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File 1989-0058

Name: Fox Estates 1 & 2-28 & F 1/2 Rd- Zone of Annexation- PZ & PR-12

	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X		Development Application - 12/13/89
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X	X	Memo from Tim Woodmansee to Chief Richard Green re: Status Report-Fire Station Site Acquisition
X	X	Memo from K. Johnson, Acting Fire Chief to Mark Achen, City Manager re: Spring Valley Meeting – 1/8/90
X		Letter from Ronald Carfield to Mountain Realty Co. re: opposed to annexation – 1/5/90
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X		Newspaper Article – “Fire Station Move Alarms Residents of Spring Valley”
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PROJECT NARRATIVE / IMPACT STATEMENT

The City of Grand Junction is proposing to construct a new fire station on the east side of 28 Road and south of the alignment of F 1/2 Road.

The proposed 1.72 acre site is to be carved off the northwest corner of a 40 acre parcel. The Sellers also own two sites immediately to the north of the 40 acre tract, each consisting of 10 acres.

The City has contracted to purchase the proposed site, which is presently located outside of the Grand Junction City Limits, and must satisfy two contingencies prior to closing: 1) annexation of the entire 60 acres owned by the Sellers, and; 2) zoning the proposed station site PZ for Public Use, while zoning the remaining 58.28 acres with a density of no less than 12 residential units to the acre, which is equivalent to the present County zone.

The primary area to be impacted includes those residences which abut 28 Road in Spring Valley Subdivision to the west, and the single family homes in Garfield View Subdivision to the north. The single most significant impact to these developed areas will be the increased noise associated with emergency vehicles operating on a 24-hour basis. The City recognizes this inconvenience and proposes to implement the following measures to mitigate this impact.

- A 6-foot tall double faced wooden fence will be installed on the north, south and east boundaries of the site ( a fence of this nature already adjoins those properties in Spring Valley Subdivision).

- Emergency vehicles traveling south from the site will not run their sirens and lights until they have reached the Patterson Road intersection.
- Emergency vehicles traveling north from the site will not run their sirens and lights until they have reached the intersection of 27 1/2 Road and Cortland Avenue.
- Under no circumstance will emergency vehicles exceed the posted speed limit until they have reached the 28 Road and Patterson or 27 1/2 Road and Cortland intersections.
- Outdoor intercom speakers will not be used at this facility.

The City will install full roadway improvements to those portions of 28 Road and F 1/2 Road abutting the station site; however, the a request is being made to defer these improvements until the development of the lands surrounding the site to ensure proper horizontal and vertical alignment.

The actual height of the structure will not exceed 22 feet as measured from the crown line of 28 Road - the maximum allowable height of structures in Spring Valley and Garfield View Subdivisions is 32 feet.

Construction of the fire station is scheduled to begin in the fall of 1990. The facility should be ready for use in the spring of 1991.

It is the intention of the City to build a station which is aesthetically pleasing and harmonious with the residential character of the area.

William B. & GA Woodworth  
684 28 Rd.  
Grand Junction, Colo. 81506

Dennis & Carolyn Glass  
3520 Beechwood  
Grand Junction, Colo. 81506

Tedford M. & Beverly Hendrickson  
3330 Beechwood St.  
Grand Junction, Colo. 81506

John R. & Joan A. Ellis  
1920 N. 7th  
Grand Junction, Colo. 81501

Robert F. & Sally A. Potter  
3425 Beechwood  
Grand Junction, Colo. 81506

Terrance A. & Ann Lellen Beyner  
3320 Beechwood St.  
Grand Junction, Colo. 81506

Charles D. & Marilyn J. Scott  
674 28 Rd.  
Grand Junction, Colo. 81506

Ernest P. & Julie Locke  
3415 Beechwood St.  
Grand Junction, Colo. 81506

M.B. & Shawna Higgenbotham  
3310 Beechwood St.  
Grand Junction, Colo. 81506

Norma J. Cozzette  
368 Independant Ave. #9  
Grand Junction, Colo. 81505

William V. & Mary K. Kohl  
3405 Beechwood  
Grand Junction, Colo. 81506

Steven W. & Sheryl K. Poust  
3230 Beechwood St.  
Grand Junction, Colo. 81506

Clifton Properties  
P.O. Box 1210  
Grand Junction, Colo. 81502

Dean M & Karola R. Lindholm  
3325 Beechwood St.  
Grand Junction, Colo. 81506

Raymond V. & Martha M. Carlson  
3220 Beechwood St.  
Grand Junction, Colo. 81506

Kenneth M. & Thelma H. Matchett  
2844 F Rd.  
Grand Junction, Colo. 81506

Pamela & Robert H. Fox  
2520 Wintergreen Dr.  
Grand Junction, Colo. 81506

Adolfo Torrez  
3210 Beechwood St.  
Grand Junction, Colo. 81506

First Church Of the Nazarene  
1022 Grand Ave.  
Grand Junction, Colo. 81501

F. Gretchen Clemens  
3430 Beechwood St.  
Grand Junction, Colo. 81506

Charles E. & Marinelle W. Green  
2630 Beech Ct.  
Grand Junction, Colo. 81506

Pamela S. & Donald R. Brown  
2510 Ridge Dr.  
Grand Junction, Colo. 81506

Marcus D. & Helen R. Douglas  
3420 Beechwood  
Grand Junction, Colo. 81506

Robert A. & Patricia Babula  
2640 Beech Ct.  
Grand Junction, Colo. 81506

Paul M. & Patricia A. Ouret  
559 Princess  
Grand Junction, Colo. 81504

Carl & Jaunita Pinson  
3410 Beechweed St.  
Grand Junction, Colo. 81506

Norman H. & Alice E. Hack  
2635 Beech Ct.  
Grand Junction, Colo. 81506

Paul & Elvira Rago  
3525 Beechwood St.  
Grand Junction, Colo. 81506

~~Tedford M. & Beverly A. Hendric~~

Hazel M. Nara  
2624 Hawthorne Ave  
Grand Junction, Colo. 81506

Original  
Do NOT Remove  
From Office

John J. & Janeen Ann Kammerer  
2714 Hawthorne Ave.  
Grand Junction, Colo. 81506

Bill E. & Joanne Ferguson  
3215 Beechwood St.  
Grand Junction, Colo. 81506

Secretary of Housing & urban Dev.  
1405 Curtis St.  
Denver, Colo. 80202

Jarrel R. & Violet R. Doudy  
2625 Hawthorne Ave.  
Grand Junction, Colo. 81506

Dian A. Rose  
2715 Hawthorne Ave.  
Grand Junction, Colo. 81506

Harold E. & Margaret L. Kennedy  
2960 Pheasant Run Circle  
Grand Junction, Colo. 81506

Brian W. & Madalyn S. Haut  
2958 Pheasant Run Circle

Brian W. & Madalyn S. Haut  
2958 Pheasant Run Circle  
Grand Junction, Colo. 81506

MEMORANDUM

To: Chief Richard Green  
From: Tim Woodmansee *Z*  
Date: November 20  
Subj: Status Report - Fire Station Site Acquisition

We now have a contract to purchase the proposed Fire Station site at 28 Road near Ridge Drive. A copy of the contract together with the petitions for annexing the land of the Sellers is attached.

The Sellers accepted the contract as offered but wanted assurance they would be given the opportunity to serve on the architectural design committee. This request is not a condition of the contract but, after conferring with you and Dan Wilson, I gave them the verbal OK.

Annexation and zoning of the entire 60 acre tract owned by the Sellers is a condition of the contract. The contract specifies the 1.72 acre parcel being purchased by the City must be zoned PZ (Public Zone), while the remaining 58.28 acres must be zoned to a density which will allow no less than 12 residential units to the acre, the present density under the County zone. These conditions must be satisfied prior to closing.

Although the annex and zone of the entire 60 acres will require two separate ordinances, both can be introduced at the same Council meetings. These issues will be considered at the following Council and Planning Commission meetings:

Dec. 6, 1989: Council passes a resolution accepting the annexation petition and giving notice of a hearing.

Jan. 2, 1990: Planning Commission considers zoning request.

Jan. 17, 1990: Council meeting - hearing on annexation and zoning issues; first reading of ordinances.

Feb. 7, 1990: Council meeting - final reading of ordinances.

Mar. 9, 1990: Effective date of ordinances.

Closing can therefore occur on or after March 9, 1990.

I would appreciate having someone from your department assist me with testimony at these meetings, as we can probably expect some degree of opposition. I do think, though, that we can alleviate

a majority of the concerns prior to the hearings by meeting with the property owners affected by the facility relocation. You might recall that Council gave direction to this effect at the October 16th workshop.

cc: Mark Achen  
Dan Wilson w/contract  
✓ Jim Shanks  
Steve Anderson  
Neva Lockhart w/contract

To: Mark Achen, City Manager  
From: K. Johnson, Acting Fire Chief  
Date: January 8, 1990  
Subject: Spring Valley meeting

With the release of information regarding the relocation of fire station #2, the fire department received input from some Spring Valley residents relative to their concern of placing the station in proximity to their subdivision. The contacts with them made it clear that we needed to initiate contact with others in the area to explain our site selection process, and to see if there were any additional problems that this group might pose that had not been previously considered.

On December 30 and 31 fire crews delivered 400 flyers to homes in the affected area, inviting them to participate in a meeting with fire officials. Approximately 50 area residents attended the meeting which occurred on January 4 at the Northeast Christian Church.

The group was unable to produce concerns beyond those already addressed in the proposal submitted to the Planning Commission. Those concerns consisted of problems related to noise, safety and building aesthetics, and have been adequately responded to by fire department staff. In brief, our response from the station will be altered to not include the use of lights and siren as they leave the station. response will be limited to the speed limit until reaching either 27 1/2 Road or Patterson and that residents of Spring Valley will be involved in the selection of the exterior station design and landscaping.

Our staff has made every reasonable effort in meeting not only the needs of those in the area of 28 and Patterson Roads, but also those that will be better served by our more timely future service responses with the proposed location.

kj

pc: Karl Metzner, Planning Director  
Tim Woodmansee, Property Agent



Grand Junction Planning Commission  
Public Hearing  
January 9, 1990

STATEMENT OF  
TEDFORD M. HENDRICKSON and F. GRETCHEN CLEMENS

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Reference: File No. 58-59, Location 28 Road & F-1/2 Road;  
A request to zone a portion of the Fox Annexation of  
approximately 1.72 acres to Public Zone (PZ) with the  
remainder of approximately 58.28 acres to be Planned  
Residential (PR) with a density of approximately  
12 units per acre.

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Mr. Chairman and members of the Planning Commission: My name is Tedford M. Hendrickson and I reside in Grand Junction at 3330 Beechwood Street in the Spring Valley Subdivision which is bordered on the east side by 28 Road extending from Patterson Road (F Road) to Courtland Avenue. This statement is made on behalf of myself and F. Gretchen Clemens who resides at 3430 Beechwood Street in Spring Valley Subdivision.

We oppose the annexation and zoning request, which is the subject of this hearing, for reasons herewith stated.

The proposed zoning of 1.72 acres to Public Zone (PZ) does not state the purpose for which the zoning is requested. With approval of such a request, the use of the land is not adequately limited.

Presuming the proposed use for the land is for construction of a new fire station to replace existing Fire Station No. 2 presently located on North Avenue at 18th Street, the request is opposed for reasons of the further following statements.

The proposed zone change for the purpose of a fire station at this location is not supported by development documents made available to the public which would include evaluation of alternative locations.

In response to a call, "short cutting" through Spring Valley would be a threat to the safety of children, pedestrians, and local traffic and therefore intolerable. Access to most points of call other than from Spring Valley would have to be via Horizon Drive or Patterson Road which suggests either one to be a more favorable location for a fire station.

Access to Horizon Drive from the proposed station location involves three turns, two of which, Courtland to 27-1/2 Road and 27-1/2 Road to G Road, are of questionable radius to accommodate a fire truck easily and safely. A preferred location would be on the corner of Patterson and 28 Road with access to Horizon Drive via 12th Street with minimal use of 27-1/2 Road.

The presence of a fire station on the 1.72 acres proposed for Public Zoning will alter the existing residential appearance and character of the area. The existence of associated noise, lighting, and traffic would reduce an aesthetic quality now enjoyed by residents and would breach this quality which was perceived at the time of area development.

Zoning one small increment of land for public use within an area presently zoned for high and/or low density residential use renders contiguous properties less desirable as residential and therefore vulnerable to the necessity for further zoning changes to accommodate its use. A creeping justification for additional public or commercial use could occur.

For reasons stated, the Planning Commission is respectfully requested to deny zoning changes which are the subject of this hearing.

Tedford M. Hendrickson  
Tedford M. Hendrickson

F. Gretchen Clemens  
F. Gretchen Clemens

Dated Jan. 9, 1990

Dated January 9, 1990

C. Council.

MFA

1/23/90

# Mountain REALTY

Sales & Development Company, Inc.

*Kyle M  
for your file  
DFA  
1/23/90*

1/18/90

Dear Mayor Mantlo:

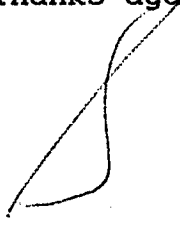
I wanted to thank you and the other Council members for the common sense approach to the Fox Estates annexation.

Also, there was one thing said at the meeting that is really bothering me. After the meeting, several people asked me why I let Gib Hackbarth say that I had offered the Spring Valley Home Owners Association meeting a density of 5, when in fact I offered a PR8. I did not correct him, because I did not feel it was an issue that should affect the vote, and I did not want to create a confrontation. I did not offer the HOA a 5 density, my comments were passed out to people in writing, and a copy of that is attached. It clearly shows we proposed a PR8.

Mr. Hackbarth did not get the copy attached, he chose to leave the meeting. Those people that stayed, heard about the height restrictions, and the buffers, and they may not have attended the city council meeting because they were no longer afraid of what I was doing. I DID NOT TELL PEOPLE ONE THING TO STOP THEM FROM COMING TO THE CITY COUNCIL.

Please pass this word to other council members.

Thanks again.



FIRE STATION -- 28 ROAD ANNEXATION

Our project was zoned in 1980 to allow 12.5 units to the acre. The land along 28 Road was platted with single family homes similar to Spring Valley. These single family homes along 28 Road provided a buffer between Spring Valley and the higher density in our project at the SE corner and east boundary at 28 1/4 Road.

There has been nothing underhanded in our dealing with the City. They researched a Fire Station location, and asked us if we would sell. At first we said no. Later we agreed to sell, putting restrictions in the deal that protected our future development and Spring Valley values. The price was determined by Appraisal, and is not secret (the 1.7 acre site is contracted at \$31,000). The annexation of the remainder of our land was added to the deal later, originally we intended to leave the 60 acres in the county.

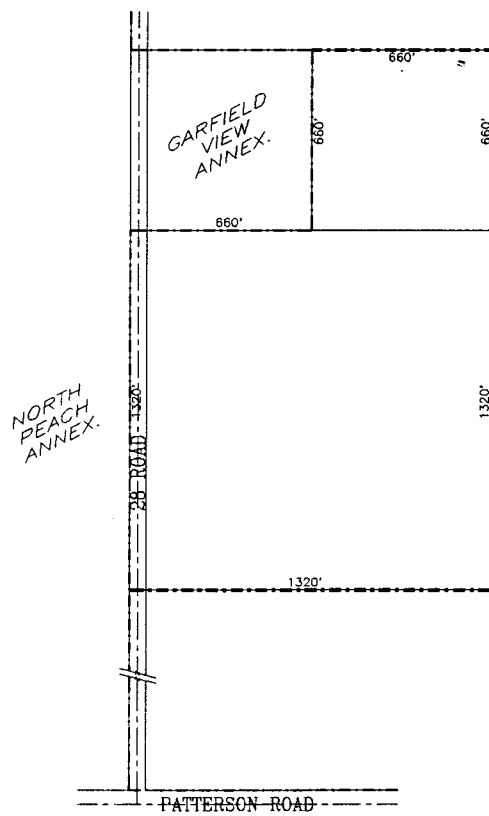
Our land is zoned PR-12.5 and we could leave it in the county at that zone. WE HAVE NOT ASKED FOR ANYTHING WE DON'T ALREADY HAVE. We want a project that we can be proud of. Density on a map means nothing, it is the developers care and control that make some projects good, and others bad.

For 10 years we have watched market demands in the area. We have also reviewed the zoning, services and land usages in the area. The planning commission recommendation of RSF-5 does not work for us, but rather than continuing to butt heads over the issue, we will make some changes. In consideration of the public comments and planning commission hearing, we agree our project will not develop at 12.5 units per acre, and we are willing to cut the density.

WE ARE REWORKING THE PROJECT DENSITY, AND WHEN THIS ISSUE IS HEARD AT THE CITY COUNCIL NEXT WEEK, WE COMMIT TO:

1. CUT OUR DENSITY TO NO MORE THAN PR-8.
2. MAINTAIN THE SINGLE FAMILY BUFFER ALONG 28 ROAD.
3. AS WE PROGRESS TO FINAL PLAT IN 1990, KEEP THE NEIGHBORS ADVISED OF OUR PLANS.

# FOX ESTATES ANNEXATION #1



### DESCRIPTION

The Northwest 1/4 of the Southwest 1/4 of Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado,  
and also;

The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado.

ORDINANCE NUMBER

EFFECTIVE DATE

### LEGEND

Annexation Boundary   
Existing City Limits

### AREA OF ANNEXATION

Annexation Perimeter	6,600'
Contiguous Perimeter	2,640'
Area in Square Feet	2,178,000
Area in Acres	50.00

This annexation plat has been prepared under my direction. The Legal Description(s) contained herein have been derived from subdivision plats and deed description 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.

J. Don Newton, City Engineer

REVISION	DESCRIPTION	DATE	DRAWN BY	LESLY	DATE	10/88	SCALE

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION, COLORADO

FOX ESTATES ANNEXATION #1

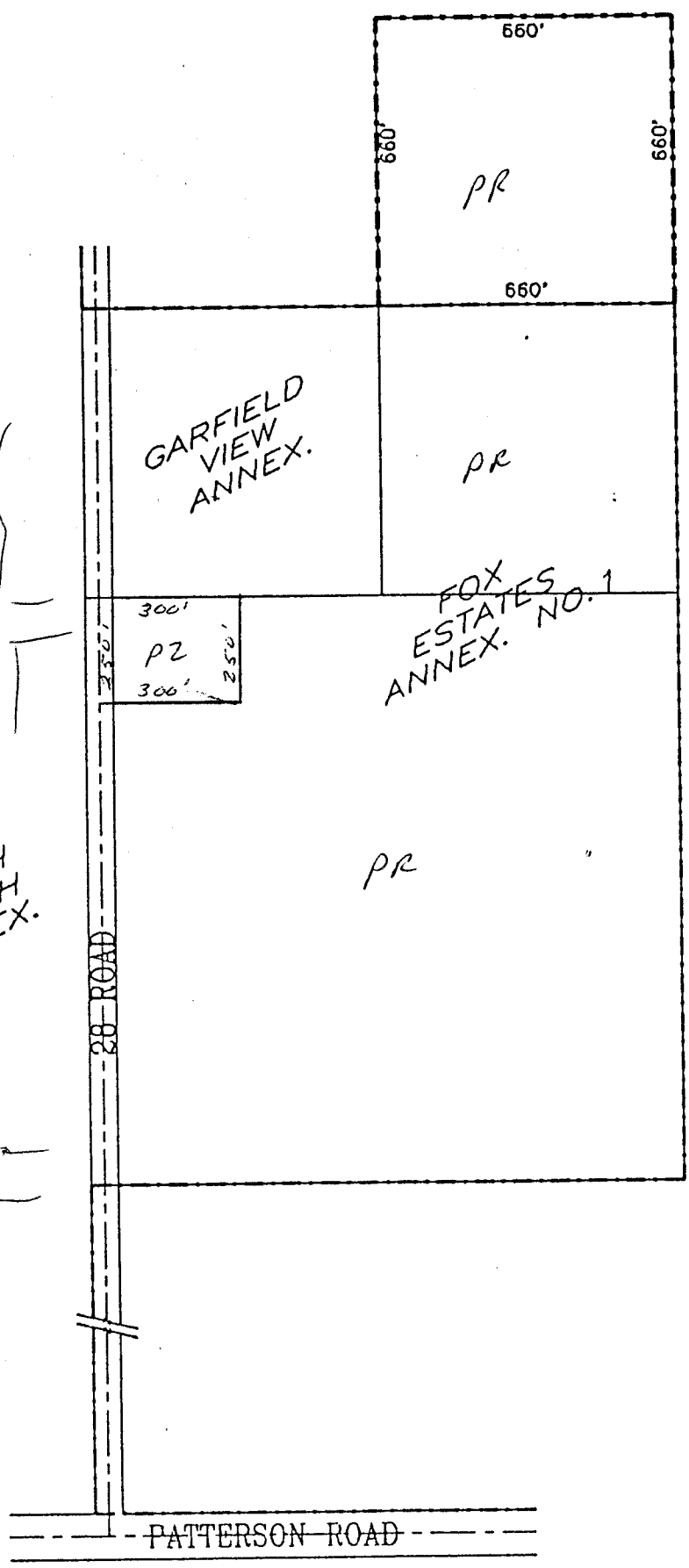
SHEET NO. 1  
OF 1  
FILE NO.

Spring Valley

RIDGE DRIVE

NORTH PEACH ANNEX.

Hawthorne Ave



.....

.....

2,640'

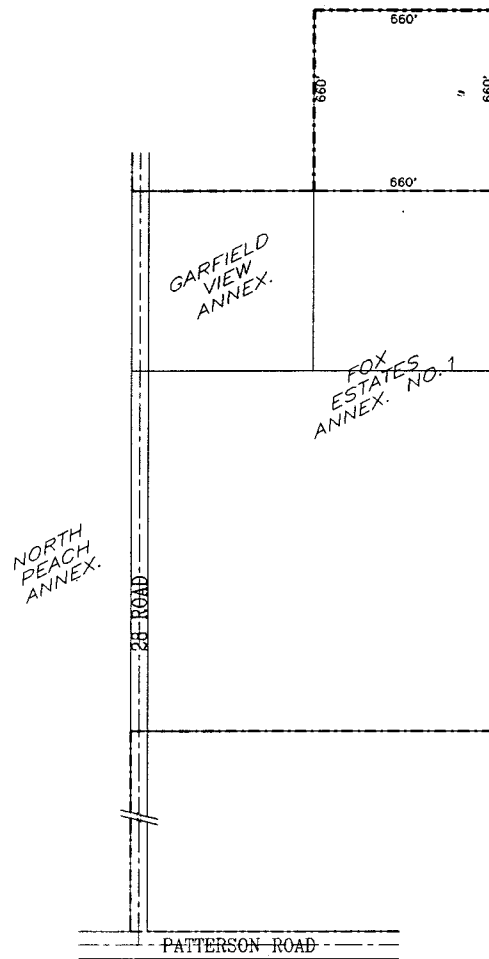
660'

435,600

10.00

58 89

# FOX ESTATES ANNEXATION #2



**LEGEND**

Annexation Boundary

Existing City Limits

**AREA OF ANNEXATION**

Annexation Perimeter	2,640'
Contiguous Perimeter	660'
Area in Square Feet	435,600
Area in Acres	10.00

**DESCRIPTION**

The Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4, Township 1 South, Range 1 East of the Ute Meridian Mesa County, Colorado.

ORDINANCE NUMBER EFFECTIVE DATE

This annexation plat has been prepared under my direction. The Legal Description(s) contained herein have been derived from subdivision plats and deed description 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.

J. Don Newton, City Engineer

REVISION	DESCRIPTION	DATE	DRAWN BY: LESLEY	DATE: 10/09	SCALE
REVISION			CHECKED BY	DATE	PLAN
REVISION			APPROVED BY	DATE	PROFILE
REVISION			FIELD BOOK NO.	PAGE	HORIZ
					VERT.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION, COLORADO

FOX ESTATES ANNEXATION #2

SHEET NO. 1
OF 1
FILE NO.

OFF OOOOOOOOOOOOOOOOOOO ACTION SHEET



File No. #58 89  
 Zone \_\_\_\_\_  
 Tax Parcel Number \_\_\_\_\_

Acres \_\_\_\_\_  
 Units \_\_\_\_\_  
 Density \_\_\_\_\_  
 Activity \_\_\_\_\_  
 Phase \_\_\_\_\_  
 Common Location \_\_\_\_\_

**ZONE OF DEVELOPMENT IN THE ANNEXATION**

**FOX ESTATES # 182**

Date Submitted \_\_\_\_\_ Date Mailed Out \_\_\_\_\_ Date Posted \_\_\_\_\_  
 \_\_\_\_\_ day Review Period Return by \_\_\_\_\_  
 Open Space Dedication (acreage) \_\_\_\_\_ Open Space Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_

**review agencies**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG			
Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Public Works	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Fire Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Walker Field	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
School District	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Irrigation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Drainage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Water (Ute, Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Sewer Dist. (FV, CGV, DM)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
GJPC (7 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
CIC (9 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
OTHER																																				
City Attorney	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	

**totals**

**BOARDS**

PC	DATE	02/18/80	PZ - Recommend approval
			PR - Recommend RSF-5 in conformance with surrounding area and map appropriate
CIC	1/17/90		APPROVED ZONE TO PR-8
			Tabled Zone to PZ
CIC	2/9/90		Zone to PZ Tabled indefinitely pending review of alternative sites.

**STAFF**

Area was not annexed - File is null & void

**APPLICATION FEE REQUIREMENTS**





# development summary



File # 58-89 Name Zone of Annex. to PR-12 Date 01/11/90

PROJECT LOCATION: East of 28 Road at F 1/2 Road

## PROJECT DESCRIPTION:

Zone of Annexation of Fox Estates 1 & 2 to Planned Residential (PR) at a density of 12 units per acre. Approx. 58.28 acres.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE			TECHNICAL REQUIREMENTS	SATISFIED	
	YES	NO *		SATISFIED	NOT SATISFIED *
Complies with adopted policies	n/a		Streets/Rights Of Way	X	
Complies with adopted criteria	n/a		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	n/a		Irrigation/Drainage	X	
			Landscaping/Screening	n/a	
			Other: _____		

\* See explanation below

## STATUS & RECOMMENDATIONS:

Fox Estates 1 & 2 have a County zoning designation of 12.5 units per acre. Initial request for the Zone of Annexation was for 12 units per acre. After the Planning Commission Hearing, the owners have offered to reduce their density request to 8 units per acre. Prior to development, a preliminary and final plan & plat must be processed and approved by the Planning Commission. Staff recommends zoning of this property to be a Planned Zone to better ensure compatibility with existing development.

### Planning Commission Action

Recommends zoning to RSF-5.