To access the Agenda and Backup Materials electronically, go to www.gjcity.org

PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET

TUESDAY, NOVEMBER 9, 2021 @ 5:30 PM

Register for the meeting using the link below:

https://attendee.gotowebinar.com/register/4604965121305762320

After registering, you will receive a confirmation email containing information about joining the webinar.

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from October 26, 2021.

Regular Agenda

1. Consider a request by the Museum of Western Colorado and Cross Orchard Development LLC to zone 14.09 acres from County RSF-4 (Residential Single Family – 4 du/ac) to CSR (Community Services and Recreation) and 8 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac). Located at 3073 & 3075 Patterson Rd; NE of E Valley Dr & Bookcliff Ave. | Staff Presentation | Phone-in comment code: **8148.**

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
October 26, 2021, MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Keith Ehlers, Dr. George Gatseos, Christian Reece, Andrew Teske, Ken Scissors, Andrea Haitz, and Sandra Weckerly.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director) Felix Landry (Community Development Supervisor), David Thornton (Principal Planner) and Kalli Savvas (Planning Technician).

There were 13 members of the public in attendance.

CONSENT AGENDA

Commissioner Reece moved to adopt Consent Agenda Item #1. Commissioner Scissors seconded the motion. The motion carried 7-0.

1. **Approval of Minutes**

Minutes of Previous Meeting(s) from October 12, 2021.

REGULAR AGENDA

1. **Miller Property Rezone** **File # RZN-2021-609**

Consider a request by Louise A. Miller to rezone 8.84 acres from R-1 (Residential - 1 du/ac) to R-4 (Residential - 4 du/ac).

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Reece asked question about boundary line for city limits.
Commissioner Gatseos asked about the boundary line dates regarding the comprehensive plan.
Commissioner Ehlers asked question about the water lines and sewer lines.
Commissioner Ehlers asked questions about what is developable on site for density.
Commissioner Gatseos asked about 2010 comprehensive plan comment from Dave made in email comments.
Commissioner Reece asked about clustering density for this property.

DRAFT

Applicant Presentation
The applicant Courtney Patch and Tracy States representing River City Consultants was present and available for questions.

Questions for Applicant
Commissioner Ehlers asked about density considerations for site plans.
Commissioner Reece asked about using clustering for development.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, October 19, 2021, via www.GJSpeaks.org.

1. Dave spoke about density requirements, concerns to what has happened in area, disagrees of the proposal.

2. public comment – disagreement with proposal because of density, traffic, and stated other areas that can be developed. Thought area was going to stay rural.

Commissioner Gatseos questioned public comment to make sure they knew we had many meetings for comprehensive plan.

3. Keith Killian made comment lives in area, made comment about area is rural, he wants to know if plan can be altered. Does not support the proposal.

4. King made comment and does not support proposal.

5. Paul Martin does not support has lived there for decades, does not support high density.

6. Donna Harpet with partridge farm HOA, wetlands in area and game reserve they do not support the proposal.

7. Linda Davis comment does not support the proposal.

8. Sharon does not support proposal.

9. Elizabeth Tice virtual comment about not supporting this development, wildlife, blind spot on 26 road.

Three Public comments submitted via email
The Public hearing was closed at 6:42 p.m. on October 26, 2021.

Discussion
Applicant made comment, stating that all the criteria is met to current standards for the comprehensive plan. Has taken into consideration the flood plain and wildlife corridor.

Commissioner Reece asked applicant question about ingress and egress.

DRAFT

Commissioner Scissors asked staff if we have a ability to change the comprehensive plan.

Commissioner Reece asked a question about minimum units per acre.

Commissioner Scissors asked question to Jamie Beard if commission is restricted by comprehensive plan.

Commissioner Reece asked if the area could develop area under current zoning.

Commissioner Weckerly if applicant could come back to use R-2 zoning.

Commissioner Ehlers made comment stating that the zoning is the first part of development. Supports the comprehensive plan.

Commissioner Haitz made comment about R-2 to 4 developments.

Commissioner Reece asked comment about what if they don't meet the requirements.

Commissioner Gatseos made comment about when this was zoned and clarifying what we are being asked. In support of the proposal.

Commissioner Reece made comment about proposal and issues with urbanization and rural areas.

Commissioner Weckerly made comment that this was tough proposal.

Commissioner Haitz made comment about River city proposal.

Motion and Vote

Commissioner Reece made the following motion, Mr. Chairman, on the Rezone request for the property located at NW corner of 26 Road and I-70 Frontage Road, City file number RZN-2021-609, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Commissioner Gatseos seconded the motion. The motion carried 7-0.

2. **Other Business**

None.

3. **Adjournment**

Chairman moved to adjourn the meeting. Commissioner Reece seconded. The meeting adjourned at 7:22 PM.

DRAFT

Grand Junction Planning Commission

Regular Session

Meeting Date: November 9, 2021

Presented By: Scott Peterson, Senior Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a request by the Museum of Western Colorado and Cross Orchard Development LLC to zone 14.09 acres from County RSF-4 (Residential Single Family – 4 du/ac) to CSR (Community Services and Recreation) and 8 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac). Located at 3073 & 3075 Patterson Rd; NE of E Valley Dr & Bookcliff Ave. | Staff Presentation | Phone-in comment code: **8148.**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicants, The Museum of Western Colorado and Cross Orchard Development LLC are requesting a zone of annexation to R-4 (Residential 2.4 du/ac) and CSR (Community Services and Recreation) for the Cross Orchards Annexation. The approximately 22.68-acres consists of 3 parcels of land and is located at 3073 & 3075 Patterson Road & 2943-091-30-004, a parcel with no physical address. The subject property has the existing Cross Orchard Living Farm and Museum on it utilizing approximately 14 acres and the third parcel is approximately 8 acres and planned for residential development and currently vacant. There is 0.57 acres of Patterson Road right-of-way in the annexation.

The property is Annexable Development per the Persigo Agreement. The zone district of R-4 is consistent with the Residential Low Land Use category of the Comprehensive Plan and existing Mesa County zoning. The zone district of CSR is consistent with the museum and living farm use of the Museum's properties. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request:

The Applicants, The Museum of Western Colorado and Cross Orchard Development LLC are requesting annexation of approximately 22.68-acres consisting of 3 parcels of land and located at 3073 & 3075 Patterson Road and a third parcel, Tax Parcel No. 2943-091-30-004, with no physical address. The subject property has the existing Cross Orchard Living Farm and Museum utilizing two parcels, approximately 14 acres and the third parcel is approximately 8 acres and planned for residential development and currently vacant. There is 0.57 acres of Patterson Road right-of-way in the annexation.

The properties are Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future residential subdivision development for the 8-acre parcel. The Museum of Western Colorado sold the 8-acre parcel to Cross Orchard Development LLC recently. To annex the 8 acres the entire Museum property is being annexed to meet contiguity requirements of State Law for annexations.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – October 20, 2021
- Planning Commission considers Comprehensive Plan Amendment and Zone of Annexation – November 9, 2021
- Introduction of a Proposed Ordinance on Zoning by City Council – November 17, 2021
- Acceptance of Petition and Public Hearing on Annexation, and Comprehensive Plan Amendment and Zoning by City Council – December 1, 2021
- Effective date of Annexation, Comprehensive Plan Amendment and Zoning – January 2, 2021

Zone of Annexation Request:

The Applicant's properties are currently in the County and have a County zoning of RSF-4 (Residential Single Family – 4 dwelling units per acre) for the entire annexation area. They are requesting a zone district of R-4 (Residential – 4 du/ac) for an approximately 8-acre property owned by Cross Orchard Development, LLC and a zone district of CSR (Community Services and Recreation) for approximately 14 acres the Museum owns and houses their Cross Orchard's Living Farm located at 3073 and 3075 Patterson Road. Both zone districts are consistent with the Residential Low Land Use category of the Comprehensive Plan and the R-4 zone is consistent with the existing Mesa County zoning of RSF-4. The zone district of CSR is consistent with the museum and living farm land use and is an allowed land use in this zone district. Museums are not allowed in the R-4 zone district.

Surrounding properties to the east, west, north and south are zoned RSF-4 in Mesa County with some PUD (Planned Unit Development) zoning intermixed. Directly to the north across Patterson Road existing city zoning is R-4. Surrounding development is single family detached residential development and in support of the Comprehensive Plan's Land Use designation of Residential Low. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action after review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to "encourage infill and redevelopment to leverage existing infrastructure" supports the Applicants' requests for the R-4 and CSR zoning.

The Applicants are interested in preparing the 8-acre proposed R-4 property for future residential development, consistent with the scope and type of development envisioned by the Comprehensive Plan with the Land Use Map designation of Residential Low (2 – 5.5 du/ac) density. The R-4 zoning requires a minimum of 2 dwelling units per acre, therefore the requested zoning of R-4 implements the Comprehensive Plan's Residential Low Land Use category.

The purpose of the R-4 (Residential – 4 du/ac) zone district is to provide for low density detached dwellings. This property is located within an urban infill area of the community. The greater surrounding Fruitvale area both within the city limits and unincorporated County are largely developed with single-family detached homes. Further subdivision development is encouraged within this urban infill area as recommended by the 2020 One Grand Junction Comprehensive Plan. The 8-acre property provides a large enough site to accommodate such development.

The purpose of the CSR (Community Services and Recreation) zone district is to provide for public/institutional uses and facilities. The CSR district includes outdoor recreational facilities and educational facilities, allowing for land uses such as Museums within the zone district, allowed in the Use Table established in the Zoning and Development Code.

In addition to the R-4 and CSR zoning requested by the petitioners, the following zone district would also be consistent with the Comprehensive Plan designation of Residential Low (2 - 5.5 du/ac).

a. R-5 (Residential – 3-5.5 du/ac)

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:
A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on May 19, 2021 via Zoom, in accordance with Section 21.02.080 (e) of the Zoning and

Development Code. The Applicants, Applicant's representative and City staff were in attendance, with one member of the public in attendance. Questions asked included timing of the subdivision, setback requirements, type of fencing, type of homes being constructed and concerns for increased traffic.

An official development application was submitted to the City of Grand Junction for review on May 19, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on June 30, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on October 29, 2021. The notice of the Planning Commission public hearing was published November 2, 2021 in the Grand Junction Daily Sentinel.

Other Notification:
Public comment was also offered through the GJSpeaks platform.

ANALYSIS

Zone of Annexation Analysis

The criteria for review is set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or
The property owners have petitioned for annexation into the City limits and requested zoning of R-4 and CSR which is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 - 5.5 du/ac). Since the Applicant's properties are currently in the County, the annexation of the property is a subsequent event that will invalidate the original premise, a county zoning designation.

The 2020 One Grand Junction Comprehensive Plan defined the density range for the Residential Low Land Use category with a range of 2 to 5.5 du/ac.

The existing County RSF-4 zone district at a maximum density of 4 dwelling units per acre implements the Residential Low Land Use category and is nearly identical to the City's R-4 zone district. Therefore, staff has found this criterion has not been met for the proposed R-4 zone district. For the proposed CSR zone district, it is necessary to zone the two museum properties CSR since the R-4 zone district does not allow for existing museum use.

Staff finds this criterion being met for CSR for the proposed 14-acres, but not for the

proposed 8 acres at R-4.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The character or condition of the areas has not changed enough to satisfy this criterion. Staff finds that this criterion has not been met for either the R-4 or CSR zone districts.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the proposed R-4 zone district as well as the CSR zone district. The proposed R-4 property consisting of 8 acres will be developed as a residential subdivision. The proposed CSR property will continue to house the museum facility and operations.

The proposed CSR property has access from Patterson Road and the R-4 property has street access to Wellington Avenue and Hoisington Avenue. Sanitary sewer is available to the annexation area from all three of these public streets, expected extensions will be required into the property when urban development occurs by the developer of the property. A 6-inch Clifton Water District water line is available to the site from Hoisington Avenue, a 4-inch Clifton Water District water line is available to the site from Wellington Avenue, and an 8-inch Clifton Water District water line is available from Patterson Road to the proposed CSR properties. Domestic water service to all three properties is available for any future development. The area can also be served by Xcel Energy for electricity and natural gas.

A short distance away is Grand Mesa Middle School and Grand Junction Central High School. A Regional Park is next to Central High School less than on half mile from this annexation area. A short distance to the east is Clifton, which has a major shopping district with good and services available.

Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-4 densities and the existing museum property needs in CSR, therefore staff has found this criterion has been met for both the R-4 and CSR zone districts.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
The properties and surrounding area is designated on the Comprehensive Plan Land Use Map as Residential Low (2 - 5.5 du/ac). The proposed zoning designation of R-4 meets the intent of achieving the desired density for the property with this request, to develop at the low end of the Residential Low land use category. For properties already annexed into the City limits, the area within one half mile of the annexation area is predominately zoned R-4. Most of the area including unincorporated Mesa County is developed, limited land area is available for new development within the half mile

area. Staff finds that there is an inadequate supply of R-4 zoning in this area of Fruitvale as define above.

The proposed CSR zone district for the 14-acre museum will provide for the existing land use to be conforming to city zoning. There is not an inadequate supply of CSR in the City, but with the museum facility located at this location and being annexed into the City, there is a need to provide for a conforming zone district permitting the existing land use.

Staff therefore finds this criterion has been met for the R-4 zone district, but not for the CSR zone district.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Annexation and zoning of the properties will create additional land within the City limits for city growth and annexation helps fill in the patchwork of urbanization that is within and just outside of the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement.

The requested R-4 zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan.

The requested CSR zone district is supported by the Comprehensive Plan for secondary land uses identified in the Residential Low Land Use category particularly "other public/institutional uses" which is where the existing museum facility and operations on the property is classified.

Therefore, Staff finds that this criterion has been met for both the R-4 and CSR zone districts.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-5 zone district could be considered in a Residential Low Land Use area, the R-4 zone district is consistent with the recommendations of the Plan's amended Land Use Map, compatible with the surround neighborhood and provides for single family housing on a larger residential lot, thereby providing more housing choice to the community. The CSR zone district supports the museum land uses on their two properties.

Consistency with Comprehensive Plan

The R-4 zoning request is consistent with the following chapters, goals and principles of

the Comprehensive Plan:

Chapter 2
Plan Principle 3: Responsible and Managed Growth
Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth…and encourage the efficient use of land.
Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

The CSR zoning request is consistent with the following chapter, goal and principle of the Comprehensive Plan:

Plan Principle 9: Quality Education and Facilities
Goal: Support community-based education…support local institutions in providing facilities and programs to City residents and visitors to learn about arts, culture, and local history.

Both the R-4 and CSR zoning requests are consistent to the following:

Chapter 3
Intensification and Tiered Growth Plan. Subject properties are located within Tier 2 – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide continuous use and development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.
- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

STAFF RECOMMENDATION AND FINDINGS OF FACT
After reviewing the Cross Orchards Annexation Zone of Annexation, ANX-2021-438 request for the property located at 3073 & 3075 Patterson Road & 2943-091-30-004, a parcel with no physical address, from County RSF-4 (Residential Single Family – 4 du/ac) to a City CSR for 3073 and 3075 Patterson Road and R-4 (4 du/ac) for the property known as tax parcel 2943-091-30-004, a parcel with no physical address, the following findings of facts and conditions have been made.

1. The zones of annexation request have met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.

2. The zones of annexation request are consistent with the vision (intent), goals and

policies of the Comprehensive Plan.

Therefore, City Staff recommends approval of the requested Zones of Annexation of R-4 and CSR.

SUGGESTED MOTION:

Mr. Chairman, on the Zones of Annexation request for the properties located at 3073 & 3075 Patterson Road to R-4 & property identified as tax parcel No. 2943-091-30-004, a parcel with no physical address, City file number ANX-2021-438, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

This motion can be split into two motions if desired.

Mr. Chairman, on the Zone of Annexation request for 3073 & 3075 Patterson Road to R-4, City file number ANX-2021-438, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

And,

Mr. Chairman, on the Zone of Annexation request for the property identified as tax parcel No. 2943-091-30-004, a parcel with no physical address to CSR, City file number ANX-2021-438, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application dated May 19 - 2021
2. Site Maps and Pictures of Site
3. Annexation Schedule and Summary Table - Cross Orchards Annexation
4. Neighborhood Meeting Summary - Minutes
5. Cross Orchards Annex Map
6. ORD-Zone of Annexation- Cross Orchards Annex

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Annexation/Zone of Annexation

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Residential/Cross Orchards Farm

Existing Zoning: RSF-4

Proposed Land Use Designation: CSR (Museum) and Residential

Proposed Zoning: CSR and R-4

Property Information

Site Location: 3073 and 3075 Patterson Road, South Adjoining Parcel

Site Acreage: Approx. ~~21.54~~ 22.10 Combined

Site Tax No(s): 2943-091-30-001, 002 and 004

Site Zoning: RSF-4

Project Description: Annexation and zoning in the City limits to preserve the existing Cross Orchards Farm and develop the southern parcel with single family residential

Property Owner Information

Name: Museum of Western Colorado

Street Address: P. O. Box 20000-5020

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-242-0971

E-Mail: kmichaelis@westcomuseum

Fax #:

Contact Person: Kaia Michaelis

Contact Phone #: 970-242-0971 x204

Applicant Information

Name: Ted Martin - Cross Orchard De

Street Address: 2814 Ridge Drive

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-260-8064

E-Mail: agenttedmartin@gmail.com

Fax #:

Contact Person: Ted Martin

Contact Phone #: 970-260-8064

Representative Information

Name: River City Consultants, Inc.

Street Address: 215 Pitkin Ave. #201

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #:

Contact Person: Tracy States

Contact Phone #: 970-241-4722

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Tracy States — Digitally signed by Tracy States Date: 2021.05.19 15:42:12 -06'00'

Date: May 19, 2021

Signature of Legal Property Owner: Kaia Michaelis

Date: May 19, 2021

General Project Report

Cross Orchards Annexation/Zoning

3073 and 3075 Patterson Road and South Adjoining Parcel (2943-021-30-004)

June 14, 2021

Prepared for:

Cross Orchards Development, LLC

2814 Ridge Drive, Grand Junction, CO 81506

Prepared by:

215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

Fax: (970) 241-8841

A. Project Description

1) Location: The project is located at 3073 and 3075 Patterson and the south adjoining parcel (2943-091-30-004).

2) Acreage: The subject parcels contain approximately 22.10 acres combined.

3) Proposed Use: This submittal is for Annexation and Zoning of the parcels into the City of Grand Junction to preserve the existing Cross Orchards Farm and develop the southern parcel with single family residential. The proposed zoning is CSR for 3073 Patterson and R-4 for the southern adjoining parcel. The future land use indicates Residential Low zoning on both parcels.

B. Public Benefit

The proposed Annexation and Zoning will preserve the Cross Orchards Farm with the CSR zoning, and will provide low density, single family residential lots needed to keep up with growth and demand for housing.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom meeting on May 19, 2021. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Rezoning, in conjunction with the 2020 Comprehensive Plan, will comply with the adopted codes, plans and requirements for the property. The CSR and R-4 zonings are appropriate districts for the Residential Low category of the Comprehensive Plan.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mix of commercial/industrial, agricultural and large lot residential, as well as low density residential.

3) Site access and traffic patterns:

Not applicable for this submittal.

4) Availability of utilities, including proximity of fire hydrants:

The subject parcel is served by the following:

Clifton Water District
City of Grand Junction Sewer
Palisade Irrigation District
Xcel Energy
Clifton Fire

Spectrum/Charter
CenturyLink/Lumen

Fire Hydrants are located on the northeast corner of 3067 Patterson Road (adjoiner) and in the subdivision to the south of the southerly parcel proposed for residential development. Adequate water lines and hydrants will be designed when the southerly parcel develops.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Annexation/Rezone.

6) Effects on public facilities:

The Rezone will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted

Section 21.02.070 (6) of the Zoning and Development Code:

General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.
The Rezone request is in compliance with the newly adopted 2020 Comprehensive Plan.

(ii) Compliance with this zoning and development code.
The Rezone request is in compliance with the zoning and development code.

(iii) Conditions of any prior approvals.
There are no conditions of prior approvals.

(iv) Public facilities and utilities shall be available concurrent with the development.
All public facilities and utilities will be available concurrent with the rezoning and subsequent development of this property.

(v) Received all applicable local, State and federal permits.
All applicable permits will be obtained for this project.

Section 21.02.140 Code amendment and rezoning:

(a) **Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

(1) Subsequent events have invalidated the original premises and findings; and/or

The proposed Rezone request to CSR and R-4 zone districts will bring the parcel into compliance with the newly adopted 2020 Comprehensive Plan.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The amendment would allow the continuation of low density, affordable, quality housing in this much desired area of Grand Junction and is consistent with the Comprehensive Plan.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Public and community facilities are existing and adequate and will support low density residential and industrial developments and are not affected as a result of the Rezone request.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

This parcel of land is adequately serviced by utilities and roadways. There is an inadequate supply of low-density development parcels in this area, that haven't already been developed, to meet demand.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The area will benefit with the development of low-density residential development with the extension of services.

21.02.160 Annexation:

(c) **Approval Criteria.** The application shall meet all applicable statutory and City administrative requirements.

In order for this parcel to develop, it must annex into the City of Grand Junction limits due to its location within the 201 Boundary. The application meets all applicable statutory and City administrative requirements.

F. Development Schedule

Not applicable for this submittal.

CROSS ORCHARDS ANNEXATION
PETITION FOR ANNEXATION

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

GENERAL LOCATION: 3073 & 3075 Patterson Road and
Tax ID # 2943-091-30-004

3073 Patterson Road
Lot 1, Cross Orchards II Subdivision, A Replat of Lot 2, Cross Orchards Subdivision recorded under Reception No. 2900417 and a Metes and Bounds description, situate in the NW ¼ NE ¼, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

3075 Paterson Road
Lot 1, Cross Orchards Subdivision, A Re-plat of Lot 6, Block 16, Eastbrook Subdivision Filing No. 3, recorded under Reception No. 1237609 and a Metes and Bounds description in the NE ¼, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

Parcel No. 2943-091-30-004
Lot 4, Cross Orchards Subdivision, A Re-plat of Lot 6, Block 16, Eastbrook Subdivision Filing No. 3, recorded under Reception No. 1237609 and a Metes and Bounds description in the NE ¼, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

County of Mesa, State of Colorado.

This foregoing descriptions describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, "Cross Orchards Annexation."

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

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

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

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

Kaia Michaelis
(Print Name)

3073, 3075 Patterson Road & Tax ID # 2943-091-30-004

Kaia Michaelis
SIGNATURE

June 30, 2021
DATE

Kaia Michaelis, Executive Director
The Museum of Western Colorado, a Colorado nonprofit corporation

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF MESA

Kaia Michaelis, Executive Director, The Museum of Western Colorado, a Colorado nonprofit corporation, of lawful age, being first duly sworn, upon oath, deposes and says:

That they are the circulator of the forgoing petition:

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

Kaia Michaelis, Executive Director
The Museum of Western Colorado, a Colorado nonprofit corporation

Subscribed and sworn to before me this 30th day of June, 2021.

Witness my hand and official seal.

BRIAN HOSTETTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164024812
MY COMMISSION EXPIRES JUNE 29, 2024

Notary Public

359 Main St. Grand Jct, CO 81501
Address

My commission expires: 06/29/2024

CROSS ORCHARDS ANNEXATION
PETITION FOR ANNEXATION

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

GENERAL LOCATION: Parcel south of 3073 & 3075 Patterson Road
Tax ID # 2943-091-30-004

Parcel No. 2943-091-30-004
Lot 4, Cross Orchards Subdivision, A Re-plat of Lot 6, Block 16, Eastbrook Subdivision Filing No. 3, recorded under Reception No. 1237609 and a Metes and Bounds description in the NE ¼, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

County of Mesa, State of Colorado.

This foregoing descriptions describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, "Cross Orchards Annexation."

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

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

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

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

TED MARTIN Managing Member
Cross Orchard Development LLC
(Print Name)

Tax ID # 2943-091-30-004

SIGNATURE

9-21-21
DATE

TED MARTIN MANAGING Member
(Print name and title of signatory)

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF MESA

TED MARTIN, of lawful age, being first duly sworn, upon oath, deposes and says:

That they are the circulator of the forgoing petition:

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

(Signature)

TED MARTIN Managing Member
(Print Name, Title)
Cross Orchard Development LLC

Subscribed and sworn to before me this 21st day of September, 2021.

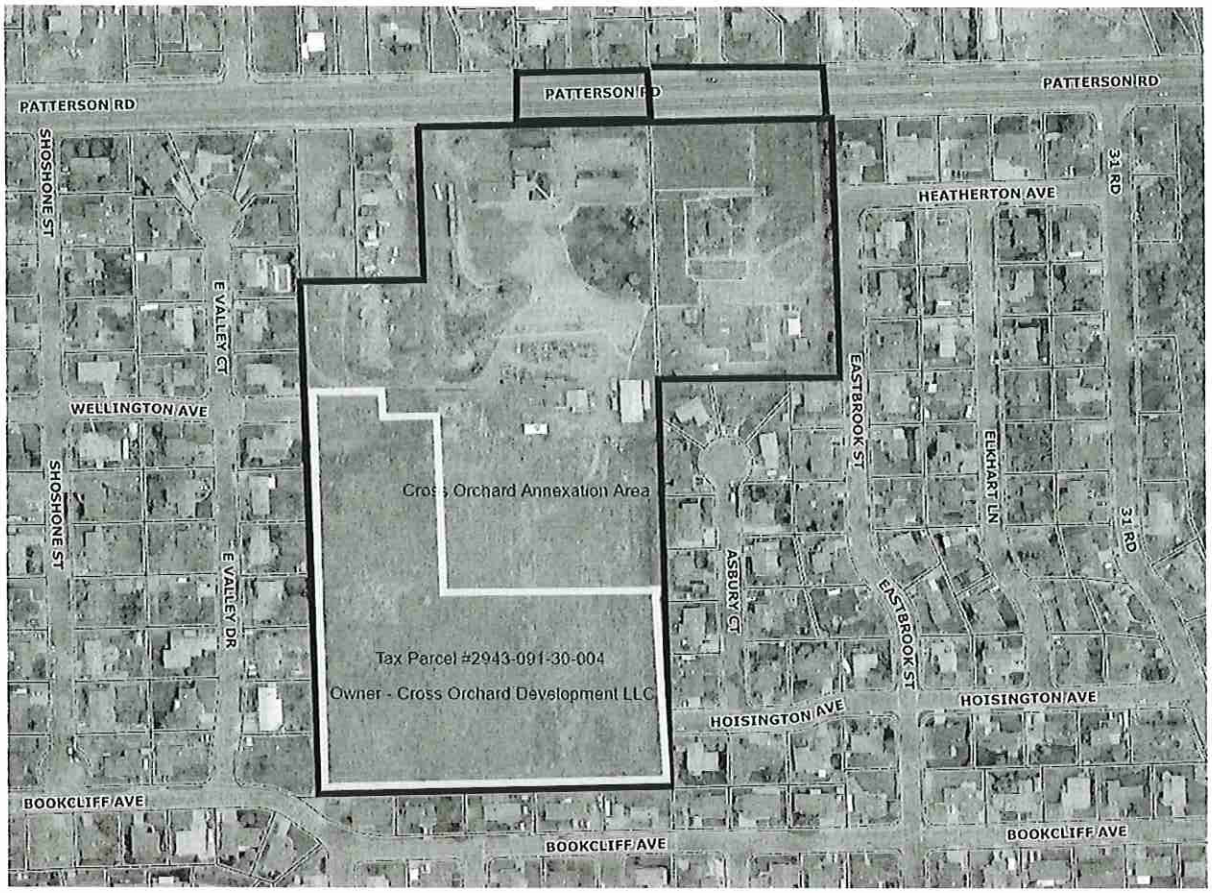
Witness my hand and official seal.

SONJA KENDLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20194045374
My Commission Expires December 5, 2023

Notary Public

480 W. Park Dr. #200, Grand Jct, CO, 81505
Address

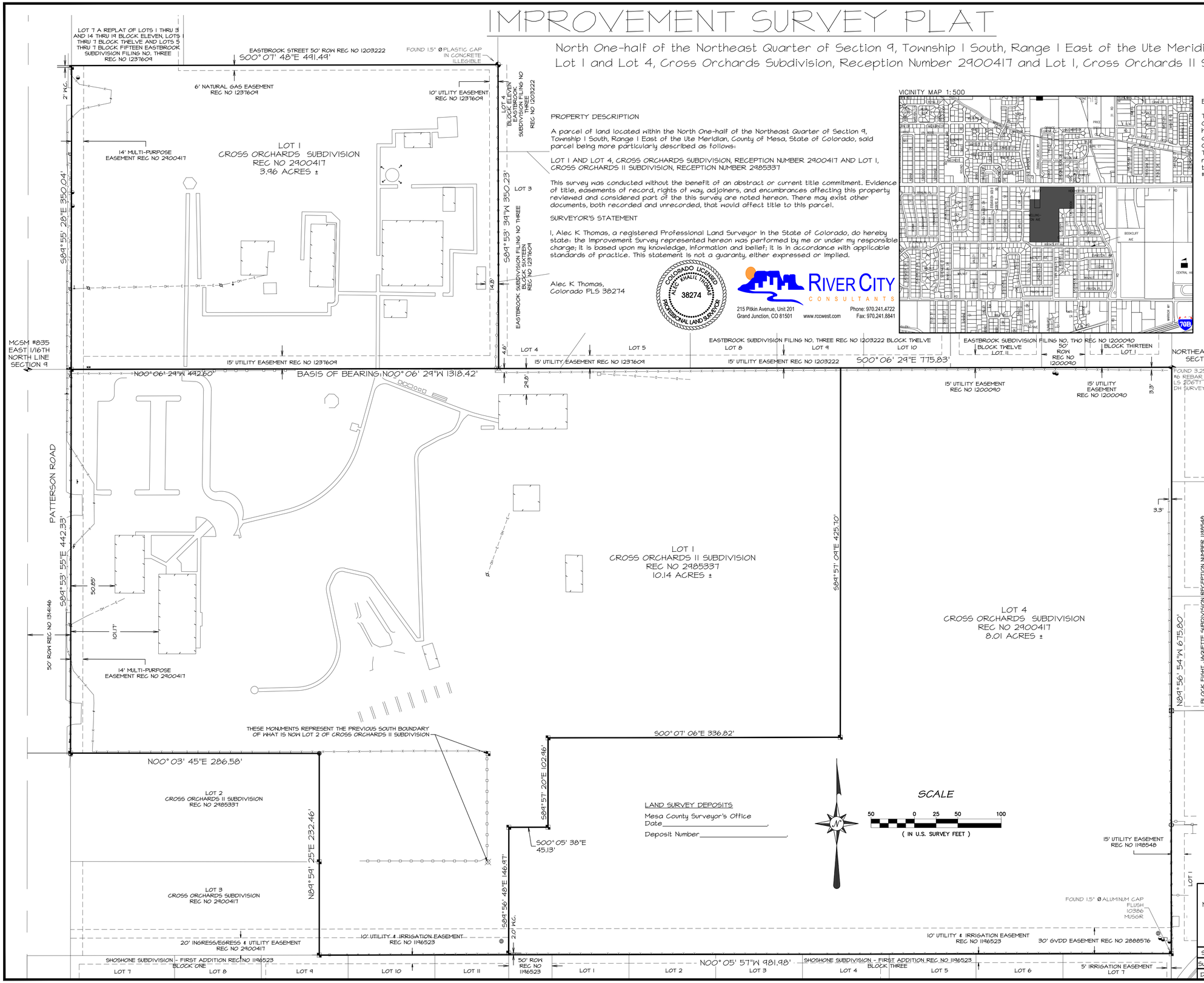
My commission expires: Dec. 5th, 2023



Map showing Cross Orchard Development LLC property (outlined in yellow) as part of the overall Cross Orchards Annexation (outlined in blue).

IMPROVEMENT SURVEY PLAT

North One-half of the Northeast Quarter of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado
Lot 1 and Lot 4, Cross Orchards Subdivision, Reception Number 2900417 and Lot 1, Cross Orchards II Subdivision, Reception Number 2985337



PROPERTY DESCRIPTION

A parcel of land located within the North One-half of the Northeast Quarter of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, said parcel being more particularly described as follows:

LOT 1 AND LOT 4, CROSS ORCHARDS SUBDIVISION, RECEPTION NUMBER 2900417 AND LOT 1, CROSS ORCHARDS II SUBDIVISION, RECEPTION NUMBER 2985337

This survey was conducted without the benefit of an abstract or current title commitment. Evidence of title, easements of record, rights of way, adjoiners, and encumbrances affecting this property reviewed and considered part of the this survey are noted hereon. There may exist other documents, both recorded and unrecorded, that would affect title to this parcel.

SURVEYOR'S STATEMENT

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K. Thomas,
Colorado PLS 38274

COLORADO LICENSED ALEC K. THOMAS 38274 PROFESSIONAL LAND SURVEYOR

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

VICINITY MAP 1:500

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the east line of the Northwest Quarter of the Northeast Quarter of Section 9, T.1S., R.1E., Ute Meridian, The northeast sixteenth corner being a 3.25 aluminum cap on number 6 rebar marked DH SURVEYS LS 20677, and the east sixteenth corner on the north line of said Section 9 being a Mesa County Survey Monument #835 cap bearing North 00°06'29" West, as shown hereon.

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

C:	CENTER
E:	EAST
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
PLSS:	PUBLIC LAND SURVEY SYSTEM
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
T:	TOWNSHIP
R:	RANGE IN DEFINING LOCATION IN PLSS
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
UM:	UTE MERIDIAN
W:	WEST
W.C.:	WITNESS CORNER

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.
Deposit Number_____.

SCALE

50 0 25 50 100
(IN U.S. SURVEY FEET)

LEGEND

- FOUND 2" ALUMINUM CAP ON #5 REBAR LS 20677, DH SURVEYS
- ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- FOUND PK NAIL
- FOUND 1.5" ALUMINUM CAP ON # 5 REBAR, PLS 38274 RCC
- FOUND MONUMENT AS NOTED
- SET 1.5" ALUMINUM CAP PLS 38274, RCC
- GAS METER
- WATER METER
- ELECTRIC METER
- STORM MANHOLE
- IRRIGATION VALVE
- IRRIGATION RISER
- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- ALIQUOT LINE
- STORM DRAIN LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- STRUCTURE WALL
- WOOD FENCE
- CHAIN LINK/IRON FENCE
- FENCE
- GUY WIRE

IMPROVEMENT SURVEY PLAT

North One-half of the Northeast Quarter of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado
Lot 1 and Lot 4, Cross Orchards Subdivision, Reception Number 2900417 and Lot 1, Cross Orchards II Subdivision, Reception Number 2985337

Sheet 1 of 1	Date: 04/30/2021	Job No. 1993-001
Surveyed: TPJ	Drawn: AKT	Checked: BDM
Drawing name: S:\PROJECTS\1993 Ted Martin\001 Cross Orchards Property\Survey\DWG\1993-001 X ORCHARDS ISP.dwg		

LEGAL DESCRIPTION

3073 Patterson Road

Lot 1, Cross Orchards II Subdivision, A Replat of Lot 2, Cross Orchards Subdivision recorded under Reception No. 2900417 and a Metes and Bounds description, situate in the NW ¼ NE ¼, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

3075 Paterson Road

Lot 1, Cross Orchards Subdivision, A Re-plat of Lot 6, Block 16, Eastbrook Subdivision Filing No. 3, recorded under Reception No. 1237609 and a Metes and Bounds description in the NE ¼, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

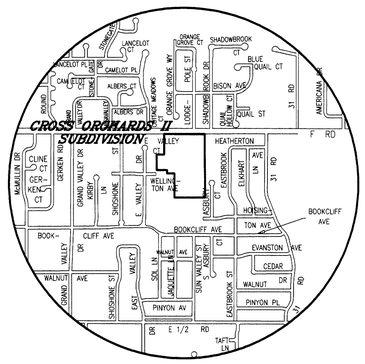
Parcel No. 2943-091-30-004

Lot 4, Cross Orchards Subdivision, A Re-plat of Lot 6, Block 16, Eastbrook Subdivision Filing No. 3, recorded under Reception No. 1237609 and a Metes and Bounds description in the NE ¼, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

RECEPTION#: 2985337, at 6/11/2021 11:45:53 AM, 1 of 1
Recording: $13.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

CROSS ORCHARDS II SUBDIVISION

A Replat of Lot 2, Cross Orchards Subdivision recorded under Reception No. 2900417 and a Metes and Bounds description, situate in the NW 1/4 NE 1/4, Sec. 9, T1S, R1E, U.M. Mesa County, Colorado



VICINITY MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The Museum of Western Colorado, a Colorado nonprofit corporation, Valory A. Shoberg and Mark F. Shoberg, are the owners of record of that real property situate in the NW 1/4 NE 1/4 of Section 9, Township 1 South, Range 1 East, of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated under Reception No. 1242378 and 2964896 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

LOT 1, Cross Orchards Subdivision, as recorded under Reception No. 2900417, Mesa County, Colorado.
ALONG WITH
A parcel of land situate in the NW 1/4 NE 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being described as follows:
Beginning 442.00 feet, N89°55'04"W of the Northeast corner of said NW 1/4 NE 1/4;
thence S00°04'56"W a distance of 531.00 feet;
thence N89°55'04"W a distance of 125.00 feet;
thence N00°04'56"E a distance of 531.00 feet;
thence S89°55'04"E a distance of 125.00 feet to the point of beginning;
EXCEPT the North 50 feet as conveyed to the County of Mesa by Reception No. 1313373 recorded January 14, 1983.
Said parcel contains 10.96 acres more or less.

Said owners have caused the described real property to be surveyed, laid out and to be publicly known as CROSS ORCHARDS II SUBDIVISION.

All Multipurpose Easements are dedicated to the County of Mesa as perpetual easements for County approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

Said owners hereby acknowledge that all lienholders or emcumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owners do subscribe hereunder this 18th day of May, 2021 A.D.

Kris Michaelis
The Museum of Western Colorado

Valory A. Shoberg
Valory A. Shoberg

Mark F. Shoberg
Mark F. Shoberg

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 18th day of May A.D., 2021, by Kris Michaelis for The Museum of Western Colorado, a Colorado nonprofit corporation

Witness my hand and official seal: Joan L Carrico Notary Public

My commission expires: 10-24-22

JOAN L. CARRICO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944017351
My Commission Expires October 24, 2022

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of May A.D., 2021, by Valory A. Shoberg.

Witness my hand and official seal: Joan L Carrico Notary Public

My commission expires: 10-24-22

JOAN L. CARRICO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944017351
My Commission Expires October 24, 2022

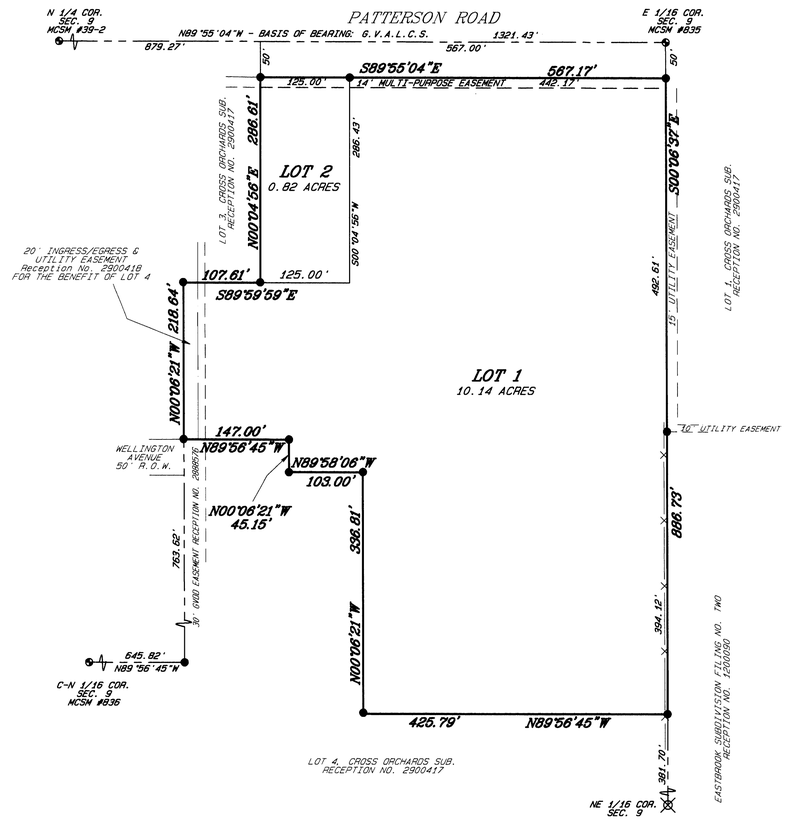
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of May A.D., 2021, by Mark F. Shoberg.

Witness my hand and official seal: Joan L Carrico Notary Public

My commission expires: 10-24-22

JOAN L. CARRICO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944017351
My Commission Expires October 24, 2022



LIENHOLDERS CERTIFICATE

Lienholder hereby acknowledges the following as depicted and/or dedicated on this plat:
(1) the existence and location of public rights-of-way, including any rights of maintenance and administration of rights-of-way;
(2) the existence of individual lots and the location of lot lines;
(3) and the zoning density proposed for this subdivision.
Lienholder hereby agrees, in the event of partial foreclosure on its lien against the property depicted in this plat, that items (1) through (3) above and all rights incident thereto, shall survive any such partial foreclosure.

ANB BANK, A COLORADO STATE BANK: Michele VanLandingham Green, AVP

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 3rd day of June 2021 A.D., by Michele VanLandingham Green, AVP

Witness my hand and official seal: Jeff J. Ross Notary Public

My commission expires: Sept 10, 2024

JEFF J. ROSS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20124058263
My Commission Expires September 10, 2024

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 10th day of June, 2021 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.

Janet Rowland
Chairperson

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 11:45 o'clock A.M., on this 11th day of June 2021 A.D., and was recorded at Reception No. 2985337 Drawer No. G3-24 and Fees $10.00 $3.00

Tina Peters
Clerk and Recorder

Kim Cole
Deputy

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- FOUND 3.25" ALUMINUM CAP ON 3/4" X 30" REBAR STAMPED DH SURVEYS LS 20677
- FOUND LEAD TAG & TACK STAMPED LS 20677
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677

EXTERIOR MONUMENTATION SET IN CONCRETE

G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
W.C. = WITNESS CORNER
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
M.P.E. = MULTI-PURPOSE EASEMENT
IRRIG. = IRRIGATION

AREA SUMMARY

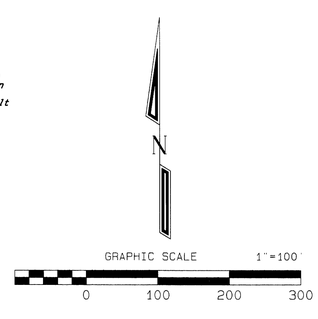
LOTS = 10.96 AC./100%

TOTAL = 10.96 AC./100%

PLAT NOTES

Pursuant to C.R.S. 24-68-101 et seq. and Section 1.10 of the 2000 Mesa County Land Development Code a site specific development plan has been approved by the Mesa County Department of Planning and Economic Development CROSS ORCHARDS II SUBDIVISION and shall result in a vested right for a period of three years from the date that the required vesting notice is published.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



LINEAL UNITS = U.S. SURVEY FEET

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Land Title Guarantee Company under Order No. OEB80032 and OEB80033.

Michael W. Drissel
6-13-21
PROFESSIONAL LAND SURVEYOR

MCPP: 2021-0058

CROSS ORCHARDS II SUB.

LOCATED IN THE
NW 1/4 NE 1/4, SEC. 9, T1S, R1E, U.M.
MESA COUNTY, COLORADO

D H SURVEYS INC.
485 VALLEJO DR. - GRAND JUNCTION, CO.
(970) 623-0175

Designed By M.W.D.	Checked By M.W.D.	Job No.	508-18-03
Drawn By TMODEL	Date May 2021	Sheet	1 OF 1

Museums of Western Colorado
Delegation of Authority

The Museum Director

The Director is the Museum's chief executive officer and reports to and is accountable to the President of the Board of Directors on all matters relating to museum operations including human, physical, and financial resources, and their management and stability. The Director is delegated the authority to establish and implement policies; nominate, employ or discharge members of the staff and supervise their work; manage the daily operation of the Museum, including its committees; manage programs; may incur liability within the amounts authorized by the Board of Directors for regular, contingent, or unusual expenses; shall keep a careful record of all artifacts, specimens, works of art, or other physical assets of the Museum or within its custody, or delegate these responsibilities to a qualified designee; supervise all acquisitions, loans, exhibitions, exchanges and the transfer or loan of exhibits or research material; supervise all public announcements affecting policy and the work of committees; conform to the highest professional and ethical standards; and maintain the guidelines set forth by the Board of Directors, and other professional policies adopted by the Museum. The Executive Director may sign bonds, mortgages, and all other contracts and documents, except in cases where the signing and execution thereof shall be expressly delegated by law, by the Board of Directors, or by the Bylaws to some other agent of the Museum.

The Director reports to the Board of Directors on all matters involving policy revision and action, and serves as a consultant to the Board on such matters. The Director carries out all policies adopted by the Board and seeks approval in all deviations from established policy. The Director shall serve as an ex officio, non-voting member of the Board of Directors, and shall be a member of and attend all committee meetings, although attendance thereon by the Director shall not be obligatory. The Director shall attend Executive Committee meetings other than those that concern the Director.

Adopted by the Board of Directors November 19, 2019

Orville Petersen
Vice President

RECEPTION#: 3000187
9/21/2021 9:52:50 AM, 1 of 1
Recording: $13.00,
Tina Peters, Mesa County, CO.
CLERK AND RECORDER

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named: Cross Orchard Development LLC.
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Limited Liability Corporation.

The entity is formed under the laws of the State of Colorado.

The mailing address for the entity is: P. O. Box 400
Mesa, Co 81643.

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Managing Member.

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows): Not limited.

Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 21st day of September, 2021.

Signature (Type or Print Name Below)
Ted Martin, Managing Member

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 21st day of September, 2021, by Ted Martin (insert name of individual) as Managing Member (insert office held or role (President, Vice President or, member, manager or managing member for LLCs) for Cross Orchard Development LLC (insert name of corporation or LLC).

Witness my hand and official seal.
My commissioner expires: 11/06/2022

Tracy A. States
Notary Public

TRACY A. STATES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064045541
My Commission Expires November 6, 2022

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Cross Orchard Development LLC ("Entity") is the owner of the following property:

(b) No Physical Address - Parcel No. 2943-091-30-004

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) _____ for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

◉ My legal authority to bind the Entity both financially and concerning this property is unlimited.

○ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

◉ The Entity is the sole owner of the property.

○ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Annexation/Zoning

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: _____

Printed name of person signing: Ted Martin, Managing Member

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 21st day of September, 20 21

by Ted Martin, Managing Member

Witness my hand and seal.

My Notary Commission expires on 11/06/2022

TRACY A. STATES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064045541
My Commission Expires November 6, 2022

Tracy A. States
Notary Public Signature

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Museum of Western Colorado ("Entity") is the owner of the following property:

(b) 3073 and 3075 Patterson Road and south adjoining parcel, Parcel No. 2943-091-30-004

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Executive Director for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

◉ My legal authority to bind the Entity both financially and concerning this property is unlimited.

○ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

◉ The Entity is the sole owner of the property.

○ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Annexation/Zoning

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Kaia Michaelis

Printed name of person signing: Kaia Michaelis

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 20th day of May, 2021

by Kaia Michaelis

Witness my hand and seal.

My Notary Commission expires on 09/30/2022

PAMELA ACORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944015803
MY COMMISSION EXPIRES SEPTEMBER 30, 2022

Notary Public Signature

Recorded at _____ o'clock ____ M., _____ BOOK 1747 PAGE 436
Reception No. _____ _____ Recorder.

BOOK 1756 PAGE 89

SPECIAL WARRANTY DEED

THIS DEED, Made this 16th day of June , 19 89 ,
between CENTRAL BANK OF GRAND JUNCTION, NATIONAL ASSOCIATION

of the
County of Mesa , State of Colorado, grantor(s), and

~~MUSEUM OF WESTERN COLORADO, INC.~~
THE MUSEUM OF WESTERN COLORADO, A COLORADO NON-PROFIT CORPORATION
whose legal address is 248 S. 4th Street, Grand Junction, Colorado 81501

1518794 02:36 PM 06/21/89
E.SAWYER, CLK&REC MESA COUNTY CO
DOC $ 4.00

of the County of Mesa , State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of
FORTY THOUSAND DOLLARS AND NO/100---------- DOLLARS ,
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa , State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A"

1523766 12:01 PM 08/28/89
E.SAWYER, CLK&REC MESA COUNTY CO
DOC NO FEE

THIS DEED IS BEING RE-RECORDED TO CORRECT NAME OF GRANTEE.

also known by street and number as: 3065 F Road
Grand Junction, Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), its heirs and assigns forever. The grantor(s), for itself, and its ~~heirs, personal representatives~~ successors, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), and its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

ATTEST: CENTRAL BANK OF GRAND JUNCTION, NATIONAL ASSOCIATION

BY:

Larry L. Hieserman, Secretary — Ben Coon, Special Asset Manager

STATE OF COLORADO)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16th day of June 19 89
by Ben Coon, Special Asset Manager, and Larry L. Hieserman, Secretary of Central Bank of Grand Junction, National Association

Witness my hand and official seal.

My commission expires 11-8-92

Linda Barlow
Notary Public

P.O. Box 608
Grand Junction, Colorado 81502

*If in Denver, insert "City and."

Recorder's Note: No Real Property Transfer Document Received By Recorder

EXHIBIT A

The East Half of the Northwest Quarter of the Northeast Quarter and the East 15 feet of the West Half of the Northwest Quarter of the Northeast Quarter of Section Nine (9), Township One (1) South, Range One (1) East of the Ute Meridian, in Mesa County, Colorado; EXCEPT Beginning at a point 531 feet South of the Northeast Corner of the Northwest Quarter of the Northeast Quarter, Section Nine (9), Township One (1) South, Range One (1) East, of the Ute Meridian, thence South 789 feet, thence West 270.4 feet, thence North 0°40' East 789 feet more or less to a point 261 feet West of the Point of Beginning, thence East 261 feet to the Point of Beginning;
AND EXCEPT Beginning at the Northeast Corner of the Northwest Quarter of the Northeast Quarter, Section Nine (9), Township One (1) South, Range One (1) East, of the Ute Meridian, thence South 531 feet, thence West 267 feet, thence North 531 feet, thence East 267 feet to the Point of Beginning;
AND EXCEPT Beginning at point 267 feet West of the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section Nine (9), Township One (1) South, Range One (1) East, of the Ute Meridian, thence South 531 feet, thence West 300 feet, thence North 531 feet, thence East 300 feet to the Point of Beginning,
AND EXCEPT the North 50 feet of the above described parcel of land as conveyed to the County of Mesa by instrument recorded March 23, 1982 in Book 1363 at Page 251, Mesa County, Colorado.

RECEPTION#: 2985339, at 6/11/2021 11:45:53 AM, 1 of 1
Recording: $13.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

QUIT CLAIM DEED

No Consideration

VALORY A. SHOBERG and MARK F. SHOBBERG (Grantor), whose street address is 3067 Patterson Road, Grand Junction, CO 81505, for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sells and quitclaims to **THE MUSEUM OF WESTERN COLORADO, a Colorado nonprofit corporation** (Grantee), whose legal address is P.O. Box 20000, Grand Junction, CO 81502, the following real property in Mesa County, Colorado, to wit:

Lot 1, Cross Orchards II Subdivision

known as: 3073 Patterson Road, Grand Junction, CO 81505

with all its appurtenances (Property).

Signed this 19th day of May, 2021

"GRANTOR"

Valory Shoberg
Valory A. Shoberg

Mark F. Shoberg
Mark F. Shoberg

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

This record was acknowledged before me on May 19, 2021, by Valory A. Shoberg and Mark F. Shoberg.

Witness my hand and official seal.
My Commission expires: 10-24-22

Joan L Carrico
Notary Public

JOAN L. CARRICO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944017351
My Commission Expires October 24, 2022

This document was approved for recording by the Mesa County Department of Planning and Economic Development.

Planning Project File No.: 2021-0034

Date: 6/11/21

Courtney Paten
Planner Signature

C:\ATTY\LIV\ShoMar\Swap\Quit-Claim-Deeds.doc

RECEPTION#: 2985338, at 6/11/2021 11:45:53 AM, 1 of 1
Recording: $13.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

QUIT CLAIM DEED

No Consideration

THE MUSEUM OF WESTERN COLORADO, a Colorado nonprofit corporation (Grantor), whose address is P.O. Box 20000, Grand Junction, CO 81502, for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sells and quitclaims to **VALORY A. SHOBERG and MARK F. SHOBERG, as joint tenants with rights of survivorship** (Grantee), whose legal address is 3067 Patterson Road, Grand Junction, CO 81505, the following real property in Mesa County, Colorado, to wit:

Lot 2, Cross Orchards II Subdivision

known as 3067 Patterson Road, Grand Junction, CO 81505

with all its appurtenances (Property).

Signed this 18th day of May, 2021

"GRANTOR"

THE MUSEUM OF WESTERN COLORADO, a Colorado nonprofit corporation

By: Kaia Michaelis
Kaia Michaelis, Executive Director

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

This record was acknowledged before me on May 18, 2021, by Kai Michaelis, the Executive Director of The Museum of Western Colorado, a Colorado nonprofit corporation.

Witness my hand and official seal.
My Commission expires: 10-24-22

Notary Public

JOAN L. CARRICO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944017351
My Commission Expires October 24, 2022

This document was approved for recording by the Mesa County Department of Planning and Economic Development.

Planning Project File No.: 2021-0034

Date: 6/11/21

Courtney Patch
Planner Signature

C:\ATTY\LIV\ShoMar\Swap\Quit-Claim-Deeds.doc

RECEPTION#: 2985795, at 6/15/2021 1:07:40 PM, 1 of 1
Recording: $13.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

QUIT CLAIM DEED

No Consideration

THE MUSEUM OF WESTERN COLORADO, a Colorado nonprofit corporation (Grantor), whose address is P.O. Box 20000, Grand Junction, CO 81502, for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sells and quitclaims to **VALORY A. SHOBERG and MARK F. SHOBERG, as joint tenants with rights of survivorship** (Grantee), whose legal address is 3067 Patterson Road, Grand Junction, CO 81505, the following real property in Mesa County, Colorado, to wit:

Lot 3, Cross Orchards Subdivision

known as Vacant Land, Grand Junction, CO 81505

with all its appurtenances (Property).

Signed this 8th day of June, 2021

"GRANTOR"

THE MUSEUM OF WESTERN COLORADO, a Colorado nonprofit corporation

By: Kaia Michaelis
Kaia Michaelis, Executive Director

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

This record was acknowledged before me on June 8th, 2021, by Kaia Michaelis, the Executive Director of The Museum of Western Colorado, a Colorado nonprofit corporation.

Witness my hand and official seal.
My Commission expires: 06/29/2024

Notary Public

BRIAN HOSTETTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164024812
MY COMMISSION EXPIRES JUNE 29, 2024

C:\ATTY\LIV\ShoMar\Swap\Quit-Claim-Deeds.doc

INVOICE

Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111
970-245-0550

WRIGHTS MESA LLC
TED MARTIN
PO BOX 400
MESA, CO 81643

Reference

Your Reference Number:	TBD Commitment - 65047745
Our Order Number:	GJ-8122
Our Customer Number:	38744.1
Invoice Requested by:	TED MARTIN
Invoice (Process) Date:	June 17, 2021
Transaction Invoiced By:	Web Services
Email Address:	system@ltgc.com

Invoice Number: GJ-8122 Date: June 17, 2021

Order Number: 65047745

Property Address: 3073 AND 3075 PATTERSON RD GRAND JUNCTION 81504

Parties: A Buyer To Be Determined

Invoice Charges

Service:	TBD Commitment	$293.00
Ref:	65047745	
Addr:	3073 AND 3075 PATTERSON RD	
Party:	THE MUSEUM OF WESTERN COLORADO, A COLORADO NON-PROFIT CORPORATION, AS TO LOT 1 OF CROSS ORCHARDS SUBDIVISION AND LOT 1 OF CROSS ORCHARDS II SUBDIVISION EVERGREEN MESA LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO LOT 4 OF CROSS ORCHARDS SUBDIVISION	$150.00
Service:	Additional Parcel	
Ref:		
Addr:		$443.00
Party:		$0.00
		$443.00
Total Amount Invoiced:		
Less Payment(s):		
Balance Due:		

Due and Payable upon receipt

Please make check payable to Land Title Guarantee Company and send to the address at the top of Page 1.
Please reference **Invoice Number GJ-8122** on your Payment

invoice.odt 14420 07/2015 07/30/13 11:06:43 AM

Land Title Guarantee Company
Customer Distribution

PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **GJIF65047745** Date: **06/17/2021**

Property Address: **3073 AND 3075 PATTERSON RD, GRAND JUNCTION, CO 81504**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance
Land Title Mesa County Title Team
2454 PATTERSON RD #100
GRAND JUNCTION, CO 81505
(970) 245-0550 (Work)
(970) 245-0089 (Work Fax)
gjresponse@ltgc.com

Buyer/Borrower
A BUYER TO BE DETERMINED
Delivered via: Delivered by Realtor

RIVER CITY CONSULTANTS
Attention: TRACY STATES
215 PITKIN AVE UNIT 201
GRAND JUNCTION, CO 81501
(970) 241-4722 (Work)
(970) 241-8841 (Work Fax)
tstates@rccwest.com
Delivered via: Electronic Mail

Seller/Owner
THE MUSEUM OF WESTERN COLORADO
Attention: KAIA MICHAELLS, EXECUTIVE DIRECTOR
kmichaelis@westcomuseum.org
Delivered via: Electronic Mail

TED MARTIN
Attention: TED MARTIN
PO BOX 400
MESA, CO 81643
(970) 260-8064 (Work)
(970) 242-4446 (Work Fax)
agenttedmartin@gmail.com
Delivered via: Electronic Mail

Land Title Guarantee Company
Estimate of Title Fees

Order Number: **GJIF65047745** Date: **06/17/2021**

Property Address: **3073 AND 3075 PATTERSON RD, GRAND JUNCTION, CO 81504**

Parties: **A BUYER TO BE DETERMINED**

THE MUSEUM OF WESTERN COLORADO, A COLORADO NON-PROFIT CORPORATION, AS TO LOT 1 OF CROSS ORCHARDS SUBDIVISION AND LOT 1 OF CROSS ORCHARDS II SUBDIVISION EVERGREEN MESA LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO LOT 4 OF CROSS ORCHARDS SUBDIVISION

Visit Land Title's Website at **www.ltgc.com** for directions to any of our offices.

Estimate of Title insurance Fees	
"TBD" Commitment	$293.00
Additional Parcel	$150.00
	Total $443.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

Mesa county recorded 06/21/1989 under reception no. 1518794 at book 1747 page 436

Mesa county recorded 08/28/1989 under reception no. 1523766 at book 1756 page 89

Mesa county recorded 03/12/1993 under reception no. 1631947 at book 1960 page 985

Mesa county recorded 06/11/2021 under reception no. 2985339

Mesa county recorded 06/16/2021 under reception no. 2986091

Plat Map(s):

Mesa county recorded 10/25/2019 under reception no. 2900417

Mesa county recorded 06/11/2021 under reception no. 2985337

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: GJIF65047745

Property Address:

3073 AND 3075 PATTERSON RD, GRAND JUNCTION, CO 81504

1. **Effective Date:**

   06/14/2021 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "TBD" Commitment $0.00
   Proposed Insured:
   A BUYER TO BE DETERMINED

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   A FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   THE MUSEUM OF WESTERN COLORADO, A COLORADO NON-PROFIT CORPORATION, AS TO LOT 1 OF CROSS ORCHARDS SUBDIVISION AND LOT 1 OF CROSS ORCHARDS II SUBDIVISION EVERGREEN MESA LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO LOT 4 OF CROSS ORCHARDS SUBDIVISION

5. **The Land referred to in this Commitment is described as follows:**

   LOTS 1 AND 4 OF CROSS ORCHARDS SUBDIVISION,

   AND

   LOT 1 OF CROSS ORCHARDS II SUBDIVISION,

   ALL IN COUNTY OF MESA, STATE OF COLORADO.

Copyright 2006-2021 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: GJIF65047745

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

1. RELEASE OF CERTIFICATE OF NON COMPLIANCE OF THE UNIFORM BUILDING CODE, 1994 EDITION RECORDED JANUARY 04, 1999 IN BOOK 2534 AT PAGE **152** UNDER RECEPTION NO. **1881972**.
2. RELEASE OF CERTIFICATE OF NON COMPLIANCE OF THE INTERNATIONAL BUILDING CODE, 2000 EDITION; OF THE INTERNATIONAL RESIDENTIAL CODE, 2000 EDITION RECORDED OCTOBER 31, 2003 IN BOOK 3519 AT PAGE **411** UNDER RECEPTION NO. **2156561**.
3. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR EVERGREEN MESA LLC RECORDED APRIL 20, 2021 AT RECEPTION NO. **2977380** IS CURRENT.

   NOTE: SAID INSTRUMENT DISCLOSES TED MARTIN AS THE MANAGING MEMBER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: GJIF65047745

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS RESERVED IN UNITED STATES PATENTS RECORDED JANUARY 8, 1892 IN BOOK 11 AT PAGE 146 UNDER RECEPTION NO. 12984 (AFFECTS E½ NE¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN) AND MAY 04, 1895 IN BOOK 11 AT PAGE 384 UNDER RECEPTION NO. 20754 (AFFECTS W½ NE¼ OF SAID SECTION 9).
9. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED JANUARY 8, 1892 IN BOOK 11 AT PAGE 146 UNDER RECEPTION NO. 12984 (AFFECTS E½ NE¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN) AND MAY 04, 1895 IN BOOK 11 AT PAGE 384 UNDER RECEPTION NO. 20754 (AFFECTS W½ NE¼ OF SAID SECTION 9).
10. RIGHT OF WAY FOR WASTE DITCH, AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED IN WARRANTY DEED RECORDED JANUARY 18, 1907 IN BOOK 118 AT PAGE 379 UNDER RECEPTION NO. 65075.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: GJIF65047745

11. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, GRANTED TO THE COLORADO TELEPHONE CO., RECORDED MARCH 28, 1911 IN BOOK 175 AT PAGE 14 UNDER RECEPTION NO. 98099.
NOTE: SAID EASEMENT WAS CONVEYED BY THE COLORADO TELEPHONE CO. TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED AUGUST 5, 1911 IN BOOK 175 AT PAGE 78 UNDER RECEPTION NO. 100599.
12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, PERTAINING TO ZONING, RECORDED JUNE 30, 1977 UNDER RECEPTION NO. 1136106. (AFFECTS LOT 1 OF CROSS ORCHARDS SUBDIVISION)
13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING THEREFROM ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 17, 1978 UNDER RECEPTION NO. 1176809 IN BOOK 1174 AT PAGE 618. THE PROVISIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE EXTENDED TO INCLUDE THE HEREIN DESCRIBED LAND BY AN INSTRUMENTS RECORDED AUGUST 8, 1980 UNDER RECEPTION NO. 1230890 IN BOOK 1269 AT PAGE 390 AND DECEMBER 30, 1980 UNDER RECEPTION NO. 1244308 IN BOOK 1291 AT PAGE 318. (AFFECTS LOT 1 OF CROSS ORCHARDS SUBDIVISION)
14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EASTBROOK SUBDIVISION FILING NO. THREE RECORDED SEPTEMBER 18, 1979 UNDER RECEPTION NO. 1203222.
15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF A REPLAT OF LOTS 1 THRU 3 AND 14 THRU 19 BLOCK ELEVEN, LOTS 1 THRU 7 BLOCK TWELVE AND LOTS 5 THRU 7 BLOCK FIFTEEN EASTBROOK SUBDIVISION FILING NO. THREE RECORDED OCTOBER 17, 1980 UNDER RECEPTION NO. 1237609.
16. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF UTILITY EASEMENT, GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, RECORDED APRIL 28, 1981 UNDER RECEPTION NO. 1255093 IN BOOK 1309 AT PAGE 852. (AFFECTS LOT 1 OF CROSS ORCHARDS SUBDIVISION)
17. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF POWER OF ATTORNEY, DESIGNATING THE CITY CLERK OF THE CITY OF GRAND JUNCTION AS ATTORNEY IN FACT FOR ANNEXATION TO THE CITY OF GRAND JUNCTION, RECORDED JANUARY 28, 1994 IN BOOK 2045 AT PAGE 149 UNDER RECEPTION NO. 1669574.
18. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF POWER OF ATTORNEY, DESIGNATING THE CITY CLERK OF THE CITY OF GRAND JUNCTION AS ATTORNEY IN FACT FOR ANNEXATION TO THE CITY OF GRAND JUNCTION, RECORDED JANUARY 28, 1994 IN BOOK 2045 AT PAGE 151 UNDER RECEPTION NO. 1669575.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: GJIF65047745

19. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF POWER OF ATTORNEY, DESIGNATING THE CITY CLERK OF THE CITY OF GRAND JUNCTION AS ATTORNEY IN FACT FOR ANNEXATION TO THE CITY OF GRAND JUNCTION, RECORDED JANUARY 28, 1994 IN BOOK 2045 AT PAGE 157 UNDER RECEPTION NO. 1669578.

20. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AGREEMENT AND GRANT OF EASEMENT, IN FAVOR OF THE PALISADE IRRIGATION DISTRICT, RECORDED JUNE 30, 1994 IN BOOK 2082 AT PAGE 655 UNDER RECEPTION NO. 1687358.

21. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AGREEMENT AND GRANT OF EASEMENT, IN FAVOR OF THE PALISADE IRRIGATION DISTRICT, RECORDED JUNE 30, 1994 IN BOOK 2082 AT PAGE 737 UNDER RECEPTION NO. 1687378; TOGETHER WITH LOCATION MAP AND SURVEY DESCRIPTION RECORDED JUNE 24, 1999 IN BOOK 2602 AT PAGE 363 UNDER RECEPTION NO. 1908398.

22. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AGREEMENT AND GRANT OF EASEMENT, IN FAVOR OF THE PALISADE IRRIGATION DISTRICT, RECORDED JUNE 30, 1994 IN BOOK 2082 AT PAGE 742 UNDER RECEPTION NO. 1687379; TOGETHER WITH LOCATION MAP AND SURVEY DESCRIPTION RECORDED JUNE 24, 1999 IN BOOK 2602 AT PAGE 362 UNDER RECEPTION NO. 1908397.

23. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS EXISTING BY REASON OF INCLUSION IN CLIFTON WATER DISTRICT AS EVIDENCED BY MAP, RECORDED DECEMBER 21, 2009 IN BOOK 4956 AT PAGE 350 UNDER RECEPTION NO. 2516591.

24. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF VERIFIED PETITION, IN THE MATTER OF THE PETITION OF THE CITY OF GRAND JUNCTION, A HOME RULE CITY, FOR THE EXCLUSION OF CERTAIN TERRITORY FROM THE CLIFTON FIRE PROTECTION DISTRICT, RECORDED FEBRUARY 26, 2010 UNDER RECEPTION NO. 2524609 IN BOOK 4983 AT PAGE 314.

25. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF MEMORANDUM OF LEASE, DATED OCTOBER 19, 2017 BY AND BETWEEN MUSEUM OF WESTERN COLORADO, AS LANDLORD, AND ATLAS TOWER 1, LLC, AS TENANT, RECORDED APRIL 09, 2018 UNDER RECEPTION NO. 2836416.

26. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AGREEMENT, WITH GRAND VALLEY DRAINAGE DISTRICT, RECORDED JULY 25, 2019 UNDER RECEPTION NO. 2888576.

27. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CROSS ORCHARDS SUBDIVISION RECORDED OCTOBER 25, 2019 UNDER RECEPTION NO. 2900417.

28. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT DEED AND AGREEMENT, RECORDED OCTOBER 25, 2019 UNDER RECEPTION NO. 2900418.

29. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RESOLUTION PLANNING DEPARTMENT FILING NO. 2020-0044 AV, ZONING VARIANCE REQUEST BY THE MUSEUM OF WESTERN COLORADO TO INCREASE THE SQUARE FOOTAGE OF SIGNAGE LOCATED AT 3073 PATTERSON ROAD, GRAND JUNCTION, COLORADO 81504, RECORDED MAY 19, 2020 UNDER RECEPTION NO. 2924832.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: GJIF65047745

30. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RESOLUTION PLANNING DEPARTMENT FILING NO. 2020-0044 AV, ZONING VARIANCE REQUEST BY THE MUSEUM OF WESTERN COLORADO TO INCREASE THE SQUARE FOOTAGE OF SIGNAGE ALLOWED AT 3073 PATTERSON ROAD, GRAND JUNCTION, COLORADO 81504, RECORDED MAY 19, 2020 UNDER RECEPTION NO. **2924832**.
31. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CROSS ORCHARDS II SUBDIVISION RECORDED JUNE 11, 2021 UNDER RECEPTION NO. **2985337**.
32. ANY AND ALL UNRECORDED LEASES AND/OR TENANCIES IN EXISTENCE.

LAND TITLE GUARANTEE COMPANY
DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

JOINT NOTICE OF PRIVACY POLICY OF LAND TITLE GUARANTEE COMPANY, LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
8. **PRO-FORMA POLICY**

   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **ARBITRATION**

   The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *President*

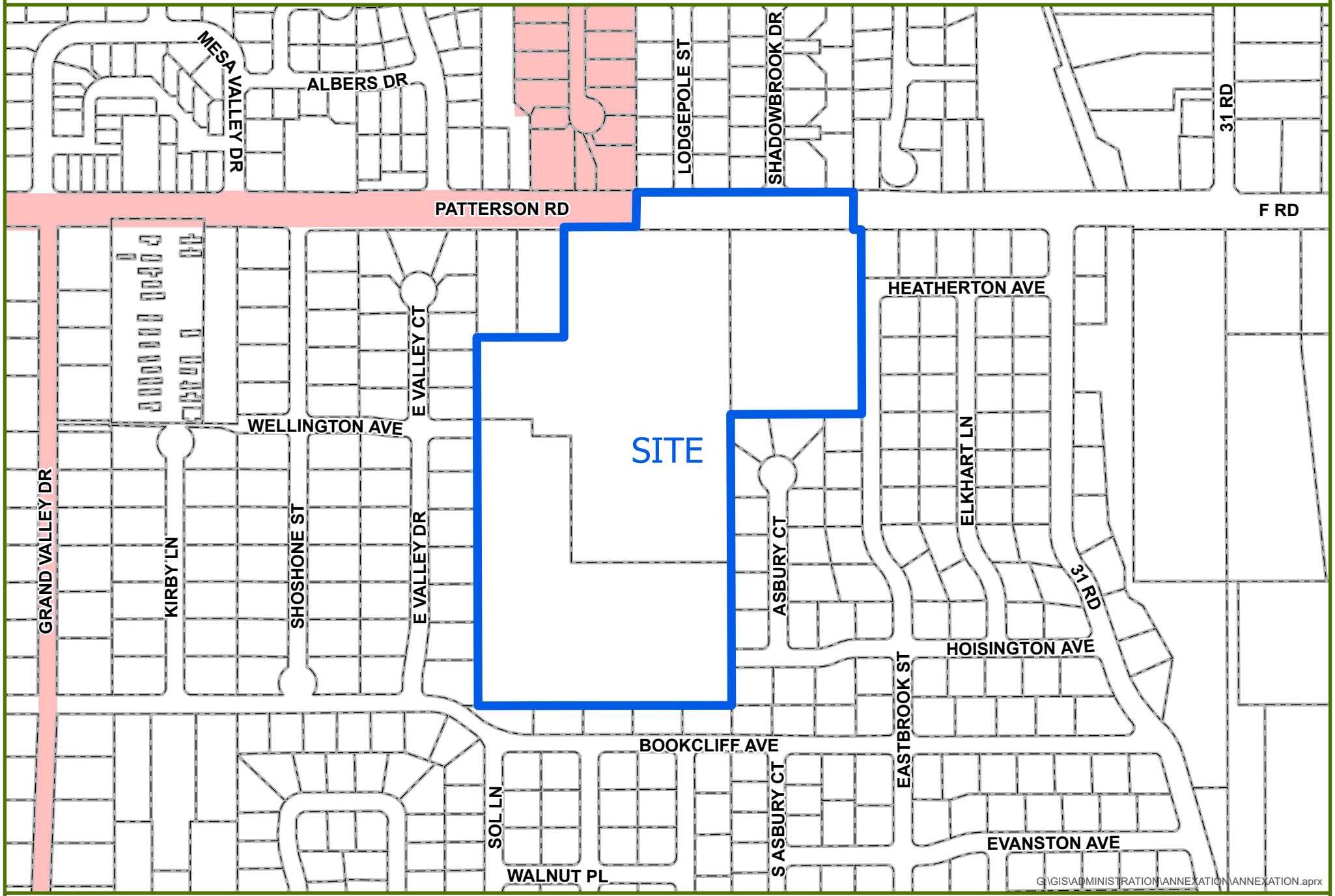
Attest *Secretary*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

CROSS ORCHARDS ANNEXATION



N

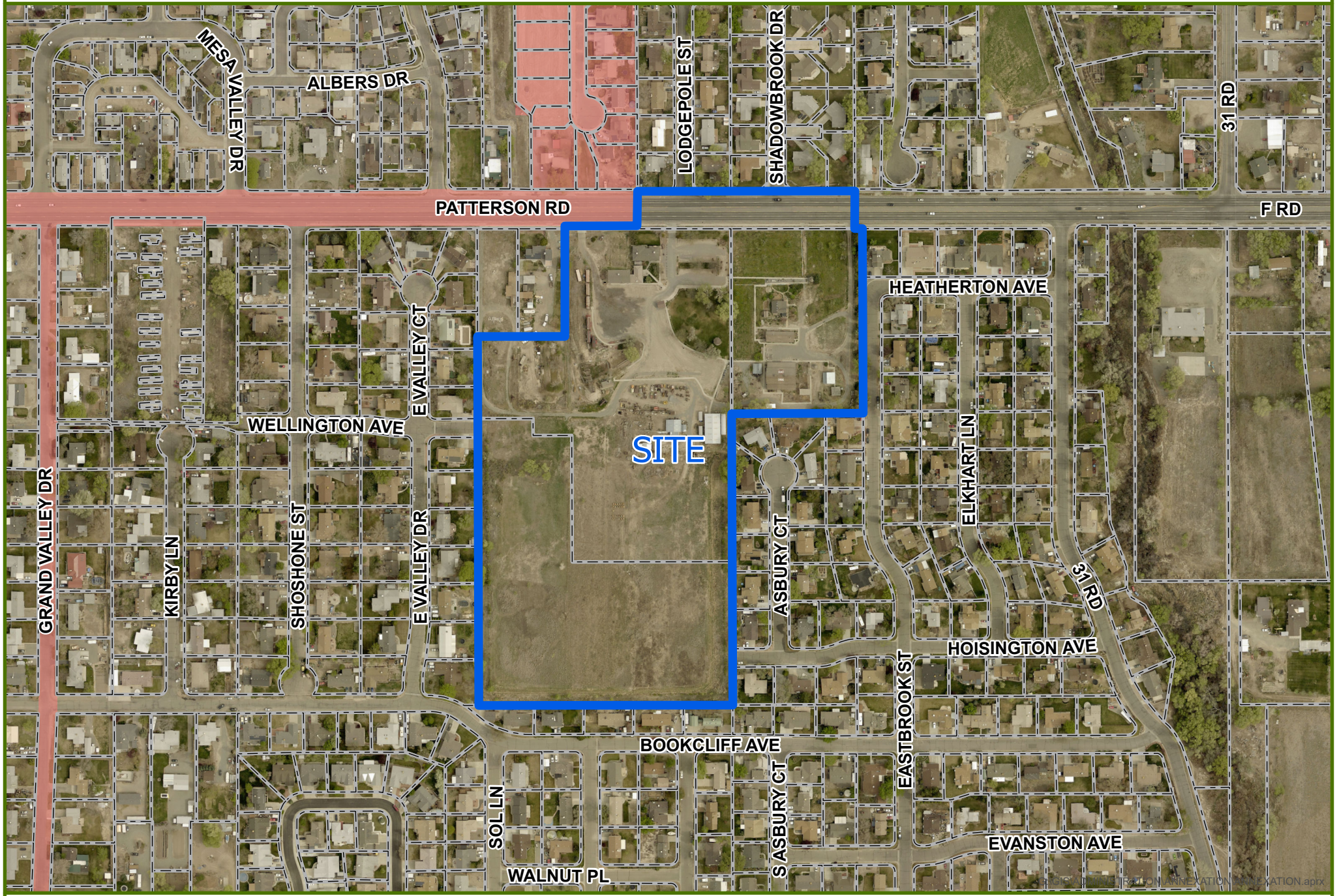
0 0.05 0.1 Miles

Annexation

City Limits

Date Created: 9/27/2021

CROSS ORCHARDS ANNEXATION



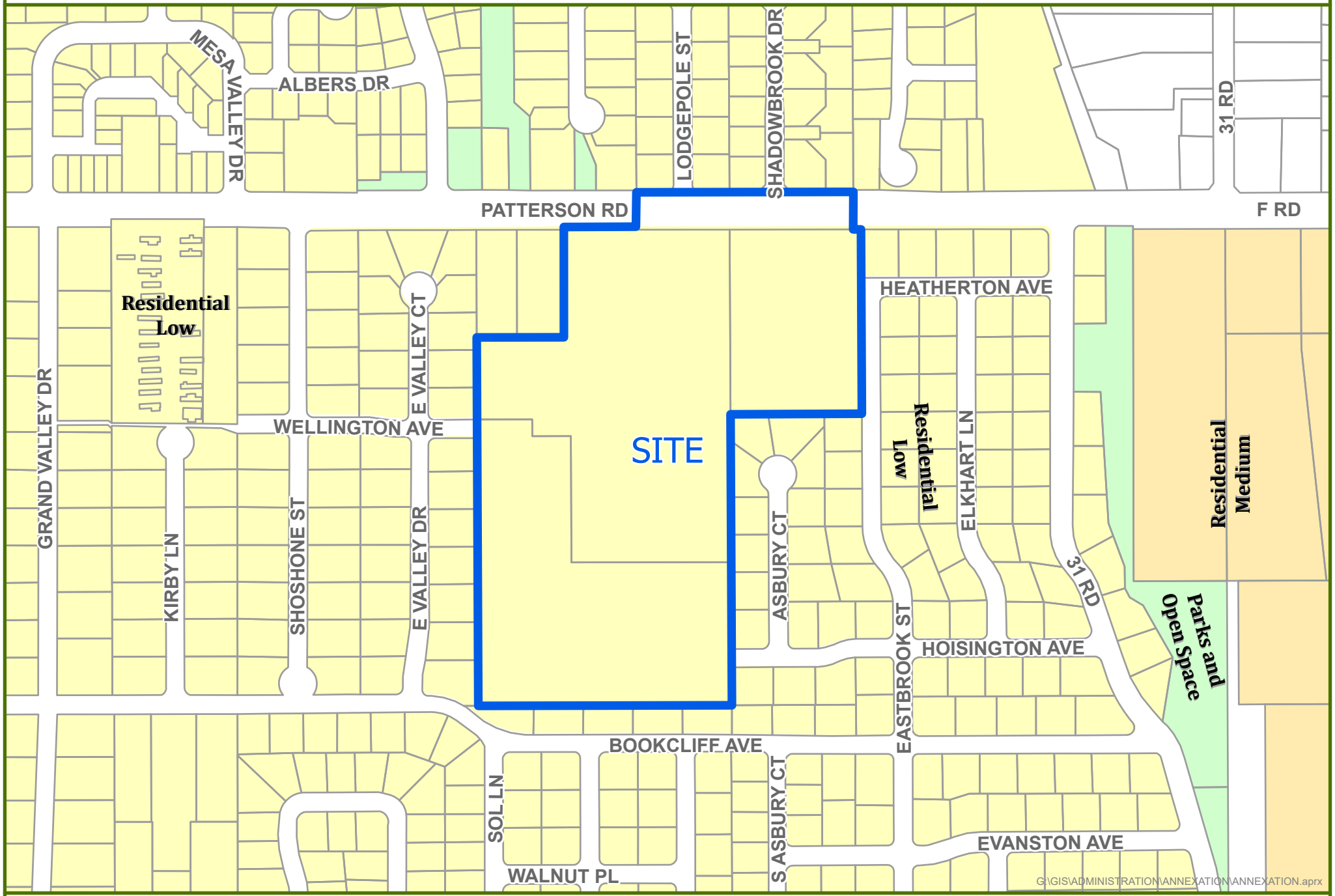
N

0 0.05 0.1 Miles

Annexation City Limits

Date Created: 9/27/2021

CROSS ORCHARDS ANNEXATION - LAND USE



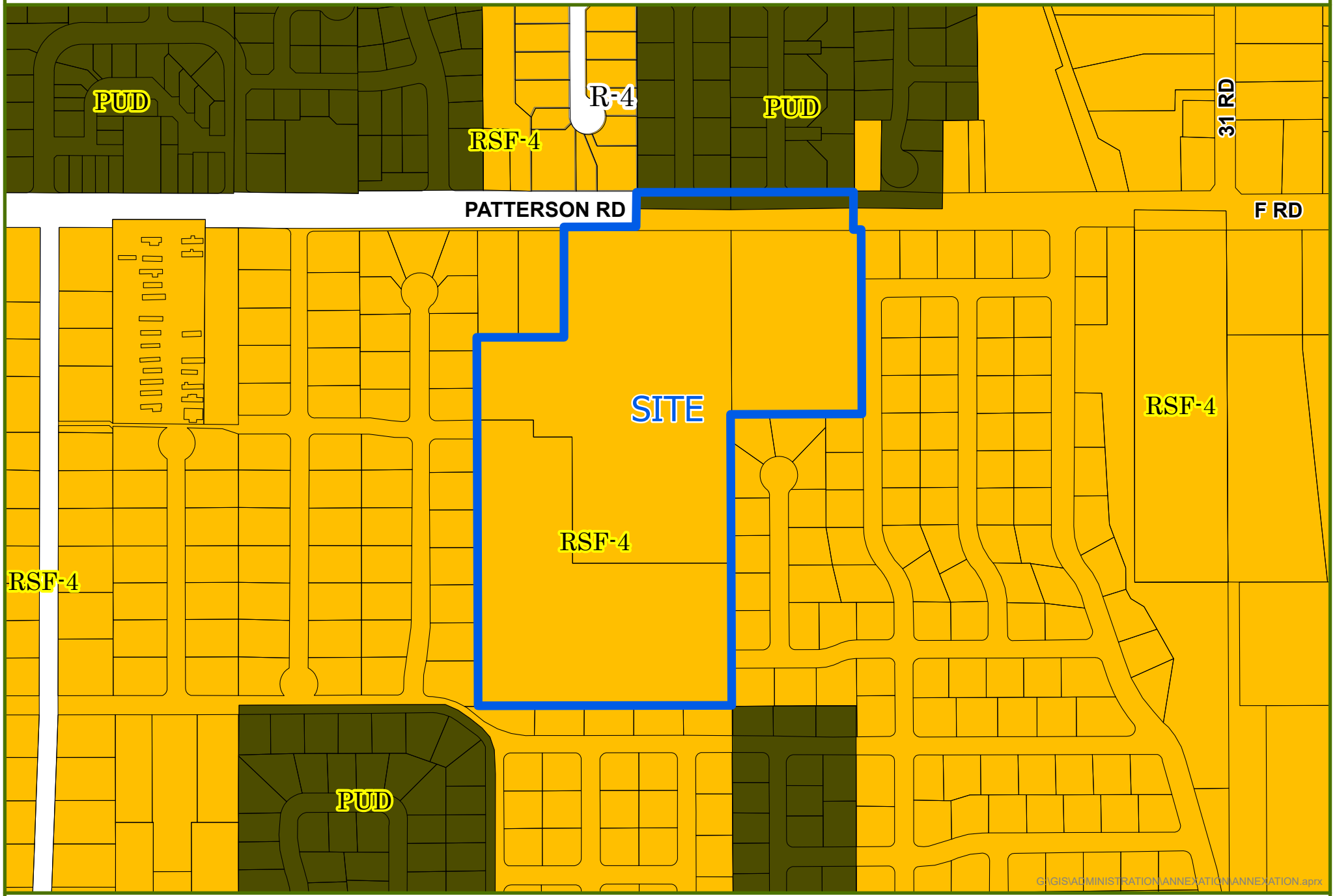
N

0 0.05 0.1 Miles

Annexation Boundary

Date Created: 9/27/2021

CROSS ORCHARDS ANNEXATION - ZONING



N

0 0.05 0.1 Miles

Annexation

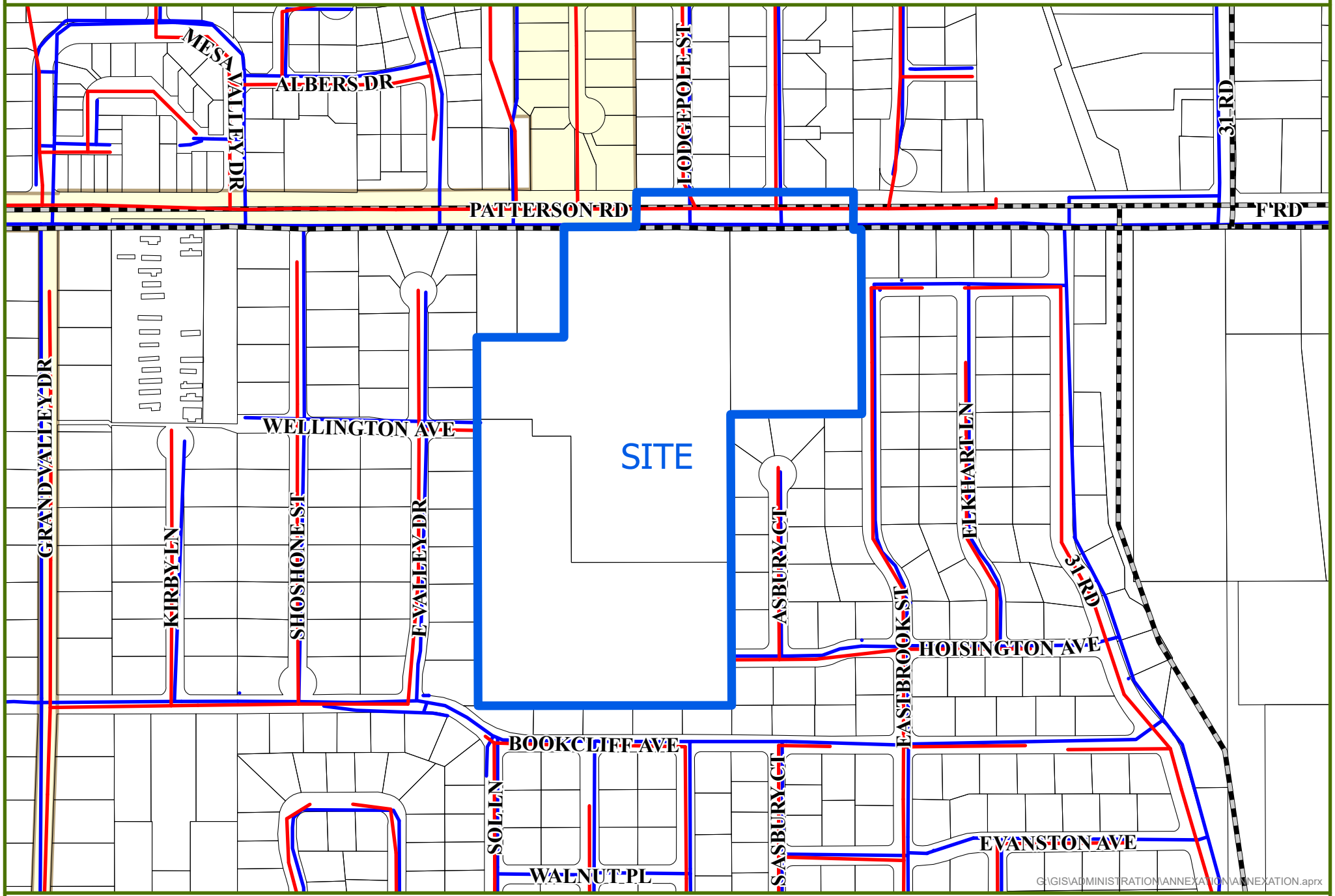
City Zoning

County Zoning

Date Created: 9/27/2021

CITY OF Grand Junction COLORADO

CROSS ORCHARDS ANNEXATION - UTILITIES



N

0 0.05 0.1 Miles

NON-CITY FIBER SEWER CLIFTON WATER CITY LIMITS

Date Created: 9/27/2021

CITY OF Grand Junction COLORADO

Looking South from Patterson Road

Looking East from Wellington Avenue

Looking West from Hoisington Avenue

CROSS ORCHARD ANNEXATION SCHEDULE	
October 20, 2021	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
November 9, 2021	Planning Commission considers Zone of Annexation
November 17, 2021	Introduction of a Proposed Ordinance on Zoning by City Council
December 1, 2021	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
January 2, 2022	Effective date of Annexation and Zoning

ANNEXATION SUMMARY		
File Number:		ANX-2021-438
Location:		3073 & 3075 Patterson Road & 2943-091-30-004, a parcel with no physical address
Tax ID Numbers:		2943-091-31-001, 2943-091-30-001, 2943-091-30-004
# of Parcels:		3
Existing Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		22.68
Developable Acres Remaining:		8 acres for proposed residential development between 5.5 to 8 Du/ac
Right-of-way in Annexation:		Patterson Road = 0.57 acres (250 linear feet of the full width of Patterson Road)
Previous County Zoning:		RSF-4
Proposed City Zoning:		R-4 for 1 parcel (8-ac) proposed future residential development and CSR for 2 parcels (14-ac) for museum
Current Land Use:		Museum
Future Land Use:		Residential Low
Values:	**Assessed:**	$215,510 (note $80,140 Assessed for Private property)
	Actual:	$743,140 (note $276,350 Actual for Private property)
Address Ranges:		3071 thru 3081 (odd only) Patterson Road
Special Districts:	**Water:**	Clifton Water & Ute Water
	Sewer:	City
	Fire:	Clifton Fire Protection
	Irrigation/Drainage:	Grand Valley Irrigation Company and Grand Valley Drainage
	School:	District 51
	Pest:	Grand River Mosquito District
	Other:	Colorado River Water Conservancy

Cross Orchards Annexation/Zoning
Located 3073 and 3075 Patterson Road and an Unaddressed Parcel, Grand Junction, CO
(Parcel No. 2943-091-30-001, 002 and 004)

SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, FEBRUARY 11, 2021 @ 5:30 PM
VIA ZOOM

A virtual neighborhood meeting for the above-referenced Annexation/Zoning was held Wednesday, May 19, 2021, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on May 6, 2021, per the mailing list received from the City of Grand Junction. There were five attendees including Tracy States, Project Coordinator, with River City Consultants, Scott Peterson, Senior Planner with the City of Grand Junction, Ted Martin, Cross Orchard Development, LLC, the Developer, Kaia Michaelis, Executive Director with the Museum of Western Colorado, Owner, and Jim Tripe from the general public (3077 Hoisington Avenue).

The meeting included a presentation, given by Tracy States, and a question-and-answer session. Information about the project presented the proposed annexation and zoning of the three parcels. It was explained that the two parcels located at 3073 and 3075 Patterson Road would be zoned CSR (Community Services Recreational) to preserve the Cross Orchards Farm Museum. It was advised that 3075 Patterson Road was added to the project so that all of the Museum property would be under the same jurisdiction Tracy explained that the unaddressed parcel to the south would be zoned R-4 which is the same as the existing County zoning of RSF-4 and would be developed with approximately 28 single-family residential lots. A Preliminary Plan of the proposed development was presented.

Mr. Tripe wanted to know when construction would begin. Scott Peterson verified the municipal process and the public hearing process for the rezone and that the subdivision process would be administrative with no further meetings. He explained that it would likely be next spring before construction would begin. Mr. Tripe wanted to know what the setbacks were in the R-4 zone district as he was concerned how close a new home would be to his. Scott advised him of the setbacks and explained that it would be a 7' side setback on the new lot and whatever distance his home.

Mr. Tripe's other concerns were with regards to fencing, the type of housing and increased traffic in front of his house with the extension of Hoisington Avenue. Ted Martin advised there would likely be vinyl perimeter fencing and that most of the product would be single-story housing ranging from 1,600 to 1,800 square feet. He did add that if someone wanted a two-story home, they would build a two-story but there likely wouldn't be many. Tracy added that yes, traffic would increase but there were no other connectivity points except for Hoisington Avenue to the east and Wellington Avenue to the west.

The meeting adjourned at approximately 5:50 PM.

Cross Orchards Annexation

N

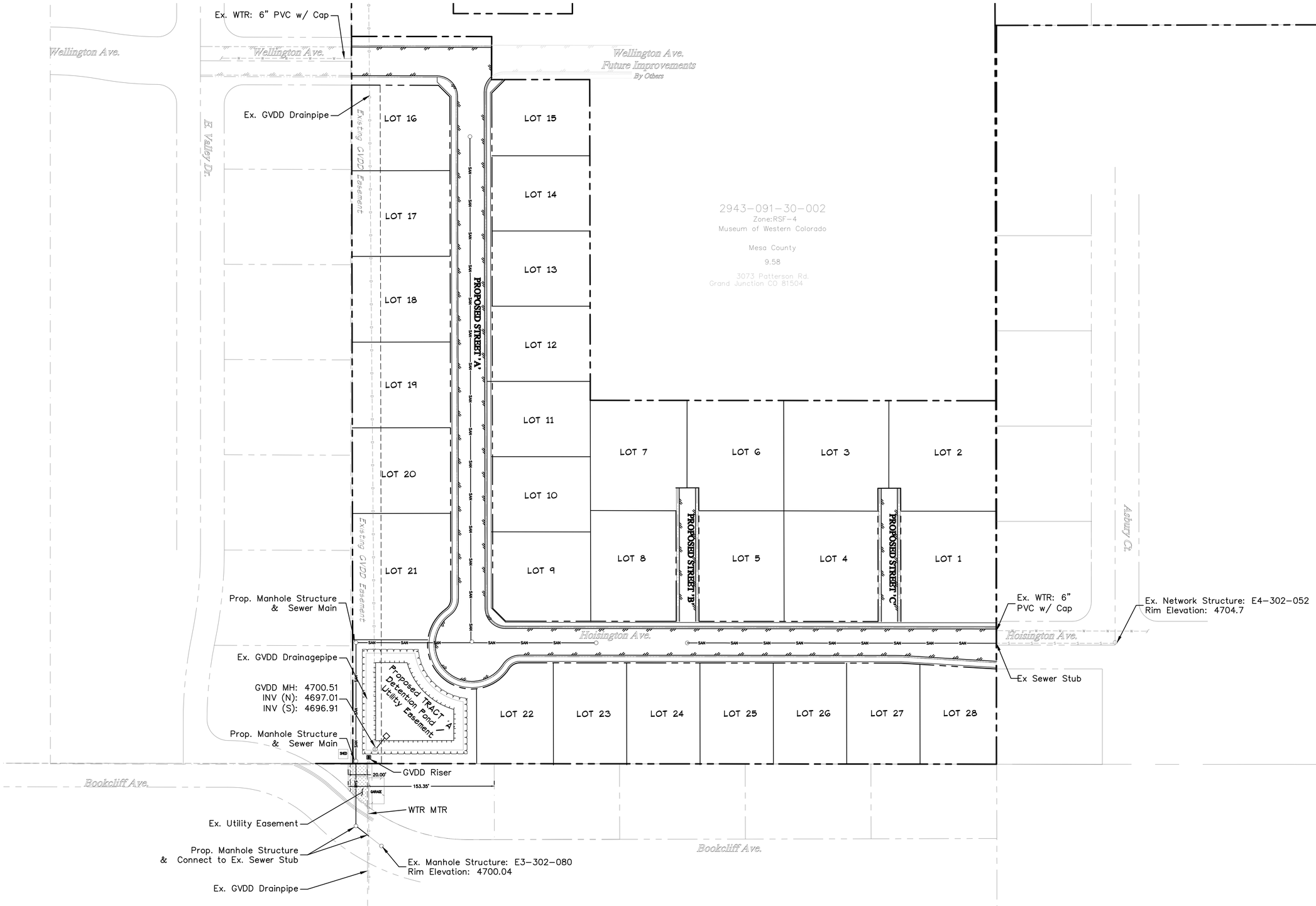
0 0.13 0.25 mi

Printed: 5/19/2021

1 inch equals 188 feet

Scale: 1:2,257

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM



UNCC Utility Notification Center 800.922.1987 www.uncc.org
811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark

Northing:
Easting:
Elevation:
Datum Source:

SCALE
50 0 25 50 100
(IN FEET)
CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.04.14	Added: 1) GVDD Drainpipe, 2) Easement Hatch, 3) Ex Structures, 4) Ex Water & Sewer	

S:\PROJECTS\1993 Ted Martin\001 Cross Orchards Property\Design\DWG\02-Linework\1993-001 Prelim-Pr Linework.dwg [ANSI D (50)] 4/14/2021 12:11:55 PM

PRELIMINARY

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
www.rccwest.com
Fax: 970.241.8841

PROJECT #:	1993-001	DATE ISSUED:	04.07.2021
DRAWN BY:	jsw	HORIZ:	AS SHOWN
CHECKED BY:	jsw	VERT:	N/A

TED MARTIN

Cross Orchards

Sanitary Sewer Exhibit

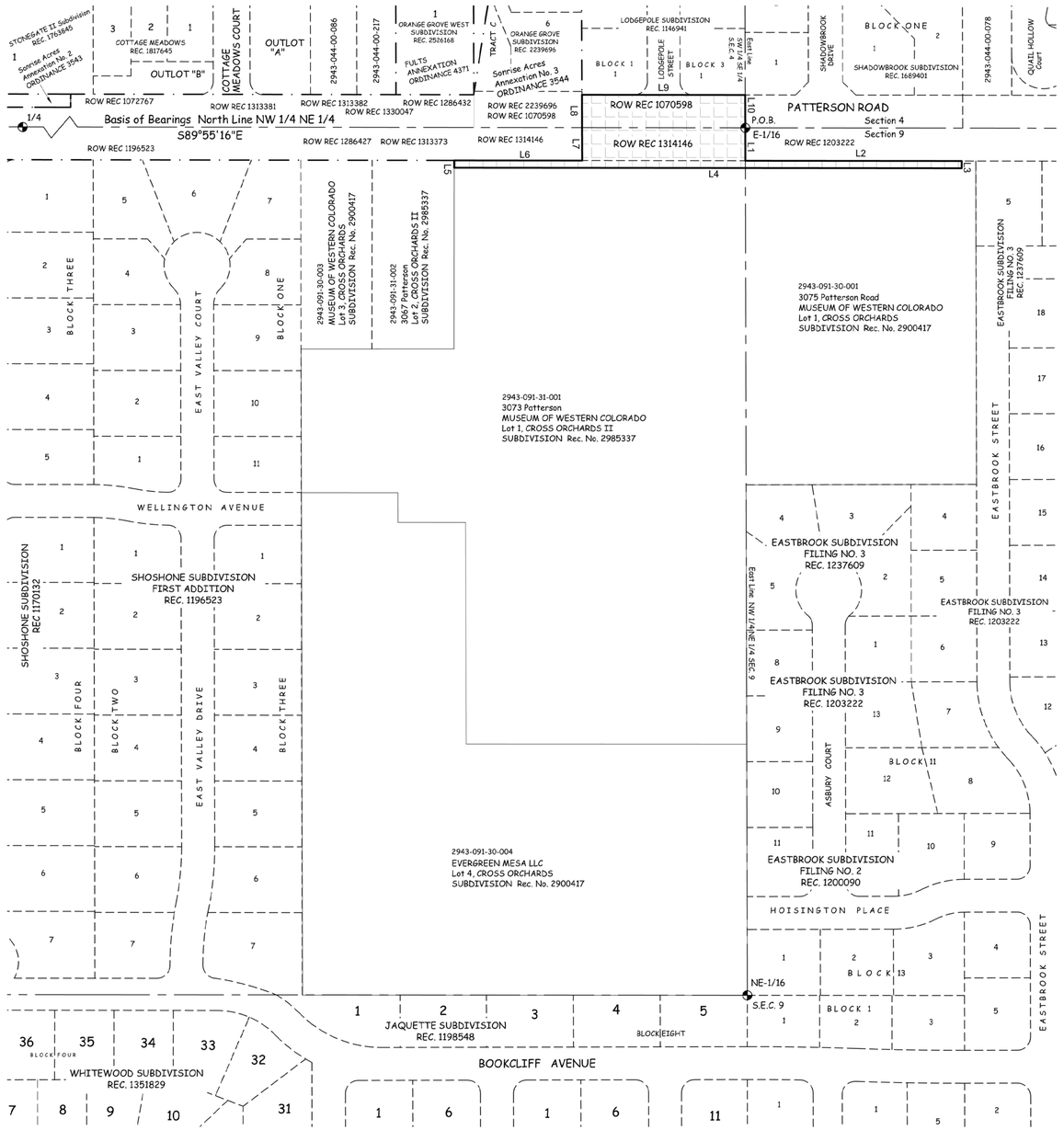
Exhibit 1

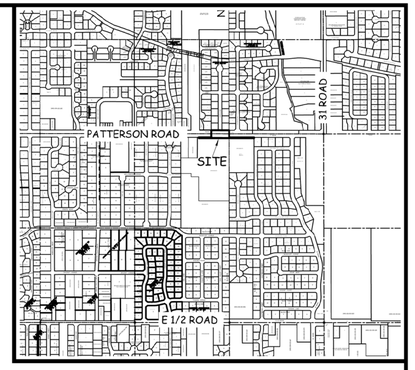
CROSS ORCHARDS ANNEXATION NO. 1

LYING IN THE N 1/2 NE 1/4 OF SECTION 9 and the SW1/4 SE1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

Line Table

LINE	BEARING	HORIZ DIST
L1	S 0°07'50" E	50.00'
L2	S 89°56'49" E	328.63'
L3	S 0°09'09" E	11.00'
L4	N 89°56'49" W	771.00'
L5	N 0°02'24" E	11.20'
L6	S 89°55'16" E	194.34'
L7	N 0°08'10" W	50.00'
L8	N 0°07'31" W	50.00'
L9	S 89°55'16" E	248.00'
L10	S 0°07'31" E	50.00'





LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A parcel of land lying in the North Half of the Northeast Quarter (N 1/2 NE1/4) of Section 9 and the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being portions of Right of Way Parcels described at Reception Number 1070598 and 1314146 and portions of Lot 1, CROSS ORCHARDS II SUBDIVISION same as filed under Reception Number 2985337 and Lot 1, CROSS ORCHARDS SUBDIVISION same as filed under Reception Number 2900417 and being more particularly described as follows:

BEGINNING at the East 1/16 Corner of said Section 9 and Section 4, Township 1 South, Range 1 East, Ute Meridian and assuming the North Line of the NW1/4 NE1/4 of said Section 9 bears S89°55'16"E with all other bearings herein being relative thereto; thence S00°07'50"E along the east line of said NW1/4 NE1/4 of Section 9 a distance of 50.00 feet to the northwest corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S89°56'49"E along the north line of said Lot 1, CROSS ORCHARDS SUBDIVISION a distance of 328.63 feet; thence S00°09'09"E a distance of 11.00 feet; thence N89°56'49"W a distance of 771.00 feet to a point on the west line of said Lot 1, CROSS ORCHARDS II SUBDIVISION; thence N00°02'24"E a distance of 11.20 feet to the Northwest corner of said Lot 1, CROSS ORCHARDS II SUBDIVISION also being a point on the south line of SONRISE ACRES ANNEXATION No. 3; thence along the boundary of said SONRISE ACRES ANNEXATION No. 3 for the following three (3) courses: S89°55'16"E, a distance of 194.34 feet; thence N00°08'10"W a distance of 50.00 feet; thence N00°07'31"W a distance of 50.00 feet to a point on the north line of said Right of Way parcel described at Reception Number 1070598; thence S89°55'16"E along the north line of said Right of Way Parcel described at Reception Number 1070598 a distance of 248.00 feet to a point on the east line of the SW1/4 SE1/4 of said Section 4; thence S00°07'31"E along said east line SW1/4 SE1/4 Section 4 a distance of 50.00 feet to the to the Point of Beginning.

Containing 33323 Square Feet, or 0.77 Acres, more or less, as described.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
ROW	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE
REC.	RECEPTION

The Sketch and Description contained herein have been derived from subdivision plats, deed descriptions and Deposited Land Survey Plats as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

AREA OF ANNEXATION

ANNEXATION PERIMETER	1764.16 FT.
CONTIGUOUS PERIMETER	294.34 FT.
AREA IN SQUARE FEET	33323
AREA IN ACRES	0.77

24800 SQ. FT OR 0.57 ACRES LIES IN THE PATTERSON ROAD R.O.W.

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LINEAL UNITS = U.S. SURVEY FOOT

ORDINANCE NO.

EFFECTIVE DATE

THIS IS NOT A BOUNDARY SURVEY

Renee B. Parent, PLS No. 38266
Professional Land Surveyor for the City of Grand Junction
DATE: _____

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	R.B.P.	DATE	08-30-2021
DESIGNED BY		DATE	
CHECKED BY	M.G.	DATE	09-08-2021
APPROVED BY		DATE	

SCALE
1" = 100'

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

CROSS ORCHARDS ANNEXATION NO. 1

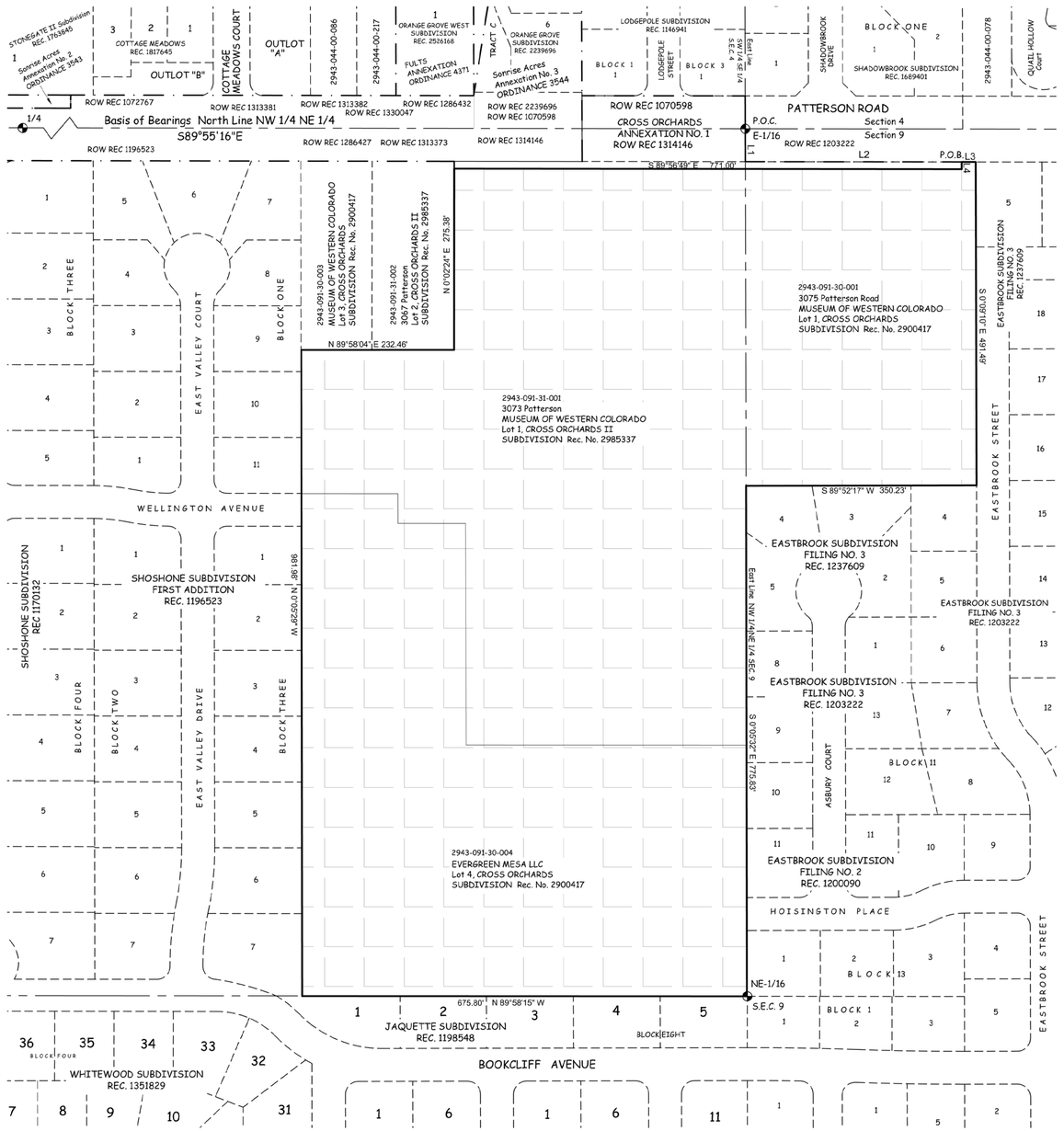
1 OF 1

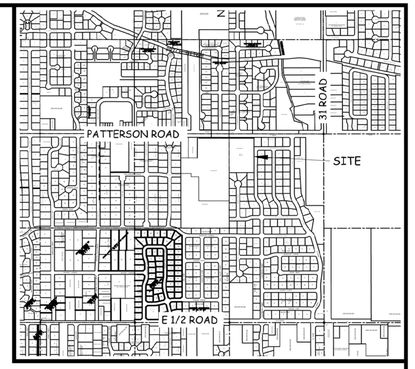
CROSS ORCHARDS ANNEXATION NO. 2

LYING IN THE N 1/2 NE 1/4 OF SECTION 9 , TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

Line Table

LINE	BEARING	HORIZ DIST
L1	S 0°07'50" E	50.00'
L2	S 89°56'49" E	328.63'
L3	S 89°56'49" E	21.41'
L4	N 0°09'09" W	11.00'





LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A parcel of land lying in the North Half of the Northeast Quarter (N 1/2 NE1/4) of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being portions of Lot 1, CROSS ORCHARDS II SUBDIVISION same as filed under Reception Number 2985337 and Lots 1 and 4, CROSS ORCHARDS SUBDIVISION same as filed under Reception Number 2900417 and being more particularly described as follows:

COMMENCING at the East 1/16 Corner of said Section 9 and Section 4, Township 1 South, Range 1 East, Ute Meridian and assuming the North Line of the NW1/4 NE1/4 of said Section 9 bears S89°55'16"E with all other bearings herein being relative thereto; thence S00°07'50"E along the east line of said NW1/4 NE1/4 a distance of 50.00 feet to the northwest corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S89°56'49"E a distance of 328.63 feet along the north line of said Lot 1, CROSS ORCHARDS SUBDIVISION to the Point of Beginning also being a point on the boundary of CROSS ORCHARDS ANNEXATION NO. 1; thence continuing S89°56'49"E a distance of 21.41 feet to the Northeast corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S00°09'10"E a distance of 491.49 feet; thence S89°52'17"W a distance of 350.23 feet to a point on said east line of the NW1/4 NE1/4 Section 9; thence S00°05'32"E a distance of 775.83 feet to the Northeast 1/16 corner of said Section 9; thence N89°58'15"W a distance of 675.80 feet; thence N00°05'29"W a distance of 981.98 feet; thence N89°58'04"E a distance of 232.46 feet; thence N00°02'24"E a distance of 275.38 feet to a point on the south line of said CROSS ORCHARDS ANNEXATION NO. 1; thence along said south line of CROSS ORCHARDS ANNEXATION NO. 1 for the following two (2) courses: S89°56'49"E a distance of 771.00 feet; N0°09'09"W a distance of 11.00 feet to the Point of Beginning.

Containing 954298 Square Feet, or 21.91 Acres, more or less, as described.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
ROW	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE
REC.	RECEPTION

The Sketch and Description contained herein have been derived from subdivision plats, deed descriptions and Deposited Land Survey Plats as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

AREA OF ANNEXATION

ANNEXATION PERIMETER	4586.58 FT.
CONTIGUOUS PERIMETER	782 FT.
AREA IN SQUARE FEET	954298
AREA IN ACRES	21.91

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.
LINEAL UNITS = U.S. SURVEY FOOT

ORDINANCE NO.

EFFECTIVE DATE

THIS IS NOT A BOUNDARY SURVEY

Renee B. Parent, PLS No. 38266
Professional Land Surveyor for the City of Grand Junction
DATE: _____

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	R.B.P.	DATE	08-30-2021
DESIGNED BY		DATE	
CHECKED BY	M.G.	DATE	09-08-2021
APPROVED BY		DATE	

SCALE
1" = 100'

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

CROSS ORCHARDS ANNEXATION NO. 2

1 OF 1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING THE CROSS ORCHARDS ANNEXATION LOCATED AT 3073 & 3075 PATTERSON ROAD TO CSR (COMMUNITY SERVICES AND RECREATION) AND R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT FOR PARCEL NUMBER 2943-091-30-004, A PARCEL WITH NO PHYSICAL ADDRESS

Recitals:

The property owners have petitioned to annex their 22.68 acres into the City limits. The annexation is referred to as the "Cross Orchards Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the northern parcels of the Cross Orchards Annexation consisting of 14.09 acres from County RSF-4 (Residential Single Family – 4 du/ac) to CSR (Community Services and Recreation) and the southern parcel consisting of 8 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac) finding that both the CSR and R-4 zone districts conform with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conform respectively for each parcel for its designated zone with the Comprehensive Plan's goals and policies and are generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) and R-4 (Residential – 4 du/ac) zone districts, are in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for each parcel as designated.

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

ZONING FOR THE CROSS ORCHARDS ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned as follows:

3073 Patterson Road

Lot 1, Cross Orchards II Subdivision, as recorded at Reception No. 2985337 in the records of the Mesa County Clerk and Recorder.

and

3075 Patterson Road

Lot 1, Cross Orchards Subdivision, as recorded at Reception No. 2900417 in the records of the Mesa County Clerk and Recorder.

Zoned CSR (Community Services and Recreation); and

Parcel No. 2943-091-30-004

Lot 4, Cross Orchards Subdivision, as recorded at Reception No. 2900417 in the records of the Mesa County Clerk and Recorder.

Zoned R-4 (Residential – 4 du/ac).

INTRODUCED on first reading this _____ day of November, 2021 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of December, 2021 and ordered published in pamphlet form.

_____
C.B. McDaniel
President of the Council

ATTEST:

_____
Wanda Winkelmann
City Clerk