditions shall apply to this PI zone district:

CONDITIONS:

SETBACKS:

Front Yard = 35 feet and shall remain free of buildings and structures, open storage, and loading and parking areas. Truck loading and receiving areas shall not be permitted in the Front Yard unless so screened as to not be visible from a public street.

Side Yard = 15 feet and no buildings or structures shall be permitted.

Rear Yards = 25 feet and no buildings or structures shall be permitted.

Contiguous parcels may be combined and planned as an integrated architectural unit.

FENCING:

No fence or wall (other than a retaining wall) shall be permitted to be constructed within the Front Yard or Side Yards except when approved by the Architectural Control Committee and when its location does not conflict with the appropriate vehicular sight distance triangle as defined by City code. Fences and walls are allowed within the Rear Yard subject to Architectural Control Committee approval and when they don't conflict with the sight distance triangle.

PARKING:

- 1.) Adequate off-street parking shall be provided by each owner and tenant for customers and employees. The minimum standards shall be the total of the following:
 - a) One (1) Parking Space for each employee based on the largest shift.
 - b) Ten (10) percent of the total employee stalls for visitor parking and One (1) Parking Space for each vehicle used in the business.
- 2.) Adequate circulation of traffic in parking areas and access roads to parking shall be provided.
- 3.) Adequate off-street loading and maneuvering space shall be provided for every use.
- 4.) All off-street parking, access drives and loading areas shall be paved and properly graded to assure proper drainage.
- 5.) All parking areas shall be landscaped in conformance to parking lot landscaping regulations of the Grand Junction Zoning and Development Code.

LANDSCAPING:

Landscaping shall include adequate screening of parking areas. A landscaping plan shall require approval by the City. All landscaping shall conform to the Grand Junction Zoning and Development Code. The entire setback area shall be landscaped except where open storage areas, driveway and loading areas, truck loading and receiving areas are constructed.

SIGNS:

- 1.) Directional signs of two (2) square feet or less may be erected as needed.
- 2.) One (1) name plate sign identifying the permitted use shall be permitted on each building site.
- 3.) One (1) advertising sign identifying the product or service provided by the business shall be permitted.
- 4.) The total square footage of sign space permitted under subparagraphs 2 and 3 above on any one (1) building site shall not exceed a total of thirty (30) square feet.
- 5.) Flashing or moving signs shall not be permitted.
- 6.) Maximum height of any attached sign shall not exceed the actual height of the building. The maximum height of a freestanding sign shall not exceed four (4) feet.
- 7.) All signs shall require a City sign permit and be obtained by a licensed sign contractor.

GENERAL:

- 1.) All building site improvements are subject to the municipal code of the City of Grand Junction as it may be amended from time to time.
- 2.) All materials stored outside shall be screened.

DEVELOPMENT APPROVAL PROCESS:

All land uses within the approved land use categories shall require submittal and review through the City's Planned Development Review process requiring a public hearing and approval by Planning Commission. Appeals to Planning Commission decisions shall be heard by City Council. Each development must receive approval prior to commencement of any development activity.

The following properties shall be zoned Residential Single Family Rural with a maximum density of one unit per five acres (RSF-R)

A parcel of land situate in Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Northwest 1/4 Noetheast 1/4 + Northeast 1/4 Northwest 1/4 North of the U.S.B.R. Highline Canal.
(includes a portion of 2701-362-00-006)

A parcel of land situate in Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at the northwest corner of said Section 36, thence S 89°54'00" E along the north line of said Section 36 a distance of 1317.83 feet to the West 1/16 corner on the north line of said Section 36; thence south 1320 feet to the northwest 1/16 coner of said section; thence N 90°00'00" W along the south line of the northwest 1/4 northwest 1/4 of said Section 36 a distance of 1315.10 feet to the North 1/16 corner on the west line of said Section 36; thence N 00°11'27" E along the west line of said Section 36 a distance of 1322.14 feet to the Northwest corner of said Section 36 and point of beginning except that area south and west of the U.S.B.R. Highline Canal.
(includes the following tax parcels: 2701-362-00-001,002,069,102,103)

Introduced on first reading this 18th day of December, 1996.

PASSED and ADOPTED on second reading this ____ day of January, 1997.

Mayor

ATTEST:

City Clerk

(airwzone.ord)

January 21, 1997

PR-2 Property owners

Dear

At their January 15th City Council meeting, Grand Junction City Council approved the zoning of the Airport West Enclave Annexation. A change in zoning was made by City Council that affects properties in the Skyline Drive area. The Skyline Drive area includes that area south of H Road, east of 27 Road and southeast of the Highline canal (see enclosed map). Due to the area's close proximity to the Walker Field airport, City Council determined that a Planned Residential with a maximum of two units per acre should be applied instead of the City's Residential Single Family with a maximum of 2 units per acre (RSF-2) zone district as originally proposed. The PR-2 zone district limits the number of future lot splits, additional subdividing which would be allowed under the RSF-2 zone district.

The Planned Residential (PR-2) zone district was found to be a more appropriate zone since it is intended to limit additional residences to existing vacant parcels only, thereby limiting conflict between additional residents that would be allowed through further subdivision of the area and the noise and other impacts from the airport. City Council approved the PR-2 zone district with the following allowed uses and "bulk requirements".

Allowed Uses:

Single Family Residential on existing lots

"Bulk Requirements":

Minimum lot Area 21,780 Sq. Ft.

Setbacks:

Front Yard:	Minor Arterial Road	80 Ft. from Centerline
	Collector Road	60 Ft. from Centerline
	Local Road	50 Ft. from Centerline

Side Yard: Principle Building 15 Ft.
Accessory Buildings (front 1/2 of parcel) 15 Ft
Accessory Buildings (rear 1/2 of parcel) 5 Ft

Rear Yard: Principle Building 30 Ft.
Accessory Buildings 10 Ft.

Maximum Height 30 Ft.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

Dave Thornton, AICP
Senior Planner

cc: file #ANX-1996-221

(skyline.ltr)



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

January 22, 1997

Katherine M Black
Joseph P Weyant Jr
4952 Xanadu St
Denver, CO 80239

Dear Katherine M Black & Joseph P Weyant Jr,

At their January 15th City Council meeting, Grand Junction City Council approved the zoning of the Airport West Enclave Annexation. A change in zoning was made by City Council that affects properties in the Skyline Drive area. The Skyline Drive area includes that area south of H Road, east of 27 Road and southeast of the Highline canal (see enclosed map). Due to the area's close proximity to the Walker Field airport, City Council determined that a Planned Residential with a maximum of two units per acre should be applied instead of the City's Residential Single Family with a maximum of 2 units per acre (RSF-2) zone district as originally proposed. The PR-2 zone district limits the number of future lot splits, additional subdividing which would be allowed under the RSF-2 zone district.

The Planned Residential (PR-2) zone district was found to be a more appropriate zone since it is intended to limit additional residences to existing vacant parcels only, thereby limiting conflict between additional residents that would be allowed through further subdivision of the area and the noise and other impacts from the airport. City Council approved the PR-2 zone district with the following allowed uses and "bulk requirements".

Allowed Uses:

Single Family Residential on existing lots

"Bulk Requirements":

Minimum lot Area 21,780 Sq. Ft.

Setbacks:

Front Yard: Minor Arterial Road 80 Ft. from Centerline
Collector Road 60 Ft. from Centerline

Local Road 50 Ft. from Centerline

Side Yard: Principle Building 15 Ft.
 Accessory Buildings (front 1/2 of parcel) 15 Ft
 Accessory Buildings (rear 1/2 of parcel) 5 Ft

Rear Yard: Principle Building 30 Ft.
 Accessory Buildings 10 Ft.

Maximum Height 30 Ft.

If you have any questions, please contact me at your earliest convenience.

Respectfully,



Dave Thornton, AICP
Senior Planner

cc: file #ANX-1996-221

(skyline.ltr)

SKYLINE

Property Owner	Address	City	State	Zip Code	Co-owner	Tax Parcel	Property Address
Katherine M Black	4952 Xanadu St	Denver	CO	80239	Joseph P Weyant	2701-362-00-055	
Thomas F Karsten	794 27 Rd	Grand Junction	CO	81506-1827	Miriam L	2701-362-20-001	794 27 Rd
Craig A Little	2702 Skyline Dr	Grand Junction	CO	81506-1804	Joanna R	2701-362-20-002	2702 Skyline Dr
Gerald B Feather	570 29 3/8 Rd	Grand Junction	CO	81504-5384	Elizabeth A Feathe	2701-362-20-003	
Donald E Kooker	2708 Skyline Dr	Grand Junction	CO	81506-1804		2701-362-20-004	2708 Skyline Dr
Elizabeth V Kirkend	2710 Skyline Dr	Grand Junction	CO	81506-1804	Walter E	2701-362-20-005	2710 Skyline Dr
Lloyd D Hutchens	Po Box 56	Loma	CO	81524-0056	Phillis S	2701-362-20-006	2712 Skyline Dr
Bruce E Benge	2711 Skyline Dr	Grand Junction	CO	81506-1808		2701-362-20-007	2711 Skyline Dr
Dewey W Hapken	2709 Skyline Dr	Grand Junction	CO	81506-1808	Irene A	2701-362-20-008	2709 Skyline Dr
F Channing Clymer	Po Box 618	Palisade	CO	81526	Barbara S Clymer	2701-362-20-009	776 27 Rd
Norman D Lindauer	2703 Skyline Dr	Grand Junction	CO	81506-1808	Diane Y	2701-362-20-010	2703 Skyline Dr
Melvin J Kohles	2707 Skyline Dr	Grand Junction	CO	81506-1808	Eunice E	2701-362-20-011	779 Bombay Dr

Majority Annexation Checklist

FOR THE AIRPORT WEST ENCLAVE

ANNEXATION(S)

ANX-96-221

NA
Enclave Annex

- NA Annexation Petition
- NA Cover sheet with allegation that statute requirements are being met.
- NA Signature sheets
- NA Affidavit for petition
- X Written legal description
- X Annexation Map (note : 4 copies to City Clerk)
- X Fact Sheet see Impact Report Request Memo
- Map of special districts
- NA Affidavit in support of certain findings property is eligible for annex
- X Address labels of all property owners and business owners
- X Fact sheet of each property included in annexation
- X Staff reports
- X Cover letter (sent out to property/business owners) with address list.
- X Annexation newsletter
- NA Attendance roster at neighborhood meetings
- X Resolution of referring petition (or intent to annex) OCT 16, 1996
- NA Resolution of accepting petition
- X Signed annexation ordinance Dec 4, 1996
- X Final annexation plat
- X City Council minutes for annexation
 - X referral of petition (intent to annex for enclaves) OCT 16, 1996
 - X ~~acceptance of petition~~/1st reading of ordinance Nov 20, 1996
 - X 2nd reading of ordinance Dec 4, 1996
- X Planning Commission minutes for Zoning 12/10/96
- City Council minutes for zone of annexation
 - 1st reading of ordinance Dec 18, 1996
 - 2nd reading of ordinance JAN 15, 1997
- Copy of signed zoning ordinance
- X Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only) OCT 23, 1996
- X Memo requesting impact reports
- X Impact reports
 - X Public Works 11/5/96
 - Planning
 - Finance (final report)
 - X Police 10/28/96
 - X Ute Water 11/4/96
- Code Enforcement
- Parks
- X Fire 11/8/96
- X Mesa County Code Enforcement - 10/14/96
- X Other Jodi from Finance 11/1/96

NA Original POA's

X Welcome to the City letter (with address list) Dec 30, 1996

(majority.lst)

Airport West Enclave Annexation
DESCRIPTION

A parcel of land situate in the Sections 25 and 36, Township 1 North, 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 said Section 25, thence S 89°54'00" E along the south line of said Section 25 a distance of 1317.83 feet to the West 1/16 corner on the south line of said Section 25; thence continuing along said south line S 89°50'07" E a distance of 1317.97 feet to the South ¼ corner of said Section 25; thence continuing along the south line of said Section 25 S 89°50'19" E a distance of 169.72 feet to a point; thence leaving said south line N 06°53'32" E a distance of 1668.50 feet to a point; thence S 80°51'46" W a distance of 1706.80 feet to a point on the east line of the W ½ W ½ of said Section 25; thence N 01°52'33" E along said east line a distance of 2987.63 feet to a point; thence S 54°54'00" E a distance of 4732.41 feet to a point on the east line of said Section 25; thence S 00°00'00" W along the east line of said Section 25 a distance of 359.43 feet to a point; thence N 54°51'42" W a distance of 713.65 feet to a point; thence S 00°00'00" E a distance of 1758.33 feet to a point on the south right-of-way line for H Road; thence N 89°23'41" W along the south right-of-way line for said H Road a distance of 772.63 feet to a point on the east line of the NW ¼ NE ¼ of Section 36; thence S 00°22'16" E along said east line a distance of 1270.58 feet to the Northeast 1/16 corner of said Section 36; thence N 89°50'58" W along the south line of the NW ¼ NE ¼ of said Section 36 a distance of 1316.76 feet to the Center North 1/16 corner of said Section 36; thence N 90°00'00" W along the south line of the N ½ NW ¼ of said Section 36 a distance of 2630.20 feet to the North 1/16 corner on the west line of said Section 36; thence N 00°11'27" E along the west line of said Section 36 a distance of 1322.14 feet to the Northwest corner of said Section 36 and point of beginning.

CONTACT for owners now RSFR - not RSF-2

December 16th Letter

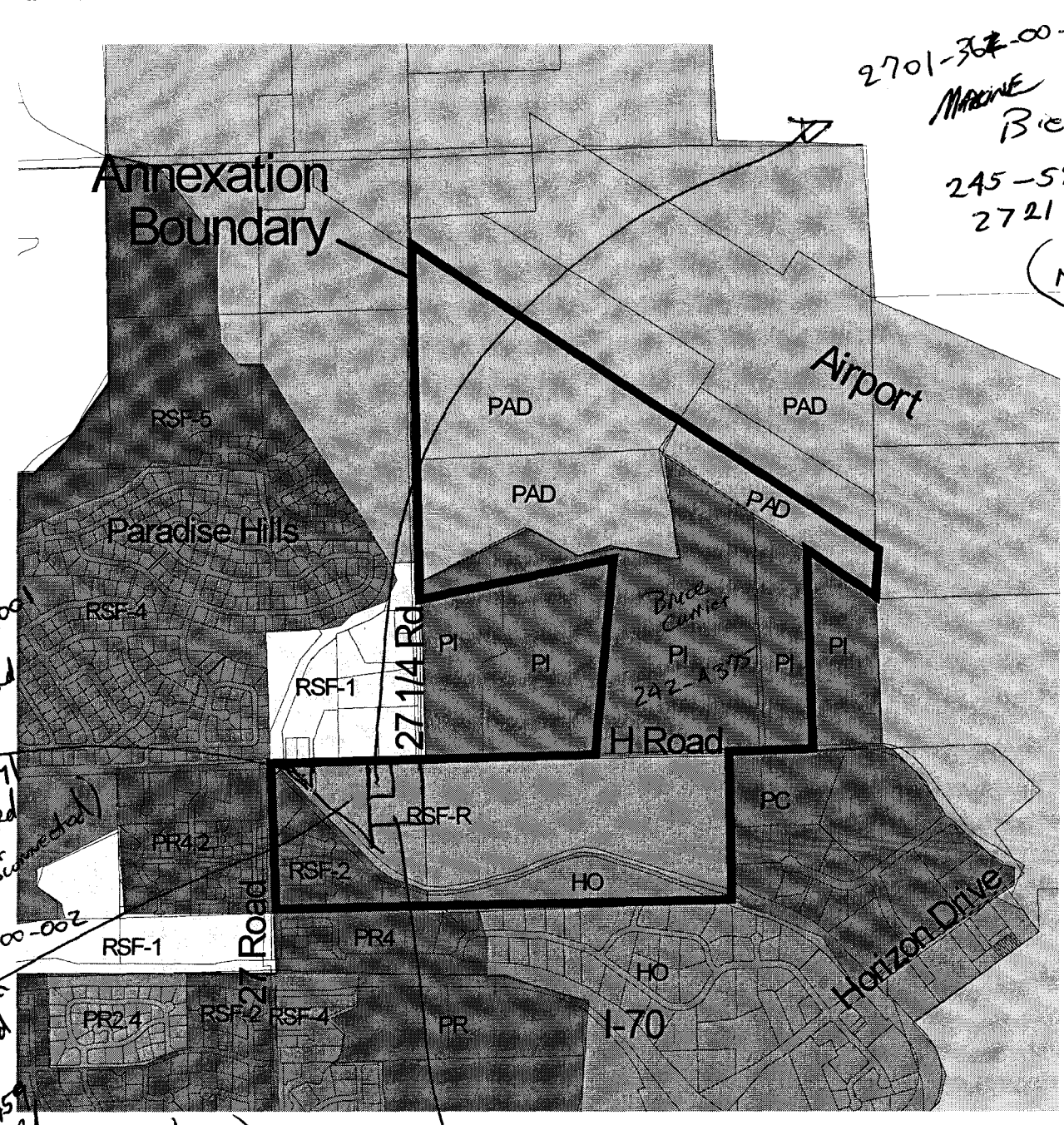
Revised zoning map

Airport West Enclave Annexation Proposed Zoning

2701-362-00-102
MARINE
Bielak

245-5903
2721 H Rd

(No problem w/ zoning)



2701-362-00-001
Robert R. Sutherland

241-4871
2701 H Rd
(number disconnected)

2701-362-00-002
Chester E. Howard
(CHET)

242-0457
2719 H Rd
(CALLED - OKAY
MAD question
on weeds
will call
weeds)

Drawn By: MP
12/11/96

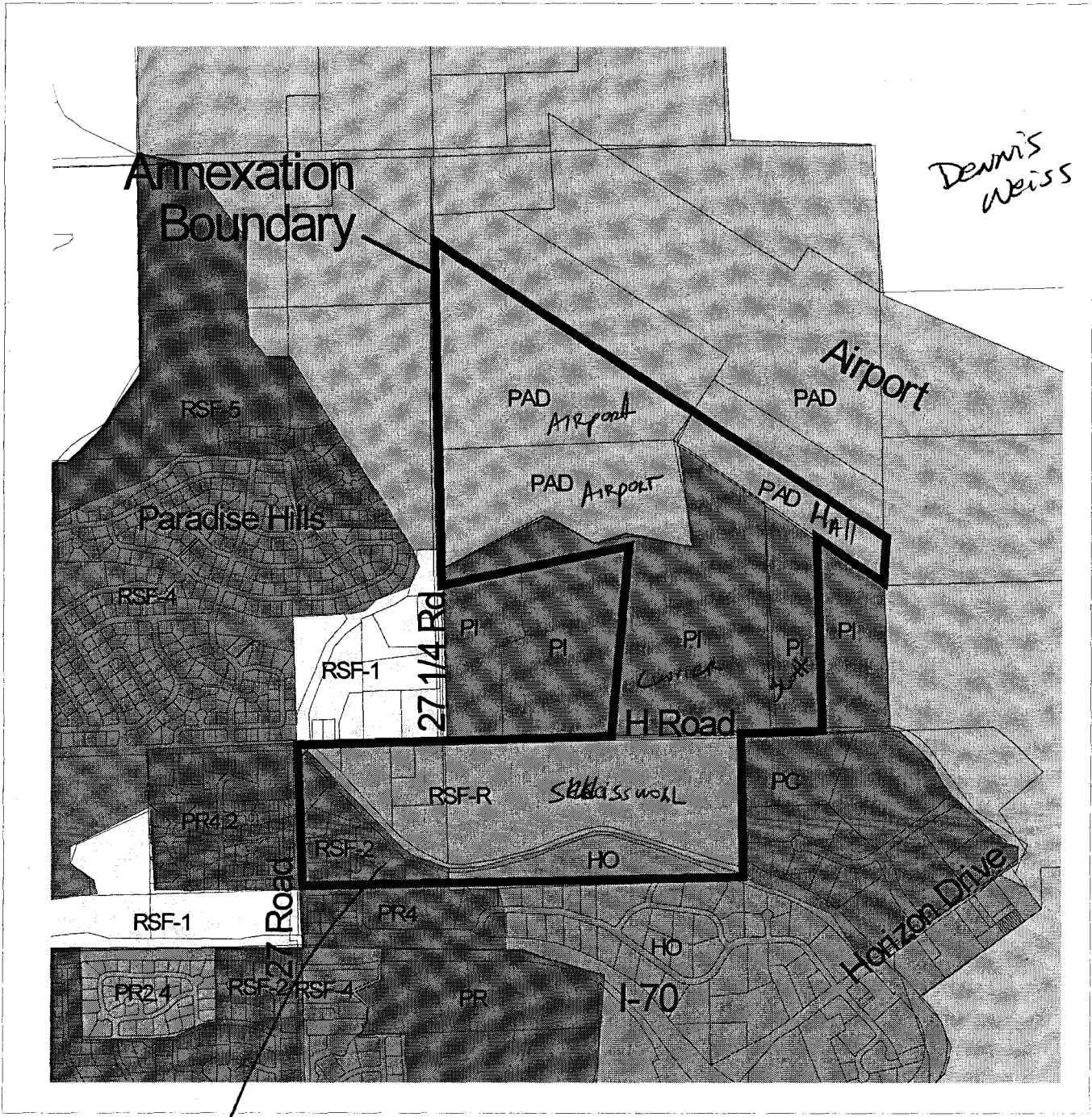
This map was drawn by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.



2701-362-00-103
Wende Pomrenke
245-4410
2721 1/2 H Rd

(Left detailed message)

Airport West Enclave Annexation Proposed Zoning



Dennis Weiss

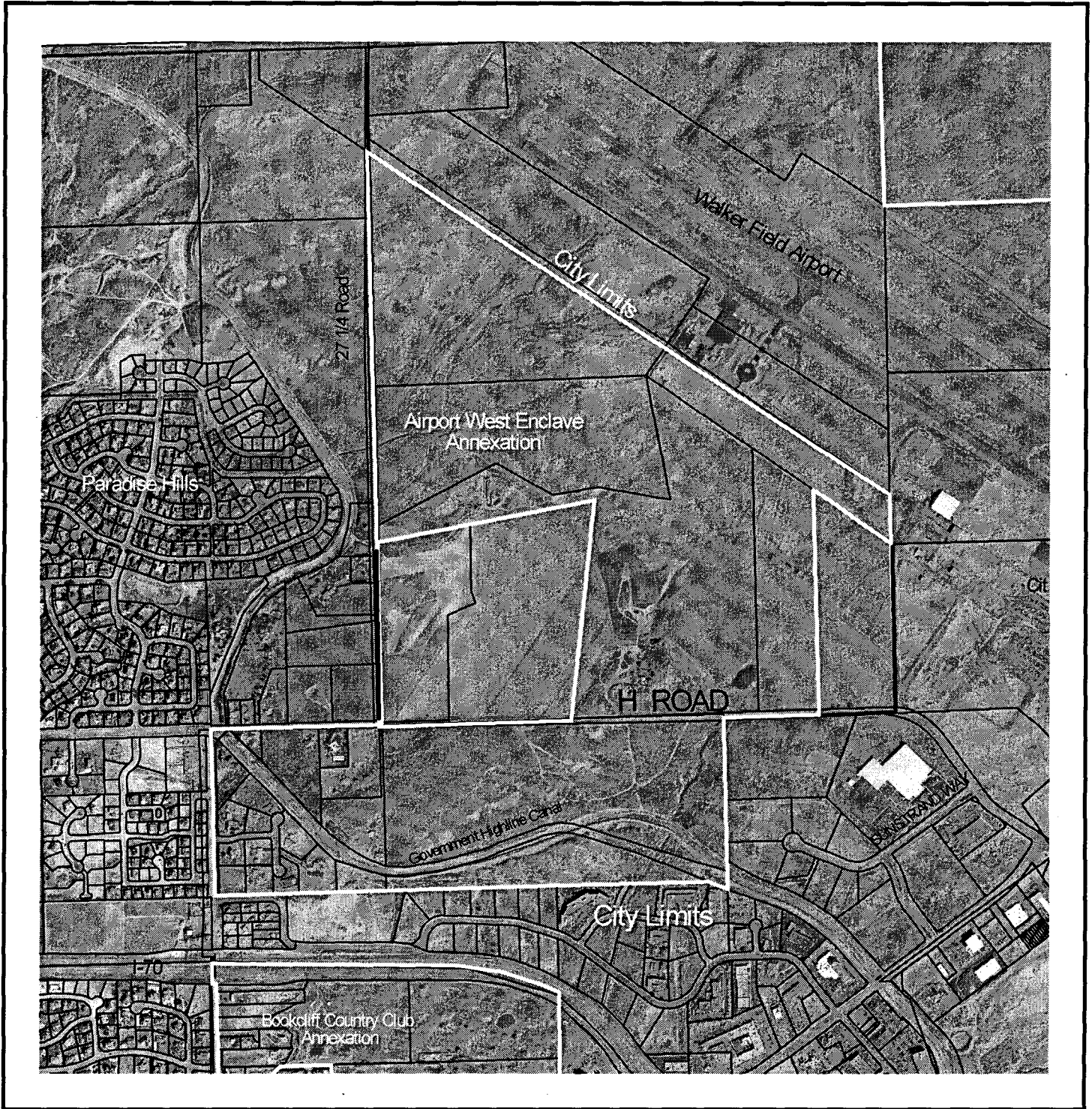
Drawn By: MP
12/11/96

This map was drawn by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.



PR with RIB bulk requirements

AIRPORT WEST ENCLAVE ANNEXATION

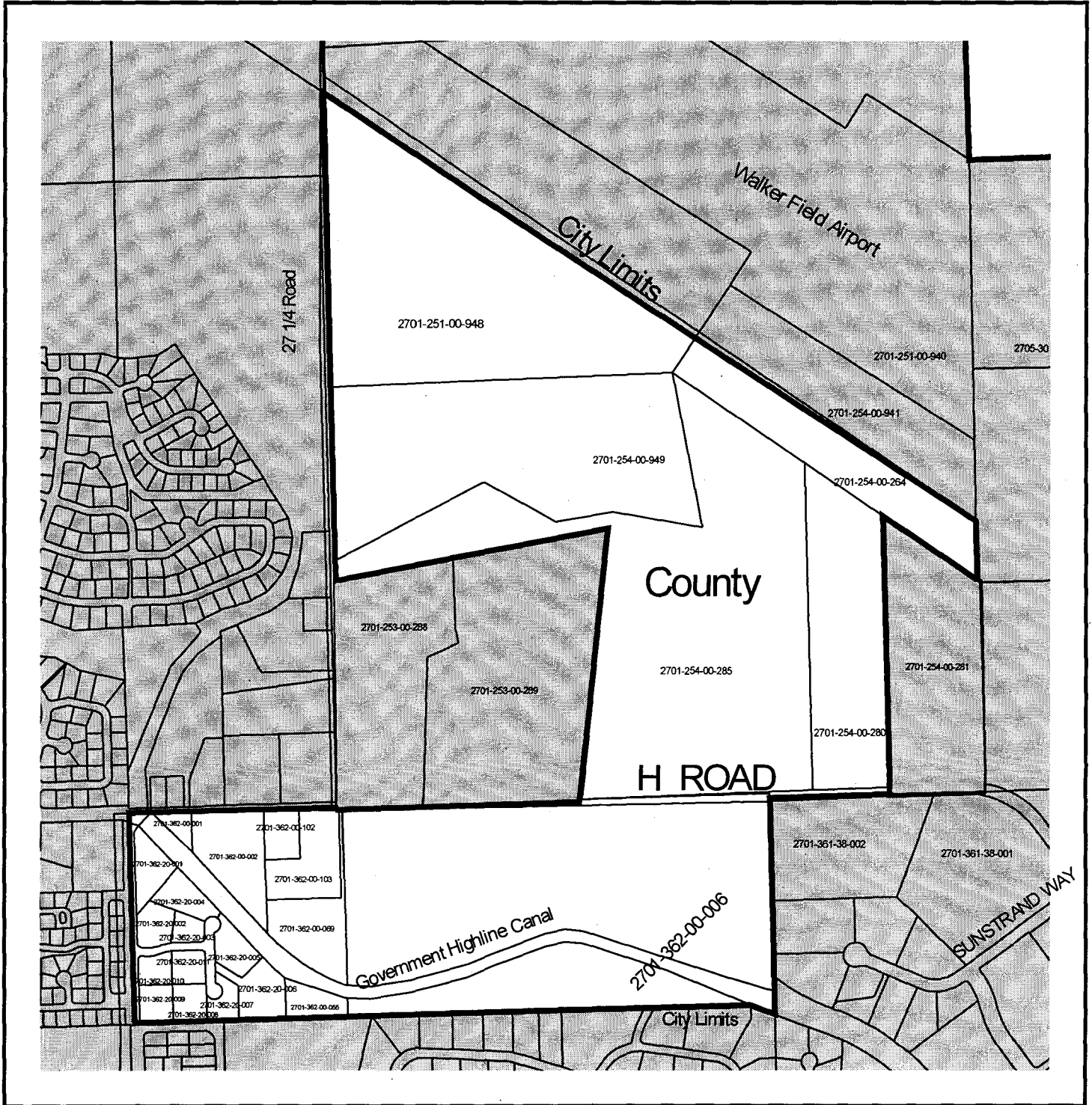


This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



MP
10/2/96

AIRPORT WEST ENCLAVE ANNEXATION

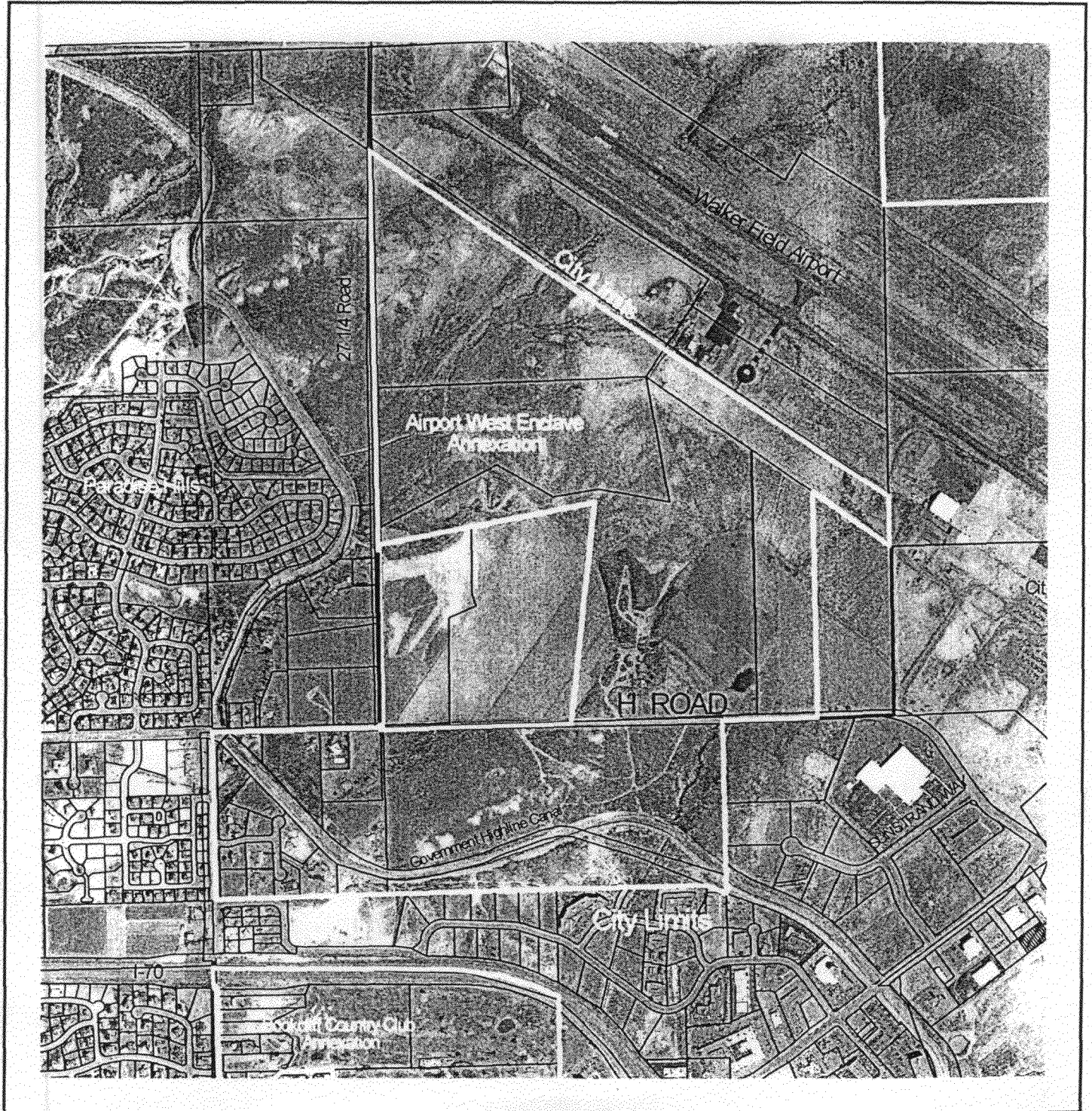


This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



MP
10/2/96

AIRPORT WEST ENCLAVE 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
10/2/96

