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File 1994-0077A

Name: Discovery 76 Annexation and Zoning - North Of F Rd & East Of 28 Rd

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X		E-mails
X		Western CO Title Co. – 6/6/94 – Commitment for Title Ins.
X	X	Petition for Annexation – (not signed)
X	X	Annexation Area Fact Sheet - Amended
X		Handwritten Notes to file
X	X	City Council Minutes – 6/15/94, 7/6/94, 7/14/94, 7/20/94
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X	X	Annexation Form Letter – 7/15/94
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X	X	Preliminary Site Dev. Plan – Grand View Subdivision
X	X	Annexation Map – GIS Historical Maps - **

MEMORANDUM

Date: May 9, 1994

To: Chief Darold Sloan
Chief of Police

From: Captain Martyn Currie
Operations Division Commander

Subject: Impact Statement re: Discovery 76 Annexation

The Discovery 76 annexation area is approximately 97 acres of land east of 28 Road at Hawthorne Avenue. The land current land use is agricultural/vacant. The intended use is for residential development.

The impact of existing calls for service on the Grand Junction Police Department will be negligible. Future calls for service as the land is developed should mirror that of the Spring Valley subdivision, its immediate neighbor to the west.

The only major thoroughfares included in the east half of 28 Road and a short portion (about 1/4 mile) of Patterson Road.

With no additional personnel or major operating capital needed to service the proposed area, the maximum estimated cost to the Police Department would be for the additional calls for service, which are estimated at \$513.30 (30 calls x \$17.11 cost per call).

MEMO

TO: Doug Thornton, Community Development
FROM: Darren Starr
SUBJECT: Annexation Impact Report
Discovery 76 Annexation
DATE: May 9, 1994

In this annexation there are currently 58 acres to be developed into 175 single family homes. Under new legislation, Senate Bill 86, which will become effective when signed by the Governor, the City Solid Waste Department can no longer mandate a fee for refuse collection in newly annexed areas without going to a bid/RFP process. With an annexation of this type where development is proposed, and not knowing how fast this development will take place, we would make a recommendation that we compete with the private haulers as the Grand View subdivision develops. We propose using some marketing ideas in addition to utilizing current resources such as our ability to know when a unit will be built by sewer clearance permits. We have an opportunity to be one of the first contacts a builder or home owner when they come in for a sewer tap clearance and using this opportunity to market our service will be one way of competing with the private companies. Once the proposed area develops to a size that we feel is worth the process of a bid document, we would put it out to bid and compete in the bid proposal to provide service to this area. By the City Ordinance, it is mandatory that all residences have solid waste service. This Ordinance is in effect to help keep our City clean and not allow residents to build up large quantities of refuse at their residence by saying that when they get a full truckload they will take it to the landfill. Please understand under this new legislation this is only one alternative. We will do something else if City Council so chooses.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 23 1994

INTEROFFICE MEMORANDUM

TO: Dave Thornton, Community Development Dept.
FROM: Mark Relph, Public Works & Utilities Dept. *MR*
RE: Discovery 76 Annexation Impact Report
DATE: May 18, 1994

Attached is a spreadsheet that summarizes the costs to the Public Works and Utilities Department for the proposed Discovery 76 Annexation. The format is similar to what has been submitted for previous reports.

Below are some general comments regarding the annexation provided by myself and Greg Trainor.

PUBLIC WORKS DIVISION

The rights-of-way that would be annexed per the supplied drawing indicate that the city would be annexing the balance of ROW that is either a jurisdictional split with the County, or filling in areas that the City had annexed on either side. Therefore, the resulting cost to provide service for these areas as they exist today are minimal.

Operating costs for incorporating the area within the City's GIS system have been included. This cost is labeled as an initial cost for upgrading the information base to meet current City requirements. This work is completed through the operational budget. However, once it is complete, there is no annual maintenance cost.

UTILITY DIVISION

Wastewater:

Sewer will have to be extended from Hawthorne Avenue in Spring Valley east to and across 28 Road to serve the proposed Grand View Subdivision. This short extension will be at developer expense. Utility staff is reviewing the development plan for the Grand View development at this time.

There is presently capacity for 600 additional units in the sewer main in Hawthorne Avenue through Spring Valley. The Grand View development is estimated to be 175 units. B&G Investment

property as planned residential could add an additional 16 units per acre or 256 units.

Additional development to the east of the Discovery 76 properties (The Grand View plan refers to "Matchett Village" at projected 750 units) will require upgrading of planned line sizes through the proposed Grand View development as well as upgrading the existing Spring valley sewer system in Hawthorne Avenue. The latter two upgrades will be at sewer system expense.

B&G Investment has petitioned for inclusion into the Central Grand Valley Sanitation District. This area is in subbasin 49 as outlined in the HDR Comprehensive Wastewater Basin Study and drainage would logically dictate flow through the Spring Valley system regardless of the political jurisdiction.

c: J. Shanks
G. Trainor
L. Timm
D. Cline
L. Paulson
file:anx_d76.rp

**FISCAL IMPACT REPORT FOR DISCOVERY 76 ANNEXATION
CODE ENFORCEMENT DIVISION, MAY 18, 1994**

DATA USED FOR CALCULATIONS:

AVERAGE COST PER DWELLING UNIT:	WEEDS - \$9.00 CODE ENF - \$5.00
AVERAGE COST PER ACRE:	WEEDS - \$11.00 CODE ENF - \$7.00

CURRENT STATUS:

WEEDS (97 ACRES x \$11/ACRE)	\$1067.00
CODE ENF (97 ACRES x \$7/ACRE)	\$ 679.00
TOTAL IMPACT-CURRENT	\$1746.00

AT BUILD-OUT:

WEEDS (58 ACRES x 3.1 DU'S/ACRE)	\$1620.00
(39 ACRES x 9 DU'S/ACRE)	\$3159.00
CODE ENF (58 ACRES x 3.1DU'S/ACRE)	\$ 900.00
(39 ACRES x 9 DU'S/ACRE)	\$1755.00
TOTAL IMPACT-POTENTIAL BUILD-OUT	\$7434.00

Existing staff would be adequate for this annexation area.

PETITION FOR ANNEXATION

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.

THE NW1/4 OF THE SW1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, AND ALSO, THE SE1/4 OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 6, AND ALSO, THE NE1/4 OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 6.

Discovery 76 Corporation

Name

Discovery 76 Corporation by
their attorney in fact City
Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 2067
Page 947 & 948

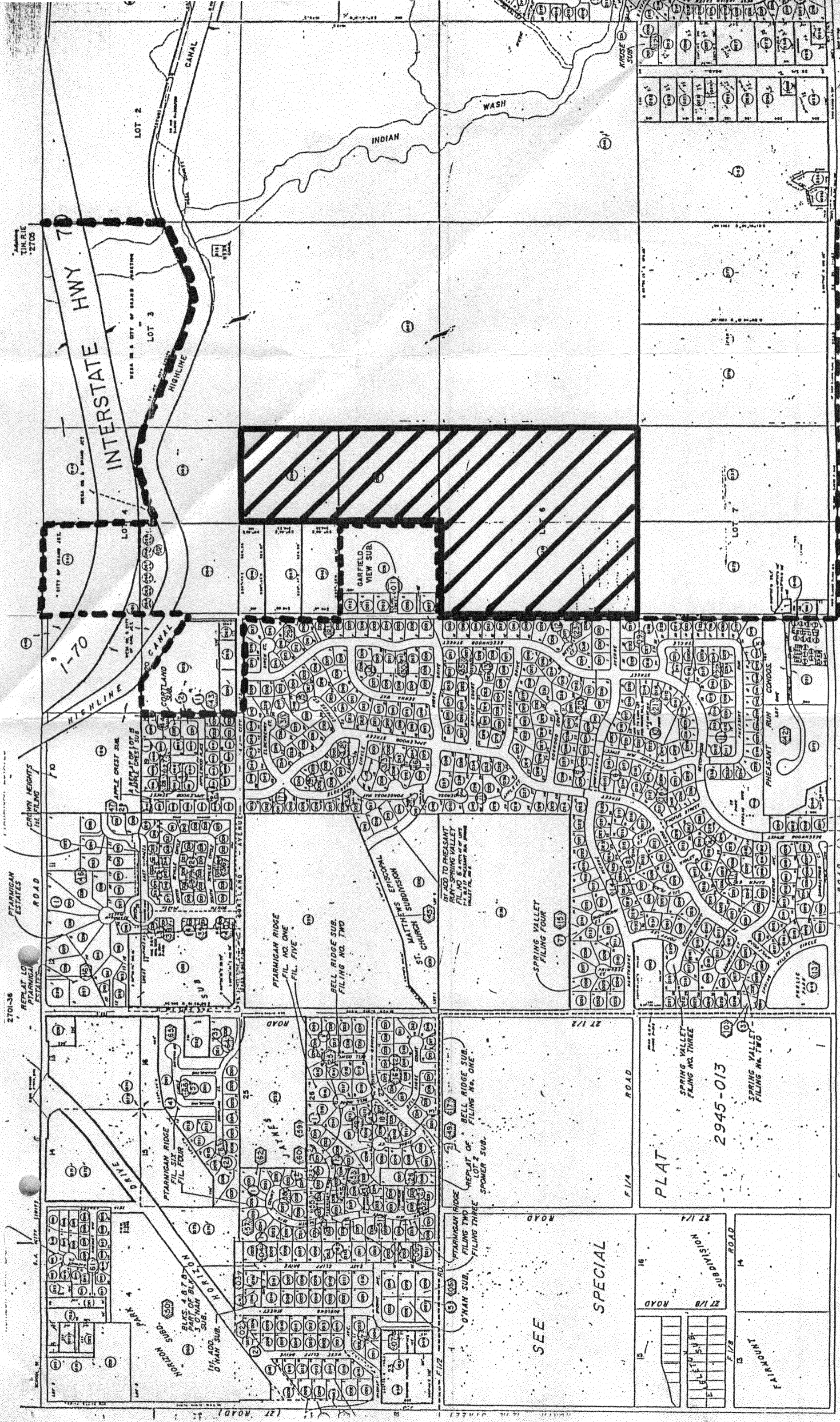
Grand Junction, Colorado

Date _____

DISCOVERY 76 ANNEXATION:

A tract of land being a part of the Southeast $\frac{1}{4}$ of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and a part of the West $\frac{1}{4}$ of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the West $\frac{1}{4}$ Corner of said Section 6;
thence S $89^{\circ}59'45''$ E along the North Line of Lot 6 in said Section 6 (also known as the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$) a distance of 635.66 feet to the Southwest Corner of the E $\frac{1}{2}$ of Lot 5 in Section 6 (also known as the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ NW $\frac{1}{4}$);
thence N $00^{\circ}15'22''$ W along the West line of the E $\frac{1}{2}$ of said Lot 5 a distance of 1321.49 feet to the Northwest Corner of the E $\frac{1}{2}$ of said Lot 5;
thence S $89^{\circ}56'19''$ E along the North line of the E $\frac{1}{2}$ of said Lot 5 a distance of 662.30 feet to the Northeast Corner of said Lot 5;
thence S $00^{\circ}00'11''$ E along the East line of said Lot 5 a distance of 1320.81 feet to the Northeast Corner of Lot 6 in Section 6;
thence S $00^{\circ}19'15''$ E along the East line of said Lot 6 a distance of 1321.86 feet to the Southeast Corner of said Lot 6);
thence S $89^{\circ}58'24''$ W along the South line of said Lot 6 a distance of 1299.61 feet to the Southwest Corner of said Lot 6;
thence N $89^{\circ}46'00''$ W a distance of 30.00 feet to a point on the West Right-of-Way line for 28 Road in Section 1;
thence N $00^{\circ}00'13''$ E along the West Right-of-Way line for 28 Road a distance of 1322.41 feet;
thence S $89^{\circ}59'47''$ E a distance of 30.00 feet to the Point of Beginning.



Address:
TULARE
2700

Address:
TULARE
2943-01

2945
CITY LIMIT

DISCOVERY 76 ANNEXATION AREA

2701-36

Address:
TULARE
2945-01
2945-02

SEE

SPECIAL

PLAT 2945-013

INTERSTATE HWY 70

LOT 2
LOT 3
LOT 4

CANAL

HIGHLINE

WASH

INDIAN

CORTLAND CANAL

PTARMIGAN RIDGE

BELL RIDGE SUB.

SPRING VALLEY

PHEASANT RUN

GARFIELD VIEW SUB.

INDIAN VILLAGE

DISCOVERY 76

ANNEXATION AREA

CITY LIMIT

2945

DISCOVERY 76 ANNEXATION AREA

DISCOVERY 76 ANNEXATION AREA

DISCOVERY 76 ANNEXATION AREA

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2701-68

TO: Dave Thornton

FROM: Don Hobbs

DATE: June 10, 1994

RE: Discovery 76 Impact

The annexation and full development of Discovery 76 would impact the Forestry Division of our department. We have assumed that there will be an average of three trees planted per lot for a total of 525 over the next seven years. All figures are today's dollars and have not been inflated.

Year 1 - Annual Spray & Maintenance	\$ 0
Purchase & Plant - 75 Trees	<u>\$ 5,155</u>
Total	\$ 5,155
Year 2 - Annual Spray & Maintenance - 75 Trees	\$ 1,125
Purchase & Plant - 75 Trees	<u>\$ 5,155</u>
Total	\$ 6,280
Year 3 - Annual Spray & Maintenance - 150 Trees	\$ 2,250
Purchase & Plant - 75 Trees	<u>\$ 5,155</u>
Total	\$ 7,405
Year 4 - Annual Spray & Maint. (225), Trim (75)	\$ 3,937
Purchase & Plant - 75 Trees	<u>\$ 5,155</u>
Total	\$ 9,092
Year 5 - Annual Spray & Maint. (300), Trim (75)	\$ 5,062
Purchase & Plant - 75 Trees	<u>\$ 5,155</u>
Total	\$10,217
Year 6 - Annual Spray & Maint. (375), Trim (75)	\$ 6,187
Purchase & Plant - 75 Trees	<u>\$ 5,155</u>
Total	\$11,342
Year 7 - Annual Spray & Maint. (450), Trim (75)	\$ 7,312
Purchase & Plant - 75 Trees	<u>\$ 5,155</u>
Total	\$12,467
Year 8 - Annual Spray & Maint. (525), Trim (150)	\$ 9,000
Purchase and Plant	<u>\$ 0</u>
Total	\$ 9,000
Beyond - Annual Spray & Maint. (525), Trim (150)	\$ 9,000
Purchase & Plant	<u>\$ 0</u>
Total	\$ 9,000

ANNEXATION AREA FACT SHEET (AMENDED)

Name of Area: Discovery 76 ANNEX Date: 6-13-94

Common Location: EAST of 28 Road AT Hawthorne Ave & Ridge Drive

Existing Land Use: Agricultural (VACANT) Estimate # of Acres: 00 Acres

Projected Land Use: Residential # of Parcels: 3
 # of Parcels - Owner Occupied: 0

of Dwelling Units: 1 Estimated Population: 0

Special Districts: (Proposed to be Removed) Service Provider: _____
 Water: UTE _____
 Sewer: _____
 Fire: GRAND JUNCTION RURAL _____
 Drainage: _____
 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: PUD (PR 12.5)

Proposed City Zoning: RSF-5

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

STAFF REVIEW

FILE: #77-94 (2)

DATE: June 13, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by motion the Referral of Petition for the Discovery 76 Annexation.

LOCATION: East of 28 Road at Hawthorne Avenue and Ridge Drive

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY: The Discovery 76 Corporation has signed a Power of Attorney for annexation to allow for the development of their property being sold to Donald and Ada delaMOTTE. The delaMOTTE's have requested that they be allowed to develop to City standards and through the City review process. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by motion the Referral of Petition for the Discovery 76 Annexation.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition or another words all three parcels included in the annexation have had a Power of Attorney (POA) signed for them. The developer has received Preliminary Plan approval from the City Planning Commission for all three parcels.

STAFF RECOMMENDATIONS:

Staff recommends approval.



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

June 13, 1994

Mesa County Board of Commissioners
750 Main
Grand Junction, CO 81501

RE: Annexation Impact Report

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed Discovery 76 Annexation. This report is required by CRS 31-12-108.5 for proposed annexations in excess of 10 acres. If you have any questions regarding this material, please contact Dave Thornton (244-1450) of this department.

Sincerely,

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

Larry Timm

Community Development Director

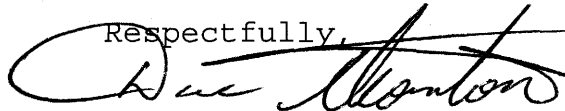
(imprpt.bp)

June 14, 1994

To File # 77-94

The Impact Report as required by State Statute 31-12-108.5 has been deposited with the Grand Junction City Clerk for the Discovery 76 Annexation.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dave Thornton". The signature is written in black ink and is positioned above the typed name.

Dave Thornton
Senior Planner

For City Council Mtg - 6-15-94

It is my professional belief; based on my review of the petition,
Pursuant to C.R.S. 31-12-104, the
Discovery 76 ~~property~~ Annexation as
Amended, is eligible to be Annexed.

It complys with the following:

- a) A proper petition has been signed by 100% of the owners and 100% 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 will be urbanized in the near future;
- e) The Area is capable of being integrated with the City; ~~state~~
- 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 ~~or more~~ is included without the owners consent.

Dave J.



June 16, 1994

ion, Colorado
th Fifth Street
81501-2668
FAX: (303) 244-1599

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

Dear County Commissioners:

Attached is a copy of Resolution No. 55-94 adopted by the City Council on June 15, 1994. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Discovery 76 Annexation.

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,

Stephanie Nye, CMC
City Clerk

SN:tm

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

STAFF REVIEW

FILE: #77-94

DATE: July 6, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Ordinance the Zone of Annexation of Residential Single Family (RSF-5) with a maximum of 5 units per acre for the Discovery 76 Annexation.

LOCATION: East of 28 Road at Hawthorne Avenue and Ridge Drive

APPLICANT: City of Grand Junction

EXISTING LAND USE: Agricultural

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Agricultural/vacant
SOUTH: Agricultural/vacant
EAST: Agricultural/vacant
WEST: Residential

EXISTING ZONING: PR-12.5 in the County - see attached map

PROPOSED ZONING: RSF-5 - see attached map

SURROUNDING ZONING:

NORTH: R-2 (County)
SOUTH: R-2; PR-16 (County)
EAST: R-2 (County)
WEST: RSF-5

EXECUTIVE SUMMARY: A City shall establish an appropriate zone for all annexations within 90 days of the effective date of an annexation. The properties within the Discovery 76 Annexation now known as the Grand View Subdivision have received preliminary plan approval by the City Planning Commission. The property owners through their development plan for the Grand View Subdivision have requested that the zoning be RSF-5 (Residential Single Family - maximum 5 units per acre).

STAFF ANALYSIS: The previous County zoning has been Planned Residential with a maximum of 12.5 units per acre. The developer has received Preliminary Plan approval from the City Planning Commission for all three parcels included in the annexation. The preliminary plan consists of all single family homes with lots sizes ranging from 8,000 sq. ft. to 12,500 sq. ft. These lots sizes are consistent with the RSF-5 zone designation and are also compatible with the adjacent Spring Valley subdivision which is also zoned RSF-5. In addition to the RSF-5 zoning in Spring Valley, there is a portion of the Grand View subdivision that is already in the City limits and is zoned RSF-5.

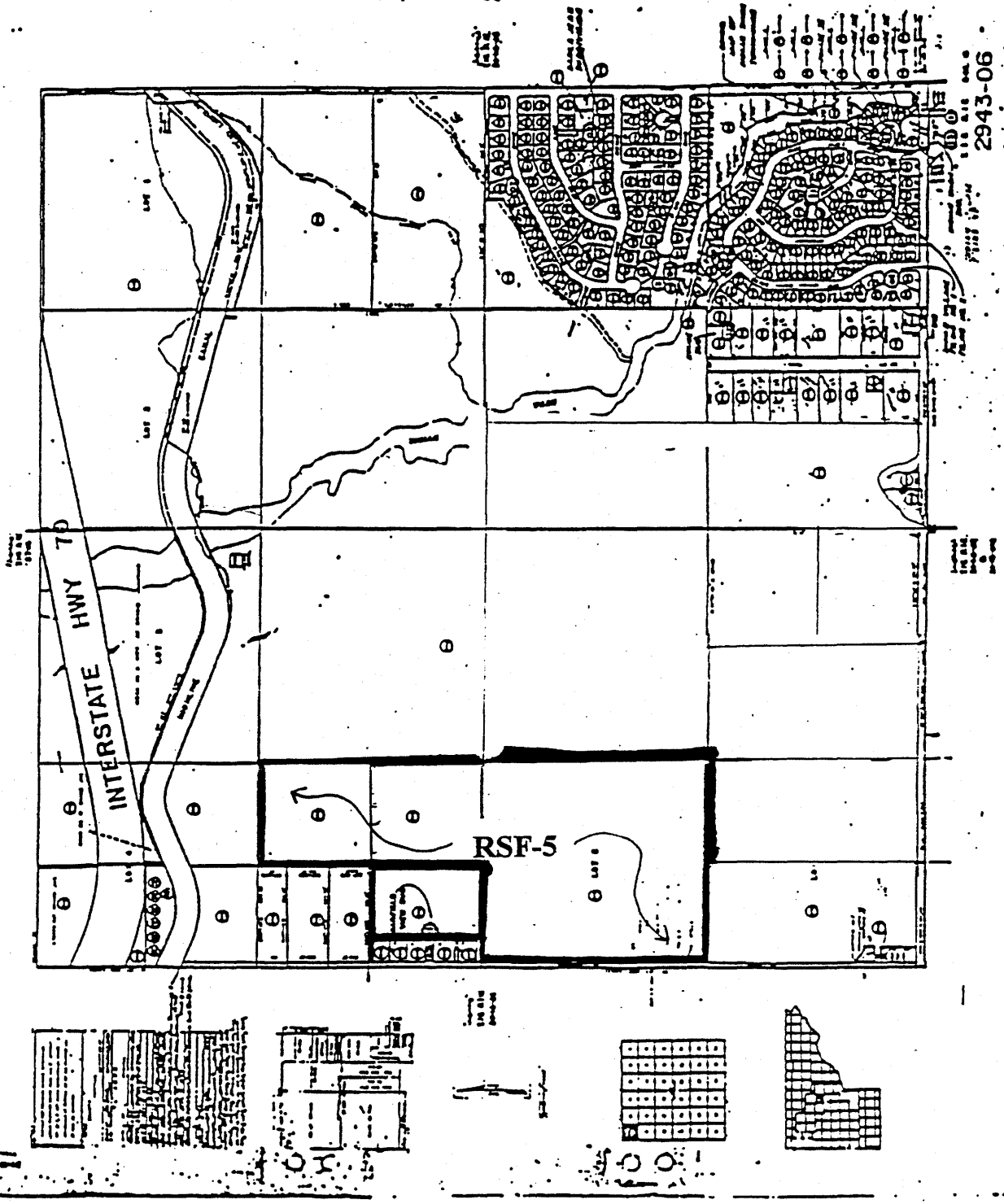
STAFF RECOMMENDATION:

Staff recommends approval of the RSF-5 zone.

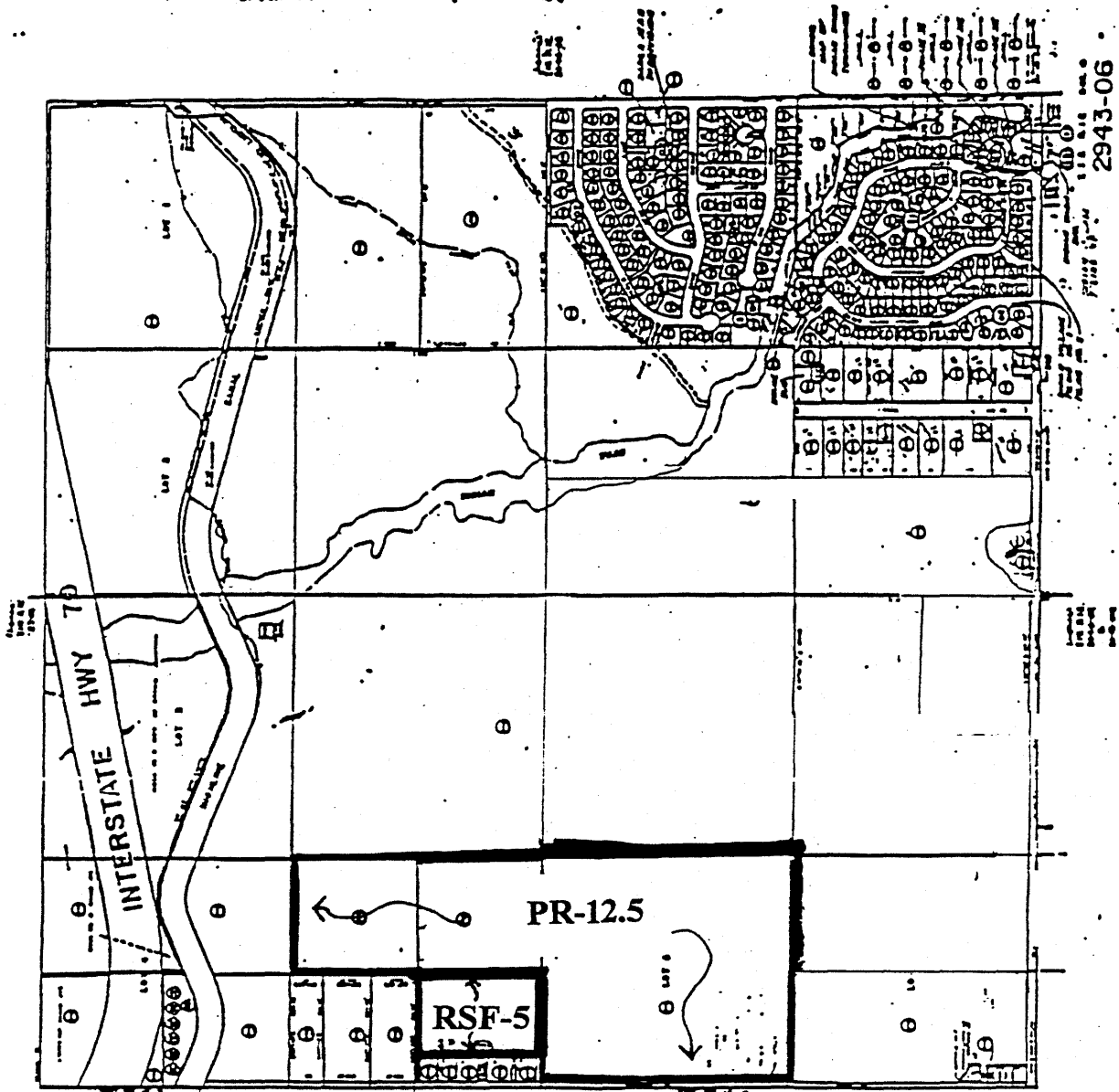
PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval (6-0) of zoning to Residential Single Family (RSF-5) the 57.5 acre parcel known as the Grand View Subdivision being annexed as the Discovery 76 Annexation.

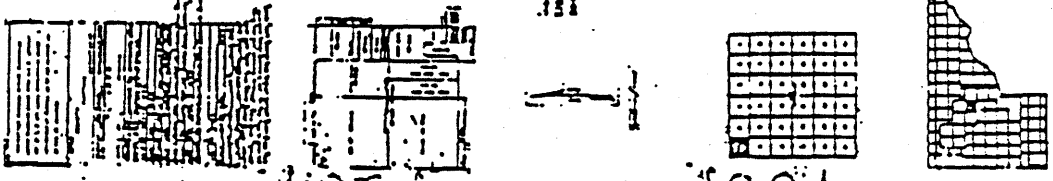
PROPOSED ZONING
PART OF
DISCOVERY 76 ANNEXATION



EXISTING ZONING PART OF DISCOVERY 76 ANNEXATION



2943-06



Impact Report--Discovery 76 annexation

Planning Division

The proposed annexation of the approximately 60 acre Discovery 76 property and 40 acre Matchett Farm property will impact the Planning Division in the following ways:

A development proposal for the Discovery 76 property, Grand View, has been received and reviewed by the Planning staff for preliminary approval. Additional staff time will be required for the review of final plats for the development and subsequent requests for building permits, fence permits, home occupation permits and other relevant permits and information.

The 40 acres adjacent to Grand View proposed for annexation is a part of the Matchett Farm proposal that was originally submitted to the City for review and pulled by the petitioner and then submitted to the County for review. City Planning staff have already spent considerable time in reviewing the proposal as a City submittal and a County submittal. Additional staff time will be required for future review of development plans submitted for the project and subsequent requests for building permits, fence permits, home occupation permits and other relevant permits and information.


While the proposed annexation will increase the work load of the Planning Division, much of the work has already been undertaken and can continue to be accommodated with current staffing levels.

Submitted by Kathy Portner

**ADMINISTRATIVE SERVICES DEPARTMENT
MEMORANDUM**

July 14, 1994

TO: Mark Achen, City Manager
Dave Varley, Assistant City Manager
Department Directors

FROM: Lanny Paulson, Budget Coordinator 

SUBJECT: ***Discovery-76 Annexation Fiscal Impact Analysis***

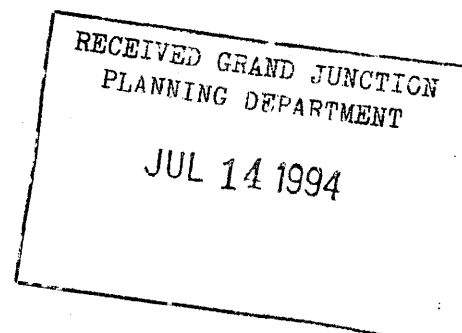
Attached to this memorandum is the twenty year analysis of the fiscal impact of the Discovery-76 Annexation.

As anticipated; the annexation of vacant land in the process of being developed generates positive cash flows from year one, largely because there are no capital construction costs incurred up-front by the City. In addition, the City is able to capture sales and use tax generated from the material purchases associated with the developer's infrastructure costs (streets and utilities) as well as from the sale of building materials, appliances and furnishings as development occurs.

The model reflects the development occurring in four phases over a fifteen year period with 100% build-out of the 180 homes in the 21st year. The net present value of the anticipated cash flows over this twenty year period is a positive \$278,000.

If you have any questions or would like additional information regarding this matter, please let me know.

c: Dave Thornton, Senior Planner



DISCOVERY-76/ FISCAL ANNEXATION ANALYSIS

(Version #1)

14 July 94

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	10 YEAR TOTALS
OPERATING REVENUES											
City Property Tax	151	1,479	2,914	4,460	6,126	7,917	9,842	11,909	14,125	16,499	75,422
2.0% Sales & Use Tax	4,238	19,684	21,135	22,670	29,251	26,011	27,827	29,747	31,776	39,951	252,290
Franchise Fees	0	253	526	821	1,139	1,480	1,848	2,242	2,664	3,117	14,091
Other Taxes	705	1,550	1,847	2,181	2,764	2,987	3,473	4,028	4,661	5,636	29,832
SUBTOTAL REVENUES	5,094	22,967	26,421	30,132	39,279	38,396	42,991	47,925	53,227	65,204	371,636
OPERATING EXPENDITURES											
General & Admin. Costs	509	2,297	2,642	3,013	3,928	3,840	4,299	4,793	5,323	6,520	37,164
Community Development	1,746	1,852	1,965	2,084	2,211	2,345	2,488	2,639	2,800	2,970	23,100
Fire District Service Area	143	1,392	2,742	4,198	5,765	7,451	9,263	11,208	13,294	15,528	70,983
Parks & Recreation	0	0	0	0	0	0	0	0	0	0	0
Police Services	0	27	56	87	120	156	195	236	281	329	1,486
Public Works	0	4,582	4,765	9,912	10,308	16,081	16,724	23,191	24,119	25,083	134,765
SUBTOTAL EXPENDITURES	2,398	10,150	12,170	19,294	22,332	29,873	32,969	42,067	45,815	50,430	267,498
NET OPERATING VARIANCE	2,696	12,817	14,252	10,839	16,946	8,523	10,022	5,858	7,411	14,774	104,138
CAPITAL REVENUE											
3/4% Sales & Use Tax	1,589	7,382	7,925	8,501	10,969	9,754	10,435	11,155	11,916	14,982	94,609
Lottery Funds (City)	0	105	210	388	517	646	775	904	1,033	1,163	5,740
Transportation Impact Fees	0	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	42,120
Other	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	1,589	12,167	12,816	13,569	16,166	15,080	15,890	16,739	17,629	20,824	142,469
CAPITAL IMPROVEMENTS											
Police; Capital Equipment	0	0	0	0	0	0	0	0	0	0	0
Fire Department	0	0	0	0	0	0	0	0	0	0	0
Parks & Recreation Equipment	0	0	0	0	0	0	0	0	0	0	0
Park Development	0	0	0	0	0	0	0	0	0	0	0
Public Works Equipment	0	0	0	0	0	0	0	0	0	0	0
Street Light Installations	0	0	0	0	0	0	0	0	0	0	0
Contract Street Maintenance	0	0	0	0	2,162	2,248	2,338	2,432	2,529	5,260	16,970
Major Street Construction	0	0	0	0	0	0	0	0	0	0	0
Water Line Upgrades	2,500	0	0	0	3,000	0	0	0	0	3,700	9,200
SUBTOTAL CAPITAL	2,500	0	0	0	5,162	2,248	2,338	2,432	2,529	8,960	26,170
NET CAPITAL VARIANCE	(911)	12,167	12,816	13,569	11,004	12,832	13,552	14,307	15,100	11,864	116,299
NET TOTAL VARIANCE	1,785	24,983	27,067	24,407	27,950	21,355	23,574	20,166	22,511	26,637	220,436
CUMULATIVE	1,785	26,769	53,836	78,243	106,193	127,548	151,122	171,287	193,799	220,436	=====
PRESENT VALUE: REVENUE	6,683	32,531	33,639	34,691	40,753	36,395	37,105	37,731	38,281	43,036	340,846
PRESENT VALUE: EXPENSE	(4,898)	(9,398)	(10,434)	(15,316)	(20,209)	(21,861)	(22,250)	(25,965)	(26,119)	(29,710)	(186,160)
ANNUAL NET PRESENT VALUE	1,785	23,133	23,206	19,375	20,544	14,534	14,855	11,767	12,162	13,325	154,686
CUMULATIVE NPV	1,785	24,918	48,124	67,499	88,043	102,577	117,432	129,199	141,361	154,686	=====

DISCOVERY-76/ FISCAL ANNEXATION ANALYSIS

(Version #1)
 14 July 94

	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	20 YEAR TOTALS
OPERATING REVENUES											
City Property Tax	17,159	17,845	18,559	19,302	20,074	20,877	21,712	22,580	23,483	24,423	281,436
2.0% Sales & Use Tax	36,184	38,575	41,100	43,765	53,915	49,544	52,674	55,975	59,456	63,126	746,606
Franchise Fees	3,602	4,121	4,676	5,268	5,900	6,574	7,293	8,059	8,874	9,742	78,199
Other Taxes	5,730	6,596	7,592	8,744	10,381	11,629	13,436	15,546	18,018	20,918	148,422
SUBTOTAL REVENUES	62,676	67,137	71,927	77,078	90,270	88,624	95,115	102,161	109,831	118,208	1,254,663
OPERATING EXPENDITURES											
General & Admin. Costs	6,268	6,714	7,193	7,708	9,027	8,862	9,511	10,216	10,983	11,821	125,466
Community Development	3,150	3,342	3,545	3,761	3,989	4,232	4,489	4,762	5,052	5,359	64,783
Fire District Service Area	16,149	16,795	17,467	18,166	18,892	19,648	20,434	21,251	22,101	22,985	264,873
Parks & Recreation	0	0	0	0	0	0	0	0	0	0	0
Police Services	380	435	493	556	622	693	769	850	936	1,027	8,247
Public Works	26,087	27,130	28,215	29,344	30,518	31,738	33,008	34,328	35,701	37,129	447,963
SUBTOTAL EXPENDITURES	52,034	54,416	56,913	59,534	63,049	65,174	68,212	71,408	74,773	78,322	911,332
NET OPERATING VARIANCE	10,642	12,722	15,014	17,544	27,221	23,450	26,903	30,753	35,058	39,887	343,331
CAPITAL REVENUE											
3/4% Sales & Use Tax	13,569	14,466	15,412	16,412	20,218	18,579	19,753	20,991	22,296	23,672	279,977
Lottery Funds (City)	1,292	1,421	1,550	1,679	1,808	1,938	2,067	2,196	2,325	2,454	24,470
Transportation Impact Fees	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	88,920
Other	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	19,541	20,567	21,643	22,771	26,706	25,197	26,500	27,867	29,301	30,807	393,367
CAPITAL IMPROVEMENTS											
Police; Capital Equipment	0	0	0	0	0	0	0	0	0	0	0
Fire Department	0	0	0	0	0	0	0	0	0	0	0
Parks & Recreation Equipment	0	0	0	0	0	0	0	0	0	0	0
Park Development	0	0	0	0	0	0	0	0	0	0	0
Public Works Equipment	0	0	0	0	0	0	0	0	0	0	0
Street Light Installations	0	0	0	0	0	0	0	0	0	0	0
Contract Street Maintenance	5,471	5,690	6,036	6,403	9,992	10,599	11,244	11,927	12,653	17,322	114,306
Major Street Construction	0	0	0	0	0	0	0	0	0	0	0
Water Line Upgrades	0	0	0	0	4,500	0	0	0	0	0	13,700
SUBTOTAL CAPITAL	5,471	5,690	6,036	6,403	14,492	10,599	11,244	11,927	12,653	17,322	128,006
NET CAPITAL VARIANCE	14,070	14,877	15,607	16,368	12,215	14,597	15,256	15,939	16,649	13,485	265,361
NET TOTAL VARIANCE	24,712	27,599	30,621	33,913	39,436	38,047	42,159	46,692	51,707	53,371	608,692
CUMULATIVE	245,148	272,747	303,368	337,280	376,716	414,763	456,922	503,614	555,321	608,692	=====
PRESENT VALUE: REVENUE	38,082	37,615	37,158	36,714	39,826	35,881	35,498	35,142	34,818	34,529	706,109
PRESENT VALUE: EXPENSE	(26,636)	(25,778)	(24,998)	(24,245)	(26,399)	(23,887)	(23,192)	(22,523)	(21,878)	(22,162)	(427,858)
ANNUAL NET PRESENT VALUE	11,446	11,837	12,160	12,470	13,426	11,994	12,306	12,619	12,940	12,367	278,251
CUMULATIVE NPV	166,133	177,970	190,129	202,599	216,025	228,019	240,325	252,945	265,884	278,251	=====

DISCOVERY-76/ FISCAL ANNEXATION ANALYSIS

(Version #1)

14 July 94

DISCOVERY - 76

ANNEXATION AREA STATISTICS:

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Assessed Value Estimate	\$18,760	\$183,310	\$360,995	\$552,601	\$758,957	\$980,939	\$1,219,464	\$1,475,502	\$1,750,071	\$2,044,246
Est. # of Dwelling Units	0	9	19	28	37	47	56	66	75	84
Est. Population	0	22	43	65	86	108	129	151	172	194
Total Est. # of Acres	60	60	60	60	60	60	60	60	60	60
Vacant Residential Acres	60	57	54	51	48	45	42	39	36	33
Average Res. Units per Acre	3	3	3	3	3	3	3	3	3	3
Vacant Commercial Acres	0	0	0	0	0	0	0	0	0	0
Percent Developed	0%	5%	10%	15%	20%	25%	30%	35%	40%	45%
Miles of Streets	0.125									
Major Roadways:	28 Road									
Land Use:	Single Family Residential									
Contiguity:	?									
Total # of Parcels Included	3									
Number of POA's	3									
POA'S as a % of Total Parcels	100%									

	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
Assessed Value Estimate	\$2,126,016	\$2,211,056	\$2,299,499	\$2,391,478	\$2,487,138	\$2,586,623	\$2,690,088	\$2,797,692	\$2,909,599	\$3,025,983
Est. # of Dwelling Units	94	103	112	122	131	140	150	159	168	178
Est. Population	215	237	258	280	301	323	344	366	388	409
Total Est. # of Acres	60	60	60	60	60	60	60	60	60	60
Vacant Residential Acres	30	27	24	21	18	15	12	9	6	3
Average Res. Units per Acre	3	3	3	3	3	3	3	3	3	3
Vacant Commercial Acres	0	0	0	0	0	0	0	0	0	0
Percent Developed	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%



July 15, 1994

RECEIVED GRAND JUNCTION
PLANNING

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

JUL 14 1994

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

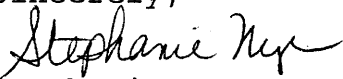
Gentlemen:

Re: Annexation - Discovery 76

Enclosed herewith is certified copy of Ordinance No. 2758 and map for Annexation which annexes approximately 57.5 acres to the City of Grand Junction, located east of 28 Road at Hawthorne Avenue.

Effective date of the annexation is August 7, 1994.

Sincerely,


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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2758

AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO

DISCOVERY 76 ANNEXATION
APPROXIMATELY 57.5 ACRES
LOCATED EAST OF 28 ROAD AT HAWTHORNE AVENUE

WHEREAS, on the 15th day of June, 1994 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th day of June, 1994; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed.;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the property situate in Mesa County, Colorado, and described to wit:

(insert legal description)

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 15th day of June, 1994.

ADOPTED and ordered published this 6th day of July, 1994.

Attest:

RT Mantlo

President of the Council

Stephanie Nye

City Clerk

DISCOVERY 76 ANNEXATION:

AMENDED DESCRIPTION

A tract of land being a part of the Southeast $\frac{1}{4}$ of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and a part of the West $\frac{1}{4}$ of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the West $\frac{1}{4}$ Corner of said Section 6:

thence S $89^{\circ}59'45''$ E along the North Line of Lot 6 in said Section 6 (also known as the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$) a distance of 635.66 feet to the Southwest Corner of the E $\frac{1}{2}$ of Lot 5 in Section 6 (also known as the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ NW $\frac{1}{4}$);
thence N $00^{\circ}15'22''$ W along the West line of the E $\frac{1}{2}$ of said Lot 5 a distance of 1321.49 feet to the Northwest Corner of the E $\frac{1}{2}$ of said Lot 5;
thence S $89^{\circ}56'19''$ E along the North line of the E $\frac{1}{2}$ of said Lot 5 a distance of 662.30 feet to the Northeast Corner of said Lot 5;
thence S $00^{\circ}00'11''$ E along the East line of said Lot 5 a distance of 1320.81 feet to the Northeast Corner of Lot 6 in Section 6;
thence S $00^{\circ}19'15''$ E along the East line of said Lot 6 a distance of 1321.86 feet to the Southeast Corner of said Lot 6);
thence S $89^{\circ}53'24''$ W along the South line of said Lot 6 a distance of 1299.61 feet to the Southwest Corner of said Lot 6;
thence N $89^{\circ}46'00''$ W a distance of 30.00 feet to a point on the West Right-of-Way line for 28 Road in Section 1;
thence N $00^{\circ}00'13''$ E along the West Right-of-Way line for 28 Road a distance of 1322.41 feet;
thence S $89^{\circ}59'47''$ E a distance of 30.00 feet to the Point of Beginning.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2758, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 15th day of June, 1994, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 7th day of July, 1994.



Stephanie Nye
Stephanie Nye
City Clerk

Copy
Published: 6/17/94
7/8/94

August 2, 1994

1~

2~

3~

Dear 1~:

On July 6, 1994 the City Council passed the second reading on the annexation of the Discovery 76 annexation area. This annexation will become effective on August 7, 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 Discovery 76 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. Please take a moment to review it, 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

Mayor

enclosure

/bp

DISCOVERY 76 ANNEXATION

CITY GOVERNMENT

The Grand Junction City Government is a Council/Manager form of government. The City Council is the governing and legislative body of the City which establishes goals, policies, and directions for the City. The City Manager is a highly qualified administrator appointed by the City Council who not only implements the City Council's decisions on a day to day basis, but also provides advice and staff support to the City Council as needed. The City Manager is assisted in his task by a host of City services professionals who are not only trained, but dedicated to providing quality service to the residents of Grand Junction.

The City Council is comprised of seven members. Five of these members must reside in specific districts within the City, while the remaining two may live anywhere within the City. All seven members are elected at large by the entire populace. All members serve a four year term and each year the City Council appoints one member to serve as Mayor.

Regular meetings of the City Council are held at 7:30 p.m. on the first and third Wednesday of each month at the City/County Auditorium located at 520 Rood Avenue. In addition to regular meetings, the City Council also conducts workshops at 7:00 p.m. on the Monday before the regular meeting at the Two Rivers Convention Center located at 159 Main Street. The workshops are used by City Council to hear about new issues and concerns from citizens and staff, and to receive updates and staff reports on ongoing projects. The workshops are informal and, as such, no issues are put to a vote. Workshops and City Council meetings are an excellent way for current and prospective residents to find out which issues are confronting the City and how they are being addressed. Both the workshops and the regular meetings are open to the public and the City Council encourages all interested parties to attend.

The present members of the City Council and their districts are:

Linda Afman	District A
James R. Baughman	District B
Reford C. Theobald	District C
John Tomlinson	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Bill L. Bessinger	At Large

Discovery 76 is located in Voting District "D". For more information concerning vacancies on City boards or commissions, please call the City

Clerk's office. Your participation in Grand Junction's City government is encouraged.

The City Manager is Mark Achen. The Assistant City Manager is David Varley.

POLICE PROTECTION Police service will begin immediately after annexation so you may notice periodic patrols by City Police vehicles. If you need emergency police protection you can dial 911. The Police Department coordinates several programs that may be of interest to you and your neighbors such as the Neighborhood Watch Program, school resource program, and a citizen volunteer program. Anyone who is interested in hosting a meeting to discuss a Neighborhood Watch Program please give us a call.

FIRE PROTECTION Fire protection and emergency medical services will remain the same high quality it has been in the past. The City Fire Department will continue to respond to calls in Discovery 76 as it always has. In an emergency call 911.

DOMESTIC WATER SERVICE Your domestic water service provider will remain Ute Water and your irrigation system will remain the same.

TRASH COLLECTION 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.

STREETS You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, you may call the Street Superintendent.

The City has the "Fresh as a Daisy" program. This occurs during one month per year and gives our customers a chance to dispose of items not picked up with regular weekly trash service. There is no charge for this service. The program in 1994 was during the month of April. In 1995 there will be a public service announcement as to when it will start. The City has a

program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

ZONING & BUILDING

Your new zone in the City is RSF-5, Residential Single Family not to exceed 5 units per acre. The zoning received a public hearing before the City Planning Commission on June 7, 1994, where a recommendation of approval was made to the City Council. The City Council had a first reading of the zoning ordinance on July 6, 1994, and held a final reading and public hearing on July 20, 1994.

Planning Commission hearings are held at 7:00 p.m. and City Council hearings at 7:30 p.m. in the City/County auditorium located at 520 Rood Avenue. If you have questions regarding planning, zoning, building setbacks for new construction, or related matters, please consult the Community Development Department Planning Division. For matters dealing with zoning code enforcement or weed control, call the Code Enforcement Division. For information regarding the building code, please contact the City/County Building Department.

VOTING & CITIZEN PARTICIPATION

Now that you are a City resident, you are eligible to vote in City elections, run for City office and be appointed to City Boards and Commissions. The next scheduled City election is April 4, 1995. City Council seats up for election at that time are as follows:

District B
District C
At Large

CITY PARKS

You are now eligible for the lower resident fees for passes at the Lincoln Park and Tiara Rado golf courses, at the Lincoln Park-Moyer swimming pool as well as recreation classes and programs.

Upon request, and if the homeowner has favorable conditions (i.e. grass area with water and curb), a street tree(s) will be scheduled for planting at no expense to the property owner. After the tree is established, the City will do the on-going trimming, spraying, etc.

The City has adopted a Parks, Recreation and Open Space Master Plan. The plan evaluates current parks and recreation facilities, identifies needs and outlines a plan for meeting future requirements. The plan notes the need for the development of a large regional/metropolitan park (200 acres minimum) and the construction of an indoor recreation center somewhere in the urbanized area.

Please call for more information on City parks and our excellent recreation programs.

CITY OF GRAND JUNCTION

PHONE NUMBERS

Information	244-1509
Administrative Services and Finance	
Sales Tax	244-1521
City Council/City Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Annexation, Planning and 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
"Fresh as a Daisy" & Leaf Removal Program	244-1571
Solid Waste Management	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely)	242-1036
Utility Billing Information	244-1579

DRAFT

(annsched)

ANNEXATION SCHEDULE
SEPTEMBER 6, 1994

Annexations In Progress With Confirmed Schedules

1. DISCOVERY 76 (East of 28 Road at Hawthorne Avenue)

File #77-94

Petition referred to council May 3, 1994
1st Reading & accept petition June 15, 1994
2nd Reading July 6, 1994
Annexation Effective August 7, 1994
Zone of Annexation - 2nd Reading to CC - July 20, 1994
Zone Effective: August 21, 1994

2. SOUTH CAMP 1, 2 & 3 (Wingate, Canyon View Sub, The Seasons)

File #77-94

Petition referred to council June 1, 1994
1st Reading & accept petition July 6, 1994
2nd Reading July 20, 1994
Annexation effective August 21, 1994
Zone of Annexation - To PC - October 4, 1994
Zone Effective:

3. NORTH VALLEY (24 3/4 Road, North of G Road)

File #78-94

Petition referred to council June 15, 1994
1st Reading & accept petition July 20, 1994
2nd Reading August 3, 1994
Annexation effective September 3, 1994
Zone of Annexation - 2nd Reading to CC - August 3rd
Zone Effective: September 4th

4. CLIMAX MILL ENCLAVE #1* (South side of Kimball Avenue, Between 9th & 15th Street)

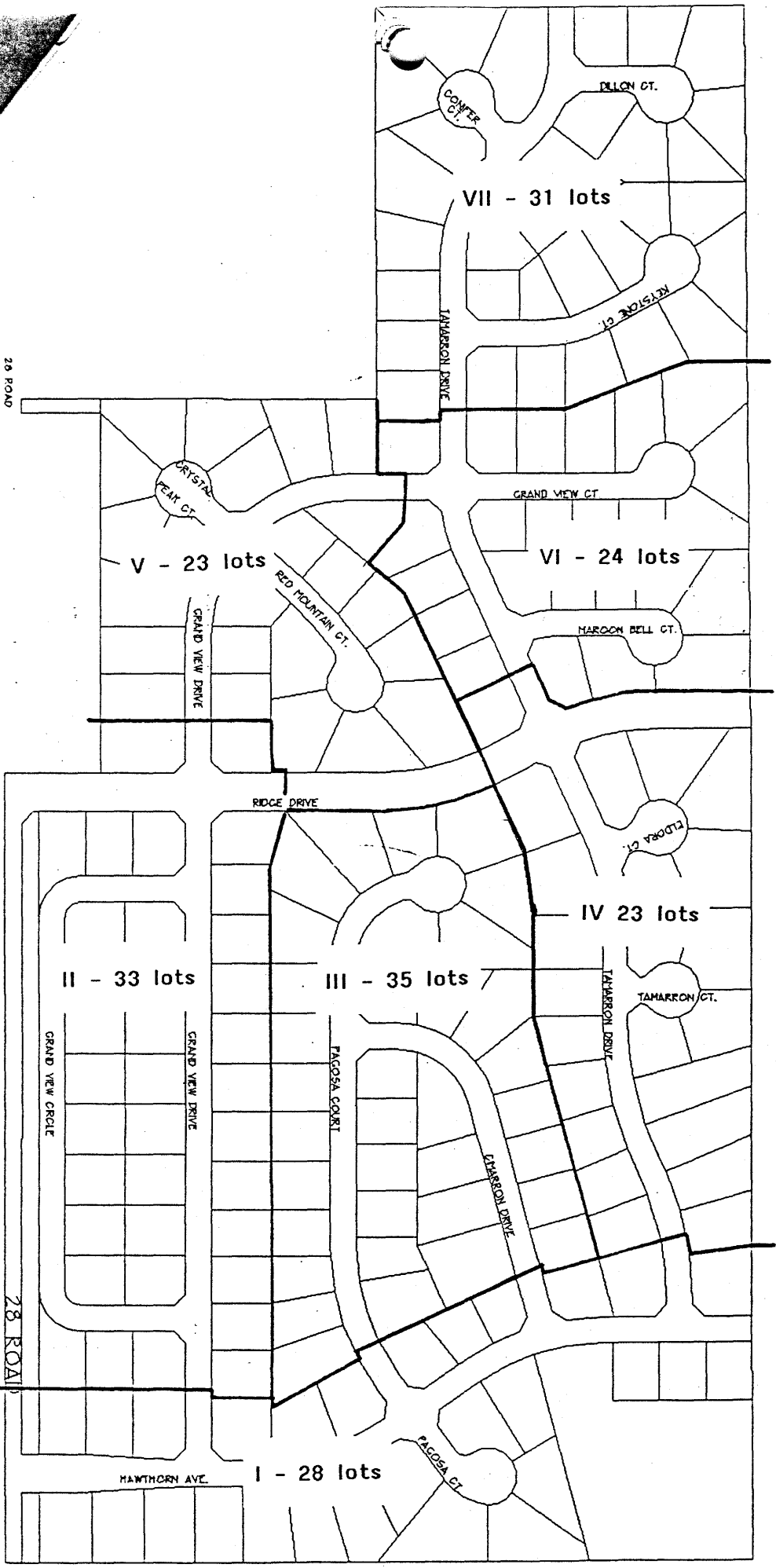
File #111-94

Resolution of intent to annex July 6, 1994
1st Reading August 17, 1994
2nd Reading September 7, 1994
Annexation effective October 8, 1994
Zone of Annexation - To PC - October 4, 1994
Zone Effective:

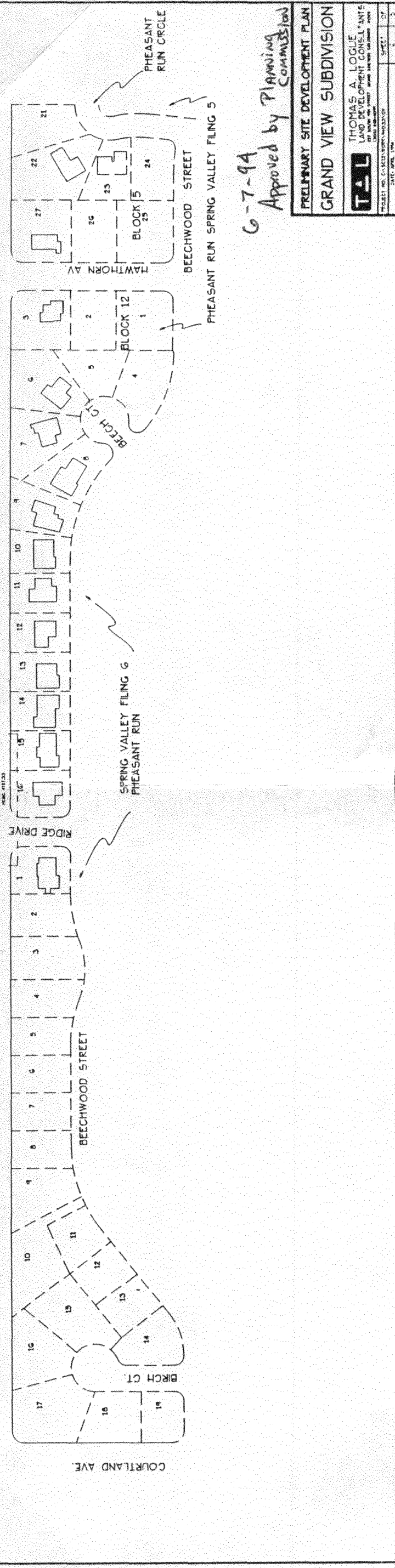
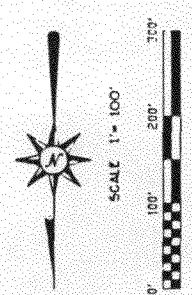
5. HOLLAND ENCLAVE (112 Power Road)

File #112-94

Resolution of intent to annex July 6, 1994
1st Reading August 17, 1994
2nd Reading September 7, 1994
Annexation effective October 8, 1994
Zone of Annexation - To PC - Sept 6, 1994
Zone Effective:



PHASE PLAN



6-7-94
 Approved by Planning Commission

PRELIMINARY SITE DEVELOPMENT PLAN
 GRAND VIEW SUBDIVISION
 THOMAS A. LOGUE
 LAND DEVELOPMENT CONSULTANTS
 1000 N. 10TH ST., SUITE 100
 DENVER, CO 80202
 PROJECT NO. G-1517-94-001/002/003
 SHEET 1 OF 3
 DATE: APRIL 1994



North Area Residents—Here's Something You Should Know . . .

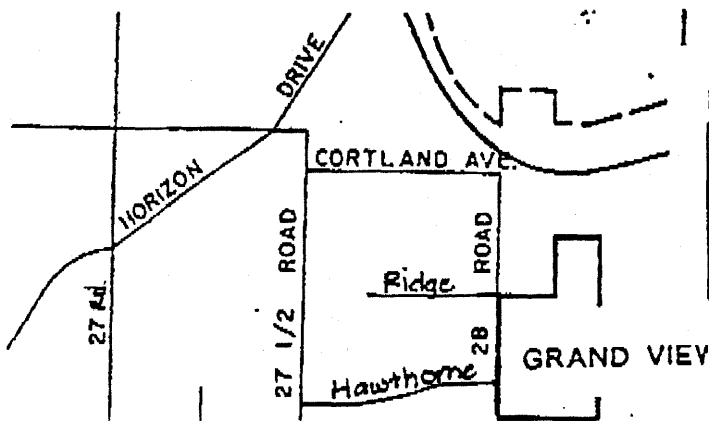
A concerned group of your neighbors have been following the development plans for Matchett's Field (the large parcel of land east of 28 Rd. and north of Patterson Rd.). Grand View, a 200 single family unit subdivision, will begin construction this year (see map below). Please understand that we don't oppose the development. Grand View's density (R3) is less than Spring Valley's, and the development group has a proven local track record. Despite this, we feel that there are serious issues that must be addressed to insure that all of us can maintain the same quality of life we now enjoy. Here are our concerns:

TRAFFIC: Primary access to Grand View will be on 28 Road. Hawthorne Ave. and Ridge Ave. will be extended from Spring Valley into Grand View and will serve as the only two entrances into the subdivision. City planners estimate that a subdivision of this size will add approximately 1,900 daily car trips on 28 Road. This impacts the surrounding areas in four ways: 1) Increased traffic will make the intersection at 28 Rd. and Patterson even more difficult to negotiate. 2) Safety of young children becomes an issue if residents of Grand View choose to take Hawthorne or Ridge through Spring Valley to use the light at 27½ Rd. and Patterson. 3) The elevated road bed at the south end of 28 Rd. will aggravate an existing traffic noise problem for residents in that area. 4) All area streets and intersections will be impacted by an increase in traffic.

SCHOOLS: The school district estimates, rather conservatively, that Grand View will add 111 students to our already overcrowded schools: 51 to Orchard Avenue (this will push their enrollment to 100 over capacity), 26 to East Middle, and 34 to GJHS. It just seems irresponsible to ask our children to carry the burden of our prosperity.

PLEASE NOTE: The developers have petitioned for and have been primarily approved for annexation to the city. The final vote on this will be during the city council meeting on Wednesday, July 6th at 7pm in the City Auditorium. This is our last opportunity before the annexation to voice our concerns. Residents from Spring Valley, Crestview, Ptamigan Estates, Applecrest, Mantey Heights, and Crown Heights have agreed to speak on your behalf, BUT your presence is still needed. Our experience shows us that an auditorium full of concerned faces backing up the speakers sends a very powerful message. Would you plan on being there? Because you have chosen to live in these areas, we know that you care about your quality of life.

Questions? Call Janet Terry 245-8998



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To <i>Dave Thorton</i>	From <i>Tom Logue</i>
Co.	Co.
Dept.	Phone # <i>244-1599</i>
Fax #	Fax #

Resolution 55-94 and the proposed ordinance concerning annexation of land to the City of Grand Junction located generally east of 28 Road at Hawthorne Avenue have been amended. As amended that portion of the proposed annexation lying east and south of the property known as Discovery 76 is excluded from this annexation.

The owners of the Discovery 76 property, which is also now known as Grand View subdivision, have petitioned for annexation and are proceeding to develop the property in accordance with City processes and standards. By amendment of the annexation area and proceeding with annexation, Grand View will not be subjected to delays that may be occasioned if a legal challenge to the annexation were to be sustained or if other delays to annexation were to occur.

It is the City's expectation that urban or urbanizing areas with urban density development, will be developed in accordance with City processes and to City standards. The City is not and will not abdicate its role of ensuring that development is of consistent quality and is conscientiously planned, including those areas not in the City but soon to be. The continuation and proliferation of both residential and commercial sprawl has an adverse impact on quality, quantity and cost of services and the overall quality of life of the residents in this valley.

The City is committed to utilizing annexation to further enhance realization of these expectations and to assure proper land development.