

ORDINANCE NO. 2125

ADOPTING POLICIES FOR ANNEXING LANDS TO THE CITY OF GRAND JUNCTION.

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

That Section 3-19 of Chapter 32 of the Code of Ordinances of the City of Grand Junction is amended by the addition of a Section 11 reading as follows:

SECTION 3-19. Policies for Annexation to City of Grand Junction.

A. General

1. A proposed annexation must meet all state and local requirements and regulations for annexation to the City of Grand Junction.
2. A proposed annexation should be able to demonstrate that the annexation will not place undue financial burden on City services and facilities.
3. A proposed annexation must be within the adopted Grand Junction "201" facilities area, or where no utility services are necessary.

B. Annexation of Developed Areas\*

1. The City of Grand Junction will encourage annexation of all eligible developed business, commercial or industrial areas.
2. The City of Grand Junction will encourage annexation of all eligible developed residential areas:
  - a. Where those areas meet or are equivalent to City development standards, or where those areas can be brought up to City standards without major public expenditures.
  - b. Where those areas are enclaved or desirable for extending the City boundaries into other areas desirable for annexation.
3. The City of Grand Junction will not look favorably on the annexation of existing residential developments which are less than 4 units per acre gross density unless there are other overriding public benefits.

C. Annexation of Undeveloped Areas

1. The City of Grand Junction will encourage annexation of all eligible undeveloped business, commercial or industrial areas.
2. The City of Grand Junction will encourage annexation of all eligible undeveloped residential areas where densities of 4 units per acre or greater can be expected and where City services and

facilities can be provided in a cost effective manner.

3. Those annexed areas having received County development approval will be expected to build all public improvements to City standards.\*\* All other areas will have to receive development approval through the processes and procedures set forth in the Grand Junction Zoning and Development Code.

\* Developed areas are considered those areas where the majority of the tax parcels contain a developed land use in accordance with the zoning, where re-development to a higher intensity of use is unlikely.

\*\* This refers only to improvements not in place at the time the annexation becomes effective. Where an improvement is partially constructed, the appropriate City agency may waive total compliance with City standards where those standards would not reasonably fit with the portion already constructed.

PASSED and ADOPTED this 4th day of May, 1983.

Gary Lucero

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President of the Council

Attest:

Neva B. Lockhart, CMC

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City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2125, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of April, 1983, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 5th day of May, 1983.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk

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