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File 1994-0013

Name: Darla Jean Annexation -

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.
r **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
s **a** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
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PETITION FOR ANNEXATION

DARLA JEAN ANNEXATION

#1 & #2

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

SEE ATTACHED

As ground therefor, the petitioners 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, C.R.S. exist or 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 limits lines, and said map is prepared upon a material suitable for filing and the written legal description of the boundaries of the area proposed to be annexed. The map contains other information as required by 31-12-107, C.R.S.

Your petitioners further state that they comprise the landowners of more than fifty percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each 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.

ANNEXATION AREA FACT SHEET

Name of Area: DARLA JEAN ANNEXATION Date: 8-1-94

Common Location: #1 and #2 AIRPORT LANDS (EAST), SOUTH OF I-70 & WEST OF 30 RD, EAST side of 30 ROAD AT F 3/4 Rd, North of F 1/2 Rd, Scot's Run, DARLA JEAN, CODY, DEL-MAR, & NEW BEGINNINGS SUBDIVISIONS,

Existing Land Use: Residential / Commercial Estimate # of Acres: 50 / 13
AIRPORT 206
VACANT / Agricultural (include R.O.W) 230
TOTAL **[499]**

Projected Land Use: Residential / Commercial # of Parcels: 225
AIRPORT
VACANT / Agricultural Est. # of Parcels - Owner Occupied: 130

of Dwelling Units: 139 Estimated Population: 295

Special Districts: Service Provider:
 ** Water: UTE / Clifton WATER DISTRICT
 ** Sewer: FRUITVALE SANITATION DISTRICT / Central Grand Valley Sanitation District
 ** Fire: G.J. RURAL Fire DISTRICT / Clifton Fire DISTRICT
 * Drainage: GRAND JUNCTION
 School District 51
 Irrigation:
 * Pest: Central Grand Valley PEST
 Other: _____

Legal Requirements: (Check as each requirement is confirmed)

- One sixth contiguity to existing City limits
- Land held in identical ownership not divided w/o written consent.
- Land in identical ownership greater than \$200,000 assessed valuation not included without written consent.
- Area is or will be urbanized.
- Does not extend boundary more than 3 miles/year (except enterprise zones or City owned property).
- Entire width of platted streets included.
- More than 50% of owners and more than 50% land petitioned.

Existing County Zoning:
R2T, Planned Residential, PB
R-1-C, AET, PUD (Planned Unit Dev)

Proposed City Zoning:
RSF-5, Planned Residential, PB
RSF-4, PAD (Planned Airport Dev)

Type of Petition: (annex fac) Property Owner _____ P.O.A. Enclave _____

Darla Jean Annexation
Blocks 1 & 2

Tom & Lori Suter
2898 Music Ave.
Grand Junction, CO 81506

Phillip B. Hemann, Jr.
and Reid K. Hemann
2896 Music Ave.
Grand Junction, CO 81506

Ellis & Emalou Peck
2894 Music Ave.
Grand Junction, CO 81506

Dennis & Lillian Mercer
2890 1/2 Music Ave.
Grand Junction, CO 81506

Helen V. Harrison
2890 Music Ave.
Grand Junction, CO 81506

Richard & Deborah Rieger
2888 Music Ave.
Grand Junction, CO 81506

Maxine V. Hovis
2885 Jean Lane
Grand Junction, CO 81506

Maybel Thorpe
2887 Jean Lane
Grand Junction, CO 81506

Arzella P. Lorig and
Ann Lorig Harvey
2889 Jean Lane
Grand Junction, CO 81506

Dale & Daryl Sperry
2891 Jean Lane
Grand Junction, CO 81506

David & Teresa Roof
2893 Jean Lane
Grand Junction, CO 81506

Keith & Linda Kasten and
Edwin & Fern Chase
2895 Jean Lane
Grand Junction, CO 81506

Rona R. Giese
2897 Jean Lane
Grand Junction, CO 81506

Michael & Phyllis Leslie
2899 Jean Lane
Grand Junction, CO 81506

Floyd & Verna Elliott
2895 1/2 Jean Lane
Grand Junction, CO 81506

Michael, Leilani and
Ethelyn Kohl
2058 Osceola St.
Denver, CO 80212

Douglas & Brenda Wright
2898 F 1/4 Road
Grand Junction, CO 81506

Charles & Margaret Lange
630 Sparn Ct.
Grand Junction, CO 81506

Gerald & Ingir Beman
632 Sparn Ct.
Grand Junction, CO 81506

Henry Martinez and
Germaine B. Martinez
633 Sparn Ct.
Grand Junction, CO 81506

Scott & Yura Layton
631 Sparn Ct.
Grand Junction, CO 81506

Patrick & Beverly Kanda
2896 F 1/4 Road
Grand Junction, CO 81506

Stephen & Mary Lee Kadel
628 Melody Lane
Grand Junction, CO 81506

Paulette Fromknecht
630 Melody Lane
Grand Junction, CO 81506

Rodney & Kathryn Evans
P. O. Box 844
Norwood, CO 81423-0844

Richard & Shirley Belden
2893 Music Ave.
Grand Junction, CO 81506

William J. Rash
2895 Music Ave.
Grand Junction, CO 81506

Richard & Sara Martin
2897 Music Ave.
Grand Junction, CO 81506

John & Rhonda Martin
2899 Music Ave.
Grand Junction, CO 81506

Jas & Dolores Baczkowski
2892 Music Ave
Grand Jct, CO 81506

Darla Jean Annexation
Blocks 3 & 4

Donald H. Purdy
2897 F 1/4 Road
Grand Junction, CO 81506

Jack & Louella Saari
2895 F 1/4 Road
Grand Junction, CO 81506

Donald & Elizabeth
Washburn
2893 F 1/4 Road
Grand Junction, CO 81506

Charles & Paulette
Schmalz
2891 F 1/4 Road
Grand Junction, CO 81506

William & Lynn Simpson
2889 F 1/4 Road
Grand Junction, CO 81506

Leonard & Dianna Berry
2887 F 1/4 Road
Grand Junction, CO 81506

Robert J. Dum
2885 F 1/4 Road
Grand Junction, CO 81506

Sandra Tillotson
2883 F 1/4 Road
Grand Junction, CO 81506

Donald & Loretta
Vanourney
2881 F 1/4 Road
Grand Junction, CO 81506

Fred & Martha Ruhs
2879 F 1/4 Road
Grand Junction, CO 81506

James S. Parman
2868 Darla Drive
Grand Junction, CO 81506

Dwight & Tina Harbin
2872 Darla Drive
Grand Junction, CO 81506

Michael & Barbara Oliver
2874 Darla Drive
Grand Junction, CO 81506

John & Nathalee Howard
635 Melody Lane
Grand Junction, CO 81506

Phillip & Trisha Collins
631 Melody Lane
Grand Junction, CO 81506

Dennis & Erin Lopas
2890 F 1/4 Road
Grand Junction, CO 81506

Vincent & Dorothy Greco
2888 F 1/4 Road
Grand Junction, CO 81506

Timothy & Cheryl Hancock
2886 F 1/4 Road
Grand Junction, CO 81506

Joan A. Heilig
2884 F 1/4 Road
Grand Junction, CO 81506

Fred & Dixie Burmeister
2882 F 1/4 Road
Grand Junction, CO 81506

Dennis & Tamara Holland
2880 F 1/4 Road
Grand Junction, CO 81506

Dion M., David E., and
Michelle A. Cairns
2873 Darla Dr.
Grand Junction, CO 81506

Francine H. Pizzicara
2879 Music Ave.
Grand Junction, CO 81506

Leo & Ellen Malcom
2881 Music Ave.
Grand Junction, CO 81506

Daniel & Deborah Walker
2883 Music Ave.
Grand Junction, CO 81506

Betty Jo Franco
2887 Music Ave.
Grand Junction, CO 81506

Randal & Darla Baker
2887 1/2 Music Ave.
Grand Junction, CO 81506

Michael & Patricia
Blackwelder
2870 Darla Dr
Grand Jct, CO 81504

Charles & Lillian Mathis
2899 F 1/4 Road
Grand Jct, CO 81504

Marvin & Sharon Olson
633 Melody Lane
Grand Jct, CO 81504

William & Lenis Horn
2885 Music Ave
Grand Jct, CO 81506

North Area
Darla Jean Annexation

2943-052-00-071
Anton Marchun
2925 F 1/2 Road
Grand Jct, CO 81504

2705-324-00-031
William McDonald
701 30 Road
Grand Jct, CO 81504

2943-051-00-003
Grenier Inc.
7310 N. 16th St. Ste 160
Phoenix, AZ 85020

2943-051-00-069, 068
Robert L. Thayer
2084 N. Sawmill St.
Cedar City, UT 84720

2943-051-00-098
Douglas E. Morgan
Verna L. Cox
666 29 1/2 Road
Grand Jct, CO 81504

2943-052-00-014
Rhoda L. Steckel
667 29 1/2 Rd
Grand Jct, CO 81504

2943-052-00-070
Anton L. Marchun
2925 F 1/2 Road
Grand Jct, CO 81504

2943-052-00-077
John Utter
658 29 Road
Grand Jct, CO 81506

2943-052-00-074
James M. & M. Eleanor Martin
2902 F 1/2 Road
Grand Jct, CO 81504

2705-324-00-010
J. Robert Maier
703 30 Road
Grand Jct, CO 81504

2943-042-22-008
Orrin L. & Dava S. Thompson
680 30 Road
Grand Jct, CO 81504

2943-042-00-019
David F. Oren
674 30 Road
Grand Jct, CO 81504

2943-042-00-035
Judith A. Valente
Domenico Valente
P.O. Box 475
Alpine, NJ 07620

2943-052-00-132 & 133
Clearview, A Joint Venture
3051 Wellington Avenue
Grand Jct, CO 81504

2943-051-00-013
Ladeen Shuping
670 29 1/2 Road
Grand Jct, CO 81504

Earl D. & Verla M. Isom
2917 F Road
Grand Jct, CO 81504

Walter K. Waymeyer
P.O. Box 7997
La Verne, CA 91750

Total Petroleum Inc.
Property Tax Dept-Loc #2300
P.O. Box 500
Denver, CO 80201

Jose K. & Bettie E. Cruz
2923 Bookcliff Avenue
Grand Jct, CO 81504

William J. & Dawn M. Stelwagon
2921 Bookcliff Ave
Grand Jct, CO 81504

Wesley W. & Faye Adams
2921 E 7/8 Road
Grand Jct, CO 81504

Bruce S. & Helen M. Price
2248 Mohawk Street
Las Vegas, NV 89102

Second Junction Investment
c/o Wakefield Mgmt Co.
P.O. Box 7997
La Verne, CA 91750

Delbert & Marilyn Parmenter
3210 E 1/2 Road
Clifton, CO 81520

Nellie A. Schuster
P.O. Box 251
Fruita, CO 81521

Glenn A. & Hilda M. Waln
605 S. Sunset Ct.
Grand Jct, CO 81504

Donnie Yancey
2740 E Santa Fe Ave
Flagstaff, AZ 86004

Lipson III Properties
296 W. Morrison Ct.
Grand Jct, CO 81503

Gaurmer Realty, Inc.
2906 F Rd
Grand Jct, CO 81504

Donnie A. Yancey
801 Beal Road
Flagstaff, AZ 86001

Mountainside Square Inc.
P.O. Box 934
Clifton, CO 81520

Jose Modesto Galvan
3002 Hwy 6 & 24
Grand Jct, CO 81504

Cleo C. Heidel
2967 F Rd
Grand Jct, CO 81504-4821

Thunder Mtn Enterprises, Inc.
636 N. Placer Ct.
Grand Jct, CO 81504

John Davis
1023 24 Road
Grand Jct, CO 81505

Angelo & Helen Iacovetto
Box 686
Clark, CO 80428-0686

Harry R. & Shirley A. McGuinness
592 Sycamore St
Grand Jct, CO 81504

Shane L. & Patti A. Daniels
260 E Danbury Ct
Grand Jct, CO 81503

Monty Don Kyle
878 21 1/2 Road
Grand Jct, CO 81505

Dee Development Inc.
PO Box 3043
Grand Jct, CO 81503

Lois M. Ryan
583 Cleveland
Grand Jct, CO 81504

Chancie & Sharon Kay Taylor
667 Welig St
Grand Jct, CO 81504

John N. & Patricia J. Harm
591 Eastwood St
Grand Jct, CO 81504

Milestone Corp
193 27 Road
Grand Jct, CO 81503

Andrew B. & Elizabeth J. Carey
2973 F Road
Grand Jct, CO 81505

John Davis
1023 24 Road
Grand Jct, CO 81505

Smoky Valley Construction, Inc.
PO Box 40254
Grand Jct, CO 81504

Frederick J. Kugeler
2182 Lassen Ct
Grand Jct, CO 81503-1053

Sally Gaurmer
Lynn & Perlina Baldozier
2906 F Rd
Grand Jct, CO 81504

Janet A. Poteet
2926 Ruby Ct
Grand Jct, CO 81504

Tracy Neile Kerns
2934 F Road
Grand Jct, CO 81504

Harry E. & Darlene Kline
1346 Atigun Street
North Pole, Alaska 99705

Darla Jean Annexation
Other

Cody #2

2943-081-05-001
Michael Hutchinson
Kelly Dawn
2951 Cedar Place
Grand Jct, CO 81504

2943-081-05-002
Lenora & Edward Kalbach
2951.5 Cedar Place
Grand Jct, CO 81504

2943-081-05-003
Janet Moss
2953 Cedar Place
Grand Jct, CO 81504

2943-081-02-001
Carl & Joyce Wheeler
552 29 1/2 Road
Grand Jct, CO 81504

2943-081-02-002
John & Barbara Lyons
554 29 1/2 Road
Grand Jct, CO 81504

2943-081-02-003
John & Idella Belyeau
556 29 1/2 Road
Grand Jct, CO 81504

2943-081-03-001
Ralph & Caroline White
PO Box 1047
Thayne, WY 83127

2943-081-03-002
Donna James
328 Timber Drive
Black Hawk, CO 80422

2943-081-03-003
C. McDaniel
556 Sunrise Drive
Grand Jct, CO 81504

2943-081-04-001
Simon Peavey
2950 Eastview Drive
Grand Jct, CO 81504

2943-081-04-002
Simon Peavey
2952 Eastview Drive
Grand Jct, CO 81504

2943-081-04-003
Bob Faith
623 Hill Ave
Grand Jct, CO 81501

2943-081-04-004
Thelma Caldwell
c/o T D Hartman
561 Sunrise Drive
Grand Jct, CO 81504

2943-081-04-005
Henry & Louise Martinez
562 Sunrise Drive
Grand Jct, CO 81504

2943-081-04-006
Ernest & Charlotte
Nelson
560 Sunrise Drive
Grand Jct, CO 81504

2943-081-04-007
David & Sharron Kirchoff
558 Sunrise Drive
Grand Jct, CO 81504

2943-081-04-008
Carolyn Jimenez
2956 View Drive
Grand Jct, CO 81504

2943-081-04-009
Mary Mezo
2960 Eastview Drive
Grand Jct, CO 81504

2943-081-01-003
Gordon Powers
594 29 1/2 Road
Grand Jct, CO 81504

2943-081-01-004
Deanna Lewis
592 29 1/2 Rd
Grand Jct, CO 81504

2943-081-01-005
Constance Drylie
590 29 1/2 Rd
Grand Jct, CO 81504

2943-081-01-006
Roy Haltiner
588 29 1/2 Rd
Grand Jct, CO 81504

2943-081-01-007
Sallie Best
586 29 1/2 Rd
Grand Jct, CO 81504

2943-081-01-008
George & Mary VanTreeck
584 29 1/2 Road
Grand Jct, CO 81504

2943-081-01-009
George Ginder
PO Box 389
Hulett, WY 82720

DATE

FIELD(1)
FIELD(2)
FIELD(3)

Dear FIELD(1):

You recently received a letter from Mayor R.T. Mantlo dated October 5, 1994, welcoming you as the newest citizen of the City as part of the Darla Jean Annexation. That letter was sent to you in error. Your property at the above address or located near the 29 1/2 Road and F Road area was not included in the annexation. Although your property may be included in future annexations, at the present time you are not within the corporate limits of the City of Grand Junction. Please disregard our "Welcome to the City" letter.

We apologize for any inconvenience. If you have any questions, please call me at 244-1450.
Thank you.

Sincerely,

Dave Thornton, AICP
Senior Planner

DT/ac

Michael Hutchinson and Kelly Dawn
2951 Cedar Place
Grand Jct, CO 81504

Lenora & Edward Kalbach
2951.5 Cedar Place
Grand Jct, CO 81504

Janet Moss
2953 Cedar Place
Grand Jct, CO 81504

Carl & Joyce Wheeler
552 29 1/2 Road
Grand Jct, CO 81504

John & Barbara Lyons
554 29 1/2 Road
Grand Jct, CO 81504

John & Idella Belyeau
556 29 1/2 Road
Grand Jct, CO 81504

Ralph & Caroline White
PO Box 1047
Thayne, WY 83127

Donna James
328 Timber Drive
Black Hawk, CO 80422

C. McDaniel
556 Sunrise Drive
Grand Jct, CO 81504

Simon Peavey
2950 Eastview Drive
Grand Jct, CO 81504

Simon Peavey
2952 Eastview Drive
Grand Jct, CO 81504

Bob Faith
623 Hill Ave
Grand Jct, CO 81501

Thelma Caldwell
561 Sunrise Drive
Grand Jct, CO 81504

Henry & Louise Martinez
562 Sunrise Drive
Grand Jct, CO 81504

Ernest & Charlotte Nelson
560 Sunrise Drive
Grand Jct, CO 81504

David & Sharron Kirchoff
558 Sunrise Drive
Grand Jct, CO 81504

Carolyn Jimenez
2956 View Drive
Grand Jct, CO 81504

Mary Mezo
2960 Eastview Drive
Grand Jct, CO 81504

Gordon Powers
594 29 1/2 Road
Grand Jct, CO 81504

Deanna Lewis
592 29 1/2 Rd
Grand Jct, CO 81504

Constance Drylie
590 29 1/2 Rd
Grand Jct, CO 81504

Roy Haltiner
588 29 1/2 Rd
Grand Jct, CO 81504

Sallie Best
586 29 1/2 Rd
Grand Jct, CO 81504

George & Mary VanTreeck
584 29 1/2 Road
Grand Jct, CO 81504

George Ginder
PO Box 389
Hulett, WY 82720

Darla Jean Annexation
Blocks 5 & 6

Richard & Juli Ann Coca
2898 Jean Lane
Grand Junction, CO 81506

Michael & Gladys Kelher
2896 Jean Lane
Grand Junction, CO 81506

Kirk & Vicki Erwin
2892 Jean Lane
Grand Junction, CO 81506

Mark J. Vandehei
2890 Jean Lane
Grand Junction, CO 81506

Sterling & Juanita
Bradham
2888 1/2 Jean Lane
Grand Junction, CO 81506

Cecelia L. Kassales
2886 Jean Lane
Grand Junction, CO 81506

Peggy & Curt Wilson
2884 Jean Lane
Grand Junction, CO 81506

Robert & Barbara Freeman
2882 Jean Lane
Grand Junction, CO 81506

Sam & Sheri Campbell
2880 Jean Lane
Grand Junction, CO 81506

R. H. Whelan
2880 Music Ave.
Grand Junction, CO 81506

James & Lori Triplett
2877 Darla Dr.
Grand Junction, CO 81506

Ralph & Carolyn Selch
2879 Darla Dr.
Grand Junction, CO 81506

Chester & Renee Little
2883 Darla Dr.
Grand Junction, CO 81506

Lonnie & Sarah Peek
2883 1/2 Darla Dr.
Grand Junction, CO 81506

Brian & Gayla Jo Wilson
2885 Darla Dr.
Grand Junction, CO 81506

Eugene & Jeannine Rome
2887 Darla Dr.
Grand Junction, CO 81506

Doran & Doris Randall
2889 Darla Dr.
Grand Junction, CO 81506

Donald & Mary Anne
Warner, Jr.
2891 Darla Dr.
Grand Junction, CO 81506

Frank D. Thomas
2893 Darla Dr.
Grand Junction, CO 81506

Marvin & Margaret Dickey
2895 Darla Dr.
Grand Junction, CO 81506

Roger & Dorri Thompson
2897 Darla Dr.
Grand Junction, CO 81506

Kenneth & Lorilei
Kitzman
2899 Darla Dr.
Grand Junction, CO 81506

Timothy & Lori Dause
2888 Jean Lane
Grand Junction, CO 81506

Gladys Marion Gipner
601 Arapahoe Way
Grand Junction, CO 81506

Resident
2898 Darla Dr.
Grand Junction, CO 81506

Gerald & Guadalupe Cruz
2896 Darla Dr.
Grand Junction, CO 81506

Charles & Nancy Buettner
2894 Darla Dr.
Grand Junction, CO 81506

Donald & Jana Colosimo
2892 Darla Dr.
Grand Junction, CO 81506

Linda L. Wiltse
P.O. Box 40425
Grand Junction, CO 81504

Fred & Margaret Welte
2888 1/2 Darla Dr.
Grand Junction, CO 81504

Kent & Sandra Haulman
2888 Darla Dr.
Grand Junction, CO 81506

Mildred L. Bartoo
2884 Darla Dr.
Grand Junction, CO 81506

Deborah & Richard
Curfman
2882 Darla Dr.
Grand Junction, CO 81506

Randal & Carrie Roweton
2880 1/2 Darla Dr.
Grand Junction, CO 81506

Kimberley & Frank Haynie
2880 Darla Dr.
Grand Junction, CO 81506

Gary J. Mayes
2878 Darla Dr.
Grand Junction, CO 81506

Rick Knisley
2876 1/2 Darla Dr.
Grand Junction, CO 81506

Phillip & Nancy Capp
2876 Darla Dr.
Grand Junction, CO 81506

Melvin & Deborah
McCurley
2886 Darla Dr.
Grand Junction, CO 81506

Alan & Karen McNulty
2894 Jean Lane
Grand Jct, CO 81504

John & Maxin Hovis
12909 Roosevelt
Snohomish, WA 98290

Resident
2881 Darla Dr
Grand Jct, CO 81504

Sego Services
130 N. 4th St
Grand Jct, CO 81501

July 28, 1994



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

1 ~
2 ~
3 ~

Dear 1 ~ :

At the time of development of the Darla Jean subdivision, the developer, in exchange for sanitary sewer service, entered into a Utility Agreement with the City. These Utility Agreements affect each lot in the subdivision and allow the City of Grand Junction to annex these lots at any time in the future.

As you may know, the City of Grand Junction is seeking to annex urban and urbanizing areas along or near its current boundaries. The City is now exploring the idea of annexation of the Darla Jean subdivision.

However, the City feels that you should have all the facts concerning annexation before any action takes place. To help you understand the effects of annexation, the City will be holding three informational meetings specifically for Darla Jean residents and property owners. Approximately 1/3 of the Darla Jean subdivision is invited to each of the three meetings. However, you may attend any of the other two meetings if you are unable to attend the one scheduled for your portion of the subdivision. The meeting scheduled for your portion of the Darla Jean subdivision will be held at 7:00 PM on August 22, 1994 at the Life Academy located at 636 29 Road. The other two meetings will be held at the same time and place on August 8 & 10, 1994.

The City looks forward to discussing the possibility of your area becoming the newest City neighborhood. We will have several staff members in attendance at the meeting to answer any questions you may have regarding the annexation process or the provision of City services.

The public hearing schedule for the proposed annexation has not yet been finalized, but it is anticipated that the annexation would be effective by the end of 1994.

We look forward to seeing you at the meeting! Meanwhile, please take time to review the enclosed materials regarding the effects of annexation. If you have any questions, please call me at 244-1448 or David Varley, Assistant City Manager, at 244-1502. Thank you.

Sincerely,

Larry Timm
Director of Community Development

North Area
Darla Jean Annexation

2943-052-00-071
Anton Marchun
2925 F 1/2 Road
Grand Jct, CO 81504

2705-324-00-031
William McDonald
701 30 Road
Grand Jct, CO 81504

2943-051-00-003
Grenier Inc.
7310 N. 16th St. Ste 160
Phoenix, AZ 85020

2943-051-00-069, 068
Robert L. Thayer
2084 N. Sawmill St.
Cedar City, UT 84720

2943-051-00-098
Douglas E. Morgan
Verna L. Cox
666 29 1/2 Road
Grand Jct, CO 81504

2943-052-00-014
Rhoda L. Steckel
667 29 1/2 Rd
Grand Jct, CO 81504

2943-052-00-070
Anton L. Marchun
2925 F 1/2 Road
Grand Jct, CO 81504

2943-052-00-077
John Utter
658 29 Road
Grand Jct, CO 81506

2943-052-00-074
James M. & M. Eleanor Martin
2902 F 1/2 Road
Grand Jct, CO 81504

2705-324-00-010
J. Robert Maier
703 30 Road
Grand Jct, CO 81504

2943-042-22-008
Orrin L. & Dava S. Thompson
680 30 Road
Grand Jct, CO 81504

2943-042-00-019
David F. Oren
674 30 Road
Grand Jct, CO 81504

2943-042-00-035
Judith A. Valente
Domenico Valente
P.O. Box 475
Alpine, NJ 07620

SCOTT'S RUN
(FOA)
2943-052-00-132 & 133
Clearview, A Joint Venture
3051 Wellington Avenue
Grand Jct, CO 81504

ADD
2943-051-00-013
Ladeen Shuping
670 29 1/2 ROAD
Grand Junction, CO
81504

6 owners
5 lots

7 owners
6 lots

6 owners
4 lots
6 lots with POA's

South Area
Darla Jean Annexation

2943-082-00-043
OTHER Earl D. & Verla M. Isom
2917 F Road
Grand Jct, CO 81504

2943-082-00-039
OTHER Walter K. Waymeyer
P.O. Box 7997
La Verne, CA 91750

OTHER 2943-082-11-016
Total Petroleum Inc.
Property Tax Dept-Loc #2300
P.O. Box 500
Denver, CO 80201

2943-082-19-001
OTHER Jose K. & Bettie E. Cruz
2923 Bookcliff Avenue
Grand Jct, CO 81504

2943-082-19-002
OTHER William J. & Dawn M. Stelwagon
2921 Bookcliff Ave
Grand Jct, CO 81504

OTHER 2943-082-00-042
Wesley W. & Faye Adams
2921 E 7/8 Road
Grand Jct, CO 81504

2943-08-00-053
OTHER 2943-082-00-052
Bruce S. & Helen M. Price
2248 Mohawk Street
Las Vegas, NV 89102

2943-082-00-010
OTHER Second Junction Investment
c/o Wakefield Mgmt Co.
P.O. Box 7997
La Verne, CA 91750

Del-MAR 2943-053-00-145 & 049
Delbert & Marilyn Parmenter
3210 E 1/2 Road
Clifton, CO 81520

Del-MAR 2943-053-00-050
Nellie A. Schuster
P.O. Box 251
Fruita, CO 81521

Del-MAR 2943-053-00-067
Glenn A. & Hilda M. Waln
605 S. Sunset Ct.
Grand Jct, CO 81504

Plaza 29 2943-053-00-136
Donnie Yancey
2740 E Santa Fe Ave
Flagstaff, AZ 86004

Plaza 29 2943-053-53-001 & 002
Lipson III Properties
296 W. Morrison Ct.
Grand Jct, CO 81503

Plaza 29 2943-053-53-003
Gaurmer Realty, Inc.
2906 F Rd
Grand Jct, CO 81504

Plaza 29 2943-053-53-004 thru 006 & 009
Donnie A. Yancey
801 Beal Road
Flagstaff, AZ 86001

Plaza 29 2943-053-53-007
Mountainside Square Inc.
P.O. Box 934
Clifton, CO 81520

Plaza 29 2943-053-53-008
Jose Modesto Galvan
3002 Hwy 6 & 24
Grand Jct, CO 81504

2943-082-00-007
Walter C. Smith
Donn L. McKinney
3300 S. Tamarac Dr #B-106
Denver, CO 80231-4377

(Future) 2943-081-00-009
Cody 394 Cleo C. Heidel
2967 F Rd
Grand Jct, CO 81504-4821

POA'S 2943-081-25-001, 26-009, 27-007
Cody #1 thru 27-009
Thunder Mtn Enterprises, Inc.
636 N. Placer Ct.
Grand Jct, CO 81504

Cody #1 2943-081-25-002 & 003
John Davis
1023 24 Road
Grand Jct, CO 81505

Cody #1 2943-081-26-001
Angelo & Helen Iacovetto
Box 686
Clark, CO 80428-0686

Cody #1 2943-081-26-002
Harry R. & Shirley A. McGuinness
592 Sycamore St
Grand Jct, CO 81504

Cody #1 2943-081-26-003
Shane L. & Patti A. Daniels
260 E Danbury Ct
Grand Jct, CO 81503

Cody #1 2943-081-26-004 & 005
Monty Don Kyle
878 21 1/2 Road
Grand Jct, CO 81505

Cody #1 2943-081-26-006
Dee Development Inc.
PO Box 3043
Grand Jct, CO 81503

Cody #1 2943-081-26-007
Lois M. Ryan
583 Cleveland
Grand Jct, CO 81504

Cody #1 2943-081-26-008
Chancie & Sharon Kay Taylor
667 Welig St
Grand Jct, CO 81504

Cody #1 2943-081-27-001
John N. & Patricia J. Harm
591 Eastwood St
Grand Jct, CO 81504

19 owners
15 lots

219 owners
13 lots

18 owners (includes POA's)
14 lots (5 POA's)

Cody #1

2943-081-27-002 thru 27-006
Milestone Corp
193 27 Road
Grand Jct, CO 81503

Cody #

2943-081-28-001
Andrew B. & Elizabeth J. Carey
2973 F Road
Grand Jct, CO 81505

Cody #1

2943-081-28-002 & 00-043 ^{Cody #2}
John Davis
1023 24 Road
Grand Jct, CO 81505

Cody #1

2943-081-28-003
Smoky Valley Construction, Inc.
PO Box 40254
Grand Jct, CO 81504

Cody #2

2943-081-00-040
Frederick J. Kugeler
2182 Lassen Ct
Grand Jct, CO 81503-1053

2943-082-31-001 thru 004, 31-006
thru 31-010, 32-001 thru 32-010

NEW PERMITS

Sally Gaurmer
Lynn & Perlina Baldozier
2906 F Road
Grand Jct, CO 81504

New 35 permits

2943-082-31-005
Janet A. Poteet
2926 Ruby Ct
Grand Jct, CO 81504



7 owners
6 lots

4 owners
3 lots

21 lots

NEED TO ADD

OTHER

~~MISSING~~

2943-053-00-14A
TRACY Neile Kerns
2934 F. Road
Grand Junction, CO 81504

OTHER

2943-053-00-06A
HARRY E. & DARLENE Kline
1346 Atigun Street
North Pole, ALASKA 99705

~~2943-053-00-07A~~

NEW BEGINNINGS SUB

(58 owners) #'s 2943-082-31-001 → 010 & 2943-082-32-001 → 010

DEL-MAR SUB (4 parcels)

(7 owners) #'s 2943-053-00-~~145~~, 145, 049, 050, 067

PLAZA 29 sub

(10 owners) #'s 2943-053-53-001 → 009 & 2943-053-00-136

Cody #1

(25 owners) #'s 2943-081-25-002, 003, / 26-003, 007, 001, 004, 005, 008, 002, 006 /
27-001, 002-006 / 28-003, 001, 002

Cody #2

(27 owners) Two parcels 2943-081-00-040 & 00-043 have been
platted into 27 lots as of end of July

(1 owner) Cody #3 & 4 (future)

2943-081-00

(16 owners) OTHER PARCELS (SOUTH AREA - 10 PARCELS)

(TOTAL GAS) 2943-082-11-016 2943-053-00-144 & 064

2943-082-00-042, 043 / 19-001 & 002 / 00-052, 010, 039

(19 owners) OTHER PARCELS (NORTH AREA - 15 PARCELS)

163 TOTAL OWNERS

STAFF ANALYSIS: The Darla Jean annexation petition is a majority annexation petition. The petition consists of 118 parcels comprising 251 acres and 200 owners. There are an additional 107 parcels comprising 219 acres and 177 owners included in the Darla Jean annexation.

DARLA JEAN ANNEXATION

<u>PARCELS</u>		<u>No. of Owners</u>
Number of POA's =	102 Darla Jean	184
	9 Airport	9
	2 Scotts Run	2
	5 Cody filing #1	5
	<u>118 parcels</u>	<u>200 Owners</u>
Number of Non POA's =	20 New Beginnings Sub	58
	3 Del-Mar Sub (future)	5
	9 Plaza 29 (Commercial)	9
	19 Cody filing #1	25
	27 Cody filing #2	39
	1 Cody 3 & 4 (future)	1
	28 Other parcels	40
	<u>107 parcels</u>	<u>177 Owners</u>

<u>ACRES</u>		
Number of POA's =	35 Darla Jean	
	206 Airport	
	9 Scotts Run	
	1 Cody filing #1	
	<u>251 acres</u>	
Number of Non POA's =	7 New Beginnings Sub	
	14 Del-Mar Sub (includes filing 1)	
	2 Plaza 29 (Commercial) Sub	
	4 Cody filing #1	
	5 Cody filing #2	
	10 Cody filings 3 & 4	
	177 Acreage from the other 28 parcels	
	<u>219 acres</u>	

SUMMARY

This annexation will include a total of 225 POA and Non-POA parcels on approximately 499 acres. The 499 acres includes the public park in Darla Jean and street right-of ways throughout the annexation. There are approximately 418 acres that are undeveloped. Right-of-way that will be included in this annexation includes portions of 30 Road, F 3/4 Road, F 1/2 Road, 29 Road, F Road, 29 1/4 Road and all streets in the Darla Jean, New Beginnings, Scotts Run and Cody Subdivisions. (darlaj.rpt)

29 Acres

<u>ASSESSED Value</u>		
<u>TOTAL</u> \$ 1,345,952	851,512	DJ
	494,440	All others
	<u>1,345,952</u>	

AFFIDAVIT

Affidavit in support of the City Council's finding, pursuant to C.R.S. 31-12-104, that certain property is eligible to be annexed.

Affiant states under oath the following:

1. I, DAVID THORNTON, am employed by the City of Grand Junction as a Planner in the Community Development Department. I have no personal interest in the subject annexation. I have reviewed the petition for DARLA JEAN ANNEXATION #1 & 2 annexation.

2. It is my professional belief, based on my review of the petition and relevant documents in my office which I regularly rely upon in the performance of my duties, that:

a) A proper petition has been properly signed by the owners of more than 50 % (fifty percent) of the property described and by more than 50 % (fifty percent) of the owners in the area described. The property described is the same as the area described;

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing city limits;

c) A community of interest exists between the area to be annexed and the city. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use city streets, parks and other urban facilities;

d) The area is urban or will be urbanized in the near future;

e) the area to be annexed is, practically, already integrated with the City; however even if it is found not be presently integrated, the area is capable of being integrated with the City since the City has the facilities and resources necessary to provide urban services.

f) No land held in identical ownership is being divided by the proposed annexation without the written consent of the landowners thereof unless the division is by a dedicated street, road, or other public way;

g) No land held in identical ownership comprising twenty acres or more with a valuation of two hundred thousand dollars (\$200,000) for *ad valorem* tax purposes or more is included without the owners consent.

David Thornton

Affiant

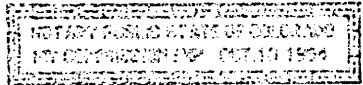
8-3-94

DATE

David Thornton appeared before me this 3rd day of August 1994 and, having been placed under oath, stated that the foregoing is true and accurate to the best of his knowledge.

Stephanie Nye Stephanie Nye
Notary Public/City Clerk

c:annexdec



Majority Annexation Checklist

FOR THE DARLA JEAN # 1 & 2 ANNEXATION(S)

- Annexation Petition
 - Cover sheet with allegation that statute requirements are being met.
 - Signature sheets
 - Affidavit for petition (Copy in City Clerks OFFICE ONLY)
 - Written legal description
 - Annexation Map (note : 4 copies to City Clerk)
- Fact Sheet
- Map of special districts
- Affidavit in support of certain findings that property is eligible to be annexed.
- Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff report
- Cover letter (sent out to property/business owners) with address list.
- Annexation newsletter
- Attendance roster at neighborhood meetings
- Resolution of referring petition
- Resolution of accepting petition
- Signed annexation ordinance
- Final annexation plat
- City Council minutes for annexation
 - referral of petition
 - acceptance of petition/1st reading of ordinance
 - 2nd reading of ordinance
- Planning Commission minutes for Zoning
- City Council minutes for zone of annexation
 - 1st reading of ordinance
 - 2nd reading of ordinance
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only)
- Original POA's
- Welcome to the City letter (with address list)

see file #13-94 (3)

(majority.lst)



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

July 19, 1994

Mr. and Mrs. Delbert Parmenter
3210 E $\frac{1}{2}$ Road
Clifton, CO 81520

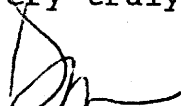
Dear Mrs. Parmenter:

The purpose of this letter is to memorialize your decision this date to discontinue talks with the City of Grand Junction regarding the proposed Del Mar Subdivision.

As I mentioned, if you change your mind we are more than willing to discuss it to see if a solution might be worked out.

You informed me that at this point you intend to pursue your options with Mesa County. I mentioned that the City may annex you anyway and you indicated that you were not surprised. By copy of this letter, if you haven't heard earlier, the meeting set for Friday, July 22, 1994, is canceled.

Very truly yours,


Dan E. Wilson
City Attorney

c: Dave Scanga (Chris Mar Subdivision)
Bob Kline, (Bonita Subdivision)
Larry Timm, Community Development Director
Mark Achen, City Manager
City Council
Jim Shanks, Public Works Director

July 28, 1994



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

1 ~
2 ~
3 ~

Dear 1 ~:

At the time of development of the Darla Jean subdivision, the developer, in exchange for sanitary sewer service, entered into a Utility Agreement with the City. These Utility Agreements affect each lot in the subdivision and allow the City of Grand Junction to annex these lots at any time in the future.

As you may know, the City of Grand Junction is seeking to annex urban and urbanizing areas along or near its current boundaries. The City is now exploring the idea of annexation of the Darla Jean subdivision.

However, the City feels that you should have all the facts concerning annexation before any action takes place. To help you understand the effects of annexation, the City will be holding three informational meetings specifically for Darla Jean residents and property owners. Approximately 1/3 of the Darla Jean subdivision is invited to each of the three meetings. However, you may attend any of the other two meetings if you are unable to attend the one scheduled for your portion of the subdivision. The meeting scheduled for your portion of the Darla Jean subdivision will be held at 7:00 PM on August 8, 1994 at the Life Academy located at 636 29 Road. The remaining two meetings will be held at the same time and place on August 10 & 22, 1994.

The City looks forward to discussing the possibility of your area becoming the newest City neighborhood. We will have several staff members in attendance at the meeting to answer any questions you may have regarding the annexation process or the provision of City services.

The public hearing schedule for the proposed annexation has not yet been finalized, but it is anticipated that the annexation would be effective by the end of 1994.

We look forward to seeing you at the meeting! Meanwhile, please take time to review the enclosed materials regarding the effects of annexation. If you have any questions, please call me at 244-1448 or David Varley, Assistant City Manager, at 244-1502. Thank you.

Sincerely,

Larry Timm
Director of Community Development



Darla Jean Annexation
Blocks 1 & 2

Tom & Lori Suter
2898 Music Ave.
Grand Junction, CO 81506

Phillip B. Hemann, Jr.
and Reid K. Hemann
2896 Music Ave.
Grand Junction, CO 81506

Ellis & Emalou Peck
2894 Music Ave.
Grand Junction, CO 81506

Dennis & Lillian Mercer
2890 1/2 Music Ave.
Grand Junction, CO 81506

Helen V. Harrison
2890 Music Ave.
Grand Junction, CO 81506

Richard & Deborah Rieger
2888 Music Ave.
Grand Junction, CO 81506

Maxine V. Hovis
2885 Jean Lane
Grand Junction, CO 81506

Maybel Thorpe
2887 Jean Lane
Grand Junction, CO 81506

Arzella P. Lorig and
Ann Lorig Harvey
2889 Jean Lane
Grand Junction, CO 81506

Dale & Daryl Sperry
2891 Jean Lane
Grand Junction, CO 81506

David & Teresa Roof
2893 Jean Lane
Grand Junction, CO 81506

Keith & Linda Kasten and
Edwin & Fern Chase
2895 Jean Lane
Grand Junction, CO 81506

Rona R. Giese
2897 Jean Lane
Grand Junction, CO 81506

Michael & Phyllis Leslie
2899 Jean Lane
Grand Junction, CO 81506

Floyd & Verna Elliott
2895 1/2 Jean Lane
Grand Junction, CO 81506

Michael, Leilani and
Ethelyn Kohl
2058 Osceola St.
Denver, CO 80212

Douglas & Brenda Wright
2898 F 1/4 Road
Grand Junction, CO 81506

Charles & Margaret Lange
630 Sparn Ct.
Grand Junction, CO 81506

Gerald & Ingir Beman
632 Sparn Ct.
Grand Junction, CO 81506

Henry Martinez and
Germaine B. Martinez
633 Sparn Ct.
Grand Junction, CO 81506

Scott & Yura Layton
631 Sparn Ct.
Grand Junction, CO 81506

Patrick & Beverly Kanda
2896 F 1/4 Road
Grand Junction, CO 81506

Stephen & Mary Lee Kadel
628 Melody Lane
Grand Junction, CO 81506

Paulette Fromknecht
630 Melody Lane
Grand Junction, CO 81506

Rodney & Kathryn Evans
P. O. Box 844
Norwood, CO 81423-0844

Richard & Shirley Belden
2893 Music Ave.
Grand Junction, CO 81506

William J. Rash
2895 Music Ave.
Grand Junction, CO 81506

Richard & Sara Martin
2897 Music Ave.
Grand Junction, CO 81506

John & Rhonda Martin
2899 Music Ave.
Grand Junction, CO 81506

Jas & Dolores Baczkowski
2892 Music Ave
Grand Jct, CO 81506

STAFF REVIEW

FILE: #13-94 DARLA JEAN ANNEXATION

DATE: August 3, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council accept the submittal of annexation petitions for the Darla Jean annexation and schedule a public hearing on the sufficiency of the petitions.

LOCATION: Airport lands east of present City limits
South of Interstate 70 and west of 30 Road
East side of 30 Road at F 3/4 Road
North of F 1/2 Road
Scotts Run Subdivision
Darla Jean Subdivision
F Road east of 29 Road
Cody Subdivision
Del-Mar Subdivision
New Beginnings Subdivision

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands east of the present City limits. Powers of Attorney (POA's) have been obtained for several hundred acres of airport lands to the east of the current City limits; the one hundred and two (102) lot Darla Jean Subdivision; and the recently County approved Scott's Run Subdivision currently under construction. These POA's along with adjoining lands are being considered as part of the Darla Jean Annexation. Staff requests that City Council approve the resolution accepting the submittal of annexation petitions and scheduling a public hearing on the sufficiency of the petitions.

STAFF ANALYSIS: See attached

STAFF RECOMMENDATIONS: Staff recommends approval.

STAFF ANALYSIS: The Darla Jean annexation petition is a majority annexation petition. The petition consists of 118 parcels comprising 251 acres and 200 owners. There are an additional 107 parcels comprising 244 acres and 163 owners included in the Darla Jean annexation.

DARLA JEAN ANNEXATION

<u>PARCELS</u>		<u>No. of Owners</u>
Number of POA's =	102 Darla Jean	184
	9 Airport	9
	2 Scotts Run	2
	5 Cody filing #1	5
	<u>118 parcels</u>	<u>200 Owners</u>
Number of Non POA's =	20 New Beginnings Sub	58
	4 Del-Mar Sub (future)	7
	10 Plaza 29 (Commercial)	10
	19 Cody filing #1	25
	27 Cody filing #2	27
	1 Cody 3 & 4 (future)	1
	26 Other parcels	35
	<u>107 parcels</u>	<u>163 Owners</u>

<u>ACRES</u>		
Number of POA's =	35 Darla Jean	
	206 Airport	
	9 Scotts Run	
	1 Cody filing #1	
	<u>251 acres</u>	
Number of Non POA's =	7 New Beginnings Sub	
	14 Del-Mar Sub (includes filing 1)	
	4 Plaza 29 (Commercial) Sub (plus 1)	
	4 Cody filing #1	
	5 Cody filing #2	
	10 Cody filings 3 & 4	
	200 Acreage from the other 26 parcels	
	<u>244 acres</u>	

SUMMARY

This annexation will include a total of 225 parcels on approximately 495 acres.

**DARLA JEAN
ANNEXATION SCHEDULE AS OF AUGUST 3, 1994**

DARLA JEAN ANNEX 1 & 2 (SW corner of F 1/2 Road and 29 Road and properties NE of Darla Jean Subdivision and properties SE of Darla Jean Subdivision along both sides of Patterson Road.

File #13-94

Petition referred to council --- August 3
Accept Petition & 1st Reading of Annexation Ordinance --- Sept. 7
 (Public Hearing for acceptance of petition)
2nd Reading of Annexation Ordinance --- Sept. 21
 (Public Hearing for Annexation Ordinance)
Annexation Effective --- October 23, 1994

Zone of Annexation - Public Hearing before Planning Commission - ~~Oct. 4~~ ^{Nov. 1}, 1994
Zone of Annexation - 1st Reading to CC - ~~October 19~~ ^{Nov. 16th}, 1994
Zone of Annexation - 2nd Reading and Public Hearing to CC - ~~November 2~~ ^{December 7}, 1994

Fairy

cc: Council
Dept. Head
C: Dave T.

POSSIBLE OUTLINE FOR ANNEXATION PRESENTATION
AT NEIGHBORHOOD MEETINGS

A. Annexation Boundaries/Why We Annex: Mark Achen

- 1. Why the proposed areas
 - City's attempt to "manage" growth
 - other reasons why we annex
- 2. Other possible future annexations in the area??

B. What annexation means to you, the citizen

- 1. Taxes: Finance; Ron Lappi
 - what changes, what doesn't
 - property tax mil levy; most does not go to the City
 - sales and use tax
 - City's reliance of sales tax
 - quick mention of where our GF revenues come from
 - 10 year capital improvement plan

- 2. Zoning & Codes: CD; Larry Timm
 - weed and code enforcement *93% Compliance*
 - zoning will remain similar to what currently exists
 - requested zoning changes must go through a public process

TANK & Rubbish Law
WEED ABATEMENT

- 3. Fire Service: Fire Department; Mike Thompson
 - will remain the same
 - response times
 - adequacy of fire flow
 - Clifton vs. City fire service
- 4. Police Service: Police Department; Darold Sloan
 - expected response times
 - flexible scheduling, how many officers on streets at night on weekends
 - neighborhood watch program
 - crime rate/activity in the area
 - school resource only if we are annexing a school
- 5. Public Works; Jim Shanks
 - street maintenance; cycles for overlays, etc.
 - residential street sweeping
 - Fresh as a daisy and leaf pick up programs
 - Street lights if desired by residents
- 6. Parks and Recreation; Joe Stevens
 - discounts on parks use fees
 - expansion plans for parks
 - Trails Board

C. Some things will not change

- 1. Gas, electricity and cable TV providers
- 2. Trash service
- 3. Water service

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
AUG 08 1994

STAFF REVIEW

FILE: #13-94 DARLA JEAN ANNEXATION

DATE: August 3, 1994

STAFF: David Thornton

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107	
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206 Airport	
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1 Cody filing #1	
251 acres	
Number of Non POA's =	
7 New Beginnings Sub	
14 Del-Mar Sub (includes filing 1)	
4 Plaza 29 (Commercial) Sub (plus 1)	
4 Cody filing #1	
5 Cody filing #2	
10 Cody filings 3 & 4	
200 Acreage from the other 27 parcels	
244 acres	

SUMMARY

This annexation will include a total of 225 parcels on approximately 495 acres.

**DARLA JEAN
ANNEXATION SCHEDULE AS OF AUGUST 3, 1994**

DARLA JEAN ANNEX 1 & 2 (SW corner of F 1/2 Road and 29 Road and properties NE of Darla Jean Subdivision and properties SE of Darla Jean Subdivision along both sides of Patterson Road.

File #13-94

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Accept Petition & 1st Reading of Annexation Ordinance --- Sept. 7
(Public Hearing for acceptance of petition)

2nd Reading of Annexation Ordinance --- Sept. 21

(Public Hearing for Annexation Ordinance)

Annexation Effective --- October 23, 1994

Zone of Annexation - Public Hearing before Planning Commission - Oct. 4, 1994

Zone of Annexation - 1st Reading to CC - October 19, 1994

Zone of Annexation - 2nd Reading and Public Hearing to CC - November 2, 1994

North Area
Darla Jean Annexation

2943-052-00-071
Anton Marchun
2925 F 1/2 Road
Grand Jct, CO 81504

2705-324-00-031
William McDonald
701 30 Road
Grand Jct, CO 81504

2943-051-00-003
Grenier Inc.
7310 N. 16th St. Ste 160
Phoenix, AZ 85020

2943-051-00-069, 068
Robert L. Thayer
2084 N. Sawmill St.
Cedar City, UT 84720

2943-051-00-098
Douglas E. Morgan
Verna L. Cox
666 29 1/2 Road
Grand Jct, CO 81504

2943-052-00-014
Rhoda L. Steckel
667 29 1/2 Rd
Grand Jct, CO 81504

2943-052-00-070
Anton L. Marchun
2925 F 1/2 Road
Grand Jct, CO 81504

2943-052-00-077
John Utter
658 29 Road
Grand Jct, CO 81506

2943-052-00-074
James M. & M. Eleanor Martin
2902 F 1/2 Road
Grand Jct, CO 81504

2705-324-00-010
J. Robert Maier
703 30 Road
Grand Jct, CO 81504

2943-042-22-008
Orrin L. & Dava S. Thompson
680 30 Road
Grand Jct, CO 81504

2943-042-00-019
David F. Oren
674 30 Road
Grand Jct, CO 81504

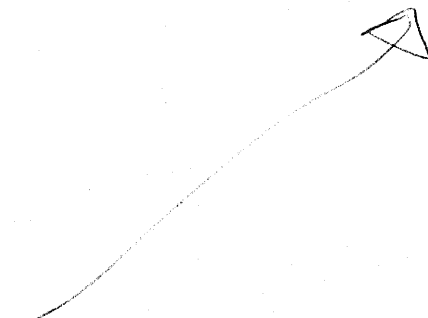
2943-042-00-035
Judith A. Valente
Domenico Valente
P.O. Box 475
Alpine, NJ 07620

2943-052-00-132 & 133
Clearview, A Joint Venture
3051 Wellington Avenue
Grand Jct, CO 81504

Scotts
Run
Subd.

2943-051-00-013
Ladeen Shuping
670 29 1/2 Road
Grand Jct, CO 81504

15 PARCELS
plus the new SCOTTS RUN SUBDIVISION



South Area
Darla Jean Annexation

2943-082-00-043
Earl D. & Verla M. Isom
2917 F Road .
Grand Jct, CO 81504

2943-082-00-039
Walter K. Waymeyer
P.O. Box 7997
La Verne, CA 91750

2943-082-11-016
Total Petroleum Inc.
Property Tax Dept-Loc #2300
P.O. Box 500
Denver, CO 80201

2943-082-19-001
Jose K. & Bettie E. Cruz
2923 Bookcliff Avenue
Grand Jct, CO 81504

2943-082-19-002
William J. & Dawn M. Stelwagon
2921 Bookcliff Ave
Grand Jct, CO 81504

2943-082-00-042
Wesley W. & Faye Adams
2921 E 7/8 Road
Grand Jct, CO 81504

~~294-082-00-053~~
2943-082-00-052
Bruce S. & Helen M. Price
2248 Mohawk Street
Las Vegas, NV 89102

2943-082-00-010
Second Junction Investment
c/o Wakefield Mgmt Co.
P.O. Box 7997
La Verne, CA 91750

2943-053-00-145 & 049
Delbert & Marilyn Parmenter
3210 E 1/2 Road
Clifton, CO 81520

2943-053-00-050
Nellie A. Schuster
P.O. Box 251
Fruita, CO 81521

2943-053-00-067
Glenn A. & Hilda M. Waln
605 S. Sunset Ct.
Grand Jct, CO 81504

2943-053-00-136
Donnie Yancey
2740 E Santa Fe Ave
Flagstaff, AZ 86004

2943-053-53-001 & 002
Lipson III Properties
296 W. Morrison Ct.
Grand Jct, CO 81503

2943-053-53-003
Gaurmer Realty, Inc.
2906 F Rd
Grand Jct, CO 81504

2943-053-53-004 thru 006 & 009
Donnie A. Yancey
801 Beal Road
Flagstaff, AZ 86001

2943-053-53-007
Mountainside Square Inc.
P.O. Box 934
Clifton, CO 81520

2943-053-53-008
Jose Modesto Galvan
3002 Hwy 6 & 24
Grand Jct, CO 81504

2943-081-00-009
Cleo C. Heidel
2967 F Rd
Grand Jct, CO 81504-4821

2943-081-25-001, 26-009, 27-007
thru 27-009
Thunder Mtn Enterprises, Inc.
636 N. Placer Ct.
Grand Jct, CO 81504

2943-081-25-002 & 003
John Davis
1023 24 Road
Grand Jct, CO 81505

2943-081-26-001
Angelo & Helen Iacovetto
Box 686
Clark, CO 80428-0686

2943-081-26-002
Harry R. & Shirley A. McGuiness
592 Sycamore St
Grand Jct, CO 81504

2943-081-26-003
Shane L. & Patti A. Daniels
260 E Danbury Ct
Grand Jct, CO 81503

2943-081-26-004 & 005
Monty Don Kyle
878 21 1/2 Road
Grand Jct, CO 81505

2943-081-26-006
Dee Development Inc.
PO Box 3043
Grand Jct, CO 81503

2943-081-26-007
Lois M. Ryan
583 Cleveland
Grand Jct, CO 81504

2943-081-26-008
Chancie & Sharon Kay Taylor
667 Welig St
Grand Jct, CO 81504

2943-081-27-001
John N. & Patricia J. Harm
591 Eastwood St
Grand Jct, CO 81504

2943-081-27-002 thru 27-006
Milestone Corp
193 27 Road
Grand Jct, CO 81503

2943-081-28-001
Andrew B. & Elizabeth J. Carey
2973 F Road
Grand Jct, CO 81505

2943-081-00-040
Frederick J. Kugeler
2182 Lassen Ct
Grand Jct, CO 81503-1053

2943-053-00-144
Tracy Neile Kerns
2934 F Road
Grand Jct, CO 81504

→ Cody subd
2943-081-28-002 & 00-043
John Davis
1023 24 Road
Grand Jct, CO 81505

2943-082-31-001 thru 004, 31-006
thru 31-010, 32-001 thru 32-010
Sally Gaurmer
Lynn & Perlina Baldozier
2906 F Rd, Grand Jct, CO 81504
2943-053-00-064
Harry E. & Darlene Kline
1346 Atigun Street
North Pole, Alaska 99705

2943-081-28-003
Smoky Valley Construction, Inc.
PO Box 40254
Grand Jct, CO 81504

2943-082-31-005
Janet A. Poteet
2926 Ruby Ct
Grand Jct, CO 81504


— 18 PARCELS

plus ~~Delmar~~
Delmar Subdivision
Cody 1-4 subdivision
NEW Beginnings Subdivision
PLAZA 29 Subdivision

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Hobbs, Parks Manager
Ken Johnson, Fire Marshall
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Randy Booth, Comptroller
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor

FROM: Dave Thornton, Community Development Department 

RE: **IMPACT REPORT FOR Darla Jean 1 & 2 ANNEXATION**

DATE: August 11, 1994

On Wednesday, August 3rd, a petition for annexation was referred to City Council for their approval to begin the annexation process for the Darla Jean Annexations 1 & 2. As a result I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. There was a neighborhood/living room meeting held on the 8th. There is another scheduled for tonight and the 22nd at Life Academy School; and the 24th and 31st at the Fire Station on 28 1/4 Road to inform residents and property owners of the annexation. First reading of the annexation ordinance will be September 7th and second reading on September 21st. The annexation will be effective October 23rd, 1994. If you need any additional information, please call. **I need your impact reports by Wednesday, August 26, 1994. Please either submit by E-mail via attachment using Word Perfect or by hard copy if a spread sheet is used. Thank you.**

Darla Jean 1 & 2 ANNEXATION

<u>PARCELS</u>		<u>No. of Owners</u>
Number of POA's =	102 Darla Jean	184
	9 Airport	9
	2 Scotts Run	2
	5 Cody filing #1	5
	<u>118 parcels</u>	<u>200 Owners</u>
Number of Non POA's =	20 New Beginnings Sub	58
	4 Del-Mar Sub (future)	7
	10 Plaza 29 (Commercial)	10
	19 Cody filing #1	25
	27 Cody filing #2	27
	1 Cody 3 & 4 (future)	1
	25 Other parcels	35
	<u>107 parcels</u>	<u>163 Owners</u>

<u>ACRES</u>		
Number of POA's =	35 Darla Jean	
	206 Airport	
	9 Scotts Run	
	1 Cody filing #1	
	<u>251 acres</u>	
Number of Non POA's =	7 New Beginnings Sub	
	14 Del-Mar Sub (includes filing 1)	
	4 Plaza 29 (Commercial) Sub (plus 1)	
	4 Cody filing #1	
	5 Cody filing #2	
	10 Cody filings 3 & 4	
	200 Acreage from the other 25 parcels	
	<u>244 acres</u>	

SUMMARY

This annexation will include a total of 225 parcels on approximately 495 acres. There are approximately 230 acres that are undeveloped. Right-of-way that will be included in this annexation includes portions of 30 Road, F 3/4 Road, F 1/2 Road, 29 Road, F Road, 29 1/4 Road and all streets in the Darla Jean, New Beginnings, Scotts Run and Cody Subdivisions. For all road ROW's adjacent to any platted subdivisions, half the street is included in the annexation. A 1 foot strip of ROW is being annexed for all other areas (see map).

Platted Lots:

Darla Jean Subdivision	102 lots
Cody Subdivision	
filing 1	24 lots
filing 2	27 lots
(future) filing 3/4	55 lots
New Beginnings Subdivision	20 lots
Scotts Run Subdivision (future)	32 lots
Del-mar Subdivision (future)	
filing 1	13
filings 2-4	28 lots
<hr/>	
TOTAL	301 lots

Present County Zoning/Proposed City Zoning/Existing Land Use/Acres:

Residential Acreage (undeveloped)	County Zone	PROPOSED City Zone	Use	Acres
Cody 3 & 4	PUD	?	Vacant	9.5
Del-mar	PUD	?	Vacant	13.5
Scotts Run	PUD	?	Const.	9.57
New Beginnings	PUD	?	Const.	3
26 Other Tax Parcels				
2943-051-00-003	AFT	?	Vacant	18.73
2943-052-00-014	AFT	?	1 d/u	10.70
2943-052-00-074	AFT	?	1 d/u	2.55
2943-042-00-019	AFT	?	1 d/u	2.00
2943-051-00-013	AFT	?	1 d/u	8
2943-052-00-071	AFT	?	Vacant	30.00
2943-051-00-069	R-1-C	?	Vacant	11.02
2943-051-00-068	AFT	?	Vacant	11.98
2943-052-00-070	AFT	?	1 d/u	20.30
2705-324-00-010	AFT	?	Vacant	3.23
2943-042-00-035	PR-6	?	Vacant	17.00
2705-324-00-031	AFT	?	1 d/u	2.96
2943-051-00-098	AFT	?	2 d/u	7.41
2943-052-00-077	AFT	?	1 d/u	4.35
2943-042-22-008	PR-4	?	1 d/u	1.33
2943-082-00-042	R-2	?	<i>1 d/u</i> Vacant	4.40
2943-053-00-136	PR-10	?	Vacant	1.63
2943-082-00-043	R-2	?	1/du	2.77
2943-082-19-001	R-2	?	1/du	.25
2943-082-19-002	R-2	?	1/du	.25
2943-082-00-052	R-2	?	Vacant	4.00
2943-082-00-039	R-2	?	1/du	1.85
2943-053-00-067	R-2	?	1/du	.41
2943-053-00-144	R-2	?	1/du	.25
2943-053-00-064	R-2	?	Vacant	.75
2943-082-00-053	R-2	?	VACANT	1.0
VACANT TOTAL				204.69

Residential Acreage (developed)				
Darla Jean	R-2-T	RSF-5	102 d/u	35
New Beginnings	PUD	?	7 d/u	4
Cody 1 & 2	PUD	?	14 d/u	10
TOTAL				49

Commercial Acreage				
Plaza 29 (part developed)	PB	?	*	2.08
Other Parcels				
2943-082-11-016 (dev)	PB	?	**	.31
2943-082-00-010 (und)	PB	?	Vacant	7.92
TOTAL				10.31

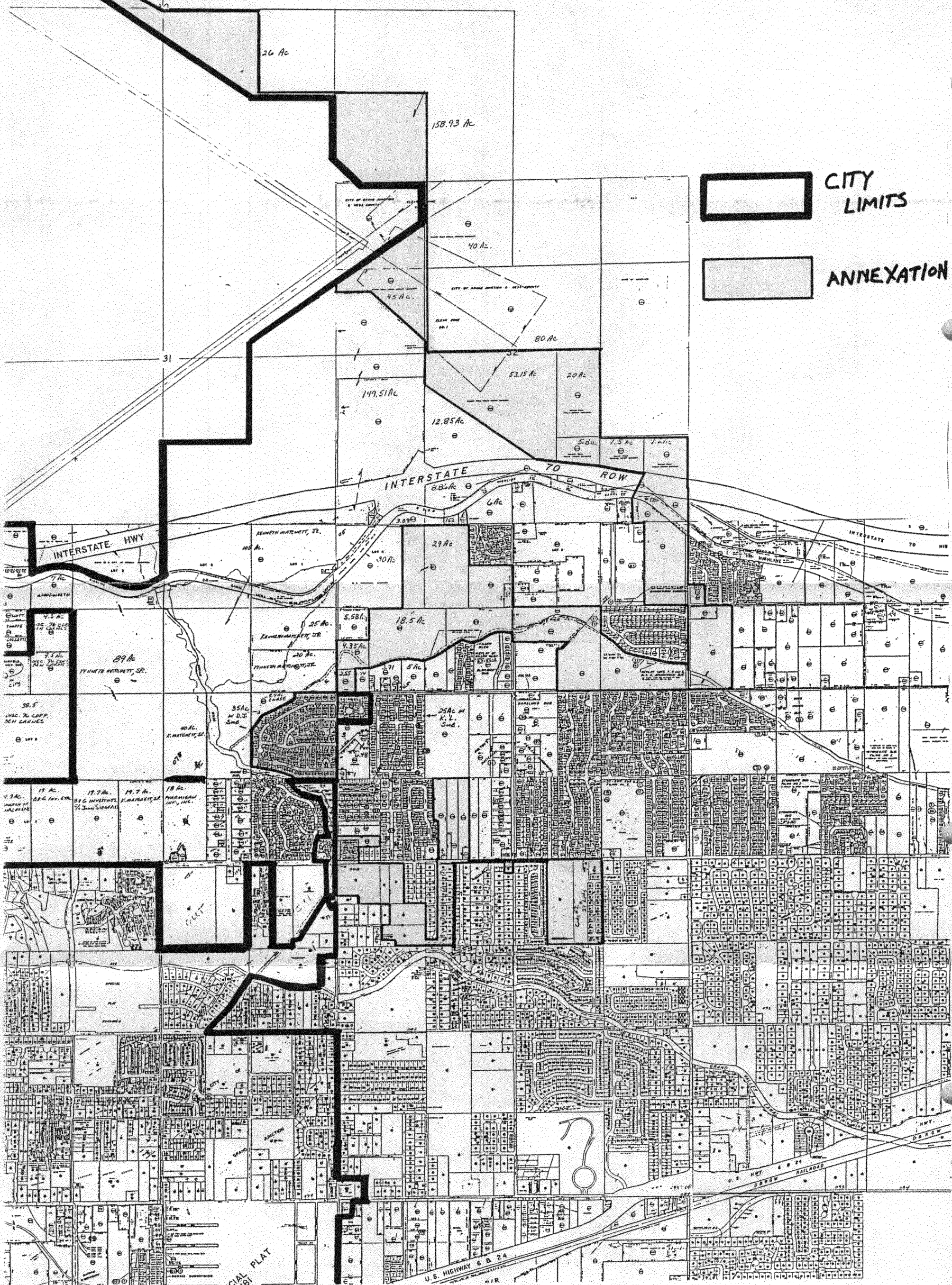
Airport Acreage (undeveloped)	AFT	PAD	Vacant	206
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NOTES


* consists of a Gas Station/Convenience Store, Car Wash and a professional office building (realtor's office).
 ** consists of a Gas Station/Convenience Store (A-team.dj)

DARLA JEAN

ANNEXATION #1 ANNEXATION #2



 CITY LIMITS

 ANNEXATION

35.5 AC. W.C. CORP. DEN GARNES

19 AC. B.G. INV. CO.

17.7 AC. B.G. INVESTMENTS

19.7 AC. K. MARSHALL, JR.

18 AC. PHARMIGAN INV. INC.

SPECIAL PLAT

U.S. HIGHWAY 6 & 24

DARUM RAILROAD

Neighborhood Mtg.

8/24/94

Please Sign IN

NAME

ADDRESS

ROBERT JUAREZ	2916 E 7/8 R	81504
Des Adams	2921 E 7/8 Rd	81504
Lynn Baldogies	2928 Ruby	81504
Dan Blair	576 Kokopelli Ln	81504
Jim Shanks	City	
Dave & Cathy Arthur	579 Kokopelli Ln.	81504
Jane Strangew	577 Kokopelli Ln	81504
Dave Dearborn	3093 Walnut Pl.	81504
Lyle Gagermer	2906 F Road	
Hilku Pauwmer	2906 F Rd	

August 31, 1994

Alameda Mt J
Fire STA # 2

<u>Name</u>	<u>Address</u>
Jim Rooks	674 30 Road
Ray Rickard	3051 Wellington
Peggy Rooks	674 30 Road-

Neighborhood MEETING - DARLA JEAN

Please Sign IN

8-8-94

NAME

ADDRESS

Dale & Sperry
Richard and Kathy Martin
J. J. Jensen
Dennis Lopez

2891 Jon Lane
2897 Music Dr.
2898 Darla
2890 F¹/₄ Rd

TOTAL ATTENDANCE 6 people / 4 Households

STAFF

MARK ACHEN
DAN Wilson
Ron Lappi
Joe Stevens
Mike Thompson
Marty Currie
Jim Shanks
Dave Thornton

DATA JEAN Meeting ● 8-10-94

<u>NAME</u>	<u>ADDRESS</u>	<u>Phone #</u>
Charles & Julian Methis	2899 F ¹ / ₄	242-3586
Verette Vanourney	2881 F ¹ / ₄	242-8588
Jack Saari	2895 F ¹ / ₄ Rd.	243-8591
DON PURDY	2897 F ¹ / ₄	256-0817
Mike / Barb Ohm	2874 Darla Dr.	241-9361

RT
 Linda A
 Dave V
 Jim S
 Ron L
 Rusty
 Mike T
 Joe S
 LT

Please Sign IN

<u>NAME</u>	<u>ADDRESS</u>
Bob & Barbara Freeman	2882 Jean Ln
Myrtle Kether	2896 Jean Ln
Demis Lopez	2890 F 1/4 Rd
Leonard Berry	2897 F 1/4 Road
Nancy + Charlie Buettner	2894 Darla Dr.
Fred + Margaret Kette	2888 1/2 Darla dr.
Kent + Sandy Saulman	2888 Darla
Mac + Ingrid Berman	632 Jean Ct
Mark Aden	City
Ralph Selch	2879 Darla Dr
Ron Lappi	City
Jim Shanks	City
Joe Stevens	City
B.T. Mantlo	City
Donald Sloan	City
DAVE THORNTON	City
Rick Smith	City (Fire)

FISCAL IMPACT REPORT FOR DARLA JEAN ANNEXATION

August 26, 1994

Data used for calculations

Average cost per acre:	Weeds	\$11.16
	Code Enf	\$ 6.56

Average cost per DU	Weeds	\$9.06
	Code Enf	\$5.32

Impact:	Weeds (214 acres-undeveloped/commercial X 11.16)	\$2388.00
	(206 acres undeveloped airport X 11.16)	\$2298.00
	(123 DU's X 9.06)	\$1114.00
	Code Enf (214 acres-undeveloped/comm X 6.56)	\$1403.00
	(123 DU's X 5.32)	\$ 654.00
	No impact on airport acreage foreseen	
	FISCAL IMPACT FOR CODE ENFORCEMENT	\$7057.00

Additional Capital Equipment Impact:

With this annexation, in addition to all the other annexations in 1994 (Paradise Hills, Bluffs West, Nichols, Patterson, Discovery 76, South Camp, North Valley, Climax, and Holland), we have over twelve single-lane mowable miles of road right of way that will severely impact our mowing and roadside maintenance operations. A tractor and wing cutter will be requested to continue to provide a monthly cutting service to all rights of way within the City limits. Without this equipment, vegetative growth along rights of way and City owned properties will not be maintained in a timely manner, and could cause added stress to existing equipment. No new personnel is being requested to operate the equipment at this time as we would like to experiment operating with the existing staff level.

Estimated Impact of Tractor/Wing Cutter	\$35,000.00
TOTAL FISCAL IMPACT (INCLUDING CAPITAL REQUEST)	\$42,057.00

Darla Jean 1 & 2 Annexation

Planning Division Impact Report
8/29/94

The proposed Darla Jean 1 & 2 Annexation includes 225 parcels on approximately 495 acres. 168.12 acres are undeveloped or are large acreages with only one dwelling unit. A significant amount of that land can be expected to develop in the future requiring Planner staff time for review and follow-up on proposals as well as Planning Technician time for processing of proposals. An additional 35.57 acres are undeveloped, but consist of proposed subdivisions that have been approved for development but not yet recorded:

1.	Cody 3 & 4	9.5 acres	55 lots
2.	Del-Mar	13.5 acres	41 lots
3.	Scotts Run	9.57 acres	32 lots

A significant amount of staff time will be required to review the files on these projects and determine requirements and approvals. All projects will also have to be reviewed for conformance with City requirements. After recording of the plats, follow-up on Improvement Agreements/Guarantees will also be required.

In addition, 3 acres of the platted New Beginnings subdivision, containing 13 lots, does not have all of the required infrastructure built. Staff time will be required to research the status of the Improvements Agreement/Guarantee and to follow-up.

In addition to the undeveloped residential acreage, there are approximately 8-9 acres of commercial undeveloped properties. Planner staff time will be required to review development proposals for those sites.

The developed residential subdivisions included in the annexation are:

1.	Darla Jean	35 acres	102 lots/102 dwelling units
2.	New Beginnings	4 acres	7 lots/ 7 dwelling units
3.	Cody 1 & 2	10 acres	51 lots/ 14 dwelling units

The infrastructure appears to be completed in these subdivisions so Planner staff time required on these projects should be minimal.

The workload at the Planning counter can be expected to increase substantially with this annexation. There are 178 approved and unbuilt residential lots included in the annexation. Planning Clearance requests on the majority of those lots can be expected in the near future. In addition, there will be many inquiries made concerning the zoning requirements of those properties and requests for fence permits, home occupation permits and other relevant permits and information. The platting of the undeveloped properties in the annexation will further increase the workload of

the Planning Division, including Planners and Planning Technicians. The ability to absorb the increase will depend upon the timing of the development activity.

The increasing workload of the Planning Division is perhaps having the greatest impact on the two Planning Technicians who are the front line counter/phone employees. Records have been kept for the weeks of August 15th and August 22nd on the number of phone calls and counter customers fielded at the front counter. The average number of counter customers per day (of those that were recorded) was 31. The average number of phone calls taken per day was 63. The phone calls do not include those calls coming in directly on a planners line, the Directors line or the Secretary's line. The number of customers per day ranged from 25 to 49. The number of phone calls ranged from 41 to 92. We will continue to keep these statistics to track the amount of customer activity. Our sense is that the activity has increased dramatically over the last year and does not seem to be slowing down. With any substantial increase in activity, as might be seen with this proposed annexation, a new counter position might be required. We have not determined yet if that position would need to be another Planning Technician position or a clerk position.

Also, additional filing space and storage will be needed for the County records on developments within this annexation and for future development files.



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

August 15, 1994

1~
2~
3~
4~

Dear 1~:

As you may know, The City is seeking to annex urban and urbanizing areas in the path of future development. Mesa County records show that you own property which the City is considering for annexation at this time.

However, the City feels that you should have all the facts concerning annexation before any action takes place. To help you understand the effects of annexation, the City will be holding an informational meeting specifically for the properties being considered for annexation on Wednesday, August 24, 1994 at 7:00 PM in the City Fire Station located at the corner of Patterson Road and 28 1/4 Road.

The City looks forward to discussing the possibility of your area becoming the newest part of the City. We will have several staff members in attendance at the meeting to answer any questions you may have regarding the annexation process or the provision of City services.

The public hearing schedule for the proposed annexation has not yet been finalized, but it is anticipated that the annexation would be effective by the end of 1994.

We look forward to seeing you at the meeting! Meanwhile, please take time to review the enclosed materials regarding the effects of annexation. If you have any questions, please call me at 244-1448 or David Varley, Assistant City Manager, at 244-1502. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm
Director of Community Development



ADDRESSING YOUR
QUESTIONS ABOUT

ANNEXATION

A Publication of the City of Grand Junction
For Its Current and Future Citizens

July, 1994

WHAT'S INSIDE:

*Estimating your annual
cost of annexing and re-
ceiving City services*
.....Pg 3

*Answers to Commonly
Asked Questions*
.....Pg 4 & 5

*Annexation Benefits and
Services*
.....Pg 6 & 7

Some residents have heard rumors about annexation. This flyer is intended to help clarify information and to dispel rumors. Please take a few moments to read it over. It has been our experience that once people understand the whole picture about annexation (which things change, which things stay the same), they begin to see value in annexing.

If you have additional questions, please feel free to call us. We believe we have a good product, and are happy to talk with people about it. We're also good listeners. We'd like to hear from you.

Why Annexation?

Grand Junction is actively seeking to annex urban and developing areas adjacent to the city. Annexation has long been a goal of the City Council, with good reason.

Americans advocate efficiency in government. To the City, that means doing things right the first time. Building streets, fire lines and other utility systems to urban standards means that we as taxpayers won't later have to pay for costly upgrades. Over and over we find that many urban areas that developed in the county weren't developed to a high enough engineering standard, and must be re-done at a high cost to either the property owner, the public, or both. We like to see new development engineered right the first time -- and our planning and engineering standards for new development reflect that. This saves money in the long run.

Efficiency also means providing day-to-day services in a way that minimizes your total costs. A recent study indicated that improved fire protection in many areas could significantly reduce the cost of homeowners insurance. One example showed a \$100 savings. The savings is based on insurance company fire ratings, which are based in part on having adequate water lines and hydrants for firefighting and the proximity of fire stations. Another reason why annexation is a City goal is that the economic future of the community depends on it. Americans are competitive by nature. The free enterprise system was built on the premise that competition results

in higher productivity, higher quality goods and services, and lower costs. Although we don't often think of communities as competing, Grand Junction competes with other communities every day -- for relocating businesses and new job creation; for tourism and retail trade; and for recreation and entertainment opportunities. We compete for recognition within the state.

The urbanized area of Grand Junction boasts a population base of 80,822 people and all the resources the number implies. Unfortunately the official 1990 Census figure for Grand Junction, the one most people see, is only 29,034. The community's people and resources are vastly under-represented and that fact hurts us economically. Population numbers are important to businesses considering relocating; it's an indication of the community's resources, including a skilled workforce. These numbers are also a market indicator for retail stores when considering a new outlet. As the City annexes a larger area and its population figures grow, those from outside the area that make business decisions based upon population figures will begin to realize that Grand Junction is an important, viable community. Grand Junction has the resources to compete with the best in the region. Like any good team, we need to all be working toward the same goal, with the same game plan. The goal is a diversified, healthy, stable economy, sufficient to employ our workers and to provide the quality of life we all hope to enjoy.

continued Pg 2

Why Annexation. from Pg 1

Together we can achieve this ambitious goal. We must make the most of the resources we currently have, and aggressively seek new community resources. It will require a greater degree of unity and teamwork throughout the Grand Junction community. Annexation will be one of the keys.

Imagine what we can accomplish if the entire community's resources can be brought to bear on solving problems, providing services, and creating opportunities! That's what we believe annexation is about. That's why it is important for the economic future of the Valley. **That's why we need your support.**

Neighborhoods are unique, diverse

We're all individuals and want to be treated that way; it's no different with annexation. Every potential annexation and every neighborhood is unique.

We don't take a cookie-cutter approach to annexing developed neighborhoods. We like to talk to residents to design an approach that responds to their needs. The people of Western Colorado have a strong sense of individuality. Our needs, our interests, our perspectives reflect our independence and diversity. The City of Grand Junction recognizes this and works with neighborhoods to ensure that their unique needs are met within the annexation process.

Surprising Choices

Residents are often surprised to learn that the City does **not** force developed neighborhoods to put in sidewalks and street improvements when they an-

nex. These amenities are best installed when an area originally develops, and are required in new construction. However, the City **does not** force existing neighborhoods to put them in. To assist neighborhoods who want these improvements, the City provides 1/3 matching funds to a limited number of neighborhood improvement projects annually. All of the major improvements the City provides, such as street overlays, parks, and matching funds for neighborhood improvements, are **paid for by the City's 3/4 cent sales tax.**

Another fact some find amazing is that annexation does **not** mean that a homeowner with a septic system must automatically connect to the sewer system. The policies for the City-County sewer system are the same whether a residence is within the City or the County. As long as the septic system is operating well, the homeowner can continue to use it. A homeowner is required to connect to the sewer system only if his septic system fails and the property is within 400 feet of a sewer line. There are some circumstances that would allow a failed septic system to be repaired. Again, this is true regardless of whether the property is in the City or not.



Surprise again. Street lights are optional in existing residential neighborhoods. Some areas request additional street lighting, others prefer not to have it. **It's your choice.** The City has a limited budget for installing new street lights, and responds to requests from citizens.

The density of **zoning does not** necessarily increase if you're in the city. When an area annexes, the City usually applies the zoning that most closely parallels the existing County zoning. However, City zoning may be changed from the previous County zoning if the County zoning is no longer appropriate due to changed circumstances in the area.

The City's nuisance code, dealing with weeds and junk, is similar to Mesa County's, although the City's level of enforcement is much higher.

Are You Beginning to Hear a Theme?

We hope so. We genuinely want to work with you, to meet your needs. **We'll be flexible wherever we can.**

Yes, there are some standards that are not so flexible, including **high quality police services, fire protection, and parks.**

What will all this cost? **Not as much as you might think.** The annual net increase in property tax as a result of annexation will be less than one mill, or about \$5.13 for a \$84,000 home. To estimate the impact on your home, **see the worksheet on page 3.**

It's more difficult to say with certainty the amount of sales tax each family will pay as a result of annexation. You're already paying the City sales tax on taxable items purchased in Grand Junction. The sales tax you will begin to pay will be on cars, furniture and appliances. Again, see page 3 to estimate the impact for yourself. Since most of us don't buy a new car or refrigerator every year, it's important to average the costs over several years.

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

A. UTILITY / FRANCHISE FEES:	Average Household	Your Costs
Telephone	\$1.20	\$ _____
Cable Television	5.88	\$ _____
Gas & Electric	<u>\$14.28</u>	\$ _____
Total Utility / Franchise Fees	\$21.36	\$ _____

B. PROPERTY TAX INCREASE:

Property owners outside the City limits now pay 7.596 mills to the GJ Rural Fire District. This tax will be replaced by the City property tax of 8.071 mills, a net increase of 0.475 mills. A mill = 1/1000th of a dollar, or 1/10th of a cent.

Example: \$84,000 house = median in Mesa County *
 Assessed Value = approximately 12.86% of market value for residential property
 (or see your current property tax bill)

*Source: Grand Jct Board of Realtors

Market Value	\$84,000	\$ _____
x 12.86%	x 0.1286	x 0.1286
Assessed Value	\$10,802	\$ _____
x mills increase	x .000475	x .000475
Property Tax Increase	\$ 5.13	\$ _____

C. SALES TAX INCREASE:

Average household spends 5.9% of net income on automobiles, and 5.4 % on TV, furniture, and appliances annually.

Example: \$27,637 = net household income, median in Mesa County *

*Source: 1990 Census

Net Annual Income, after taxes	\$ 27,637	\$ _____
x (5.9% + 5.4%) = 11.3%	x .113	x .113
Estimated cost of auto, TV, furniture, and appliances	\$ 3,123	\$ _____
Multiplied by City Sales Tax	x .0275	x .0275
Estimated Annual Sales Tax Increase	\$ 85.88	\$ _____

TOTAL COST = A + B + C		A.. +\$21.36		\$ _____
		B. +\$ 5.13		\$ _____
		C. +\$85.88		\$ _____
ESTIMATED ANNUAL NET COST OF CITY SERVICES		<u>\$112.37</u>		\$ _____

Darla Jean Annexation **- Water Lines and Fire Protection -**

Most areas close to but outside of the city are currently served by the Grand Junction Rural Fire District through a contract with the City Fire Department. You are now paying 7.596 mills to the Rural District. When you annex to the city, the mill levy being paid to the Rural District will be replaced by the City property tax of 8.071 mill which is a net increase of 0.475 mills. The fire station at 28 1/4 Road is currently providing fire and emergency medical services to your neighborhoods and this will not change when annexed.

The Darla Jean Subdivision has adequate sized water lines to meet the required fire flow for fire protection. There are also sufficient hydrants with the ex-

ception of one additional hydrant that will be needed on F 3/4 Road.

In the Plaza "29" Subdivision, located South of Bonita, West of Partee, North of F Road, and East of 29 Road, the water lines are inadequate to meet the required fire flow and there are no hydrants. When this area is annexed, Ute Water will be required to upgrade the water lines and hydrants in this area within a five year time frame. The cost of the upgrades will be shared with Ute Water paying 1/3, the City paying 1/3 and the property owners paying 1/3. The improved fire protection in this area could reduce the cost of homeowners insurance. The savings is based on insurance company fire ratings, which

are based in part on having adequate water lines and hydrants for firefighting and the proximity of fire stations. Ask your insurance agent about the potential savings.

When new subdivisions are developed, the developer will be required to provide adequate sized water lines and sufficient hydrants before construction of buildings can begin.



Answers to Commonly Asked Questions:

- Q. Who provides water service after annexation? Who will pay for the water line upgrades needed for improved fire protection?**
- A.** The water service provider will not change as a result of annexation. You will continue to be served by Ute or Clifton Water if applicable. Water line upgrades within the annexed areas will be required if the existing lines are not adequate to supply the required amounts of water for fire protection. The City has worked out an agreement with Ute Water where the cost to install new lines in the Ute Water service area will be shared equally among the City, Ute Water and the residences receiving benefit from the new installation. The City has no input in determining how the payments for the water line improvements will be decided. Ute Water is responsible for establishing the method of payment from each residence. No agreements for cost sharing have been worked out with Clifton Water at this time.
- Q. What is the annexation process and timetable?**
- A.** An annexation petition must be accepted by the City Council. Once a petition has been referred to City Council, a notification is published in the newspaper for four weeks. The City Council will hold a hearing to determine if statutory requirements are met and if so accept the annexation petition and conduct a first reading and publication of an ordinance to annex. This occurs only if a majority of the Council votes for the ordinance. At their next scheduled meeting, the Council will have a second reading and a public hearing on the annexation ordinance. Should the ordinance be approved on second reading, the annexation will be effective 30 days following the publication of the approved ordinance.

Answers to Commonly Asked Questions,
continued on Pg 5

Answers to Commonly Asked Questions continued:

Q. What will be the benefits of Police Protection?

- A. The Grand Junction Police Department is a nationally and state accredited full service law enforcement agency. New city residents will benefit from the training and professional expertise of our personnel in the areas of traffic enforcement, accident investigation, narcotics and vice investigations, as well as the investigation of property crimes and crimes against persons. The department features a comprehensive crime laboratory and property handling section. In addition to receiving a more timely response by uniformed police officers to routine and emergency calls for service, the residents of the newly annexed area can avail themselves of participating in our nationally recognized Crime Prevention programs. For further information about the crime prevention programs and the Neighborhood Watch programs, please call Officer Shari Zen or Officer Dave Stassen at 244-3587.



As part of our commitment to problem oriented and community oriented policing, one of the primary objectives of the Grand Junction Police Department is to be as effective and responsive as possible to the needs and concerns of our citizens. Please feel free to discuss any questions or concerns you may have with any of our staff. Questions about the Patrol Section may be directed to the Patrol Supervisor's Office at 244-3586. Inquiries about the Investigations Section should be directed to the Investigations Lieutenant at 244-3577. If, at any time, you are in need of giving or requesting information about the quality or types of services available to you, our administrative staff will be more than willing to discuss them by calling 244-3560 or 244-3562.

Q. Who will handle trash collection after annexation?

- A. Because of recent State legislation, the City is no longer allowed to be the only trash hauler within recently-annexed areas of the City. Under certain circumstances, the City is allowed to establish a bid process where the City and other private haulers can bid for collection services within new areas. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that, until such time that newly-annexed areas become large enough for a formal bid process, the City will not collect trash in newly-annexed areas and residents may keep the present hauler they have.

In order to keep trash, debris and garbage from accumulating, City ordinances do require that residences and businesses have trash pick up. If you do not have a company picking up your garbage, you may contact one of the several private haulers which provide trash collection in our community.

Annexation Benefits and Services with the City of Grand Junction

Benefit or Service	City of Grand Junction	Outside the City
Police Department:		
Work Force	72 Officers	52 Officers
Coverage Area	18 sq. miles	3,300 sq. miles
Response Time	Less than 5 min. on average	15-20 minutes
Crime Prevention Unit	3 Officers full-time educational program	1 Officer part-time
DARE Drug Abuse	Phased into Elementary Schools in City	No program
Graffiti Clean-up	Coordinated thru School Resource Prog.	No program
School Resource Unit	3 Officers full time educational program	1 Officer part time
Crime Stoppers	The City coordinates & manages this program for Mesa County	
Fire Department:		
Work force	62 Firefighters located in 4 fire stations in the City	Some contract with the City; others volunteer
Hydrants	Every 500 ft. residential Every 300 ft. commercial	Varies widely Varies widely
Water Availability	Adequate lines required by law	Not enforced
Hazardous Materials	Response unit/team	City responds through a contractual arrangement with the County
Public Works Department:		
Overlay Budget	\$1,057,000 for 180 miles of paved streets	\$838,000 for 548 miles of paved streets
Street Overlays	Every 15 years average	Every 24 years average
Crack Seal/Chip Seal	Every 10 years average	Every 24 years average
Street Lights	No charge to residents	Homeowners pay
Recycling	\$1.50/mo. (optional)	Varies widely
Street Name Signs	Highly visible & highly reflective	Varies widely
Street Sweeping	4 times/year avg. (Residential)	No program available
Spring Clean-up	City picks-up large items - free	No County program
Fall Leaf Removal	City vacuums leaves swept into gutter	No County program
Sidewalk Replacement	City replaces damaged sidewalks	No County program
New Sidewalks	City shares cost with homeowners	No cost sharing
Alley Improvements	City shares cost with homeowners	No cost sharing
Handicap Accessibility	Adding 50-100 Ramps each year	No program
School Sidewalks	Annual program to add sidewalks	No program
Community Development:		
Accumulated Junk	Strict enforcement of code violations	Very little enforcement
Agricultural Animals	2/acre in most zones; 4/acre in RSF-R	Same except in Ag zones
Weed Control	Proactive enforcement, all weeds over 6"	Little to no enforcement

Benefit or Service	City of Grand Junction	Outside the City
Parks and Recreation:		
Area	26 Developed & maintained parks	No County Program
Golf Passes	20% discount for residents	No discount available
Swim Passes	20% discount for residents	No discount available
Recreation Programs	20% discount for residents	No discount available
Street Trees	City plants & maintains trees within City right of way	Not available
New Parks	Long range master plan including 7 new parks & a new community center	No Parks & Rec Dept.
Grand Junction Housing Authority:		
	Provides low-income housing, rent subsidies	No similar program
Visitor and Convention Bureau:		
	Promotes tourism in Grand Junction	No similar department
Economic Development:		
	\$300,000 per year to promote job creation	No amount budgeted
Senior Citizen Services:		
	Operates Older American Center	No similar facility
Services That DO NOT Change With Annexation Into The City of Grand Junction		
Domestic Water	City, Ute and Clifton Water Districts continue to service their customers regardless of annexation.	
Electricity	Public Service or Grand Valley Rural Electric continue service regardless of changing City boundaries.	
Sewer Service	Additional monthly charge by special districts ends only when the district dissolves.	
City Appointed Boards and Commissions (all require City residency)		
Planning Commission	Visitor & Convention Bureau	Arts Commission
Parks & Rec Advisory Board	Downtown Development Authority	Forestry Board
Housing Authority	Building & Fire Code Board of Appeals	Appeals Board
City Appointments to Joint Boards and Commissions (requiring City residency)		
Riverfront Commission	Walker Field Airport Authority	
County Services, Regardless of City Boundaries		
District Attorney	Justice Center (Jail)	Court System
Voter Registrations	Automobile licenses	Foreclosures
Social Services	Food Stamps	AFDC
Coroner	Surveyor	Building Inspector
Fairgrounds		Landfill
Health Department (including air quality, animal control, AIDS)		
Property Tax Assessments and Collections		

CITY OF GRAND JUNCTION

☎ PHONE NUMBERS ☎

Information	244-1509
Administrative Services and Finance	
City Clerk	244-1511
Sales Tax	244-1521
Utility Billing Information	244-1579
City Council/City Administration	244-1508
City/County Building Department	244-1631
Community Development Department	
Annexation	244-1450
Planning & Zoning	244-1430
Code Enforcement	244-1593
Weed Abatement	244-1583
Fire Department	
Emergency	911
General Information	244-1400
Parks & Recreation Department	
Program Information	244-FUNN
Street Tree Program	244-1542
Police Department	
Emergency	911
General Information	244-3555
Neighborhood Watch Program Information	244-3587
Public Works Department	
General Information	244-1554
Streets Superintendent	244-1429
<i>Fresh-as-a-Daisy</i> & Leaf Removal Program	244-1571
Solid Waste Management (Refuse)	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely)	242-1036

South Area
Darla Jean Annexation

2943-082-11-016
Total Petroleum Inc.
Property Tax Dept-Loc #2300
P.O. Box 500
Denver, CO 80201

2943-082-00-042
Wesley W. & Faye Adams
2921 E 7/8 Road
Grand Jct, CO 81504

2943-053-00-145 & 049
Delbert & Marilyn Parmenter
3210 E 1/2 Road
Clifton, CO 81520

2943-053-00-136
Donnie Yancey
2740 E Santa Fe Ave
Flagstaff, AZ 86004

2943-053-53-004 thru 006 & 009
Donnie A. Yancey
801 Beal Road
Flagstaff, AZ 86001

2943-081-00-009
Cleo C. Heidel
2967 F Rd
Grand Jct, CO 81504-4821

2943-081-26-001
Angelo & Helen Iacovetto
Box 686
Clark, CO 80428-0686

2943-081-26-004 & 005
Monty Don Kyle
878 21 1/2 Road
Grand Jct, CO 81505

2943-081-26-008
Chancie & Sharon Kay Taylor
667 Welig St
Grand Jct, CO 81504

2943-082-00-043
Earl D. & Verla M. Isom
2917 F Road
Grand Jct, CO 81504

2943-082-19-001
Jose K. & Bettie E. Cruz
2923 Bookcliff Avenue
Grand Jct, CO 81504

2943-082-00-052
Bruce S. & Helen M. Price
2248 Mohawk Street
Las Vegas, NV 89102

2943-053-00-050
Nellie A. Schuster
P.O. Box 251
Fruita, CO 81521

2943-053-53-001 & 002
Lipson III Properties
296 W. Morrison Ct.
Grand Jct, CO 81503

2943-053-53-007
Mountainside Square Inc.
P.O. Box 934
Clifton, CO 81520

2943-081-25-001, 26-009, 27-007
thru 27-009
Thunder Mtn Enterprises, Inc.
636 N. Placer Ct.
Grand Jct, CO 81504

2943-081-26-002
Harry R. & Shirley A. McGuinness
592 Sycamore St
Grand Jct, CO 81504

2943-081-26-006
Dee Development Inc.
PO Box 3043
Grand Jct, CO 81503

2943-081-27-001
John N. & Patricia J. Harm
591 Eastwood St
Grand Jct, CO 81504

2943-082-00-039
Walter K. Waymeyer
P.O. Box 7997
La Verne, CA 91750

2943-082-19-002
William J. & Dawn M. Stelwagon
2921 Bookcliff Ave
Grand Jct, CO 81504

2943-082-00-010
Second Junction Investment
c/o Wakefield Mgmt Co.
P.O. Box 7997
La Verne, CA 91750

2943-053-00-067
Glenn A. & Hilda M. Waln
605 S. Sunset Ct.
Grand Jct, CO 81504

2943-053-53-003
Gaurmer Realty, Inc.
2906 F Rd
Grand Jct, CO 81504

2943-053-53-008
Jose Modesto Galvan
3002 Hwy 6 & 24
Grand Jct, CO 81504

2943-081-25-002 & 003
John Davis
1023 24 Road
Grand Jct, CO 81505

2943-081-26-003
Shane L. & Patti A. Daniels
260 E Danbury Ct
Grand Jct, CO 81503

2943-081-26-007
Lois M. Ryan
583 Cleveland
Grand Jct, CO 81504

2943-081-27-002 thru 27-006
Milestone Corp
193 27 Road
Grand Jct, CO 81503

2943-081-28-001

Andrew B. & Elizabeth J. Carey
2973 F Road
Grand Jct, CO 81505

2943-081-00-040

Frederick J. Kugeler
2182 Lassen Ct
Grand Jct, CO 81503-1053

2943-053-00-144

Tracy Neile Kerns
2934 F Road
Grand Jct, CO 81504

2943-081-28-002 & 00-043

John Davis
1023 24 Road
Grand Jct, CO 81505

2943-082-31-001 thru 004, 31-006
thru 31-010, 32-001 thru 32-010

Sally Gaurmer
Lynn & Perlina Baldozier
2906 F Rd, Grand Jct, CO 81504

2943-053-00-064

Harry E. & Darlene Kline
1346 Atigun Street
North Pole, Alaska 99705

2943-081-28-003

Smoky Valley Construction, Inc.
PO Box 40254
Grand Jct, CO 81504

2943-082-31-005

Janet A. Poteet
2926 Ruby Ct
Grand Jct, CO 81504

North Area
Darla Jean Annexation

2943-052-00-071
Anton Marchun
2925 F 1/2 Road
Grand Jct, CO 81504

2705-324-00-031
William McDonald
701 30 Road
Grand Jct, CO 81504

2943-051-00-003
Grenier Inc.
7310 N. 16th St. Ste 160
Phoenix, AZ 85020

2943-051-00-069, 068
Robert L. Thayer
2084 N. Sawmill St.
Cedar City, UT 84720

2943-051-00-098
Douglas E. Morgan
Verna L. Cox
666 29 1/2 Road
Grand Jct, CO 81504

2943-052-00-014
Rhoda L. Steckel
667 29 1/2 Rd
Grand Jct, CO 81504

2943-052-00-070
Anton L. Marchun
2925 F 1/2 Road
Grand Jct, CO 81504

2943-052-00-077
John Utter
658 29 Road
Grand Jct, CO 81506

2943-052-00-074
James M. & M. Eleanor Martin
2902 F 1/2 Road
Grand Jct, CO 81504

2705-324-00-010
J. Robert Maier
703 30 Road
Grand Jct, CO 81504

2943-042-22-008
Orrin L. & Dava S. Thompson
680 30 Road
Grand Jct, CO 81504

2943-042-00-019
David F. Oren
674 30 Road
Grand Jct, CO 81504

2943-042-00-035
Judith A. Valente
Domenico Valente
P.O. Box 475
Alpine, NJ 07620

2943-052-00-132 & 133
Clearview, A Joint Venture
3051 Wellington Avenue
Grand Jct, CO 81504

2943-051-00-013
Ladeen Shuping
670 29 1/2 Road
Grand Jct, CO 81504

Add
Airport Authority
TO Mailing List
for North Area
of D.J. Annex

Frontier Builders

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
1412 Western Ave.
Las Vegas, Nevada 89102
(702) 386-1007

AUG 30 1994

August 24, 1994

Larry Timm
Director of Community Development
City of Grand Junction
250 North Fifth Street
81501-2668

Aug. 31, 1994 AT 9:33 AM
Talked to Bruce Price on
the telephone. Informed him
of the ANNEXATION SCHEDULE for
1st & 2nd Reading of the ordinance
to be held AT City Council meetings
ON Sept. 7 & 21 AT 7:30 p.m.
City Auditorium. Sept 21st would
be best meeting to attend.

Bruce Price

RE: 2918 E. 7/8 Road Property

Dear Mr. Timm,

We have received correspondence regarding the above property being annexed into the city. We are the legal owners of said property and live in Las Vegas, Nevada and regretfully cannot attend tonight's meeting.

We would like to state our opposal to this annexation in writing. Our taxes on the 5 acres of vacant land are already extremely high. My husband and I, along with many of our neighbors cannot afford any increase in taxes or special improvements. We have intentions of re-locating in Grand Junction and will be building a home in the near future. We purchased this property in the county because we wanted a rural setting.

It is our impression that Grand Junction needs to improve it's County Departments to meet the needs of it's residents, rather than increase city boundary lines.

We will be at the city planning meeting when it has been scheduled.

Thank you for your time.

Sincerely,

Helen M. Price

Helen M. Price

Bruce S. Price

Bruce S. Price

C: Dave T.



September 1, 1994

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Bruce and Helen Price
Frontier Builders
1412 Western Ave.
Las Vegas, Nevada 89102

Dear Bruce and Helen:

I am in receipt of your letter of August 24 regarding the potential annexation of land you own at 2918 E. 7/8 Road. I will send a copy of your letter to the City Council for their information.

Regarding real estate taxes, the net change in the mill levy that is assessed against property as a result of annexation is less than one-half (.475) of a mill. For residential property with a market value of \$100,000, this change equates to an annual property tax increase totaling \$6.11.

The City of Grand Junction is not significantly dependant upon property taxes for revenue. In fact, the City's portion of most property tax bills has gone down an average of 17% over the last 13 years. As a result, the City's portion of a resident's property tax bill has declined to less than 9% of the total property tax bill. Property tax increases in this area have been the result of actions taken by the School District, Mesa County, and/or Special Districts, but not the City of Grand Junction.

You note that you purchased this property in the County because you wanted a rural setting. However, the development of lands surrounding your parcel will occur regardless of whether they are in the City limits or not. Mesa County is experiencing a significant level of growth and development in the area east of Grand Junction; being located outside the City limits does not guarantee the continuation of a rural setting.

The public hearing on this annexation will occur on Wednesday, September 21 at the 7:30 PM City Council meeting in the City Hall Auditorium, located at 520 Rood Avenue.

If you have additional comments or questions, please let me know. Thank you.

Sincerely,

Handwritten signature of Larry Timm in cursive script.

Larry Timm
Director of Community Development

August 19, 1994

Larry Timm
Director of Community Development
City of Grand Junction
250 North Fifth St.
Grand Junction CO 81501

DeJean Annexation
RECEIVED GRAND JUNCTION
PLANNING

AUG 29 1994

RE: Annexation

I do not oppose annexation. I am in favor of some reasonable control of the environment of a city. I will be proud to have the land of the partners that I represent incorporated in the city.

BUT, that does not mean that I have NO concerns.

I have two substantial concerns:

1) Downzoning of the ten acres MOL that we control on the SE corner of 29 and F road. The partnership was put together to own this land on the basis of its zoning as "Planned Unit Development, Neighborhood Shopping Center". Should it be downzoned that would be a major "taking" of the potential value of the land, with a substantial impact on the net worth of the partnership and the partners.

How could I, as the agent with fiduciary responsibility to the partners, countenance an annexation that was followed by a downgrading of the zoning/usefulness of the property.

Should there be a downgrade in zoning along with the annexation, I would have to consider employing legal counsel to establish our rights to compensation, or?

On the other hand, if the annexation was accompanied by activity on the part of the city to accelerate the highest and best use of the property according to the old zoning, or upgraded zoning, I would have to lead the partners in a cheer.

2) Excessive and unreasonable enforcement of weed control. We are experienced with the city's (seeming) unreasonable enforcement of weed control on property that we hold within the city, which is adjacent to R-1 properties.

Ten acres of unimproved ground, even if not irrigated will, over time, grow natural vegetation - grasses, bushes, small trees, large trees, wild flowers, and YES weeds.

If the annexation brings enforcement of "weed" control to our property with requirements like "nothin over 6" high may remain on the property", it will impose an enormous economic burden on the partnership to pay for almost weekly maintenance of 10 acres of "wild land".

I believe you can see that it is not economically sound for us to support an annexation which may impose outrageous ground maintenance bills on our ownership.

Summing up:

I agree that it is in the best interests of the community for the city to annex developed and developing land to provide some authority to control its destiny.


On the other hand it is important that reason prevail throughout the process.

We do not believe it would be right for the annexation to result in down zoning of our property.

We do not think it would be right for the annexation to impose outrageous and outrageously enforced maintenance requirements on our ten acres MOL of essentially raw ground.

I cannot be at the 8/24 hearing. To attend would impose a serious personal and economic burden on me and the partnership. I am trusting in the reasonableness of the City of Grand Junction, as they achieve their overall objective.

Please do your best to keep me informed of any proposed actions associated with our land.



Walter K. Waymeyer, General Partner
Twenty Third North Junction Investment, Ltd.
3530 Damien Ave #127
P.O. Box 7997
La Verne CA 91750
(909) 596 2095

NOTE: There are three parcels making a roughly 10 acre rectangle at the SE corner of 29 and F roads. While the detailed files at the court house indicate some ownership by Second North Junction investment, Ltd. and some by Walter K. Waymeyer, the three contiguous parcels are constructively owned by Twenty Third North Junction Investment, Ltd. a Colorado Limited partnership in which Walter K. Waymeyer is the ONLY general partner.



C: Dave T.

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Mr. Walter K. Waymeyer,
General Partner
Twenty Third North Junction Investment, Ltd.
3530 Damien Ave #127
P.O. Box 7997
La Verne, CA 91750

Dear Mr. Waymeyer:

I am in receipt of your August 19 letter pertaining to the annexation of land that your company owns at the SE corner of 29 and F Road. I will send a copy of your letter to the City Council for their information.

According to our copy of the County zoning map, the site is zoned PB-Planned Business in the County. Typically, unless circumstances have changed or the County zoning clearly is inappropriate, the City zones newly annexed property similar to the previous County zoning. In this case, the Community Development Department will recommend that the subject site be zoned Planned Business or B-3, Retail Business, upon annexation to the City, either of which would allow a neighborhood shopping center. Both zoning districts require that a specific site development plan be reviewed and approved by the City prior to development.

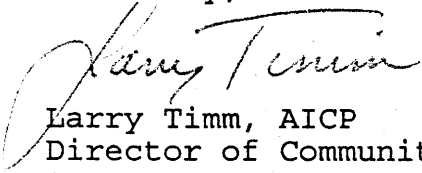
State Statutes require that zoning occurs within 90 days of annexation. Assuming the City Council decides to annex the site, please contact us by September 23 so we can coordinate our efforts regarding the zoning of the site.

Regarding your comments about weed control--FOR PARCELS OF GREATER THAN ONE ACRE IN AREA the City's weed control requirement pertains only to the twenty (20) foot perimeter of all property lines.

The City Council's public hearing on this annexation is currently scheduled for 7:30 PM on Wednesday, September 21. Should the City Council take action to annex the area at that meeting, the annexation would become effective on October 23.

If you have further comments or questions, please contact me or Kathy Portner, Planning Supervisor, at (303) 244-1430. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Larry Timm". The signature is written in dark ink and is positioned above the typed name and title.

Larry Timm, AICP
Director of Community Development

cc: City Manager

Please mail on Friday - 9/2/94

Annexation Plan (Large Map) PLAT

Mail one to: Lynn Baldozier
2928 Ruby Court
Grand Junction, CO 81504

Mail one to: Wes Adams
2921 E - 7/8 Road
Grand Junction, CO 81505

SENT 9/2/94

[Handwritten signature]

Request
from Dan
Wilson

(C.R.S.) COLORADO Revised Statutes

Darla Jean Annexations 1 & 2

For City Council 9/7/94

It is my professional belief; based on my review of the revised petition, pursuant to C.R.S. 31-12-104, that the Darla Jean Annexations 1 & 2 are eligible to be annexed.

They comply with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City;
- d) The area is urban or will be urbanized in the near future;
- e) The area is capable of being integrated with the City for the provision of urban services;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 acres or more with a valuation of \$200,000 or more for tax purposes is included without the owners consent.

(eligible)

The statutory Requirements for the annexation petition have been met.

STAFF REVIEW

FILE: #13-94 DARLA JEAN ANNEXATION

DATE: September 7, 1994

STAFF: City of Grand Junction
(David Thornton)

ACTION REQUESTED: Staff requests that City Council accept the petition for annexation and approve on first reading the annexation ordinance for the Darla Jean annexation.

LOCATION: Airport lands east of present City limits
Lands and along the South of Interstate 70 and west of 30 Road
East side of 30 Road at F 3/4 Road
North of F 1/2 Road
Scotts Run Subdivision
Darla Jean Subdivision
F Road east of 29 Road
Cody Subdivision
Del-Mar Subdivision
New Beginnings Subdivision

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands east of the present City limits. Powers of Attorney (POA's) have been obtained for several hundred acres of airport lands to the east of the current City limits; the one hundred and two (102) lot Darla Jean Subdivision; and the recently County approved Scott's Run Subdivision currently under construction. These POA's along with adjoining lands are being considered as part of the Darla Jean Annexation. Staff requests that City Council accept the annexation petition and approve on first reading the annexation ordinance.

STAFF ANALYSIS: See attached

STAFF RECOMMENDATIONS: Staff recommends approval.

STAFF ANALYSIS: The Darla Jean annexation petition is a majority annexation petition. The petition consists of 118 parcels comprising 251 acres and 200 owners. There are an additional 107 parcels comprising 219 acres and 177 owners included in the Darla Jean annexation.

DARLA JEAN ANNEXATION

<u>PARCELS</u>		<u>No. of Owners</u>
Number of POA's =	102 Darla Jean	184
	9 Airport	9
	2 Scotts Run	2
	5 Cody filing #1	5
	<u>118 parcels</u>	<u>200 Owners</u>
Number of Non POA's =	20 New Beginnings Sub	58
	3 Del-Mar Sub (future)	5
	9 Plaza 29 (Commercial)	9
	19 Cody filing #1	25
	27 Cody filing #2	39
	1 Cody 3 & 4 (future)	1
	28 Other parcels	40
	<u>107 parcels</u>	<u>177 Owners</u>

<u>ACRES</u>		
Number of POA's =	35 Darla Jean	
	206 Airport	
	9 Scotts Run	
	1 Cody filing #1	
	<u>251 acres</u>	
Number of Non POA's =	7 New Beginnings Sub	
	14 Del-Mar Sub (includes filing 1)	
	2 Plaza 29 (Commercial) Sub	
	4 Cody filing #1	
	5 Cody filing #2	
	10 Cody filings 3 & 4	
	177 Acreage from the other 28 parcels	
	<u>219 acres</u>	
	<u>30 acres in streets & Public Park</u>	

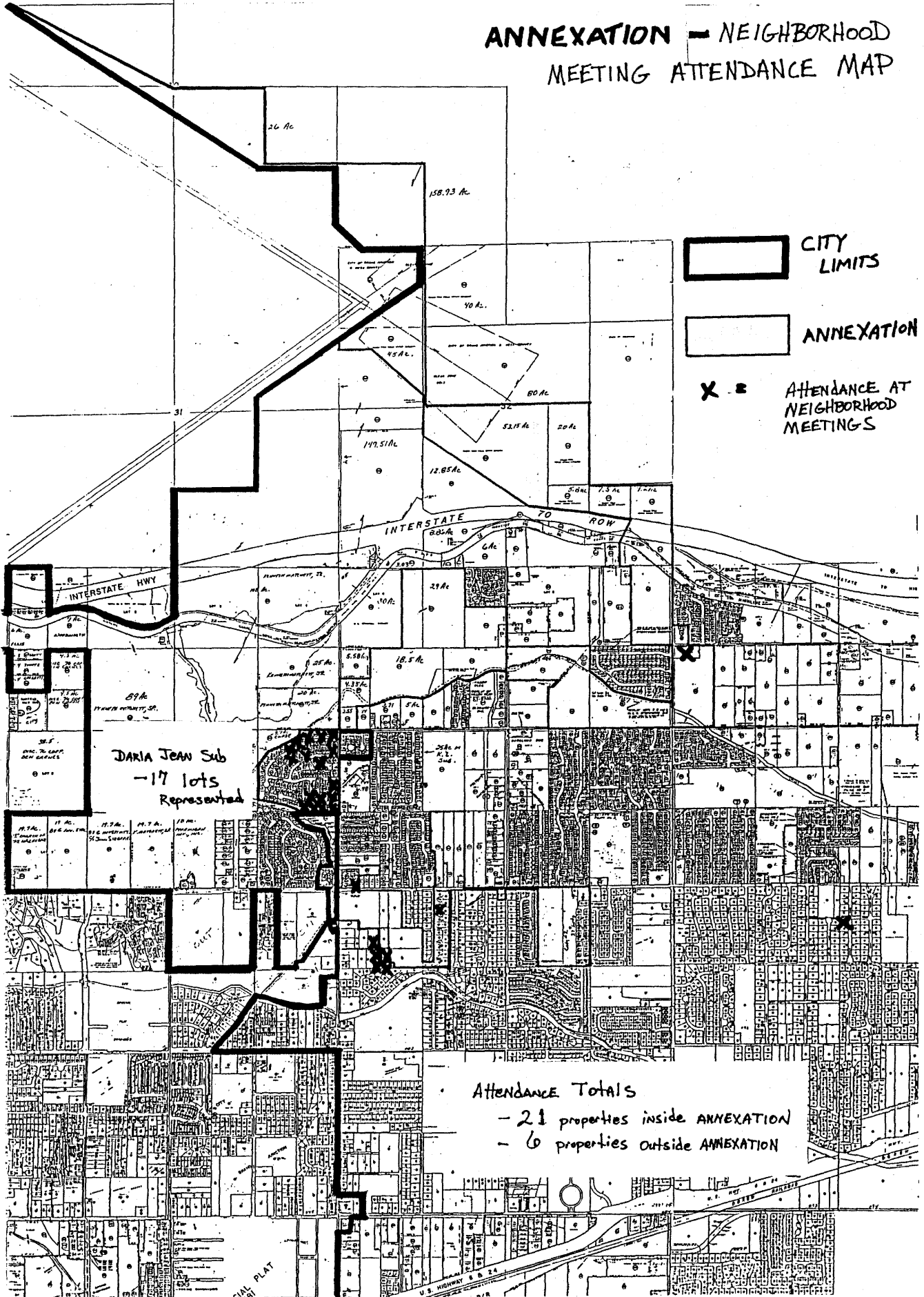
SUMMARY

This annexation will include a total of 225 POA and Non-POA parcels on approximately 499 acres. The 499 acres includes the public park in Darla Jean and street right-of ways throughout the annexation. There are approximately 418 acres that are undeveloped. Right-of-way that will be included in this annexation includes portions of 30 Road, F 3/4 Road, F 1/2 Road, 29 Road, F Road, 29 1/4 Road and all streets in the Darla Jean, New Beginnings, Scotts Run and Cody Subdivisions.

(darlaj.rpt)

DARLA JEAN

ANNEXATION - NEIGHBORHOOD MEETING ATTENDANCE MAP



DARLA JEAN Sub
- 17 lots
Represented

Attendance Totals
- 21 properties inside ANNEXATION
- 6 properties outside ANNEXATION

Remember to zone D.J. Park to P.Z.

Present County Zoning/Proposed City Zoning/Existing Land Use/Acres:

Residential Acreage (undeveloped)		PROPOSED		Use	Acres
	County Zone	City Zone			
✓Cody 3 & 4	PUD	?		Vacant	9.5
✓Del-mar	PUD	?		Vacant	13.5
✓Scotts Run	PUD	?		Const.	9.57 - POA
✓New Beginnings	PUD	?		Const.	3
✓26 Other Tax Parcels					
2943-051-00-003	AFT	?		Vacant	18.73
2943-052-00-014	AFT	?		1 d/u	10.70
2943-052-00-074	AFT	?		1 d/u	2.55
2943-042-00-019	AFT	?		1 d/u	2.00
2943-051-00-013	AFT	?		1 d/u	8
2943-052-00-071	AFT	?		Vacant	30.00
2943-051-00-069	R-1-C	?		Vacant	11.02
2943-051-00-068	AFT	?		Vacant	11.98
2943-052-00-070	AFT	?		1 d/u	20.30
2705-324-00-010	AFT	?		Vacant	3.23
2943-042-00-035	PR-6	?		Vacant	17.00
2705-324-00-031	AFT	?		1 d/u	2.96
2943-051-00-098	AFT	?		2 d/u	7.41
2943-052-00-077	AFT	?		1 d/u	4.35
2943-042-22-008	PR-4	?		1 d/u	1.33
2943-082-00-042	R-2	?		1 d/u	4.40
2943-053-00-136	PR-10	?		Vacant	1.63
2943-082-00-043	R-2	?		1/du	2.77
2943-082-19-001	R-2	?		1/du	.25
2943-082-19-002	R-2	?		1/du	.25
2943-082-00-052	R-2	?		Vacant	4.00
2943-082-00-053	R-2	?		Vacant	1.00
2943-082-00-039	R-2	?		1/du	1.85
2943-053-00-067	R-2	?		1/du	.41
2943-053-00-144	R-2	?		1/du	.25
2943-053-00-064	R-2	?		Vacant	.75
TOTAL					204.69

Residential Acreage (developed)				Use	Acres
✓Darla Jean	R-2-T	RSF-5	102 d/u	35	- POA
✓New Beginnings	PUD	?	7 d/u	4	
✓Cody 1 & 2	PUD	?	14 d/u	10	
TOTAL					49

Commercial Acreage				Use	Acres
✓Plaza 29 (part developed)	PB	?	*		2.08
Other Parcels					
✓2943-082-11-016 (dev)	PB	?	**		.31
✓2943-082-00-010 (und)	PB	?		Vacant	7.92
TOTAL					10.31

✓Airport Acreage (undeveloped)	AFT	PAD	Vacant	206	- POA
--------------------------------	-----	-----	--------	-----	-------

NOTES
 * consists of a Gas Station/Convenience Store, Car Wash and a professional office building (realtor's office) (darlaj.rpt) **470**
 ** consists of a Gas Station/Convenience Store

plus 30 Acres in street ROW of D.J. PARK

Darla Jean Annexation

Platted Lots:

Darla Jean Subdivision	102 lots
Cody Subdivision	
filing 1	24 lots
filing 2	27 lots
(future) filing 3/4	55 lots
New Beginnings Subdivision	20 lots
Scotts Run Subdivision (future)	32 lots
Del-mar Subdivision (future)	
filing 1	13
filings 2-4	28 lots
<hr/>	
TOTAL	301 lots



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

SEP 12 1994 City of Grand Junction, Colorado

250 North Fifth Street

81501-2668

FAX: (303) 244-1599

September 12, 1994

Board of County Commissioners
County Administration Building
750 Main Street
Grand Junction, Colorado 81501

Dear County Commissioners:

Attached is a copy of Resolution No. 77-94 adopted by the City Council on September 7, 1994. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Darla Jean Annexation #1 and #2.

By this resolution the City of Grand Junction has accepted a petition for annexation, and therefore, the City has now assumed jurisdiction of all land use proceedings within the area to be annexed. Accordingly, the processing of all development reviews, including but not necessarily limited to, planning clearances for building permits, fence permits, sign permits, subdivisions, planned developments, rezonings, conditional use permits, right-of-way vacations, and similar applications or proceedings, by the County, for lands within this annexation should be discontinued. Applicants, their agents or representatives, should be referred to the City Community Development Department. Please transmit forthwith all documents, maps, plans, plats and files relating to current or pending applications, reviews or approvals in the annexation area.

If you have questions or need additional information, please contact Mr. Larry Timm, Director of the Community Development Department at 244-1430. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC
City Clerk

SN:ce

cc: County Building Inspection Division
County Planning Division
City Department of Community Development

STAFF REVIEW

FILE: #13-94 DARLA JEAN ANNEXATION

DATE: September 21, 1994

STAFF: City of Grand Junction
(David Thornton)

ACTION REQUESTED: Staff requests that City Council approve on second reading the annexation ordinance for the Darla Jean annexation.

LOCATION: Airport lands east of present City limits
South of Interstate 70 and west of 30 Road
East side of 30 Road at F 3/4 Road
North of F 1/2 Road
Scotts Run Subdivision
Darla Jean Subdivision
F Road east of 29 Road
Cody Subdivision
Del-Mar Subdivision
New Beginnings Subdivision

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands east of the present City limits. Powers of Attorney (POA's) have been obtained for several hundred acres of airport lands to the east of the current City limits; the one hundred and two (102) lot Darla Jean Subdivision; and the recently County approved Scott's Run Subdivision currently under construction. These POA's along with adjoining lands are being considered as part of the Darla Jean Annexation. Staff requests that City Council approve on second reading the annexation ordinance.

STAFF ANALYSIS: See attached

STAFF RECOMMENDATIONS: Staff recommends approval.

Serial Annexations

WHAT ZONING

Why we included vacant parcel and excluded homes along 29 Rd.

Why we jumped over Greenfield Run

Why 2 Service Stations

Why did some get notice



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

October 5, 1994

Paulette Fromknecht
630 Melody Lane
Grand Junction, CO 81506

Dear Paulette Fromknecht:

On September 21, 1994, the City Council passed the second reading on the annexation of the Darla Jean Annexation Area. This annexation will become effective on October 23, 1994. Therefore, on behalf of the people of Grand Junction, I would like to welcome you to the City. We are very proud of our community and the services our City provides. The addition of the Darla Jean Annexation Area to our corporate limits will help to make Grand Junction even better.

Attached is information about the City and its services, including items specifically pertaining to your area. If you have animals, please be sure to review the Zoning section of the attached newsletter. Please take a moment to review the attached information, and keep it on hand for future reference.

We strongly believe that the citizens of Grand Junction are the City's greatest asset. Therefore, we encourage your participation and support in all aspects of city government. If you need assistance, please call the appropriate number on the enclosed list. Thank you.

Sincerely,

R T Mantlo

R.T. Mantlo
Mayor

enclosure

/ac



October 6, 1994



Mesa County Clerk and Recorder
Mesa County Court House
6th and Rood
Grand Junction, Colorado 81501

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Gentlemen:

Re: Annexation - Darla Jean No. 1 and No. 2

Enclosed herewith is certified copy of Ordinance No. 2774 and map for Annexation which annexes approximately 499 acres to the City of Grand Junction, the area located to the northeast including airport lands, and lands to the southeast on both sides of F Road.

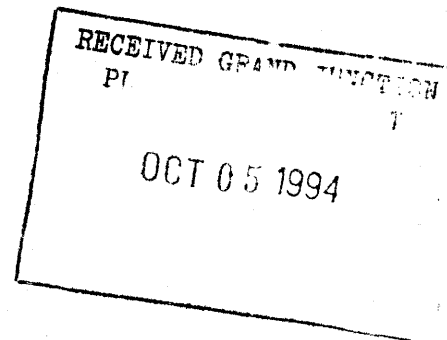
Effective date of the annexation is October 23, 1994.

Sincerely,

Stephanie Nye
Stephanie Nye, CMC
City Clerk

SN:tm

Enclosures

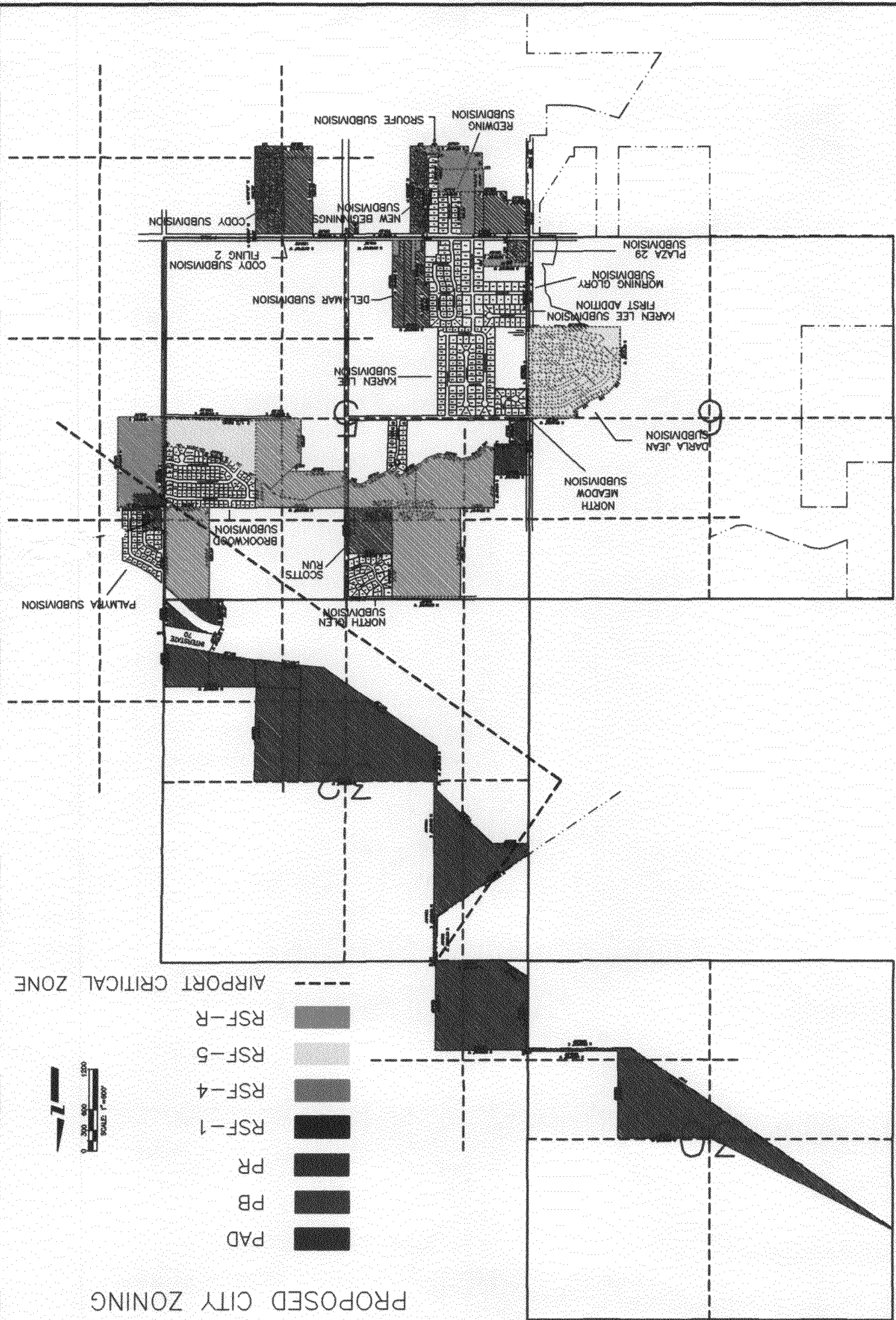
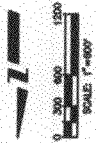


cc: Dennis Edwards, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power Lines
Larry Axtell, Colorado Department of Highways
Tom Worster, TCI Cablevision
Lori Neve, U.S. West, Inc.
Sgt. Wiseman, Colorado State Patrol
Jan Matticks, Grand Junction Area Chamber of Commerce
Division of Local Government
Charles E. Stockton, Assistant Manager, Ute Water
County Assessor
County Engineering Department
County Planning Department
County Motor Vehicle Department
County Road Department
County Sheriff
City Community Development, Planning Division ✓
City Community Development, Code Enforcement Division
City Engineering
City Sales Tax
City Sanitation
City Streets
City Traffic
City Utilities
City Parks & Recreation
City Police Department
City Fire Department
Greater Grand Valley Communications Center

PROPOSED CITY ZONING










AIRPORT CRITICAL ZONE

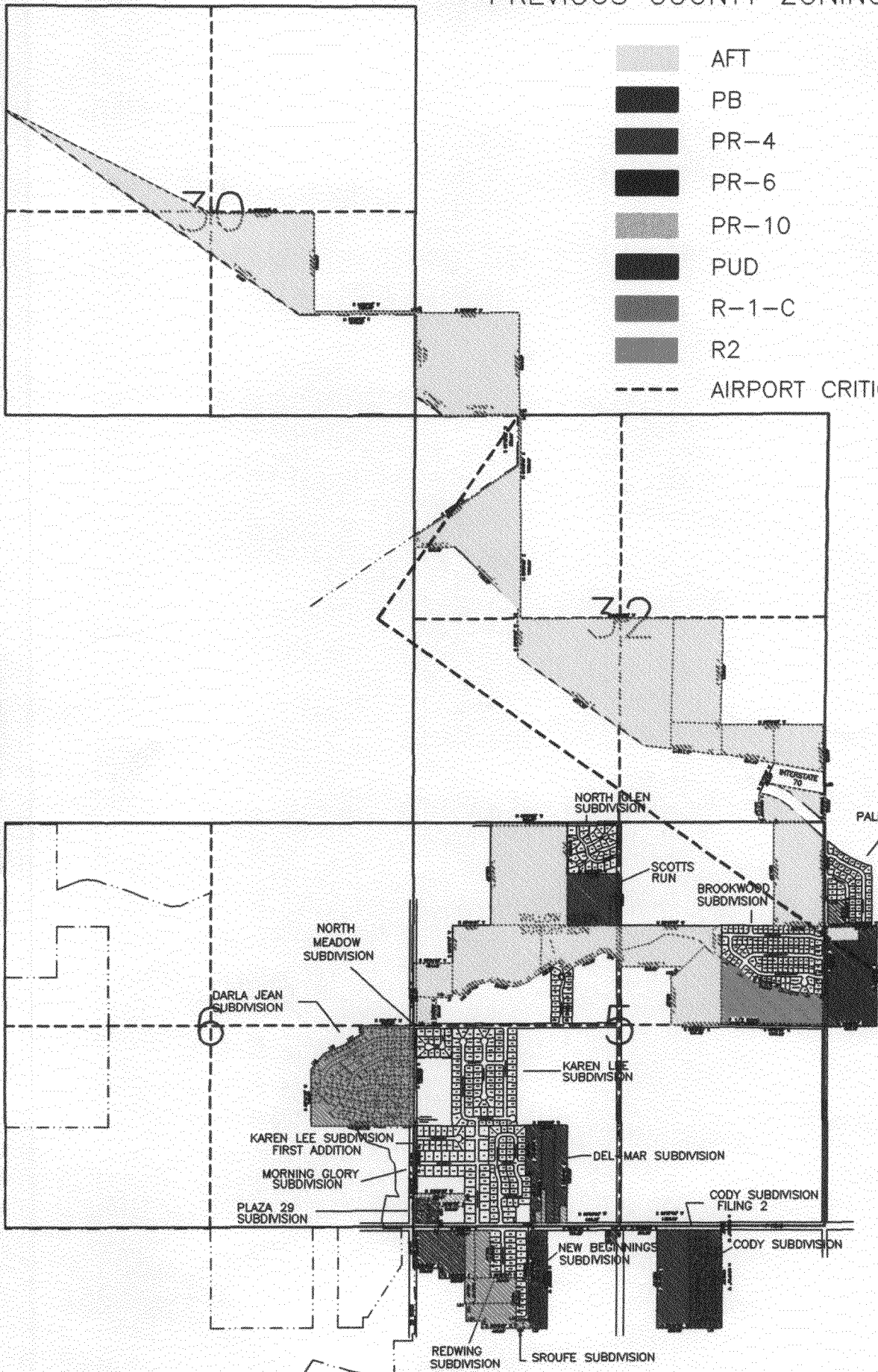
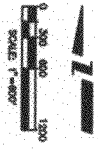
- PAD
- PB
- PR
- RSF-1
- RSF-4
- RSF-5
- RSF-R



REVISION A REVISION B REVISION C	DRAWN BY: M.A.O. CHECKED BY: J.L.S. APPROVED BY: J.L.S.	DATE: 8/10/04 DATE: 2/20/05 DATE: 10/15/05	SCALE: _____ PLAN: _____ NORTH: 1"=500' VERT: _____	SHEET NO. 3 OF 5 FILE NO. _____ DRAWING
DEPARTMENT OF PUBLIC WORKS AND UTILITIES ENGINEERING DIVISION CITY OF GRAND JUNCTION, COLORADO		DARLA JEAN ANNEXATION ZONING		

PREVIOUS COUNTY ZONING

-  AFT
-  PB
-  PR-4
-  PR-6
-  PR-10
-  PUD
-  R-1-C
-  R2
-  AIRPORT CRITICAL ZONE



DESIGNATION: _____ DATE: _____
 DRAWN BY: _____ DATE: 8/19/24
 CHECKED BY: JLS DATE: 8/20/24
 APPROVED BY: JLS DATE: 10/4/24
 FIELD BOOK NO.: _____ PAGE: _____
 SCALE: _____
 SHEET NO.: _____ OF _____
 DATE: _____

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

DARLA JEAN ANNEXATION
 COUNTY ZONING

SHEET NO. 3
 OF 3
 DATE: _____

Note to the file:

On 3/15/96, Mike Pelletier (Associate Planner) discussed the zoning restrictions at Plaza 29 with Lyle Gamer. Plaza 29 (located at NE corner of 29 and F roads) is in a PB zone with B-3 uses (except outdoor retail) and B-3 bulk requirements. All sign regulations are the same as B-3 except that all freestanding signs shall be monument signs no more than 10 feet in height. Mr. Garmer was told that a real estate office is an allowed use in this zone and that he would have to go through the Site Plan Review process before receiving a certificate of occupancy.

Mike Pelletier x 