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File 1994-0149

Name: Willowridge Annexation – Zoning of Annexation

P	S	<p>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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>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.</p>		
X	X	Table of Contents		
		*Review Sheet Summary		
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X		Review Sheets		
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X		Reduction of assessor's map.		
		Evidence of title, deeds, easements		
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		Reduction of any maps – final copy		
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		Other bound or non-bound reports		
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X	X	*Staff Reports		
		*Planning Commission staff report and exhibits		
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		*Summary sheet of final conditions		
<u>DOCUMENT DESCRIPTION:</u>				
X	X	City Council Minutes – 11/16/94, 12/21/94, 1/4/95, 3/7/95 - **	X	Affidavit – not filled out
X	X	Resolution No. 104-94 - **	X	X Annexation Map – GIS Historical Maps - **
X	X	Impact Report – 12/19/94		
X	X	Annexation Area Fact Sheet – 1/7/94		
X		Warranty Deed – Bk 2073 / Pg 322 – not conveyed to City		
X		Planning Commission - Notice of Public Hearing mail-out – sent 2/24/95		
X	X	Power of Atty. – annexation – scanned with file – not sent to City Clerk – Bk 2097 / Pg 279		
X	X	Fiscal Impact Report – 12/27/94		
X	X	Correspondence		
X	X	Ordinance No. 2805, 2821 - **		
X		Spreadsheet of Proposed Annexation Costs Within the Public Works Division		

ANNEXATION AREA FACT SHEET

Name of Area: Willow Ridge Annexation Date: Nov. 7, 1994

Common Location: Northside of Hwy 340, South of the Redlands Canal

Existing Land Use: VACANT Estimate # of Acres: Approx 4 1/2 Acres

TOTAL Area including R.O.W. is 4.61 Acres

Projected Land Use: RESIDENTIAL # of Parcels: 1

of Parcels - Owner Occupied: NA

of Dwelling Units: 0 Estimated Population: 0

Special Districts: _____ Service Provider: _____

* Water: UTE _____
Sewer: _____

* Fire: GRAND JUNCTION RURAL FIRE DISTRICT _____
Drainage: _____

* School District 51 _____
Irrigation: _____

* Pest: Redlands Mesquite Control DISTRICT _____
Other: _____

Redlands Water & Power

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: PLANNED RESIDENTIAL 4

Proposed City Zoning: PLANNED RESIDENTIAL

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

100% Petition

Majority Annexation Checklist

FOR THE Willowridge ~~Meeting of Annexation~~ ANNEXATION(S)

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

(majority.lst)

STAFF REVIEW

FILE: #149-94

DATE: November 16, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Referral of Petition for the Willow Ridge Annexation.

LOCATION: Northside of Hwy 340, South of the Redlands Canal and East of May's Subdivision

APPLICANTS: Oliver E. Frasca and Kenneth Schmohe

EXECUTIVE SUMMARY: Oliver Frasca has signed a Power of Attorney for annexation to allow for the development of his property by Ken Schmohe, developer. They 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 resolution the Referral of Petition for the Willow Ridge Annexation.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes only one parcel. Total area of the annexation is 4.61 acres. The developer has submitted application for Preliminary Plan approval from the City Planning Commission for this parcel. The proposed preliminary plan will go to Planning Commission on December 6, 1994.

STAFF RECOMMENDATIONS:

Staff recommends approval.

WILLOW RIDGE ANNEXATION:

A tract or parcel of land situated in the Southeast Quarter of Section 16, 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 on the East line of said Section 16 from whence the Southeast Corner of said Section 16 bears S 02°16'30" E a distance of 900.0 feet;
thence S 69°13'00" W a distance of 184.30 feet;
thence S 65°37'30" W a distance of 487.20 feet;
thence N 00°28'00" E a distance of 663.07 feet to a point on the South line of the right-of-way of the Redlands Irrigation and Power Company Canal;
thence S 57°00'00" E a distance of 728.15 feet to the Point of Beginning.

g:\special\wllowrdg.doc

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Steve Pace, Engineering Tech
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 WILLOW RIDGE ANNEXATION**

DATE: December 19, 1994

On Wednesday, November 16th, a petition for annexation was referred to City Council for their approval to begin the annexation process for the Willow ridge 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. **I need your impact reports by Wednesday, January 4th, 1995. Please either submit by E-mail via attachment using Word Perfect and/or by hard copy if a spread sheet is used. Thank you.**

WILLOW RIDGE ANNEXATION

LOCATION: Northside of Hwy 340, South of the Redlands Canal and East of May's Subdivision

PARCELS

Number of POA's included in Annexation Petition = 1

Number of Non-POA's = 0

ACRES

Number of POA's = 4.61 acres

Number of Non-POA's = 0

SUMMARY

This annexation will include a total of 1 parcel on approximately 4.61 acres and includes no right-of-way (see map). Oliver Frasca, owner, has signed a Power of Attorney for annexation to allow for the development of his property by Ken Schmohe, developer. They have requested that they be allowed to develop to City standards and through the City review process. City Council is scheduled to accept the annexation petition and approve on first reading the annexation ordinance for the Willow Ridge Annexation on Wednesday, December 21st.

This annexation petition is a 100% annexation petition and includes only one parcel. Total area of the annexation is 4.61 acres. The proposed preliminary development plan went to Planning Commission on December 13, and was denied 3 to 3. The petitioner has formally appealed Planning Commission's decision and will go before City Council on January 4, 1995.

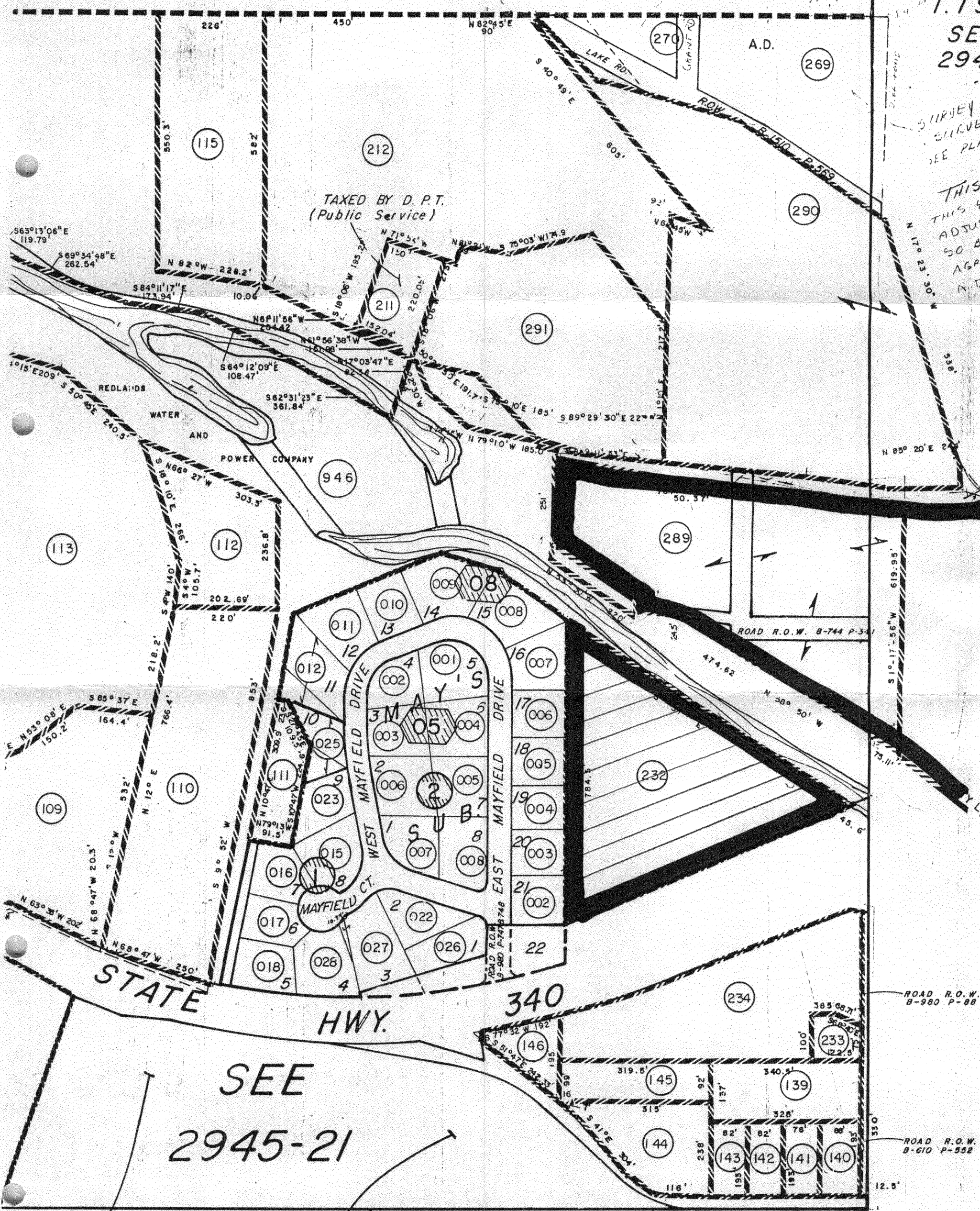
Previous County Zoning: Agricultural, Forestry, Transitional (AFT).

Proposed City Zoning: Planned Residential (PR).

Current Land Use: Vacant

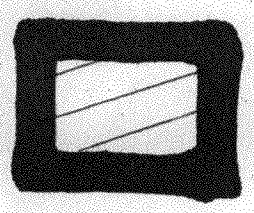
Future Land Use: The current proposal is for 16 residential dwelling units.

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2945-21

City Limits of GRAND JUNCTION
MESA VISTA SUB.



Willow Ridge
ANNEXATION

T. 1 S. R. 1 W.
2945-16

December 19, 1994

WILLOW RIDGE ANNEXATION

Impact Report: Greg Trainor

The material in this short report deals with water and wastewater. Solid waste issues will be submitted by Darren Starr.

Water:

Willow Ridge will be customers of the Ute Water Conservancy District, but developed under City of Grand Junction standards for supply and fire protection.

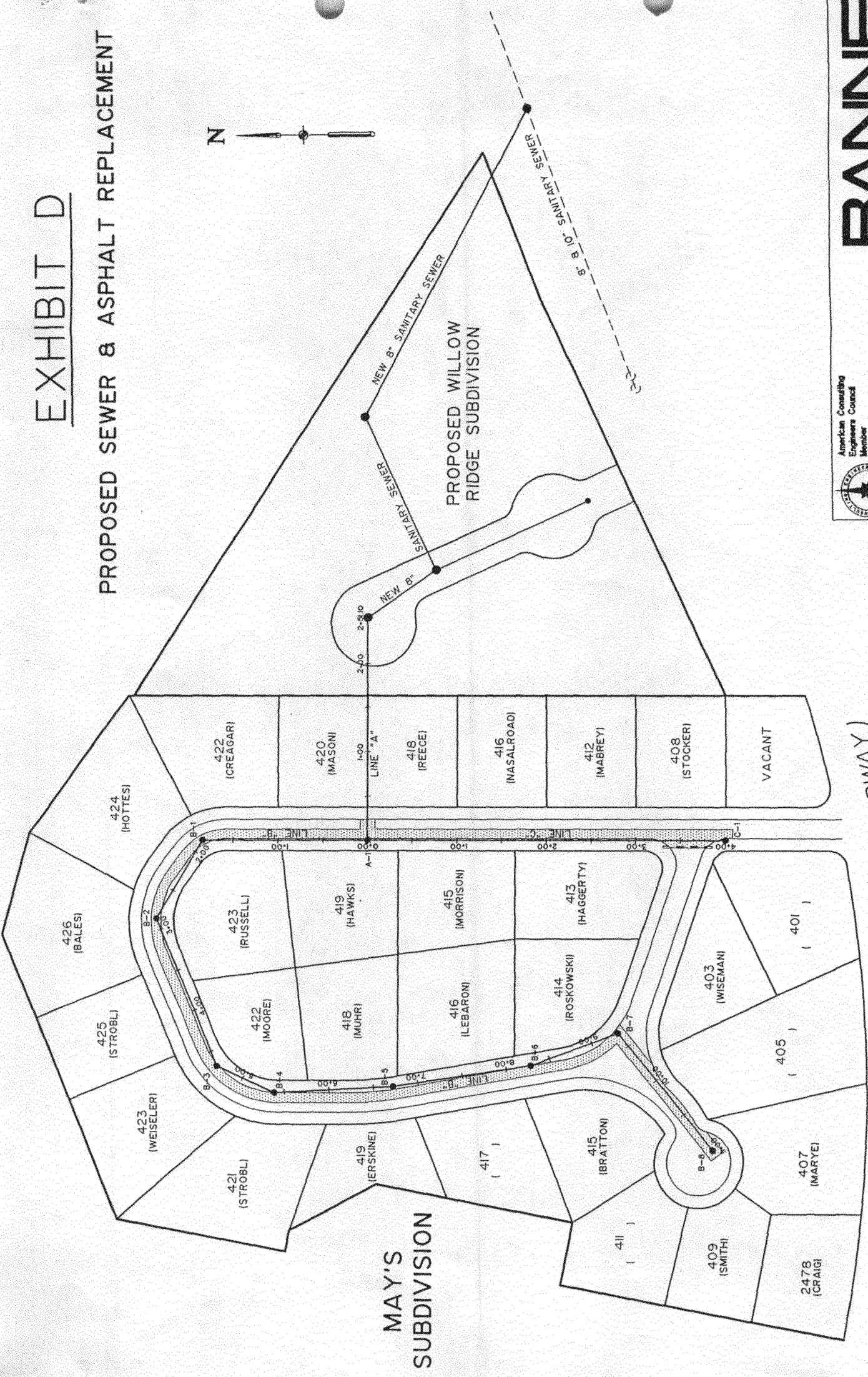
The Redlands Water and Power Company have submitted concerns and comments to the City regarding storm drainage impacts from the development on Company facilities. Since the City's Ridges pump facilities are downstream of Willow Ridge, the utility department would have some concern about surface drainage into the Redlands power canal that would ultimately be pumped into Shadow reservoir in the Ridges and used for lawn and park irrigation.

Wastewater:

The subdivision would be served by the 201 joint sewer system. Utilites is presently working on feasibility for retrofitting sewer into the existing May's Subdivision. Sewer for Mays Subdivision would be part of the Willow Ridge system. See attached Exhibit D.

EXHIBIT D

PROPOSED SEWER & ASPHALT REPLACEMENT



MAY'S
SUBDIVISION

PROPOSED WILLOW
RIDGE SUBDIVISION

COLORADO HIGHWAY NO. 340 (BROADWAY)



BANNER

BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-22
 605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-58

To: Stephanie Nye
Cc: *Department Heads
From: David Thornton
Subject: Exercising land use - Will/Gris
Date: 12/19/94 Time: 2:07p

Stephanie,

We need to exercise land use authority for the Willow Ridge Annexation and the Grisier-Ritter Annexation (on Decemeber 21, 1994). Both annexations by request have or are currently going through the city's development review process.

Thanks,
Dave

STAFF REVIEW

FILE: #149-94

DATE: December 21, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Acceptance of Petition and approve on first reading the annexation ordinance for the Willow Ridge Annexation.

LOCATION: Northside of Hwy 340, South of the Redlands Canal and East of May's Subdivision

APPLICANTS: Oliver E. Frascona and Kenneth Schmohe

EXECUTIVE SUMMARY: Oliver Frascona has signed a Power of Attorney for annexation to allow for the development of his property by Ken Schmohe, developer. They 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 resolution the Acceptance of Petition and approve on first reading the annexation ordinance for the Willow Ridge Annexation.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes only one parcel. Total area of the annexation is 4.61 acres. The proposed preliminary development plan went to Planning Commission on December 13, and was denied 3 to 3. The petitioner has formally appealed Planning Commission's decision and will go before City Council on January 4, 1995.

STAFF RECOMMENDATIONS:

Staff recommends approval.

Willow Ridge Annexation

For City Council 12/21/94

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Willow Ridge Annexation is eligible to be annexed.

It complies with the following:

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

(eligible)

FISCAL IMPACT REPORT FOR WILLOW RIDGE ANNEXATION

DECEMBER 27, 1994

Data used for calculations:

Cost per housing unit for Code Enforcement: \$9.10

Cost per acre for Weed Abatement: \$8.50

Code Enforcement: 16 projected housing units X \$9.10 = 145.00

Weed Abatement: 4.61 acres X \$8.50/acre = \$40.00

Total impact for Code Enforcement = \$185.00



December 28, 1994

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

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

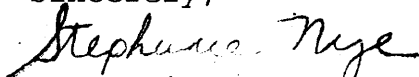
Dear County Commissioners:

Attached is a copy of Resolution No. 127-94 adopted by the City Council on December 21, 1994. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Willow Ridge Annexation, located on the north side of Highway 340, south of the Redlands Canal and east of May's Subdivision.

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 compile forthwith all documents, maps, plans, plats and files relating to current or pending applications, reviews or approvals in the annexation area. A Community Development Department representative will be in to pick up these items one week from the date of this letter.

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:tfm

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

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 127-94

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE WILLOW RIDGE ANNEXATION IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION

WHEREAS, on the 16th day of November, 1994, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

(insert legal description)

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of December, 1994; and

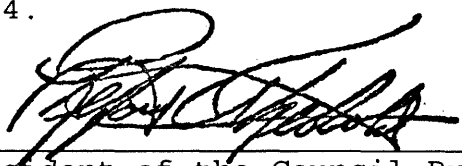
WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

1. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.
2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 21st day of December, 1994.

Attest:



President of the Council Pro Tem



City Clerk

WILLOW RIDGE ANNEXATION:

A tract or parcel of land situated in the Southeast Quarter of Section 16, 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 on the East line of said Section 16 from whence the Southeast Corner of said Section 16 bears S 02°16'30" E a distance of 900.0 feet;

thence S 69°13'00" W a distance of 184.30 feet;

thence S 65°37'30" W a distance of 487.20 feet;

thence N 00°28'00" E a distance of 663.07 feet to a point on the South line of the right-of-way of the Redlands Irrigation and Power Company Canal;

thence S 57°00'00" E a distance of 728.15 feet to the Point of Beginning.

Willow Ridge Annexation

Planning Division Impact Report

1/6/95

The Willow Ridge Annexation consists of one 4.61 acre parcel. Planning staff has processed and reviewed two preliminary plans for development for the property, both of which have been denied. Additional planning staff time can be expected to be required for review of future proposals. Following approval of a plan, staff time will be required for issuing Planning Clearances, fence permits, home occupation permits and other relevant permits and information. However, the addition of this area to the City will not significantly increase the workload of the Planning Division.

STAFF REVIEW

FILE: #149-94

DATE: January 4, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by approve on second reading the annexation ordinance for the Willow Ridge Annexation.

LOCATION: Northside of Hwy 340, South of the Redlands Canal and East of May's Subdivision

APPLICANTS: Oliver E. Frascona and Kenneth Schmohe

EXECUTIVE SUMMARY: Oliver Frascona has signed a Power of Attorney for annexation to allow for the development of his property by Ken Schmohe, developer. They 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 on second reading the annexation ordinance for the Willow Ridge Annexation.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes only one parcel. Total area of the annexation is 4.61 acres. The proposed preliminary development plan went to Planning Commission on December 13, and was denied 3 to 3. The petitioner has formally appealed Planning Commission's decision and will go before City Council on January 4, 1995.

STAFF RECOMMENDATIONS:

Staff recommends approval.



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

January 9, 1995

Oliver E. Frasca
1910 Stony Hill Road
Boulder, Colorado 80303

Dear Mr. Frasca:

On January 4, 1995, the City Council passed the second reading on the annexation of Willow Ridge. This annexation will become effective on February 5, 1995. 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.

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

WILLOW RIDGE 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

The Willow Ridge Annexation Area 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.

The Police Chief is Darold Sloan.

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 Willow Ridge Annexation Area as it always has. In an emergency call 911.

The Fire Chief is Mike Thompson.

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

TRASH COLLECTION Recent State legislation protects your current trash hauler unless an area's residents petition the City for service. The City may initiate service only after a competitive bidding process. 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 newly-annexed areas become large enough for a full collection route, the City will not collect trash in newly-annexed areas.

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, or storm drainage, please call. The Public Works and Utilities Director is Jim Shanks.

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

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 information regarding the building code, please contact the City/County Building Department.

Like Mesa County, the City of Grand Junction has a code enforcement division that enforces the provisions of the zoning and development code, as well as junk and nuisance codes. Additionally, the City, unlike Mesa County, has the ability to enforce trash, rubbish and weed complaints. A Weed Abatement program is administered annually from May through October, to proactively enforce weed violations on public and private lands. All lots less than one acre in size must be weed free, and lots larger than one acre must maintain a twenty foot perimeter from all property lines weed free.

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. Changes are recommended only when it is apparent that the current zoning is in error, circumstances have changed sufficiently to warrant a change in zoning, or the neighborhood is having difficulty with the current zoning. The City of Grand Junction will be proposing zoning for the annexed area within the near future, and all property owners (per the County Assessor's property ownership records) will receive a notice prior to the Planning Commission's public hearing on the proposed zoning. If you have a particular zoning district that you would like the City to consider applying to your property, please contact the Planning Division (244-1430) immediately.

The City and Mesa County have similar restrictions for the keeping of livestock. One large agricultural animal (i.e. horses or cows) may be kept on every 1/4 acre in the PZ, RSF-R, RSF-1 and RSF-2 zone districts. In all other zone districts, a minimum of 1/2 acre is required to keep large agricultural animals. The City requires that a conditional use permit be obtained for the keeping of pigs, goats, burros, or mules. In all City zone districts, a maximum of three adult household pets (i.e. dogs and cats) per

species are allowed, but the total shall not exceed six.

Further information on the City's animal rules may be obtained by calling the Code Enforcement Division (244-1593) between 8:00 AM and 4:30 PM Monday-Friday.

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.

The Parks and Recreation Director is Joe Stevens.

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	244-1450
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 REPORT TO THE CITY COUNCIL

FILE: #ANX-94-149

DATE: March 15, 1995

STAFF: Tom Dixon, AICP

PROPOSAL: Zone of Annexation of PR-3.1

LOCATION: North side of Highway 340 between E. Mayfield Dr. and the Redlands Canal

APPLICANTS: Oliver Frasca and Kenneth L. Schmohe

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single-family Residential

EXISTING ZONING: PR-4 (Mesa County)

PROPOSED ZONING: PR-3.1 (Planned Residential, 3.1 units per acre)

STAFF ANALYSIS: The most recent Willow Ridge Subdivision proposal requested a Zone of Annexation of PR-3.5 based on 15 proposed lots in #PP-95-29, an item originally scheduled for Planning Commission hearing on March 7, 1995, but re-scheduled for April 4th. A Zone of Annexation is necessary at this time because the site was annexed into the City of Grand Junction on January 4, 1995 and state statutes require City zoning within 90 days of annexation.

A previous Willow Ridge Subdivision which proposed 16 lots was appealed (#190-94) to the City Council on January 4th. Staff feels that clear direction was provided by the City Council during the appeal regarding reduced density on this site. Based on issues such as traffic concerns on Highway 340, carrying capacity of the site, and compatibility with nearby residential developments, the City Council denied petitioners' appeal and concluded that less density would be more desirable and suitable on this site. The PR-3.1 zone, recommended by the Planning Commission, would allow up to 14 lots which is much more consistent with City Council direction than previous development schemes with proposals of 19, 16 and 15 lots.

Staff recommended a Zone of Annexation of PR-3 to the Planning Commission which would be consistent with the 12-13 units staff had recommended would be appropriate for the site. Planning Commission discussion involved the merits of allowing a zoning of 3 units per acre which would factor out at 13.8 units whereas a zoning of 3.1 would allow a full 14 units per acre which the petitioner is now proposing.

STAFF RECOMMENDATION: A Zone of Annexation of PR-3

PLANNING COMMISSION RECOMMENDATION: Zone of Annexation of PR-3.1