



# AGENDA



## REGULAR MEETING LA JUNTA CITY COUNCIL

La Junta, Colorado  
October 3, 2022  
6:00 PM  
Council Chambers  
Municipal Building  
601 Colorado Avenue

CALL TO ORDER (Mayor Ayala)

INVOCATION (Mayor Ayala)

PLEDGE OF ALLEGIANCE (Mayor Ayala)

ROLL CALL (City Clerk)

Council Members

Supervisors

Others

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Ramirez

Velasquez

McIntyre

Ayala

Ochoa

Vela

Pantoya

MINUTES OF PREVIOUS MEETINGS (Mayor) (Action)

Regular Meeting September 19, 2022

CITIZEN PARTICIPATION FOR NON-AGENDA ITEMS ONLY *(5-minute time limit per person)*

WILLIAM CULVER, DA (Legal Briefing) (Information)

### NEW BUSINESS

A. Liquor Licenses (City Attorney) (Action)

1. Application for a Special Event Permit by the Chamber of Commerce, Angela Ayala & Timmery Foster, Event Managers. The event is the First Annual Tarantula Fest to be held October 8, 2022 from 12:00 noon to 11:59 p.m. at Live Well Park.
2. Application for Renewal of a Liquor Store License by Big D's Liquor Mart LLC, d/b/a Big D's Liquor Mart, 26730 W. US Hwy 50.
3. Application for Renewal of an Alcohol Beverage Tastings Permit for Big D's Liquor Mart LLC, d/b/a Big D's Liquor Mart, 26730 W. US Hwy 50.

B. First Reading/AN ORDINANCE AMENDING ORDINANCE NUMBER 1242 (THE ZONING ORDINANCE) OF THE CITY OF LA JUNTA AS CONCERNS A REQUEST BY THE CITY OF LA JUNTA (City Attorney) (Action)

C. Committee/Board Reports

D. City Manager's Comments

E. Governing Body Comments

F. ADJOURN

**Subject to approval at  
the October 3, 2022  
City Council Meeting**

STATE OF COLORADO )  
COUNTY OF OTERO ) SS  
CITY OF LA JUNTA )

**CALL TO ORDER:** A regular meeting of the City Council of the City of La Junta, Colorado, was called to order by Mayor Ayala on Monday, September 19, 2022, at 6:00 p.m. in the Council Chambers of the Municipal Building.

**INVOCATION:** Council Member McIntyre gave the invocation.

**PLEDGE OF ALLEGIANCE:** Council Member Vela led everyone in the Pledge of Allegiance.

**ROLL CALL:** The following Council Members were present:

- Damon Ramirez, Ward 1
- Paul Velasquez, Ward 1
- Elaine McIntyre, Ward 2
- Joe Ayala, Mayor
- Edward Vela, Ward 3
- Lisa Pantoya, Ward 3

Absent: Chandra Ochoa, Ward 2

- Also present:
- Rick Klein, City Manager
  - Bill Jackson, Asst. City Manager
  - Phil Malouff Jr., City Attorney
  - Melanie Scofield, City Clerk
  - Colleen & Rob Oquist, La Junta
  - Betty Velasquez, La Junta
  - Dawn Block, City of La Junta
  - Julie Worley, La Junta
  - Stephen Nielsen, La Junta
  - Patty Schaff, La Junta
  - Rick Gumke, La Junta
  - Doris Gumke, La Junta
  - Sarah Gumke, La Junta
  - Gloria Shoptese, La Junta
  - Ezekiel Ayala, La Junta
  - Gary Cranson, Utility Board Vice-Chair
  - Adrian Hart, SECO News
  - Bette McFarren, RF Gazette

**MINUTES OF PREVIOUS MEETING:** Mayor Ayala asked if there were any corrections or additions to the minutes of the Regular City Council Meeting of September 6, 2022. After hearing none, the Mayor asked for a motion to approve the minutes as published.

**MOTION TO ACCEPT THE SEPTEMBER 6, 2022 MINUTES AS PUBLISHED:** Vela

**SECOND:** Pantoya

**DISCUSSION:** There was no discussion

**VOTE:** The motion carried 6-0 (Ochoa absent)

**CITIZEN PARTICIPATION FOR NON-AGENDA ITEMS (5-minute time limit per person):**

1. Colleen Oquist, Tarantula Fest Committee: Road closure requested for Santa Fe Avenue from 3<sup>rd</sup> to 4<sup>th</sup> Street on October 8<sup>th</sup> from 11:00 a.m. to midnight. Booths will be a flat fee of \$20.00. Registration forms may be found at [lajuntatarantulafest.com](http://lajuntatarantulafest.com) or the Chamber of Commerce. Colleen also donated a piece to the Otero Museum. She thanked the Council and the City for their support of this event.

MOTION TO APPROVE THE ROAD CLOSURE OF SANTA FE AVENUE FROM 3<sup>RD</sup> TO 4<sup>TH</sup> STREET ON OCTOBER 8<sup>TH</sup> FROM 11:00 A.M. TO MIDNIGHT: McIntyre

SECOND: Velasquez

DISCUSSION: There was no further discussion

VOTE: The motion carried 6-0 (Ochoa absent)

**NEW BUSINESS**

- A. **La Junta Animal Rescue Request for Funding.** City Manager Klein explained that the City's budget going into next year is at a deficit of \$3.6 million. His recommendation is that this is not the time for the City to fund \$10,000.00 for this program. (The motion to table from the last City Council meeting of September 6, 2022 is still on the table.)

- B. **Application for a Special Event Permit by Clean Valley Recycling, Zeke Ayala, Event Manager. The event is the ART Project to be held October 1, 2022 from 2:00 p.m. to 8:00 p.m. at 13 W. 3<sup>rd</sup> Street.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. The appropriate fee has been tendered and the premises have been posted. The City Attorney recommends approval.

MOTION TO GRANT A SPECIAL EVENT PERMIT TO CLEAN VALLEY RECYCLING FOR THE ART PROJECT TO BE HELD OCTOBER 1, 2022 FROM 2:00 P.M. TO 8:00 P.M. AT 13 W. 3<sup>RD</sup> STREET: Vela

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 6-0 (Ochoa absent)

- C. **A Resolution to Opt Out of the FAMLI Plan.** City Attorney Malouff explained that the State of Colorado had introduced and passed legislation in regard to affording members of municipalities, the opportunity to continue and expand their sick leave benefits called the FAMLI Act. That Act requires municipalities to opt in or opt out, which can occur on an annual basis. It required employees to actively participate and match contribution to the City. The City met with its employees and they are not interested in contributing to the program. Resolution No. R-19-2022 was presented for council's consideration as follows:

**WHEREAS**, in November 2020, Colorado voters approved Proposition 118, which promoted the way for a state-run Paid Family Medical Leave Insurance (FAMLI) program; and

**WHEREAS**, the program is not effective until January 2023; and

**WHEREAS**, FAMLI provides workers 12 weeks of paid leave to take care of themselves or a family member during life events like injury, serious illness, or pregnancy; and

**WHEREAS**, participating employers and employees must contribute to premiums for FAMLI. Employers start collecting and remitting premiums January 1, 2023; and

**CITY COUNCIL MEETING – September 19, 2022**

**WHEREAS**, all municipalities are included in FAMLI by default, but a municipality may opt out and avoid the employer portion of premiums by a vote of the governing body; and

**WHEREAS**, the municipality must give prior notice of the vote in the same manner it notices other public business, must provide special notice to employees, and must take testimony before voting.

**BE IT THEREFORE RESOLVED BY THE CITY OF LA JUNTA, COLORADO:**

1. All notices have been posted (in conspicuous and accessible places) where employees at work can review the content of this resolution.

The La Junta City Council opts out of the program.

MOTION TO ADOPT RESOLUTION NO. R-19-2022: Velasquez

SECOND: Pantoya

DISCUSSION: The City has met with employees beginning March of this year through this morning. Out of 127 employees, 123 did not want to participate.

VOTE: The motion carried 6-0 (Ochoa absent)

**D. Appoint Council Member Velasquez as Council Representative to the Board of Utilities Commissioners.** The Utility Board made the recommendation at their September 13, 2022 meeting.

MOTION TO APPOINT COUNCIL MEMBER VELASQUEZ AS THE COUNCIL REPRESENTATIVE TO THE BOARD OF UTILITIES COMMISSIONERS: McIntyre

SECOND: Ramirez

DISCUSSION: Council Member Velasquez has no objections or reservations with the appointment. The other council members are in agreement of the Utility Board's recommendation.

VOTE: The motion carried 6-0 (Ochoa absent)

**E. Committee/Board Reports**

1. Parks and Recreation (Council Member Ramirez):
  - Football starts Wednesday the 21<sup>st</sup>.

**F. City Manager's Comments**

- We have the concrete being placed at the Brick & Tile project.
- The 50/50 Tree Removal Program is going great. We have twenty out to bid right now.
- Stage 1 Water Restrictions.
- We continue to mow weeds and grass.
- We have placed new street signs on West 10<sup>th</sup> Street from Colorado west.
- Fire Stage 1 Fire Restrictions.
- Chipseal is done and we are getting the patches done from water leaks and street signs.
- The Rural Fire training building is going well.
- Fire Department hosted Fire on the Plains last weekend.
- Katelin Reed achieved her Level 4 in Water Distribution certification.
- Moltz Construction will start moving in on the 19<sup>th</sup> of September with a completion date of May 2023. This is to replace the pump station at the 3 million gallon tank which pumps to the tanks at 26<sup>th</sup> and at Prairieview. This serves the high school, Otero College and hospital. It is a great use of our ARPA funds.
- "Kids Need To Read" matched the original amount of books that TT Woodruff did when he opened the library of 735 books. They will read to the kids on October 28<sup>th</sup> at 10:00 a.m. and 1:00 p.m.

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- Budget Presentation tomorrow at 5:30 p.m. in the Council Chambers.

**ADDITIONAL DISCUSSION:**

- The 3M gallon tank serves everything south of 16<sup>th</sup> Street all the way east and west.
- The design of the Brick & Tile Park should be on the City's website.
- Received \$525,000.00 for the design of the multi modal. We are currently waiting on CDOT for a contract.

**G. Governing Body Comments**

## 1. Council Member Velasquez:

- Thanked the Chamber of Commerce for Early Settlers Day (serving lunch, judging, etc.).
- Shout out to SECO News keeping up on the parade and the other things going on.
- The Senior Center dance committee has decided to reduce the number of dances to two per month.

## 2. Council Member McIntyre:

- Constituent has concerns regarding the debris at the 14<sup>th</sup> Street bridge after the last flooding.

City Manager Klein: She will need to contact the County.

- Upcoming plastic bag law, HB21-1162, coming up in January.

City Manager Klein: Clean Valley Recycling came in and gave us a letter to see about capturing part of that and to get recyclable bags into people's hands.

- Attended the CML District 6 meeting in Rocky Ford. Thanked Rocky Ford. They had a really nice meal and table decorations made by Klein Makerspace. It was very well attended by the Valley.

## 3. Council Member Vela:

- The décor from Klein Makerspace was the best.
- Also attended a "30x30" meeting. By the year 2030, the Federal government hopes to have 30% of the lands and water in government hands. This is very important to learn about.

## 4. Council Member Pantoya:

- Thanked the Chamber for Early Settlers Day. It was still a good turn out even with the rain and cold weather.

## 5. Mayor Ayala:

- Thanked Joey Burrows who runs the skateboard competition for Early Settlers every year. Before the competition, he painted over the graffiti. He made sure the skatepark was in immaculate condition.
- Good job to the Tigers during Homecoming.
- Thanked Zeke Ayala for the art downtown. The tiger and what was done for Pedro looks amazing, along with the tarantula at Norm Murphy.
- Continue to let your council members know if you see something you don't like. Even if it's not being brought up during a council meeting, the right questions are being asked to get these problems solved for you.

There being no further business, the meeting adjourned at 6:38 p.m.

**ATTEST:****CITY OF LA JUNTA**


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 Melanie R. Scofield, City Clerk

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 Joe Ayala, Mayor

**ORDINANCE NO. 1640**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 1242 (THE ZONING ORDINANCE) OF THE CITY OF LA JUNTA AS CONCERNS A REQUEST BY THE CITY OF LA JUNTA**

**WHEREAS**, the Planning Commission of the City of La Junta has recommended that certain changes be made to Ordinance Number 1242;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO AS FOLLOWS:**

Section 1. That the zoning map which is part of Ordinance Number 1242 be amended as follows:

1. 2817 San Juan Avenue, La Junta, Colorado (See Exhibit "A");
2. 2821 San Juan Avenue, La Junta, Colorado (See Exhibit "B");
3. 2825 San Juan Avenue, La Junta, Colorado (See Exhibit "C");
4. 2909 San Juan Avenue, La Junta, Colorado (See Exhibit "D");
5. 2917 San Juan Avenue, La Junta, Colorado (See Exhibit "E");
6. 3003 San Juan Avenue, La Junta, Colorado (See Exhibit "F");
7. 3013 San Juan Avenue, La Junta, Colorado (See Exhibit "G");
8. 3021 San Juan Avenue, La Junta, Colorado (See Exhibit "H").

Section 2. That said lands be zoned "R-1".

**PASSED** on First Reading this 3<sup>rd</sup> day of October, 2022.

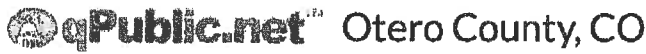
**ADOPTED AND APPROVED** this \_\_\_\_ day of October, 2022

**CITY OF LA JUNTA**

\_\_\_\_\_  
Joseph Ayala, Mayor

**ATTEST:**

\_\_\_\_\_  
Melanie R. Scofield, City Clerk



**Summary**

Parcel Number: 464314200025  
 Account Number: 114230  
 Property Address: 2817 SAN JUAN LA JUNTA, CO 81050  
 Brief Tax Description: 14-24-55 P107E Purged Title . A tract of land lying in the SW1/4 NW1/4 of Sec 14, Twp. 24 S., Rg. 55 W. of the 6th P.M., and being more particularly described as follows: Beginning at the Southwest corner of said NW1/4 as monumented by a 2-1/2" Otero County brass cap marked LS 12103 in concrete and considering the West line of said NW1/4, (as monumented by a similar brass cap at its North end), bearing N00°44'15"W, with all other bearings contained herein being relative thereto; thence N00°44'15"W, along the West line of said NW1/4, a distance of 737.70 feet; thence N88°21'13"E, 30.00 feet to a point on the East right-of-way line of San Juan Avenue and the True Point of Beginning; thence N00°44'15"W, 69.14 feet to a point on the South line of Chaparral Heights Subdivision; thence N88°24'12"E, along the South line of said subdivision, a distance of 140.00 feet; thence S00°44'15"E, 69.02 feet; thence S88°21'13"W, 140.00 feet to the true point of beginning. SUBJECT TO the East 15.00 feet of said tract for utility easement purposes. Known as 2817 San Juan Avenue, La Junta, Colorado 81067 TRACT CONT 9,669 SQ FT. . B775 P236 B814 P420 #601277 #601278 #602411 07/24/2009 #622319 - WD to TIC ..... (DF \$ 0.00) 02/19/2013 #634083 - Ltrs Tsmtry: Ann A Smith (03/03/2012) aka ... 02/19/2013 #634087 - PRD to TIC 1/2 Int res a Life Est (DF \$ 0.00) 10/07/2015 #642818 - Ltrs Admin: Penl Olson (01/16/2015) aka ... 02/01/2016 #643867 - Ct Decree Heirship: Penl Olson aka ... 02/01/2016 #643868 - PRD to 3 TIC 1/4 Int ..... (DF \$ 0.00) 02/01/2016 #643869 - QCD to 2 TIC 1/4 Int ..... (DF \$ 0.00) 02/16/2017 #647281 - QCD to sole owner 1/8 Int ..... (DF \$ 0.00) 02/16/2017 #647282 - QCD to sole owner 1/8 Int ..... (DF \$ 0.00) 02/16/2017 #647283 - QCD to sole owner 1/4 Int ..... (DF \$ 0.00) 04/06/2018 #651059 - WD to JT ..... (DF \$ 6.69 REL SCH 110836 #622319 #634083-LT #634087-PR (Note: Not to be used on legal documents.)  
 Class: Residential  
 Subdivision: PT 14-24-55  
 Neighborhood: 9999  
 Tax District: District 010  
 Millage Rate: 64.924  
 Acres: 0.222

**Owner**

Hudson Jason & Hudson Kimberly (Jt)  
 2817 San Juan Ave  
 LA Junta, CO 81050

**Buildings**

Occupancy	Mobile Home	Roof Type	
Built As	Double Wide	Roof Cover	Shingle Comp
Square Feet	1188	Foundation	
Year Built	2005	Tot # of Rooms	4
Adjusted Year Built	2005	Bed Rooms	2
HVAC	Central Air to Split	Baths	2
Building Condition	Good	Total Basement Area	0
Building Quality	Good	ExteriorWall	Metal Siding
Interior	Drywall	Value	\$59,227
Stories	1		

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	8

**Land**

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.222	9,669.00	\$7,252

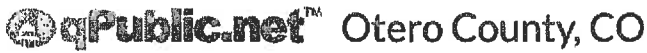
**Valuation**

	2022	2021	2020
Land Value	\$7,252	\$7,252	\$7,252
Building Value	\$59,227	\$59,227	\$59,329
Total Value	\$66,479	\$66,479	\$66,581
Assessed Land Value	\$504	\$519	\$519
Assessed Building Value	\$4,116	\$4,235	\$4,242
Total Assessed Value	\$4,620	\$4,754	\$4,761

**Sales**

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
04/06/2018	\$66,900	Warranty Deed			Qualified	Improved	SMITH ROBERT W.	HUDSON JASON & HUDSON KIMBERLY (JT)
01/18/2017	\$0	Quit Claim			Unqualified	Improved	MCABEE AMANDA D.	SMITH ROBERT W.
01/18/2017	\$0	Quit Claim			Unqualified	Improved	DEUTSCHER ELI A.	SMITH ROBERT W.





**Summary**

Parcel Number: 464314200026  
 Account Number: 114231  
 Property Address: 2821 SAN JUAN LA JUNTA, CO 81050  
 Brief Tax Description: 14-24-55 P107F TRACT 2 A TR IN SW1/4NW1/4 OF 14-24-55 MORE PT DESC AS FOL: BEG AT SW COR OF NW1/4 AS MONU BY A 2 1/2" OTERO COUNTY BRASSCAP MARKED LS 12103 IN CONCRETE & CONSID W/L OF NW1/4 (AS MONU BY A SIMILAR BRASS CAP AT ITS N END) BEARING N00-44-15W, WITH ALL OTHER BEARINGS CONT HEREIN BEING RELA THERETO; TH N00-44-15W, 660.00' ALONG W/L OF NW1/4; TH N88-21-13E, 30' TO E ROW/L OF SAN JUAN AVE & TRUE POB; TH N00-44-15W, 77.70'; TH N88-21-13E, 140.00'; TH S00-44-15E, 77.70'; TH S88-21-13W, 140' TO TRUE POB SUBJECT TO THE E 15' OF TR FOR UTILITY ESMT PURPOSES TR CONT 10,876' B775 P236; B814 P420 #601277-278 #602411 REL SCH 110836 #622319 #634083-LT #634086-PR  
 (Note: Not to be used on legal documents)  
 Class: Residential  
 Subdivision: PT 14-24-55  
 Neighborhood: 102  
 Tax District: District 010  
 Millage Rate: 64.924  
 Acres: 0.2497

**Owner**

Kerr Tracey Lewis  
 307 Colorado Ave  
 LA Junta, CO 81050

**Buildings**

Occupancy: Single Family Residential  
 Built As: Ranch 1 Story  
 Square Feet: 866  
 Year Built: 1960  
 Adjusted Year Built: 1949  
 HVAC: Forced Air  
 Building Condition: Fair  
 Building Quality: Fair  
 Interior Stories: 1  
 Roof Type: Composition Shingle  
 Foundation: Tot # of Rooms: 4, Bed Rooms: 2, Baths: 1, Total Basement Area: 0  
 Exterior Wall Value: Frame Stucco \$23,344

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	5
Garage	Attached	252

**Land**

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.2497	10,876.00	\$7,579

**Valuation**

	2022	2021	2020
Land Value	\$7,579	\$7,579	\$7,579
Building Value	\$23,344	\$23,344	\$30,281
Total Value	\$30,923	\$30,923	\$37,860
Assessed Land Value	\$527	\$542	\$542
Assessed Building Value	\$1,622	\$1,669	\$2,165
Total Assessed Value	\$2,149	\$2,211	\$2,707

**Sales**

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
01/27/2017	\$36,800	Warranty Deed			Qualified	Improved	SMITH ROBERT W (LIFE EST) & MORGAN LINDA & MCABEE AMANDA D. & DUETSCHER ELI	KERR TRACEY LEWIS
09/10/2016	\$0	Power of Attorney			Unqualified	Vacant	DEUTSCHER ELI A.	SMITH ROBERT W.
09/10/2016	\$0	Power of Attorney			Unqualified	Vacant	MCABEE AMANDA D.	SMITH ROBERT W.
01/26/2016	\$0	Quit Claim			Unqualified	Improved	OLSON JEFFREY D.	MCABEE AMANDA D. & DEUTSCHER ELI A. (TIC)







**Summary**

Parcel Number: 464314200027  
 Account Number: 114232  
 Property Address: 2825 SAN JUAN LA JUNTA, CO 81050  
 Brief Tax Description: 14-24-55 P107EE A TR IN SW1/4NW1/4 OF 14-24-55 MORE PT DESC AS FOL: BEG AT THE SW COR OF NW1/4 AS MONU BY A 2 1/2" OTERO COUNTY BRASS CAP MARKED LS 12103 IN CONCRETE & CONSID THE W/L OF NW1/4 (AS MONU BY A SIMILAR BRASS CAP AT ITS N END) BEARING N00-44-15W WITH ALL OTHER BEARINGS CONT HEREIN BEING RELA THERETO; TH N00-44-15W, 600' ALONG W/L OF NW1/4; TH N88-21-13E, 30' TO E ROW/L OF SAN JUAN AVE & TRUE POB; TH N00-44-15W, 60'; TH N88-21-13E, 140'; TH N00-44-15W, 146.72' TO S/L OF CHAPARRAL HGTS SUB; TH N88-24-12E, 134' ALONG SUBDIV 5/L; TH S00-44-15E, 146.83'; TH S88-24-12W, 100FT; TH S00-44-15E, 60'; TH S88-24-12W, 175' TO POB B775 P236; B871 P307 #601277 #602411 REL SCH 113810; NEW HOUSE AT 50% 1/1/07 #622319 #634083-LT #634085-PR  
 (Note: Not to be used on legal documents)  
 Class: Residential  
 Subdivision: PT 14-24-55  
 Neighborhood: 102  
 Tax District: District 010  
 Millage Rate: 64.924  
 Acres: 0.6926

**Owner**

Middles George T.  
 2825 San Juan Ave  
 LA Junta, CO 81050

**Buildings**

Occupancy	Single Family Residential	Roof Type	
Built As	Ranch 1 Story	Roof Cover	Composition Shingle
Square Feet	2537	Foundation	
Year Built	2006	Tot # of Rooms	8
Adjusted Year Built	2006	Bed Rooms	3
HVAC	Central Air to Air	Baths	2.5
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	Frame Stucco
Interior		Value	\$222,395
Stories	1		

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	11
Porch	Open Slab	344
Garage	Attached	625
Basement	Bsmnt Conc B In	2537

Occupancy	Single Family Residential	Roof Type	Gable
Built As	Farm Utility Building	Roof Cover	
Square Feet	440	Foundation	
Year Built	2011	Tot # of Rooms	0
Adjusted Year Built	2011	Bed Rooms	0
HVAC	None	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Low	ExteriorWall	
Interior		Value	\$4,277
Stories	1		

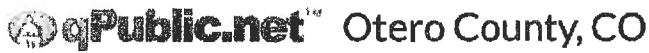
**Land**

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.6926	30,167.00	\$9,315

**Valuation**

	2022	2021	2020
Land Value	\$9,315	\$9,315	\$9,315
Building Value	\$226,672	\$226,672	\$206,981
Total Value	\$235,987	\$235,987	\$216,296
Assessed Land Value	\$647	\$666	\$666
Assessed Building Value	\$15,753	\$16,207	\$14,799
Total Assessed Value	\$16,400	\$16,873	\$15,465





**Summary**

Parcel Number: 464314200033  
 Account Number: 114998  
 Property Address: 2909 SAN JUAN LA JUNTA, CO 81050  
 Brief Tax Description: 14-24-55 P107D A TRACT OF LAND LYING IN THE SW1/4 NW1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 55 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 OF SAID SECTION 14 AS MONUMENTED BY A 2" OTERO COUNTY BRASS CAP IN CONCRETE MARKED LS 12103 AND CONSIDERING THE WEST LINE OF SAID NW1/4 (AS MONUMENTED BY A SIMILAR BRASS CAP AT ITS NORTH END), BEARING N.00°44'15"W., WITH ALL OTHER BEARINGS CONTAINED HERETO BEING RELATIVE THERETO; THENCE N.00°44'15"W., ALONG THE WEST LINE OF SAID NW/4, A DISTANCE OF 535.00 FEET; THENCE N.88°21'13"E., 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAN JUAN AVENUE AND THE TRUE POINT OF BEGINNING; THENCE N.00°44'15"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET; THENCE N.88°21'13"E., AND PARALLEL TO THE SOUTH LINE OF SAID NW/4, A DISTANCE OF 175.00 FEET; THENCE S.00°44'15"E., 65.00 FEET; THENCE S.88°21'13"W., 175.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 11,375 SQUARE FEET OR 0.261 ACRE. B615 P125 B847 P501 08/11/2011 #628742 - WD MERGE TO JT (DF \$ 0.00) MERGE #2011-023 08/11/2011 #628743 - SURVEY  
 (Note: Not to be used on legal documents.)  
 Class: Residential  
 Subdivision:  
 Neighborhood: 102  
 Tax District: District 010  
 Millage Rate: 64.924  
 Acres: 0.2611

**Owner**

Klinkerman Donald L &  
 Klinkerman Peggy M (Jt)  
 1004 W Casa Del Sol  
 LA Junta, CO 81050

**Buildings**

Occupancy: Single Family Residential  
 Built As: Ranch 1 Story  
 Square Feet: 936  
 Year Built: 1962  
 Adjusted Year Built: 1962  
 HVAC: Forced Air  
 Building Condition: Average  
 Building Quality: Fair  
 Interior Stories: 1  
 Roof Type: Composition Shingle  
 Roof Cover:  
 Foundation:  
 Tot # of Rooms: 4  
 Bed Rooms: 2  
 Baths: 1  
 Total Basement Area: 0  
 Exterior Wall: Frame Stucco  
 Value: \$54,976

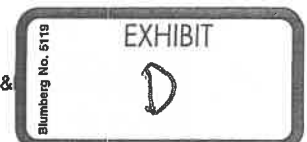
Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	5
Porch	Open Slab	144
Garage	Attached	312

**Land**

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.2611	11,375.00	\$8,531

**Valuation**

	2022	2021	2020
Land Value	\$8,531	\$8,531	\$8,531
Building Value	\$54,976	\$54,976	\$50,556
Total Value	\$63,507	\$63,507	\$59,087
Assessed Land Value	\$593	\$610	\$610
Assessed Building Value	\$3,821	\$3,931	\$3,615
Total Assessed Value	\$4,414	\$4,541	\$4,225



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**Summary**

Parcel Number: 464314200019  
 Account Number: 110846  
 Property Address: 2917 SAN JUAN LA JUNTA, CO 81050  
 Brief Tax Description: 14-24-55 P107C SW COR OF NW1/4 OF 14-24-55; TH N; 0 DEG 42'03" W ON A TRUE BEARING ALONG THE W/L OF; SAID NW1/4 OF SAID SEC 14, A DIST OF 360'; TH N 88 DEG; 22'34" E, 30' TO TRUE POB; TH N 88 DEG 22'34" E & PARA; WITH THE S LINE OF NW1/4 OF SAID SEC 14, 175'; TH N; 0 DEG 42'03" W, 175'; TH N 0 DEG 42'03" W, 175'; TH; W, 175'; TH S 0 DEG 42'03" W & PARA WITH THE W/L OF; SAID; SEC 14 TO THE POB. 8871 P307; MS# 4471 BY MIS; RCPTN-535230 BL- LT- SEC- 14 TWN- 24 RNG- 55  
 (Note: Not to be used on legal documents)  
 Class: Residential  
 Subdivision: PT 14-24-55  
 Neighborhood: 102  
 Tax District: District 010  
 Millage Rate: 64.924  
 Acres: 0.7031

**Owner**

Quagliato Justin F. &  
 Quagliato Kimberly J.  
 2917 San Juan Ave  
 LA Junta, CO 81050

**Buildings**

Occupancy	Single Family Residential	Roof Type	
Built As	Ranch 1 Story	Roof Cover	Built Up Rock
Square Feet	2156	Foundation	
Year Built	1960	Tot # of Rooms	9
Adjusted Year Built	1960	Bed Rooms	3
HVAC	Electric Radiant	Baths	2.5
Building Condition	Average	Total Basement Area	0
Building Quality	Average	Exterior Wall	Frame Brick Veneer
Interior Stories	1	Value	\$180,531

Type	Description	Units or Square Footage
Add On	SWIMMING POOL	1
Rough In	Rough In	1
Fixture	Total Fixtures	11
Porch	Open Slab	1044
Basement	Finished	1627
Basement	Bsmnt Conc 8 in	1781

**Land**

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.7031	30,625.00	\$9,356

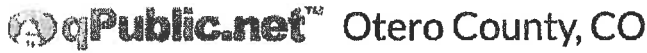
**Valuation**

	2022	2021	2020
Land Value	\$9,356	\$9,356	\$9,356
Building Value	\$180,531	\$180,531	\$164,357
Total Value	\$189,887	\$189,887	\$173,713
Assessed Land Value	\$650	\$669	\$669
Assessed Building Value	\$12,547	\$12,908	\$11,752
Total Assessed Value	\$13,197	\$13,577	\$12,421

**Sales**

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
05/21/2015	\$158,700	Special Warranty Deed			Unqualified	Improved	NEWENS KENNETH W. & NEWENS KAREN S.	QUAGLIATO JUSTIN F. & QUAGLIATO KIMBERLY J. (JT)
01/26/1993	\$130,000	Unknown	535230		Unqualified	Improved		





**Summary**

Parcel Number: 464314200013  
 Account Number: 113250  
 Property Address: 3003 SAN JUAN LA JUNTA, CO 81050  
 Brief Tax Description: 14-24-55 P107JJ BEG AT A PT 30' E & 240' N OF THE SW; CORN OF NW 1/4; TH N 120'; TH E 175'; TH S 120'; TH W: 175' TO THE POB. B936 P566 B937 P454 #606829-803; MS# 1168; RCPTN-536174 #633133-QC #634240-QC; BL- LT- SEC- 14 TWN- 24 RNG- 55  
 (Note: Not to be used on legal documents)  
 Class: Residential  
 Subdivision: PT 14-24-55  
 Neighborhood: 102  
 Tax District: District 010  
 Millage Rate: 64.924  
 Acres: 0.4821

**Owner**

Jones, Sharon K.  
 3003 San Juan Ave  
 LA Junta, CO 81050

**Buildings**

Occupancy	Single Family Residential	Roof Type	
Built As	Ranch 1 Story	Roof Cover	Composition Shingle
Square Feet	1950	Foundation	
Year Built	1979	Tot # of Rooms	7
Adjusted Year Built	1970	Bed Rooms	3
HVAC	Forced Air	Baths	1.5
Building Condition	Average	Total Basement Area	0
Building Quality	Fair	Exterior Wall	Frame Siding
Interior Stories	1	Value	\$105,901

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	7
Garage	Attached	336
Porch	Open Slab	578

**Land**

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.4821	21,000.00	\$8,490

**Valuation**

	2022	2021	2020
Land Value	\$8,490	\$8,490	\$8,490
Building Value	\$105,901	\$105,901	\$92,343
Total Value	\$114,391	\$114,391	\$100,833
Assessed Land Value	\$590	\$607	\$607
Assessed Building Value	\$7,360	\$7,572	\$6,603
Total Assessed Value	\$7,950	\$8,179	\$7,210



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**Summary**

Parcel Number: 464314200011  
 Account Number: 110839  
 Property Address: 3013 SAN JUAN LA JUNTA, CO 81050  
 Brief Tax Description: 14-24-55 P107; A TRACT OF LAND IN SW1/4 NW1/4 14-24-55 DES AS FOL.; BEG AT THE SW COR BEING MONUMENTED BY A 2 1/2"; BRASS CAP; THENCE N 0 DEG 42' W ALONG THE W/L OF SAID; SW1/4 NW1/4 A DIS OF 240' TO TR PT OF BEG. THENCE N; 89DEG14' E., 30' TO A 5/8" REBAR & MARKED ALUM CAP; ON THE E'LY ROW/L OF HWY 109; TH CON. N 89 DEG 14'; E, 199.3' TO A 5/8" REBAR & MARKED ALUMINUM CAP;; THENCE S 0DEG42' E & PARALLEL WITH THE SAID W LINE.; 95' TO A 5/8" REBAR & MARKED ALUMINUM CAP;; THENCE S 89DEG14' W., 199.3' TO A 5/8" REBAR &; MARKED ALUMINUM CAP ON SAID E'LY ROW LINE. THENCE; CONTINUING S 89DEG14' W 30' TO SAID W/L OF SW1/4; NW1/4; THENCE N 0DEG42' W., & ALONG SAID W LINE.; 95' TO THE TR PT OF BEG..50A M/L B734 P177; B1034 P274 #606829 #633133-QC; MS# 1169 BY MIS; RCPTN- BL- LT- SEC- 14 TWN- 24 RNG- 55  
 (Note: Not to be used on legal documents)  
 Class: Residential  
 Subdivision: PT 14-24-55  
 Neighborhood: 102  
 Tax District: District 010  
 Millage Rate: 64.924  
 Acres: 0.43

**Owner**

Roberson Rentals LLC  
 3003 San Juan Ave  
 LA Junta, CO 81050

**Buildings**

Occupancy	Single Family Residential	Roof Type	
Built As	Split Level	Roof Cover	Composition Shingle
Square Feet	1366	Foundation	
Year Built	1981	Tot # of Rooms	6
Adjusted Year Built	1981	Bed Rooms	4
HVAC	Forced Air	Baths	1.5
Building Condition	Fair	Total Basement Area	0
Building Quality	Fair	Exterior Wall	Frame Siding
Interior		Value	\$84,729
Stories	1		

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	5
Porch	Open Slab	80
Garage	Attached	288

**Land**

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.43	18,730.00	\$8,286

**Valuation**

	2022	2021	2020
Land Value	\$8,286	\$8,286	\$8,286
Building Value	\$84,729	\$84,729	\$74,954
Total Value	\$93,015	\$93,015	\$83,240
Assessed Land Value	\$576	\$592	\$592
Assessed Building Value	\$5,889	\$6,058	\$5,359
Total Assessed Value	\$6,465	\$6,650	\$5,951

**Sales**

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/31/2012	\$0	Quit Claim			Unqualified	Improved	ROBERSON FRANCIS L & JONES SHARON K (TIC)	ROBERSON RENTALS LLC & ROBERSON BETTY L
10/14/2008	\$0	Unknown	581641		Unqualified	Improved	ESTATE OF KATHY A JONES	(SA ALSO FILED)
05/31/2001	\$0	Unknown			Unqualified	Improved	OTERO COUNTY PUBLIC TRUSTEE	ROBERSON FRANCIS L & SHARON K JONES (JT)





**Summary**

Parcel Number: 464314200014  
 Account Number: 110841  
 Property Address: 3021 SAN JUAN LA JUNTA, CO 81050  
 Brief Tax Description: A TR OF LAND IN THE SW1/4 NW1/4 14-24-55 DES AS FOL;; BEG AT THE SW COR, THENCE E30'; THENCE N 10' TO TR POB; THENCE N ALONG E ROW OF HWY109.135', TH E175', TH135'; THENCE W 175' TO BEG CONT. 58A M/L 14-24-55 P107A; B874 P126 B936 P566 #606829 #633133-QC; MS# 636C BY MIS; RCPTN-554306 BL- LT- SEC- 14-TWN- 24-RNG- 55  
 (Note: Not to be used on legal documents)  
 Class: Commercial  
 Subdivision: PT 14-24-55  
 Neighborhood: 9999  
 Tax District: District 010  
 Millage Rate: 64.924  
 Acres: 0.54

**Owner**

Roberson Rentals LLC  
 3003 San Juan Ave  
 LA Junta, CO 81050

**Buildings**

Occupancy	Storage Warehouse	Roof Type	
Built As	Storage Warehouse	Roof Cover	
Square Feet	1080	Foundation	
Year Built	1971	Tot # of Rooms	0
Adjusted Year Built	1974	Bed Rooms	0
HVAC	Space Heater	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	
Interior		Value	\$11,116
Stories	1		

Occupancy	Farm Implement-Equip Shop	Roof Type	
Built As	Farm Implement-Equip Shop	Roof Cover	
Square Feet	1500	Foundation	
Year Built	1971	Tot # of Rooms	0
Adjusted Year Built	1982	Bed Rooms	0
HVAC	None	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	
Interior		Value	\$4,192
Stories	1		

Occupancy	Salvage	Roof Type	
Built As	Add On Only Comm	Roof Cover	
Square Feet	1	Foundation	
Year Built	1971	Tot # of Rooms	0
Adjusted Year Built	1974	Bed Rooms	0
HVAC	None	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	
Interior		Value	\$742
Stories	1		

Type	Description	Units or Square Footage
Add On	ChainLink6ftNo966	320

**Land**

Description	Acres	Square Footage	Value
WAREHOUSE/STORAGE-LAND	0.54	23,522.40	\$2,700

