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File 1994-0112

Name: Holland Enclave Annexation – 112 Power Road

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 s e n e d Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
t 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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		*Submittal checklist
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		*Review Comments
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		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

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X	X	Correspondence	X	Easement – Bk 1686 / Pg 341
X	X	Annexation Area Fact Sheet	X	Deed – Granting Easement – Bk 1747 / Pg 908
X	X	City Council Minutes – 7/6/94, 8/17/94, 9/7/94, 9/21/94 - **	X	Warranty Deed – Bk 739 / Pg 425
X	X	Ordinance No. 2767, 2777 - **	X	Deed – Bk 985 / Pg 829
X	X	Planning Commission Minutes – 9/6/94 - **		
X	X	Fiscal Impact Report for Holland Enclave		
X	X	Form letter from City Clerk for Holland Enclave – 9/16/94		
X	X	Location Maps		
X	X	Annexation Map – GIS Historical Maps - **		

ANNEXATION AREA FACT SHEET

Name of Area: HOLLAND ^{ENCLAVE} ANNEX Date: 6-24-94

Common Location: 112 POWER ROAD

Existing Land Use: Residential Estimate # of Acres: 7.60 Acres

Projected Land Use: _____ # of Parcels: 1
_____ # of Parcels - Owner Occupied: 1

of Dwelling Units: 1 Estimated Population: 2

Special Districts: _____ Service Provider: _____
* Water: UTE _____
* Sewer: _____ (NO SEWER)
* Fire: GRAND JUNCTION RURAL _____
* Drainage: _____
* School District 51 _____
* Irrigation: _____ Redlands Water & Power
* Pest: Redlands Mosquito Control _____
* Other: _____

FOR ENCLAVE ANNEXATIONS CRS SECTIONS 31-12-104, 105, 108 & 109 ARE NOT APPLICABLE (NA).

Legal Requirements: (Check as each requirement is confirmed)

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

Existing County Zoning: Commercial

Proposed City Zoning: C-1 (Light Commercial)

Type of Petition: Property Owner _____ P.O.A. _____ Enclave



June 27, 1994

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

Huber D. Holland
112 Power Road
Grand Junction, CO 81503

RE: 112 Power Road (Tax Parcel #2945-153-00-017)

Dear Mr. Holland:

The City is in the process of annexing an area that has been surrounded by the City boundaries for more than three years, known as the Holland Enclave. Mesa County records show that you own property within that area. Under Colorado State Statutes the City may unilaterally annex such enclaved areas which have been enclaved for more than three years.

The Grand Junction City Council is expected to pass a resolution of intent to annex this area at its regular meeting on July 6, 1994. First reading of the annexation ordinance will be on August 17, 1994 and second reading of the ordinance will be on September 7, 1994. All City Council meetings are held at 7:30 p.m. in the City Hall Auditorium at 5th Street and Rood Avenue. Although enclave annexations do not require a public hearing, we welcome you to attend.

I have enclosed additional information about the City and the services it provides. Please take a moment to review it, and keep it on hand for future reference. I would also be happy to meet with you to discuss how this annexation will effect you as a property owner. I can be reached at 244-1450.

We are very proud of our community and the quality services our City provides. We look forward to including the Holland Enclave in the City and look forward to the opportunity to serve you.

Sincerely,

A handwritten signature in black ink, appearing to read "David Thornton". The signature is stylized and written in cursive.

David Thornton
Senior Planner

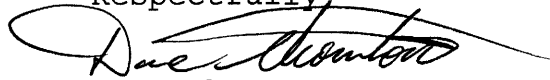
enclosure

June 27, 1994

To File # 112-94


The Impact Report for annexations as required by State Statute 31-12-108.5 is not required for annexations of 10 acres or less. The Holland Enclave Annexation has a total area of approximately 7.60 acres.

Respectfully

A handwritten signature in cursive script, appearing to read "Dave Thornton", written over a horizontal line.

Dave Thornton
Senior Planner

(imprpt.bp)

TO: File #112-94
FR: Dave Thornton 
DT: 30 June 1994

Mr Huber Holland came in to the office today at 11:30 a.m. to visit with me about the Holland Enclave Annexation. His question was that he thought he was already in the City. He said that three years ago he received a letter from the City about a proposed annexation along Monument Road, but due to the health of his wife was unable to follow through with determining whether or not he was included. Shortly thereafter he was contacted by the City Sanitation Department for trash service. He has been receiving City trash pick up ever since. I informed him that he wasn't a part of the annexation three years ago, but the two houses next to him on the west were. With this annexation, he will officially be a part of the City.

(holland.rpt)

**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 Holland Enclave ANNEXATION**

DATE: July 1, 1994

On Wednesday, July 6th, a resolution of intent to annex will go to City Council for their approval to begin the annexation process for the Holland Enclave Annexation. 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. If you need any additional information, please call. Continue to use the reporting method for impact reports used in the past. **I need your impact reports by Wednesday, July 13th, 1994. Please either submit by E-mail via attachment using Word Perfect or by hard copy if a spread sheet is used. Thank you.**

HOLLAND ENCLAVE ANNEXATION

PARCELS = 1

ACREAGE = 7.6 acres

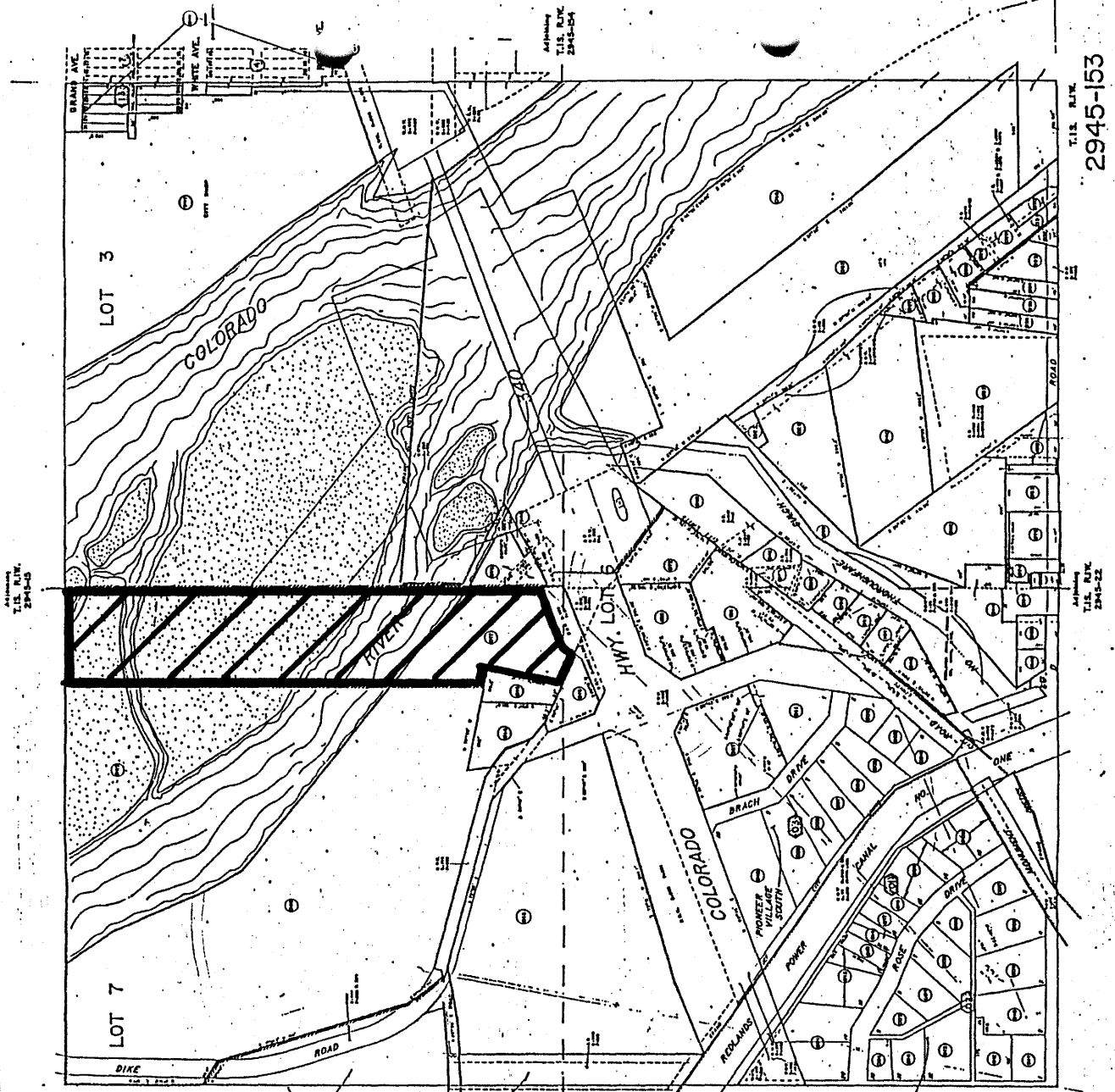
SUMMARY

This annexation will include a total of 1 parcel on approximately 7.6 acres. It contains 1 single family house with the address of 112 Power Road. No Right-of-way is include in this annexation. The parcel is completely surrounded by the City. Please see attached map.

Existing County Zoning: Commercial

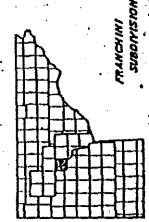
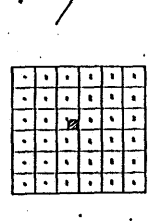
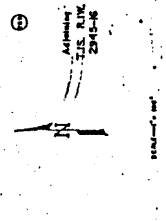
Proposed City Zoning: C-1 (Light Commercial)

(A-team.html)



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TRACING SUBSTITUTION

HOLLAND ENCLAVE



T.I.S. DATE 2945-153

T.I.S. DATE 2945-153

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T.I.S. DATE 2945-199

T.I.S. DATE 2945-200

Continuation

From: Don Hobbs

Subject: Holland & Climax Annexation

Date: 7/06/94 Time: 7:52a

Neither one of these should have an impact on the Parks & Recreation Department.

Don

STAFF REVIEW

FILE: #112-94

DATE: July 6, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Intent to Annex the Holland Enclave Annexation.

LOCATION: 112 Power Road

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Holland Enclave is located at 112 Power Road, just north of Colorado 340 (Broadway) across from Brachs Market. This area has been totally surrounded by the City limits for more than three years and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This 7.60 acre parcel owned by Huber Holland has been enclaved by the City since June 2, 1991. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city for more than three years. There is one existing single family home on this parcel and is occupied by Mr. Holland.

STAFF RECOMMENDATIONS:

Staff recommends approval.



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

July 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. 58-94 adopted by the City Council on July 12, 1994. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as Holland Enclave 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

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 58-94

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION GIVING NOTICE THAT A TRACT OF LAND KNOWN AS THE HOLLAND ENCLAVE LOCATED AT 112 POWER ROAD CONSISTING OF 7.60 ACRES WILL BE CONSIDERED FOR ANNEXATION TO THE CITY

Recitals.

On the 27th day of June, 1994, the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land located in the County of Mesa, State of Colorado, commonly known as the Holland Enclave, and more particularly described as follows:

(insert legal description)

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three years, pursuant to 31-12-106(1), C.R.S.

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

That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.

That the ordinance annexing the subject area is scheduled for introduction and first reading on the 17th day of August, 1994 with second reading of the proposed annexation ordinance on September 7, 1994.

ADOPTED this 6th day of July, 1994.

City of Grand Junction

RT Mantle

President of the Council

ATTEST:

Stephanie Nye

City Clerk

HOLLAND ENCLAVE ANNEX:

A tract of land being a part of the East 260.0 feet of the West One-Half of the Southwest Quarter ($W\frac{1}{2}$ $SW\frac{1}{4}$) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point from whence the Southwest Corner of said Section 15 bears
S $41^{\circ}40'$ W a distance of 1707.40 feet;
thence N $66^{\circ}45'$ W a distance of 80.26 feet;
thence N $11^{\circ}40'$ E a distance of 207.20 feet;
thence N $78^{\circ}35'$ W a distance of 42.75 feet to the West Line of the East 260.0 feet of said $W\frac{1}{2}$ $SW\frac{1}{4}$;
thence North along said West Line a distance of 1090.0 feet to a point which is 10.0 feet South of the North Line of the $SW\frac{1}{4}$ of said Section 15;
thence N $89^{\circ}56'21''$ E a distance of 260.0 feet to the East Line of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 15;
thence South along said East Line a distance of 1239.88 feet to a point on the Northerly Right-of-Way for State Highway No. 340 as described in Book 985 at Page 829 in the office of the Mesa County Clerk and Recorder;
thence along the Northerly Right-of-Way for State Highway No. 340 the following three (3) courses and distances:

1. S $62^{\circ}05'30''$ W a distance of 19.80 feet;
2. S $69^{\circ}13'00''$ W a distance of 150.0 feet;
3. S $42^{\circ}39'00''$ W a distance of 42.10 feet to the Point of Beginning.

g:\special\holland.doc

Holland Enclave Annexation

Planning Division Impact Report
7/29/94

The Holland Enclave Annexation consists of one 7.6 acre parcel, most of which is river bottom. The proposed zoning is C-1 (light commercial) which is consistent with the surrounding zoning. The existing single family house will continue to be non-conforming as it is under the current County zoning. Planning staff time will be required to review future proposals for the site. However, the addition of this area to the City will not significantly increase the workload of the Planning Division.

STAFF REVIEW

FILE: #112-94

DATE: August 17, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on first reading, the Ordinance to annex the Holland Enclave Annexation.

LOCATION: 112 Power Road

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Holland Enclave is located at 112 Power Road, just north of Colorado 340 (Broadway) across from Brachs Market. The area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This 7.60 acre parcel owned by Huber Holland has been enclaved by the City since June 2, 1991. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city for more than three years. There is one existing single family home on this parcel and is occupied by Mr. Holland.

STAFF RECOMMENDATIONS:

Staff recommends approval.

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:

STAFF REVIEW

FILE: #112-94 Zone of Annexation for Holland Enclave

DATE: September 6, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that Planning Commission recommend approval to City Council, the Zone of Annexation of Light Commercial (C-1) for the Holland Enclave Annexation.

LOCATION: 112 Power Road

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Holland Enclave is located at 112 Power Road, just north of Colorado 340 (Broadway) across from Brachs Market. The area is surrounded by Light Commercial (C-1) and Light Industrial (I-1) on the west and Light Commercial (C-1) and Public Zone (PZ) on the east. The City is required to establish a zoning for the annexation. The proposed zoning is C-1.

STAFF ANALYSIS: This 7.60 acre parcel owned by Huber Holland has been enclaved by the City since June 2, 1991. The City is currently annexing this property known as the "Holland Enclave". State statute requires the City to zone an annexation within 90 days of the effective date of the annexation.

There is one existing single family home on this parcel and is occupied by Mr. Holland. The single family house will be made nonconforming in the proposed C-1 zoning. The existing County zoning is Commercial and the house is nonconforming with the County Commercial zoning. The adjacent properties around the Holland parcel are all currently zoned Light Commercial (C-1). There are two other single family houses to the west of the Holland parcel which are also nonconforming.

The single family house on the Holland parcel will be a legal nonconforming use and may continue to exist under the "grandfather clause". It is anticipated that at some time in the future the Holland property will change to a commercial use and it will be conforming to the C-1 zoning.

STAFF RECOMMENDATIONS:

Staff recommends approval.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #112-94, I move that we forward this on to City Council with the recommendation of approval, to zone the Holland Enclave Light Commercial (C-1).

(holland.rpt)

LEGAL
DESCRIPTION

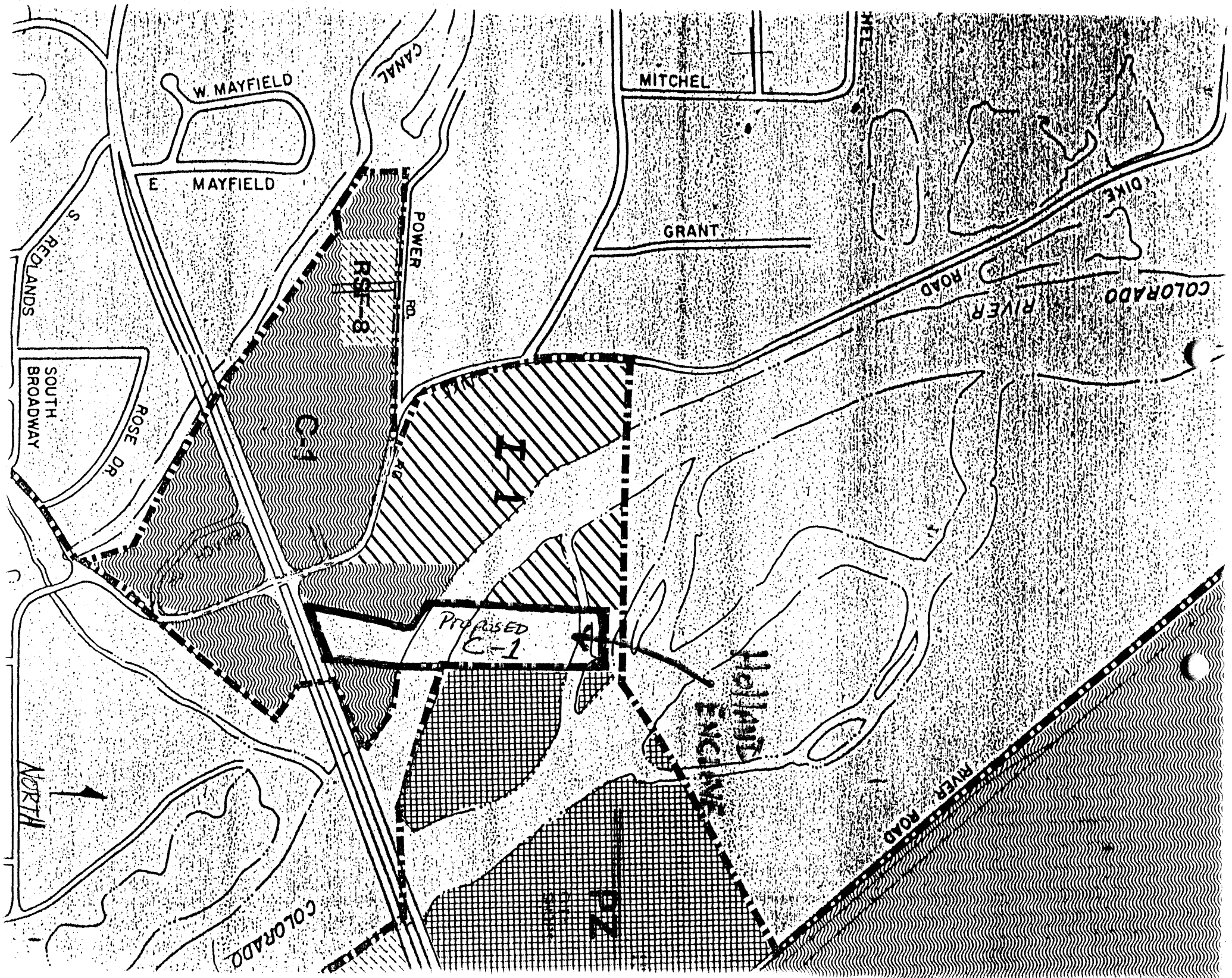
A tract of land being a part of the East 260.0 feet of the West One-Half of the Southwest Quarter (W1/2 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point from whence the Southwest Corner of said Section 15 bears S 41°40'W a distance of 1707.40 feet;
thence N 66°45'W a distance of 80.26 feet;
thence N 11°40'E a distance of 207.20 feet;
thence N 78°35'W a distance of 42.75 feet to the West Line of the East 260.0 feet of said W1/2 SW1/4;
thence North along said West Line a distance of 1090.0 feet to a point which is 10.0 feet South of the North Line of the SW1/4 of said Section 15;
thence N 89°56'21"E a distance of 260.0 feet to the East Line of the W1/2 of the SW1/4 of said Section 15;
thence South along said East Line a distance of 1239.88 feet to a point on the Northerly Right-of-Way for State Highway No. 340 as described in Book 985 at page 829 in the office of the Mesa County Clerk and Recorder;
thence along the Northerly Right-of-Way for State Highway No. 340 the following three (3) courses and distances:

1. S 62°05'30"W a distance of 19.80 feet;
2. S69°13'00"W a distance of 150.0 feet;
3. S 42°39'00"w a distance of 42.10 feet to the Point of Beginning.

ORDINANCE NUMBER

EFFECTIVE DATE



STAFF REVIEW

FILE: #112-94

DATE: September 7, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading, the Ordinance to annex the Holland Enclave Annexation.

LOCATION: 112 Power Road

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Holland Enclave is located at 112 Power Road, just north of Colorado 340 (Broadway) across from Brachs Market. The area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This 7.60 acre parcel owned by Huber Holland has been enclaved by the City since June 2, 1991. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city for more than three years. There is one existing single family home on this parcel and is occupied by Mr. Holland.

STAFF RECOMMENDATIONS:

Staff recommends approval.



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

September 8, 1994

Mr. Huber Holland
112 Power Road
Grand Junction, CO 81503

Dear Mr. Huber Holland:

On September 7, 1994, the City Council passed the second reading on the annexation of the Holland Enclave. This annexation will become effective on October 8, 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 your property to our corporate limits will help to make Grand Junction even better.

At the regularly scheduled City Council meetings on September 21st and October 5th, City Council will consider the proposed zoning of Light Commercial (C-1) for your property. City Council meetings begin at 7:30 p.m. both nights.

Attached is information about the City and its services, including items specifically pertaining to your property. 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

R.T. Mantlo
Mayor

enclosure

HOLLAND ENCLAVE

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

Holland Enclave is located in Voting District "A". 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 the Holland Enclave 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

The proposed zone in the City will be (C-1) Light Commercial. This zoning request went to a public hearing before the City Planning Commission on September 6, 1994 where a recommendation was made to the City Council for approval. The City Council will hold a first reading of the zoning ordinance on September 21, 1994, and hold a final reading and public hearing on October 5, 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

STAFF REVIEW

FILE: #112-94 Zone of Annexation for Holland Enclave

DATE: September 21, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve the Zone of Annexation of Light Commercial (C-1) for the Holland Enclave Annexation.

LOCATION: 112 Power Road

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Holland Enclave is located at 112 Power Road, just north of Colorado 340 (Broadway) across from Brachs Market. The area is surrounded by Light Commercial (C-1) and Light Industrial (I-1) on the west and Light Commercial (C-1) and Public Zone (PZ) on the east. The City is required to establish a zoning for the annexation. The proposed zoning is C-1.

STAFF ANALYSIS: This 7.60 acre parcel owned by Huber Holland has been enclaved by the City since June 2, 1991. The City is currently annexing this property known as the "Holland Enclave". State statute requires the City to zone an annexation within 90 days of the effective date of the annexation.

There is one existing single family home on this parcel and is occupied by Mr. Holland. The single family house will be made nonconforming in the proposed C-1 zoning. The existing County zoning is Commercial and the house is nonconforming with the County Commercial zoning. The adjacent properties around the Holland parcel are all currently zoned Light Commercial (C-1). There are two other single family houses to the west of the Holland parcel which are also nonconforming.

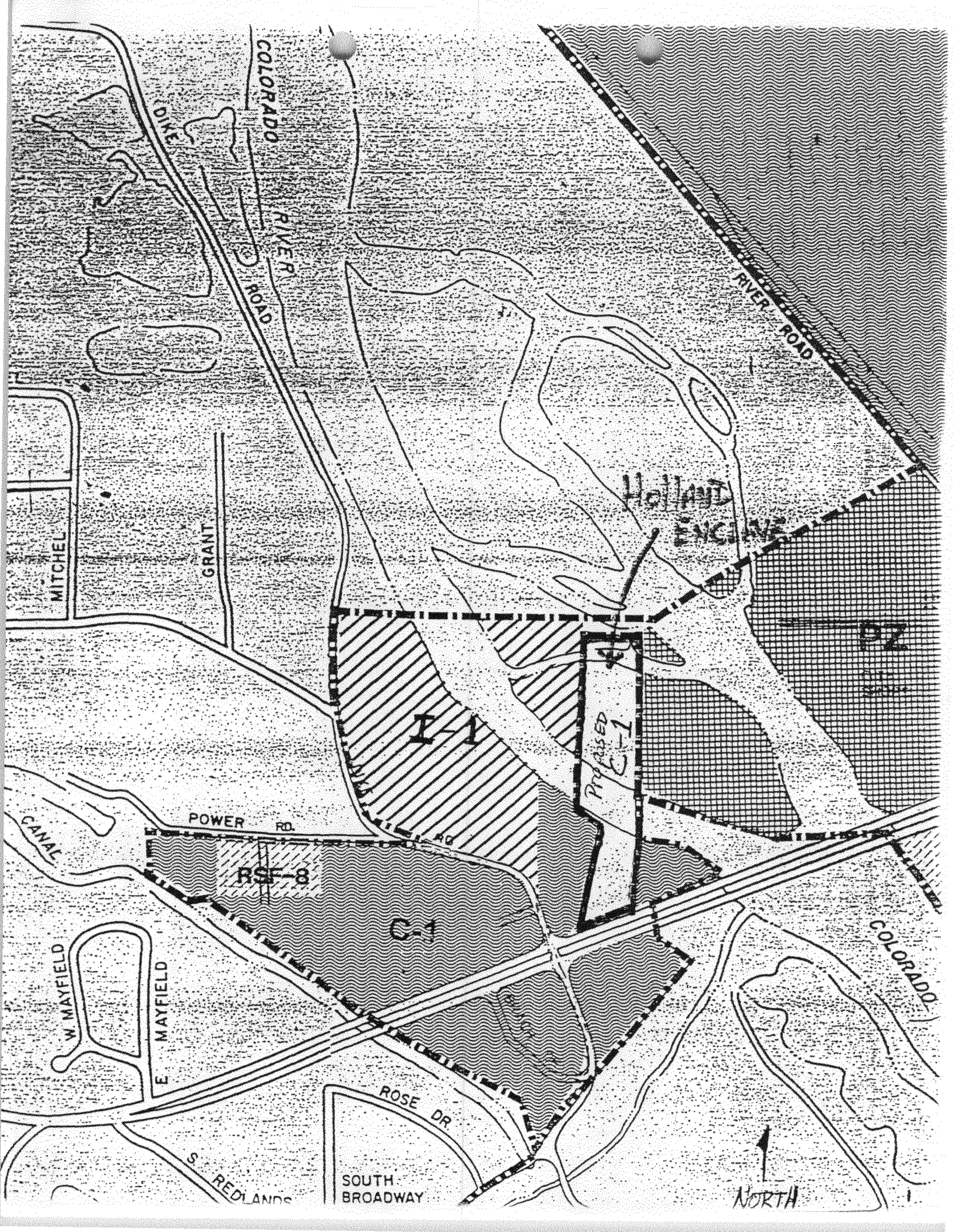
The single family house on the Holland parcel will be a legal nonconforming use and may continue to exist under the "grandfather clause". It is anticipated that at some time in the future the Holland property will change to a commercial use and it will be conforming to the C-1 zoning.

STAFF RECOMMENDATIONS:

Staff recommends approval.

PLANNING COMMISSION RECOMMENDATION:

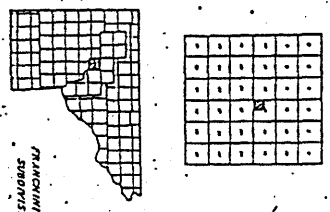
Recommended approval 6-0, to zone the Holland Enclave Light Commercial (C-1).



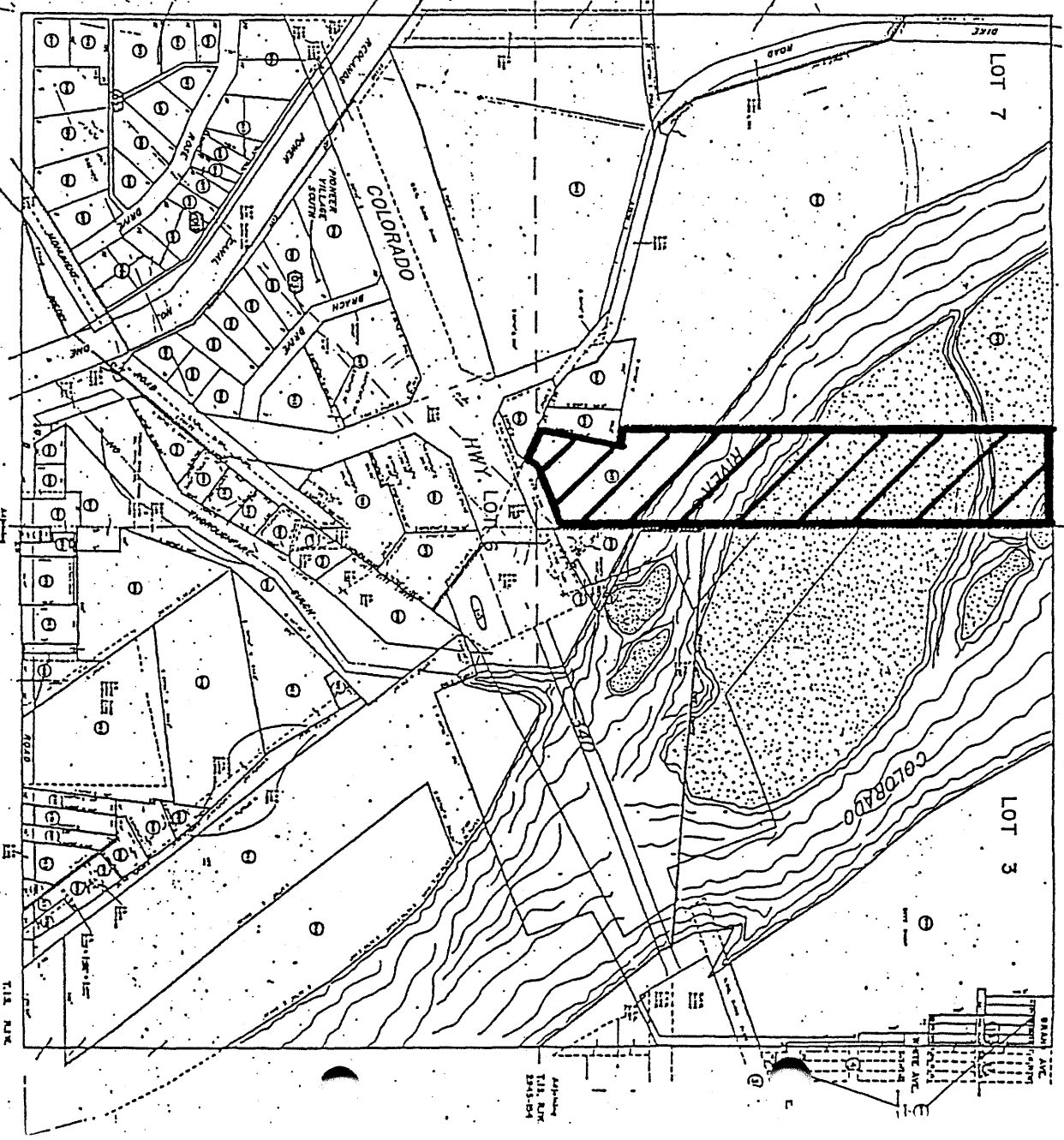
2945-153
TILE RATE

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HOLLAND ENCLAVE



2945-153
TILE RATE

2945-153
TILE RATE

2945-154
TILE RATE

FISCAL IMPACT REPORT FOR HOLLAND ENCLAVE

Data used for calculations:

Average cost per acre	Weeds	\$11.00
	Code Enf	\$7.00

Impact:	Weeds (7.6 acres X \$11/acre)	= \$83.00
	Code Enf (7.6 acres X \$7/acre)	= \$53.00

TOTAL		\$136.00
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Existing resources will be adequate for this annexation.

September 16, 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

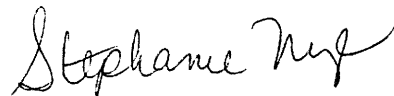
Gentlemen:

Re: Annexation - Holland Enclave

Enclosed herewith is certified copy of Ordinance No. 2767 and map for Annexation which annexes approximately 7.60 acres to the City of Grand Junction, the area located at 112 Power Road.

Effective date of the annexation is October 9, 1994.

Sincerely,

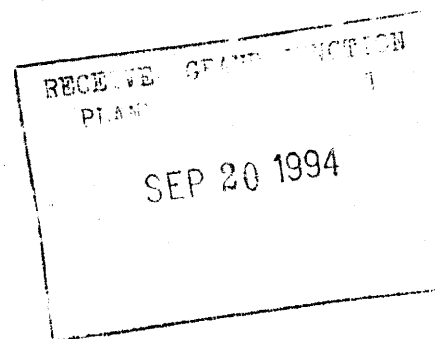
A handwritten signature in cursive script that reads "Stephanie Nye".

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



To: *ALL
From: David Thornton
Subject: Please welcome the newest annex
Date: 10/07/94 Time: 12:43p

FYI

The Holland Enclave and the Climax Mill Enclave #1 will both be officially a part of the City limits on October 8th. The Holland enclave is located at 112 Power Road and the Climax Mill enclave is located adjacent to Kimball Avenue (south side) between approximately 9th Street and 15th Street, just north and not including the future Colorado River State Park site. Both annexations are less than 10 acres and include only one property each. Please make note of this for any future calls of service. If you have any specific questions regarding either annexation, please contact me at x1450.

Thanks,

Dave

HOLLAND ENCLAVE ANNEX:

A tract of land being a part of the East 260.0 feet of the West One-Half of the Southwest Quarter ($W\frac{1}{2} SW\frac{1}{4}$) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point from whence the Southwest Corner of said Section 15 bears S $41^{\circ}40'$ W a distance of 1707.40 feet;
thence N $66^{\circ}45'$ W a distance of 80.26 feet;
thence N $11^{\circ}40'$ E a distance of 207.20 feet;
thence N $78^{\circ}35'$ W a distance of 42.75 feet to the West Line of the East 260.0 feet of said $W\frac{1}{2} SW\frac{1}{4}$;
thence North along said West Line a distance of 1090.0 feet to a point which is 10.0 feet South of the North Line of the $SW\frac{1}{4}$ of said Section 15;
thence N $89^{\circ}56'21''$ E a distance of 260.0 feet to the East Line of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 15;
thence South along said East Line a distance of 1239.88 feet to a point on the Northerly Right-of-Way for State Highway No. 340 as described in Book 985 at Page 829 in the office of the Mesa County Clerk and Recorder;
thence along the Northerly Right-of-Way for State Highway No. 340 the following three (3) courses and distances:

1. S $62^{\circ}05'30''$ W a distance of 19.80 feet;
2. S $69^{\circ}13'00''$ W a distance of 150.0 feet;
3. S $42^{\circ}39'00''$ W a distance of 42.10 feet to the Point of Beginning.

2945-153-00-017
Holland/Hieber -
112 Power Rd

Dulan D. Hollan
112 Power Rd
81503

Dead Abandoning Easement - B1747990
Abandoning to Power

Public Serv. Fee. B1686P 391

Sherrill Lee C. 034 H163
Sherrill Lee C. 034 H163

SB3A - 034 H163

SE3A - 034 H163

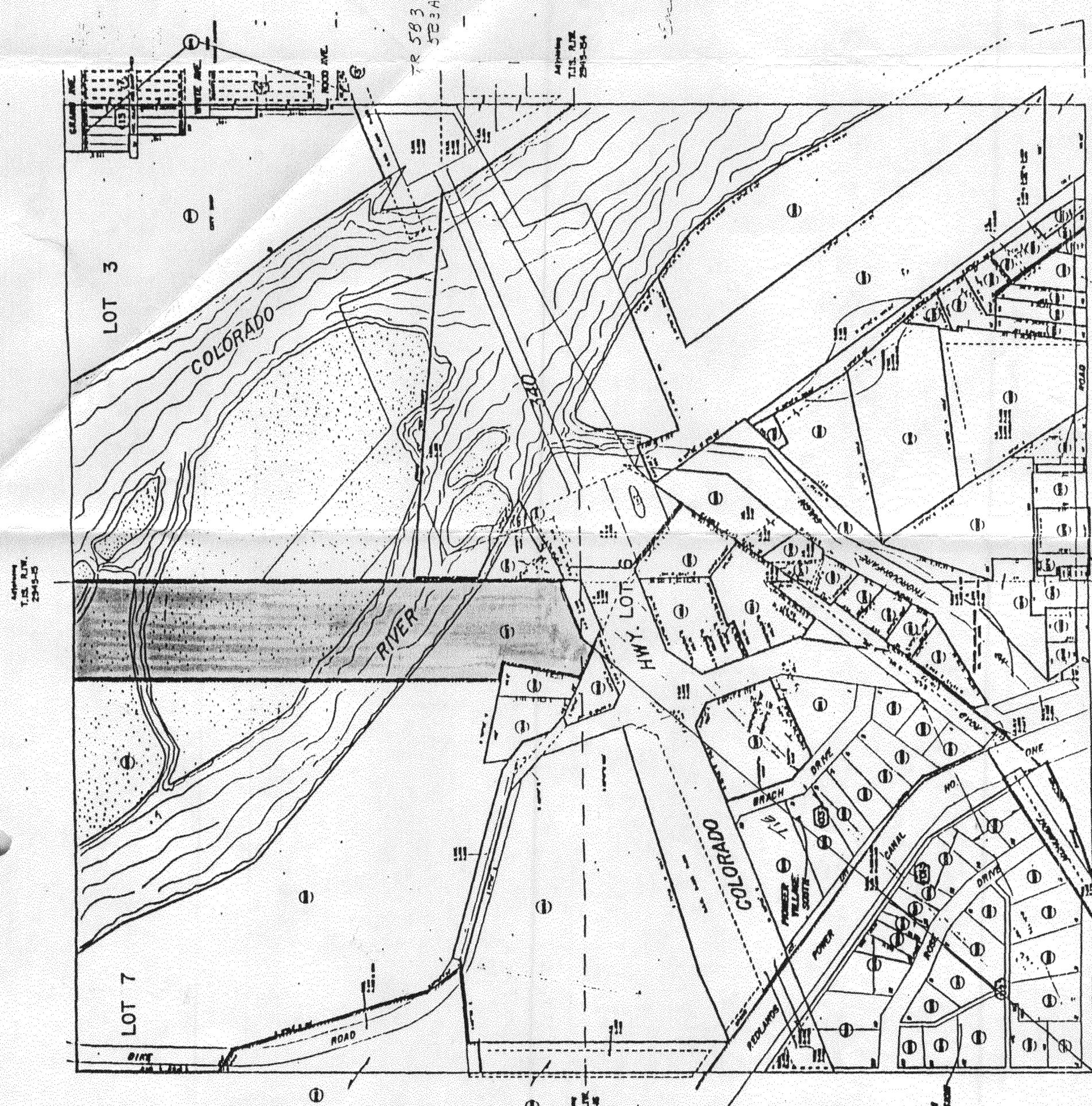
SE3A - 034 H163

SE3A - 034 H163

SE3A - 034 H163

112 Power Rd
The 11275

Eligible for
ANNEXATION 1994
JUNE

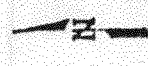


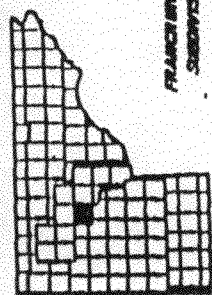
Adjacent T.I.S. R.I.T.E. 2945-153

Adjacent T.I.S. R.I.T.E. 2945-153

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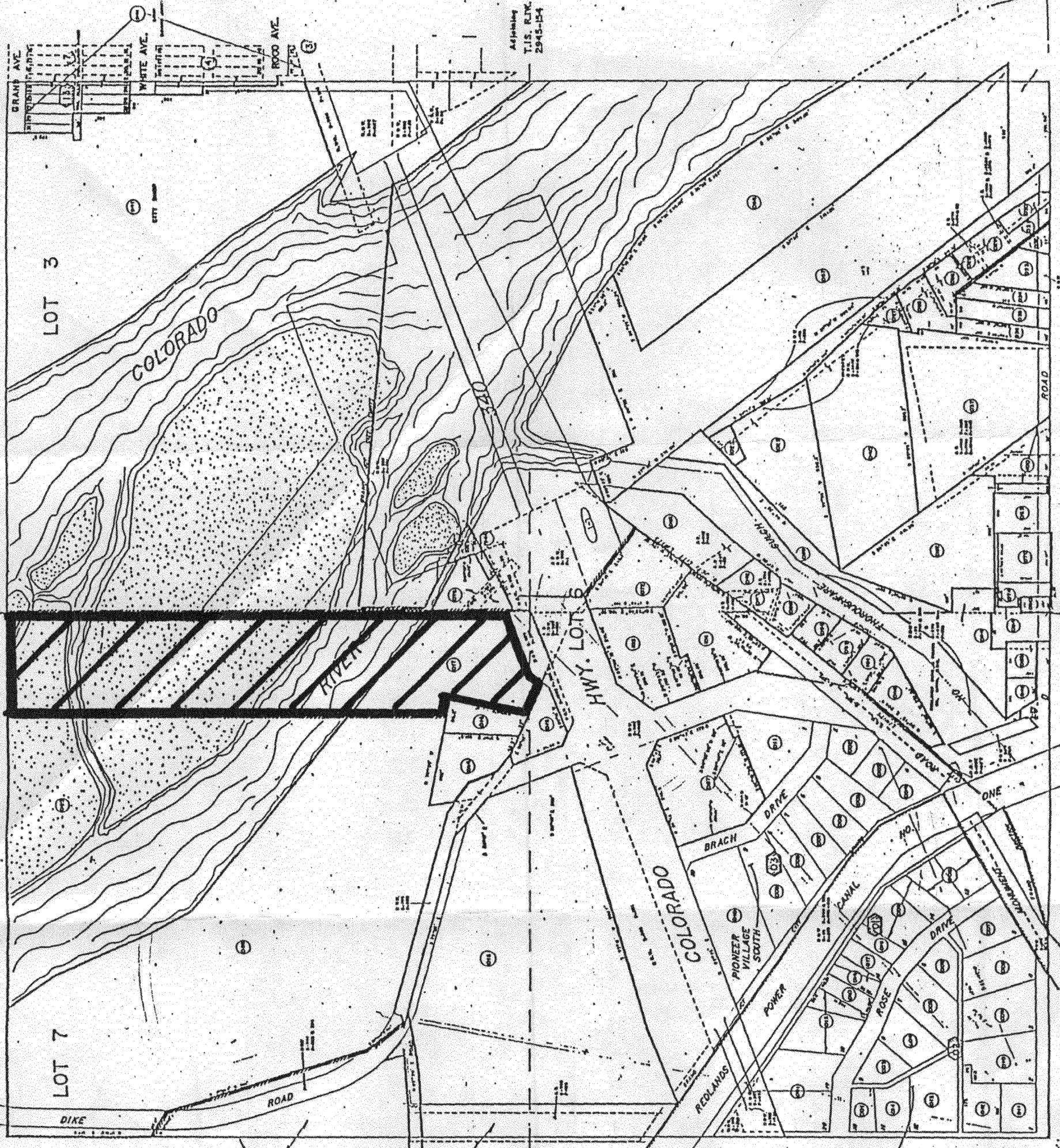
SW COR
Sec. 15

2945-153

Adjacent
T.I.S. PLAT
2945-15

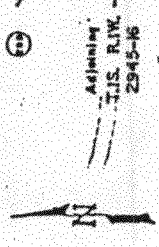
Adjacent
T.I.S. PLAT
2945-22

T.I.S. PLAT
2945-153

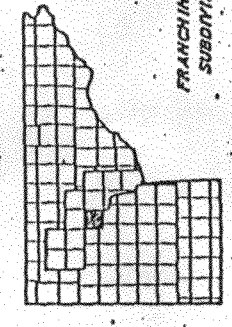
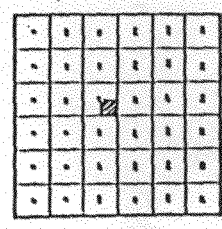


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SCALE - 1" = 100'



FRANCHINI SUBDIVISION

HOLLAND ENCLAVE



2945-153

RMCD

NO

0775
GJFD
RMCD

10800
GJFD, D, UTE

ROAD

Holland
ENCLAVE
ANNEX

17475
JCT,
RMCD

16

REDLANDS

18175
JCT, RMCD

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10108

17475
JCT, RMCD

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DEPOT

10109

RAILROAD
YARD

CITY

11200
GJED
UTE

ROAD

10775
GJFD

10700

18175

RMCD

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11275
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CANAL

18100
JCT.
UTE

