

To File #130-94
From Dave Thornton AICP

DA

Now that the County has signed the Intergovernmental Agreement (IGA), the Climax Mill Enclave #2 Annexation has been pulled from the current annexation process. It will be annexed as per the IGA the City has with Mesa County at a later date. The direction to discontinue the current annexation process for Climax #2 was given by City Council at their August 17th City Council meeting under other business on the agenda.

Staff Review

File: # 130-94

Date: July 28, 1994

Staff: David Thornton

ACTION REQUESTED: Staff requests that City Council commence proceedings for the annexation of the Climax Mill Enclave #2.

LOCATION: Generally located between 9th and 15th Streets, and between the Colorado River and Struthers Avenue extended.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The subject area has been enclaved by the City of Grand Junction in excess of three years. It is the City's desire to exercise land use jurisdiction over the area. An agreement has been prepared between the City and Mesa County which would provide the City with land use jurisdiction over this area without annexation at this time, and leaving the administration of the conditional use permit that pertains to the mill tailings removal project with Mesa County. However, as of this date, the County has not signed the agreement. Therefore, the City is proceeding with annexation on the presumption that the County will not sign the proposed agreement.

STAFF RECOMMENDATION: Staff recommends approval.

climann

ANNEXATION AREA FACT SHEET

Name of Area: Climax Mill Enclave #2 Date: 8-1-94
Common Location: South of Kimball Avenue between 9th & 15th Streets
Existing Land Use: Along Colorado River Estimate # of Acres: 92.84
VACANT (Former Mill Tailings Pile)

Projected Land Use: Colorado State Park # of Parcels: 2
of Parcels - Owner Occupied: NA

of Dwelling Units: 0 Estimated Population: 0

Special Districts: Water: _____ Service Provider: _____
Sewer: _____ City
* Fire: GRAND JUNCTION RURAL City/County
* Drainage: GRAND JUNCTION _____
* School District 51 _____
Irrigation: _____
Pest: _____
Other: _____

FOR ENCLAVE ANNEXATIONS, CRS SECTION 31-12-104, 31-12-105, 31-12-106 & 31-12-109 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: Industrial Proposed City Zoning: Public Zone (PZ)

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



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

August 9, 1994

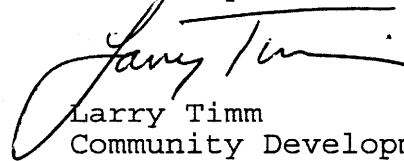
Mesa County Board of Commissioners
750 Main
Grand Junction, CO 81501

RE: Annexation Impact Report

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed Climax Mill Enclave Annexation #2. 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,



Larry Timm
Community Development Director

(imprpt.bp)

To: david thornton
From: Larry Timm
Subject: Climax Mill Enclave No. 2
Date: 8/12/94 Time: 2:14p

Originated by: STEPHN
Forwarded by: LARRYT

8/12/94 1:39p
8/12/94 2:14p (UNCHANGED)

***** ORIGINAL MESSAGE FOLLOWS *****

Today I received the Climax Mill agreement from the County fully executed. Am I authorized to stop publication on the Resolution of Intent to Annex Climax Mill Enclave No. 2, adopted at the August 3, 1994 meeting?

I can pull next Friday's publication of that resolution as late as Wed. or Thurs. a.m. next week if I get direction to do so.

Thank you.

DRAFT

(annsched)

**ANNEXATION SCHEDULE
AUGUST 16, 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 - Sept/Oct 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:

4. CLIMAX MILL ENCLAVE #1* (South side of Kimball Avenue, Between 9th & 13th 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 - Sept 6, 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:

6. DARLA JEAN 1 & 2 (Darla Jean, Airport Lands, etc.)

File #13-94

Petition referred to council August 3, 1994
1st Reading & accept petition September 7, 1994
2nd Reading September 21, 1994
Annexation effective October 23, 1994
Zone of Annexation - To PC - Oct/Nov 1994
Zone Effective:

7. CLIMAX MILL ENCLAVE #2 (Between 9th & 15th Streets, North of the Colorado River)

File #130-94

Resolution of intent to annex August 3, 1994
1st Reading September 7, 1994
2nd Reading September 21, 1994
Annexation effective October 23, 1994
Zone of Annexation - To PC -
Zone Effective:

* Note- This annexation has been downsized from the original annexation (file #139-93) to include only the private parcel. The City is entering into an Intergovernmental Agreement with Mesa County pertaining to the County Conditional Use permit for the Mill Tailings project. The remaining lands within this enclave are owned by the State of Colorado and will be annexed at a future date.