

Table of Contents

File 1994-0172

Name: Villa Coronado Subdivision 1,2,3 – Annexation

P r e s e n t	S c a n n e d	<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. 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
		*Application form
		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence (form letters-scanned one example)	X	X	Property Profile – 1/17/96
X	X	Handwritten Notes	X	X	Statutory Deed – Bk 1988/Pg 606 – not conveyed to City
X	X	Petition for Annexation	X	X	Quit Claim Deed – Bk 2038 / Pg 850 – not conveyed to City
X	X	Powers of Attorney for annexation	X	X	Quit Claim Deed – Bk 2002 / Pg 709– not conveyed to City
X	X	City Council Minutes – 10/19/94, 11/16/94, 12/7/94, 5/17/95, 8/16/95, 11/15/95, 4/17/96 - **	X	X	Quit Claim Deed – Bk 1914 / Pg 670 – not conveyed to City
X	X	Annexation Area Fact Sheet	X	X	Resolution No. 94-94, 116-94 - **
X	X	E-mails	X	X	Eastern Commercial Annexation – Summary of Financial Impacts/Services
X	X	Impact Report	X	X	Ordinance No. 2875 - **
X	X	Resolution No. 116-94 - **	X	X	Villa Coronado Annexation Plat – GIS Historical Maps
X	X	Annexation Summary by Dave Thornton			
X	X	Annexation Form letter			

OWNER ROSTER

1/19/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
CITY & COUNTY AIRPORT GRAND JUNCTION, CO 81501		2705-321-00-940
CITY & COUNTY AIRPORT GRAND JUNCTION, CO 81506		2705-322-00-940
WALKER FIELD PUBLIC AIRPORT AUTHORITY WALKER FIELD GRAND JUNCTION, CO 81506		2705-322-00-948
WALKER FIELD PUBLIC AIRPORT AUTHORITY WALKER FIELD GRAND JUNCTION, CO 81506		2705-322-00-949
WALKER FIELD PUBLIC AIRPORT AUTHORITY 2828 H RD GRAND JUNCTION, CO 81506-1781		2705-323-00-940
WALKER FIELD PUBLIC AIRPORT AUTHORITY WALKER FIELD GRAND JUNCTION, CO 81506		2705-324-00-940
WALKER FIELD PUBLIC AIRPORT AUTHORITY WALKER FIELD GRAND JUNCTION, CO 81506		2705-324-00-949
WALKER FIELD COLORADO AIRPORTAUTHOR 2828 H RD STE 211 GRAND JUNCTION, CO 81506-1781		2705-324-00-941
WALKER FIELD PUBLIC AIRPORT AUTHORITY WALKER FIELD		2705-324-00-948

OWNER ROSTER

1/19/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
GRAND JUNCTION, CO 81506		
CITY & COUNTY AIRPORT		2705-293-00-941
GRAND JUNCTION, CO 81506		
KLINE FAMILY TRUST 478 SHELDON RD GRAND JUNCTION, CO 81504-5857	555 VILLA ST	2943-101-17-001
IRA D CLARK 557 VILLA ST GRAND JUNCTION, CO 81504-6052	557 VILLA ST	2943-101-17-002
RAY M GREEN 559 VILLA ST GRAND JUNCTION, CO 81504-6052	559 VILLA ST	2943-101-17-003
DENNIS B FLYNN 561 VILLA ST GRAND JUNCTION, CO 81504-6052	561 VILLA ST	2943-101-17-004
CITY & COUNTY AIRPORT		2705-303-00-941
GRAND JUNCTION, CO 81506		

PETITION FOR ANNEXATION

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 therefore, 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 CRS 1973 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 limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred per cent of the area of such territory 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.

A portion of the following area will be included as shown on the Darla Jean annexation map:
ALL THAT PORTION OF THE SOUTH 1/2 NORTHWEST 1/4 AND NORTHEAST 1/4
SOUTHWEST 1/4 AND NORTH 1/2 SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 1 NORTH,
RANGE 1 EAST LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE.
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 NORTHWEST 1/4
OF SAID SECTION 30 SOUTH A DISTANCE OF 54°54'00" EAST TO A POINT ON THE SOUTH
LINE OF THE NORTHWEST 1/4 SOUTHEAST 1/4 OF SAID SECTION 30. (2705-302-00-941)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

10-19-99
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THAT PART OF THE SOUTH 1/2 NORTHWEST 1/4 NORTHWEST 1/4 AND SOUTHWEST 1/4
NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE
MERIDIAN LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING
AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 NORTHWEST 1/4 NORTHWEST 1/4 OF
SAID SECTION 32; THENCE SOUTH 55°35'00" WEST A DISTANCE OF 1,210.00 FEET TO THE
WEST LINE OF SAID SOUTHWEST 1/4 NORTHWEST 1/4 EXCEPT BEGINNING AT THE
SOUTHEAST CORNER OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 32;
THENCE NORTH 00°46'18" EAST A DISTANCE OF 156.55 FEET; THENCE NORTH 46°18'30"
WEST A DISTANCE OF 1,128.07 FEET ALONG THE CLEAR ZONE; THENCE SOUTH 89°33'11"
WEST A DISTANCE OF 505.56 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4
NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°11'08" WEST TO THE WEST 1/4
CORNER OF SAID SECTION 32; THENCE EASTERLY TO THE POINT OF BEGINNING. (2705-
322-00-949)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

10-19-99
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1
EAST OF THE UTE MERIDIAN. (2705-322-00-948)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE
MERIDIAN, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 29;
THENCE NORTH A DISTANCE OF 257.20 FEET; THENCE SOUTH 54°54'00" EAST A DISTANCE
OF 443.96 FEET TO THE SOUTH LINE OF SAID SECTION 29; THENCE SOUTH 89°42'00" WEST
A DISTANCE OF 365.31 FEET TO THE POINT OF BEGINNING. (2705-293-00-940)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THAT PART OF THE WEST 1/2 SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN, LYING NORTH OF THE
RIGHT-OF-WAY OF I-70. (2705-324-00-941)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THE EAST 1/2 NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH,
RANGE 1 EAST OF THE UTE MERIDIAN. (2705-324-00-948)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THE EAST 1/2 SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 32 LYING NORTH OF I-70 IN
TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN. (2705-324-00-949)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
ALL THAT PORTION OF THE WEST 1/2 NORTHWEST 1/4 SOUTHEAST 1/4, WEST 1/2
SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE EAST 1/2 SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE UTE MERIDIAN LYING NORTH OF I-70 AND
NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON
THE WEST LINE OF SAID EAST 1/2 SOUTHWEST 1/4 OF SAID SECTION 32, FROM WHENCE
THE NORTH CORNER OF SAID EAST 1/2 SOUTHWEST 1/4 BEARS NORTH 00°12'46" EAST A
DISTANCE OF 484.74 FEET; THENCE SOUTH 54°48'26" EAST A DISTANCE OF 2,011.36 FEET
TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF I-70; CONTAINING 53.15 ACRES,
MORE OR LESS. (2705-323-00-940)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

A portion of the following area will be included as shown on the Darla Jean annexation map:
THE EAST 1/2 SOUTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH,
RANGE 1 EAST OF THE UTE MERIDIAN LYING NORTH OF I-70. (2705-324-00-940)

Walker Field Airport Authority
NAME

Stephanie Nye
C. Joseph Croker, as Chairman of the
Walker Field Airport Authority by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2081 Pages 364.

Walker Field Airport, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

LOT 2 BLOCK 1 VILLA CORONADO SUBDIVISION FILING NUMBER ONE SECTION 10 1
SOUTH 1 EAST (2943-101-17-002)

Olan Wolfe and Viola Wolfe
NAME

Stephanie Nye
Olan and Viola Wolfe by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2105 Page 365.

557 Villa Street, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

LOT 1, BLOCK 1 VILLA CORONADO SUBDIVISION FILING NUMBER ONE SECTION 10 1
SOUTH 1 EAST (2943-101-17-001)

Kline Family Trust for Darlene M. Lee
NAME

Stephanie Nye
Robert A. Kline, Trustee for Kline Family
Trust for Darlene M. Lee by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2105 Page 364.

555 Villa Street, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

LOT 3 BLOCK 1 VILLA CORONADO SUBDIVISION FILING NUMBER ONE SECTION 10 1
SOUTH 1 EAST (2943-101-17-003)

Ray M. Green and Mary Ann Green
NAME

Stephanie Nye
Ray M. Green and Mary Ann Green by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2105 Page 366.

559 Villa Street, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

LOT 1 BLOCK 1 VILLA CORONADO SUBDIVISION FILING NUMBER ONE SECTION 10 1
SOUTH 1 EAST (2943-101-17-004)

Dennis B. Flynn and Mary Jo Flynn
NAME

Stephanie Nye
Dennis B. Flynn and Mary Jo Flynn by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 2105 Page 367.

561 Villa Street, Grand Jct, CO 81506
ADDRESS

10-19-94
DATE

Schools, Irrigation, Drainage and Utilities

Electric, gas, telephone, and cable television are provided by public utility companies and not the City of Grand Junction. Public Service Company and/or Grand Valley Rural Power will provide electric service to their respective service areas within the annexation. Pest control and irrigation and major drainage facilities are similarly the responsibility of special districts or private companies, and the provision of these services are unaffected by annexation. New developments in annexed areas are reviewed to ensure that adequate utilities, including irrigation and drainage, are provided and that the provision of these services does not adversely affect existing uses.

Sewer service will continue to be provided by existing sewer service providers for annexations occurring within Fruitvale Sanitation, Central Grand Valley Sanitation, Clifton Sanitation, Clifton Sanitation #2 and Orchard Mesa Sanitation Districts. In the future, some areas currently served by these districts may be converted to the City system in accordance with such policies and/or contracts as may be established.

In most annexed areas potable water is and will continue to be provided by the Ute Water Conservancy District so long as required by court order, or Clifton Water District. The City does however, have a policy that, when feasible, new development will be connected to the City domestic water system. In the future, some areas currently served by Ute Water, Fruitvale Water, and/or Clifton Water may be converted to the City system in accordance with such policies and/or contracts as may be established.

School District 51 serves both incorporated and unincorporated areas in the Grand Valley. Annexation of any area in the Grand Valley will have no effect on the numbers or distribution of children attending School District 51 facilities.

Municipal services provided to the annexed area include Police; and Fire when annexations occur within the Grand Junction Rural Fire District. Such services shall begin following the effective date of the annexation. At this time, annexations within the Clifton Fire District and Central Orchard Mesa Fire District areas will continue to be served by their respective fire districts. In the future, some areas currently served by these districts may be converted to the City system in accordance with such policies and/or contracts as may be established.

Methods of financing extension of Municipal services may vary with developed and undeveloped tracts. For undeveloped tracts, extension of services will occur through Developer contributions; for developed areas service extension will be financed by the City General Fund, Developer contributions if applicable and/or the Sewer Extension Policy.

(imprpt.bp)

POWER OF ATTORNEY

OWNER(S) KLINE Family Trust for Darlene M. Lee
 ADDRESS OF PROPERTY 555 Villa Street
 TAX PARCEL # 2943-101-17-001
 LEGAL DESCRIPTION OF PROPERTY Lot 1, Blk 1 Villa Coronado Sub Fil No ONE SEC 10
1S 1E

BE IT KNOWN THAT:

I, (We), do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact granting said City Clerk full power and authority for me (us) and in my (our) stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I (we) might do if personally present.

The property described herein may be annexed to the City of Grand Junction in part or parts, at any time. Consent is hereby given to annex portions of tracts and parcels even if the annexation has the effect of dividing tracts or parcels into separate parts or parcels.

The authority granted by this instrument shall be a covenant running with the land(s), shall be binding upon successors in interest and shall not cease upon my (our) death(s) or the dissolution of marriage, partnership, corporation or other form of association which may hold title or claim an interest to the property described herein.

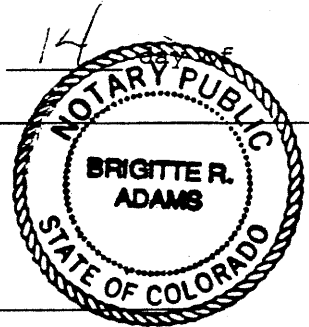
As a further covenant to run with the land, I (we) agree that in the event a counter-petition to a proposed annexation of the land is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this 14 day of Oct, 1994.

Kline Family Trust
 By Robert A Kline

STATE OF COLORADO)
) ss:
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14 October, 1994 by Robert Kline



WITNESS my hand and official seal:

Brigitte R Adams
 Notary Public

11/15/94
 My Commission expires:

My Commission
 Expires 11-15-94

POWER OF ATTORNEY

OWNER(S) OLAN & Viola Wolfe
 ADDRESS OF PROPERTY 557 Villa Street
 TAX PARCEL # 2943-101-17-002
 LEGAL DESCRIPTION OF PROPERTY
Lot 2 Bk 1 Villa Coronado Sub Fil NO ONE SEC 10
1 S 1 E

BE IT KNOWN THAT:

I, (We), do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact granting said City Clerk full power and authority for me (us) and in my (our) stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I (we) might do if personally present.

The property described herein may be annexed to the City of Grand Junction in part or parts, at any time. Consent is hereby given to annex portions of tracts and parcels even if the annexation has the effect of dividing tracts or parcels into separate parts or parcels.

The authority granted by this instrument shall be a covenant running with the land(s), shall be binding upon successors in interest and shall not cease upon my (our) death(s) or the dissolution of marriage, partnership, corporation or other form of association which may hold title or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to a proposed annexation of the land is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this 18 day of October, 1994.

Olan Wolfe
Viola D. Wolfe

STATE OF COLORADO)
) ss:
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18 day of October, 1994 by Olan Wolfe and Viola D. Wolfe

WITNESS my hand and official seal:

Theresa A. Martinez
 Notary Public

June 13, 1995
 My Commission expires:

POWER OF ATTORNEY

OWNER(S) RAY M. GREEN AND MARY ANN & M.R. (Green) Stegall
 ADDRESS OF PROPERTY 559 Villa Street
 TAX PARCEL # 2943-101-17-003
 LEGAL DESCRIPTION OF PROPERTY Lot 3 Blk 1 Villa Coronado Sub
File No ONE SEC 10 1 S 1 E

BE IT KNOWN THAT:

I, (We), do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact granting said City Clerk full power and authority for me (us) and in my (our) stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I (we) might do if personally present.

The property described herein may be annexed to the City of Grand Junction in part or parts, at any time. Consent is hereby given to annex portions of tracts and parcels even if the annexation has the effect of dividing tracts or parcels into separate parts or parcels.

The authority granted by this instrument shall be a covenant running with the land(s), shall be binding upon successors in interest and shall not cease upon my (our) death(s) or the dissolution of marriage, partnership, corporation or other form of association which may hold title or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to a proposed annexation of the land is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this 13 day of October, 1994.

Ray M. Green
Mary Ann Green

STATE OF COLORADO)
) ss:
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 13th day of October, 1994 by Christine English

WITNESS my hand and official seal:

Notary Public _____ My Commission expires: 2-2-98

POWER OF ATTORNEY

OWNER(S) Dennis B Flynn & Mary Jo Flynn
 ADDRESS OF PROPERTY 561 Villa Street
 TAX PARCEL # 2943-101-17-004
 LEGAL DESCRIPTION OF PROPERTY Lot 4 Blk 1 Villa Coronado Sub Fil No ONE SEC 10
1 S 1 E

BE IT KNOWN THAT:

I, (We), do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact granting said City Clerk full power and authority for me (us) and in my (our) stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I (we) might do if personally present.

The property described herein may be annexed to the City of Grand Junction in part or parts, at any time. Consent is hereby given to annex portions of tracts and parcels even if the annexation has the effect of dividing tracts or parcels into separate parts or parcels.

The authority granted by this instrument shall be a covenant running with the land(s), shall be binding upon successors in interest and shall not cease upon my (our) death(s) or the dissolution of marriage, partnership, corporation or other form of association which may hold title or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to a proposed annexation of the land is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this 18 day of October, 1994.

Dennis B. Flynn
Mary Jo Flynn

STATE OF COLORADO)
) ss:
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18 day of October, 1994 by Dennis B. Flynn and Mary Jo Flynn

WITNESS my hand and official seal:

Keresa A. Martins
 Notary Public

June 13, 1995
 My Commission expires:

ANNEXATION AREA FACT SHEET

Name of Area: Villa Coronado Annexation Date: OCT. 19, 1994

Common Location: 555, 557, 559 & 561^{#1, #2 & #3} Villa Street

Existing Land Use:
RESIDENTIAL SINGLE FAMILY
AIRPORT LAND - VACANT
RIGHT-OF-WAY

Estimate # of Acres:
0.87
20.58
4.92

TOTAL **26.37**

Projected Land Use:
RESIDENTIAL SINGLE FAMILY
AIRPORT USES
RIGHT-OF-WAY

of Parcels: 13
of Parcels - Owner Occupied: 4

of Dwelling Units: 4

Estimated Population: 9

Special Districts: Service Provider:
Water: UTE / Clifton Water / Fruitvale Water
Sewer: CENTRAL GRAND VALLEY / Clifton #2 / Fruitvale Sanitation
Fire: GJ. Rural Fire / Clifton Fire
Drainage: GRAND JUNCTION
School District 51
Irrigation:
Pest: CENTRAL GRAND VALLEY
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:
AFT (AIRPORT LAND)

Proposed City Zoning:
PAD (AIRPORT LAND)

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

ANNEXATION AREA FACT SHEET

Name of Area: Villa Coronado Annexation Date: OCT. 19, 1994

Common Location: 555, 557, 559 & 561 #1, #2 & #3 Villa Street

Existing Land Use:
RESIDENTIAL SINGLE FAMILY
AIRPORT LAND - VACANT
RIGHT-OF-WAY

Estimate # of Acres:
0.87
20.58
4.92
TOTAL 26.37

Projected Land Use:
RESIDENTIAL SINGLE FAMILY
AIRPORT USES
RIGHT-OF-WAY

of Parcels: 13
of Parcels - Owner Occupied: 4

of Dwelling Units: 4

Estimated Population: 9

Special Districts:

Water: UTE / Clifton Water / ~~Fruitvale~~
Sewer: CENTRAL GRAND VALLEY / Clifton #2 / Fruitvale Sanitation
Fire: GJ. Rural Fire / Clifton Fire
Drainage: GRAND JUNCTION
School District 51
Irrigation:
Pest: CENTRAL GRAND VALLEY
Other:

Service Provider:

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:

AFT (AIRPORT LAND)
~~PR-5~~ PR-5

Proposed City Zoning:

PAD (AIRPORT LAND)
PR-5

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

13400
11400
16400
16112
* 16102
16605

NO SPECIALS
UTE
UTE CP
CFD, CWD UTE CGV D P
CWD, CFD CSD#2 UTE P-D.
GJFD, UTE, D, CP, FWSD

SPECIAL DISTRICTS

- (UTE) or (W) UTE WATER
- (CP) or (P) CENTRAL GRAND VALLEY PEST
- (CFD) Clifton Fire DISTRICT
- (CWD) Clifton WATER DISTRICT
- (CGV) CENTRAL GRAND VALLEY SANITATION & Improvement
- (D) GRAND Junction DRAINAGE
- (CSD#2) Clifton #2 SANITATION DISTRICT
- (GJFD) GRAND Junction ^{Rural} Fire DISTRICT
- (FWSD) Fruitvale WATER SPECIAL DISTRICT

STAFF REVIEW

FILE: #172-94

DATE: October 19, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by motion the Referral of Petition for the Villa Coronado Annexations 1, 2, & 3.

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion or all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

PETITIONERS: MR. and Mrs. Green, Kline Family Trust, Mr. and Mrs. Wolfe, and Mr. and Mrs. Flynn

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: All four property owners of Lots 1 through 4 of the Villa Coronado Subdivision have requested annexation into the City of Grand Junction. They have all signed Powers of Attorney for annexation within the last week. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by the resolution referring the petition for the Villa Coronado Annexations 1, 2, & 3.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes 4 lots in the Villa Coronado Subdivision as well as a portion of 9 parcels owned by Walker Field Airport Authority. The City has POA's for all 13 parcels. A portion of the airport parcels are being used for acreage and contiguity purposes as per State Statute in order for the City to annex the Villa Coronado Subdivision as requested by the property owners. Portions of the I-70, 32 Road and the I-70 Business Loop right-of-ways are being used in this "flagpole" annexation to allow the City to extend the City limits to reach the Villa Coronado Subdivision.

STAFF RECOMMENDATIONS:

Staff recommends approval.

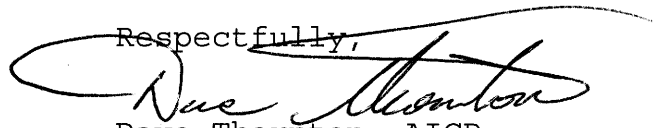
(villa.rpt)

October 31, 1994

To File # 172-94

The Impact Report as required by State Statute 31-12-108.5 has been deposited with the Grand Junction City Clerk for the Villa Coronado Annexations 1, 2 & 3.

Respectfully,

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

Dave Thornton, AICP
Senior Planner



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

November 3, 1994

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

Commissioners:

Subject: Villa Coronado Annexations #1, #2, and #3
Notice of Hearing, Resolution No. 94-94, and Petition

In compliance with Title 31, Article 12, C.R.S., Part 1, entitled "Municipal Annexation Act of 1965", Section 31-12-108(2), I have enclosed a copy of the petition as filed and Resolution No. 94-94 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting October 19, 1994, giving notice of hearing on the proposed Villa Coronado Annexations #1, #2, and #3.

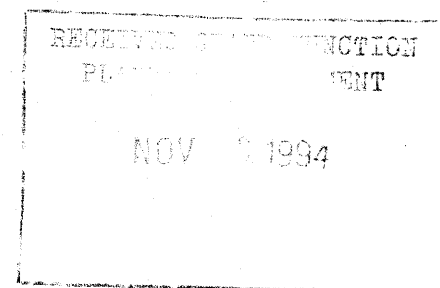
Sincerely,

Stephanie Nye, CMC
City Clerk

SN:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney
Ute Water Conservancy District
Clifton Water District
Fruitvale Sanitation District
Central Grand Valley Sanitation District
Grand Junction Rural Fire District
Clifton Fire District
Central Grand Valley Pest District
School District #51
Mr. Dan Wilson, City Attorney
Mr. Larry Timm, Community Development Department



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 Villa Coronado ANNEXATION**

DATE: December 2, 1994

On Wednesday, October 19th, a petition for annexation was referred to City Council for their approval to begin the annexation process for the Villa Coronado 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. First reading of the annexation ordinance will be December 7th and second reading will not occur until November of 1995 after the residents within the proposed City of Clifton vote no to incorporation. The annexation will then be effective in late December 1995. If for some amazing reason the vote for Clifton incorporation passes on the November ballot, this annexation will not proceed. If you need any additional information, please call. **I need your impact reports by Wednesday, December 21, 1994. Please either submit by E-mail via attachment using Word Perfect or by hard copy if a spread sheet is used. Thank you.**

Villa Coronado Annexation 1, 2 & 3

	<u>PARCELS</u>	<u>No. of Owners</u>	<u>ACRES</u>
Number of POA's = Villa	= 4	7	1
Airport =	9	9	20
	<u>13</u>	<u>16</u>	<u>20</u>

Number of Acres in Right-of-Way = **approx 5 acres**

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion or all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

Please see attached Map.


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

	<u>County Zone</u>	<u>PROPOSED City Zone</u>	<u>Use</u>	<u>Acres</u>
Residential Acreage Villa Coronado	PR-5	PR-5	4 d/u	1
Airport Acreage (undeveloped)	AFT	PAD	Vacant	20

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 Villa Coronado ANNEXATION**

DATE: December 2, 1994

On Wednesday, October 19th, a petition for annexation was referred to City Council for their approval to begin the annexation process for the Villa Coronado 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. First reading of the annexation ordinance will be December 7th and second reading will not occur until November of 1995 after the residents within the proposed City of Clifton vote no to incorporation. The annexation will then be effective in late December 1995. If for some amazing reason the vote for Clifton incorporation passes on the November ballot, this annexation will not proceed. If you need any additional information, please call. I need your impact reports by Wednesday, December 21, 1994. Please either submit by E-mail via attachment using Word Perfect or by hard copy if a spread sheet is used. Thank you.

Villa Coronado Annexation 1, 2 & 3

	<u>PARCELS</u>	<u>No. of Owners</u>	<u>ACRES</u>
Number of POA's = Villa	= 4	7	1
Airport =	9	9	20
	<u>13</u>	<u>16</u>	<u>20</u>

Number of Acres in Right-of-Way = **approx 5 acres**

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion or all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

Please see attached Map.

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

	<u>County Zone</u>	<u>PROPOSED City Zone</u>	<u>Use</u>	<u>Acres</u>
Residential Acreage				
Villa Coronado	PR-5	PR-5	4 d/u	1
Airport Acreage (undeveloped)	AFT	PAD	Vacant	20

FISCAL IMPACT REPORT FOR VILLA CORONADO ANNEXATION

DECEMBER 27, 1994

Data used for calculations:

Cost per acre for Code Enforcement: \$10.40

Cost per acre for Weed Abatement: \$ 8.50

Number of acres (airport lands and ROW included)

Code Enforcement: $\$10.40 \times 21 \text{ acres} = \220.00

Weed Abatement: $\$ 8.50 \times 21 \text{ acres} = \180.00

Weed Abatement (ROW) $\$8.50 \times 5 \text{ acres} = \40.00

TOTAL IMPACT FOR CODE ENFORCEMENT: \$440.00



December 7, 1994

Olan and Viola Wolfe
557 Villa Street
Grand Junction, CO 81506

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

RE: Villa Coronado Annexation

Dear Mr. and Mrs. Wolfe:

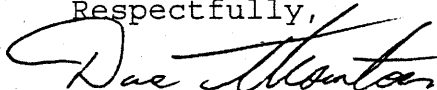
The Grand Junction City Council will be acting on the petition and first reading of the ordinance for annexation of lots 1 through 4 of the Villa Coronado Subdivision tonight, December 7th. By request from the Committee to Incorporate Clifton, second reading which is final reading of the annexation ordinance, will not occur as originally scheduled on December 21, 1994. Second reading will instead not occur until after the Committee to Incorporate Clifton has had the opportunity to take to the voters on a November 1995 ballot, the question of Incorporating Clifton or not. Assuming the Incorporation question goes to the ballot, you and your neighbors will have the opportunity to vote.

Following a defeat of the Incorporation question, the City will then pursue the final step in the Villa Coronado Annexation and complete the annexation process. This will mean that second reading will occur during mid November 1995. If the vote to incorporate Clifton passes in November, the City will then discontinue its annexation of Villa Coronado.

I have enclosed with this letter a copy of an annexation newsletter that the City has recently printed that hopefully will answer many of the questions you may have about annexation. There is an article on page 5 of the newsletter which talks about the Villa Coronado Annexation and also an article about Clifton incorporating that you may be interested in reading. Please also take a look at the property tax section on page 8. It is the City's goal to secure a written agreement with the Clifton Fire Protection District to eliminate their 5 mill levy. No agreement has been reached at this time.

If you have any questions at all, please don't hesitate to call me at 244-1450. Thanks for your desire to be future residents of Grand Junction.

Respectfully,


Dave Thornton, AICP
Senior Planner

File #172-94

(villa.let)

Villa Coronado Annexation 1, 2 & 3

For City Council 12/7/94

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Villa Coronado 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. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with a valuation of \$200,000 or more for tax purposes is included without the owners consent.

(eligible)

STAFF REVIEW FOR VILLA CORONADO ANNEXATION 1, 2 & 3

FILE: #172-94

DATE: December 7, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by resolution the Acceptance of the Petition for the Villa Coronado Annexations 1, 2, & 3 and first reading of the annexation ordinance.

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion or all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

PETITIONERS: MR. and Mrs. Green, Kline Family Trust, Mr. and Mrs. Wolfe, and Mr. and Mrs. Flynn

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: All four property owners of Lots 1 through 4 of the Villa Coronado Subdivision have requested annexation into the City of Grand Junction. They have all signed Powers of Attorney for annexation within the last week. The Petition for Annexation is now before Council for acceptance and the annexation ordinance is before Council for first reading. Staff requests that City Council approve both the acceptance of the petition and the ordinance on first reading for the Villa Coronado Annexations 1, 2, & 3.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes 4 lots in the Villa Coronado Subdivision as well as a portion of 9 parcels owned by Walker Field Airport Authority. The City has POA's for all 13 parcels. A portion of the airport parcels are being used for acreage and contiguity purposes as per State Statute in order for the City to annex the Villa Coronado Subdivision as requested by the property owners. Portions of the I-70, 32 Road and the I-70 Business Loop right-of-ways are being used in this "flagpole" annexation to allow the City

to extend the City limits to reach the Villa Coronado Subdivision. At this time we anticipate second reading of the annexation ordinance to occur after the November 1995 election when residents within the proposed Clifton Incorporation boundary have opportunity to vote yes or no to Clifton Incorporation.

STAFF RECOMMENDATIONS:

Staff recommends approval.

For the Record, I would like to point out a typographical error in the Annexation petition. At the beginning of each of the 9 Walker Field Airport Authority Properties there is a statement which reads "A portion of the following Area will be included As shown on the DARLA JEAN ANNEXATION MAP." This should read "A portion of the following AREA will be included As shown on the ~~DARLA~~ Villa Coronado Annex 1, 2 & 3 MAP."

(villa.rpt)

January 17, 1995

Dennis B. Flynn
561 Villa Street
Grand Junction, CO 81504-6052

Dear Dennis B. Flynn,

On December 20, 1995, the City Council approved the Villa Coronado Annexation and the Eastern Commercial/Fruitwood Annexation on second reading. These annexations will become effective on January 25, 1996. Therefore, on behalf of the citizens of Grand Junction, I welcome you to the City. We are very proud of our community and the services our City provides. The addition of your area to our corporate limits will help to make Grand Junction even better.

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

Ron Maupin
Mayor

enclosure

VILLA CORONADO ANNEXATION AND EASTERN COMMERCIAL/FRUITWOOD 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
David Graham	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Janet Terry	At Large

The Villa Coronado and Eastern Commercial/Fruitwood Annexation Areas are 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.

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. For that area east of 30 Road, the Clifton Fire Department will continue to respond to calls in the Villa Coronado and Eastern Commercial/Fruitwood Annexation Areas as it always has. For properties west of 30 Road, the City of Grand Junction Fire Department will respond to all calls as it already does. In an emergency call 911.

The Fire Chief is Rick Beaty

DOMESTIC WATER SERVICE

Your domestic water service provider will remain the same 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.

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 1996 program is anticipated to begin around the end of March. For more information about the Fresh-as-a-Daisy program, call 244-1574. 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.

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The zoning schedule for the Eastern Commercial/Fruitwood Annexation Area is as follows:

March 5, 1996 - Public Hearing before Planning Commission

April 3, 1996 - Public Hearing before City Council

The zoning schedule for the Villa Coronado Annexation Area (includes ONLY the four residential lots in the Villa Coronado Subdivision and approximately 20 acres of airport lands) is as follows:

February 6, 1996 - Public Hearing before Planning Commission

March 6, 1996 - Public Hearing before City Council

For further information regarding zoning, please contact Dave Thornton from the Community Development Department at 244-1450.

Like Mesa County, the City of Grand Junction has a code enforcement division that enforces the provisions of the Zoning & Development Code, as well as junk and nuisance codes. Generally, the City enforces zoning, junk and rubbish codes on a complaint basis. The City administers a weed abatement program annually from May through October, to proactively enforce weed violations on public and private lands.

In commercial areas, the City has provisions similar to Mesa County regarding sign codes. The City, like Mesa County, prohibits the placement of portable or A-frame signs in rights-of-way or on private property. The City does require a "Special Events" permit for banners, balloons, pennants and other wind driven signs, which are allowed on a quarterly basis. The cost of this permit is \$25.00 and one day should be allowed for processing.

Unlike Mesa County, Temporary Use permits are required within the City for any temporary use such as fireworks stands, Christmas tree lots, and produce stands. The cost of this permit is \$25.00 and requests for temporary uses should be submitted at least fourteen (14) days prior to the initiation of business.

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. 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. These types of animals are not required to get a conditional use permit upon annexation. The animals are considered legal non-conforming. However, a conditional use permit would be required if you want to increase the number of such animals. **If you have a received a letter from Mesa County granting legal non-conforming use status to a specific use of your property or a specific number of animals allowed on your property, please send a copy of that letter to the Director of Community Development, 250 N. 5th Street, Grand Junction, Colorado 81501 no later then February 23, 1996.**

For information on any of the above-described items please contact the Code Enforcement Division at 244-1593.

The Community Development Director is Larry Timm.

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 of 1997. City Council seats up for election at that time are as follows:

District A, District E, and 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.

Villa Coronado Annexation 1,2 & 3

Planning Division Impact Report
4/25/95

The proposed Villa Coronado Annexation 1,2 & 3 consists of 13 parcels on 21 acres. Nine parcels and 20 acres are undeveloped airport properties. The remaining one acre includes 4 developed residential lots in the Villa Coronado Subdivision. Additional development proposals for this area should be limited to home additions, accessory structures, fence permits and home occupation permits as well as requests for general zoning information. The addition of this area to the City will not significantly increase the workload of the Planning Division.

Impact on Level of Service

The Villa Coronado Annexation will have a negligible impact on the level of service for the Planning Division.

STAFF REVIEW FOR VILLA CORONADO ANNEXATION 1, 2 & 3

FILE: #172-94

DATE: May 10, 1995

STAFF: Mike Pelletier

ACTION REQUESTED: Staff requests that City Council postpone approval of the second reading of the annexation ordinance for the Villa Coronado Annexations 1, 2, & 3.

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion or all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

PETITIONERS: MR. and Mrs. Green, Kline Family Trust, Mr. and Mrs. Wolfe, and Mr. and Mrs. Flynn

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: All four property owners of Lots 1 through 4 of the Villa Coronado Subdivision have requested annexation into the City of Grand Junction. They have all signed Powers of Attorney for annexation ~~within the last week~~. The annexation ordinance is now before Council for second reading. Staff requests that City Council postpone approving the ordinance on second reading for the Villa Coronado Annexations 1, 2, & 3 ~~until~~ August 16, 1995. This will allow the Clifton incorporation proponents the maximum time possible to get the incorporation initiative on the November 1995 election ballot.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes 4 lots in the Villa Coronado Subdivision as well as a portion of 9 parcels owned by Walker Field Airport Authority. The City has POA's for all 13 parcels. A portion of the airport parcels are being used for acreage and contiguity purposes as per State Statute in order for the City to annex the Villa Coronado Subdivision as requested by the property owners. Portions of the I-70, 32 Road and the I-70 Business Loop right-of-ways are being used in this annexation to allow the City to extend the City limits to reach the Villa Coronado Subdivision.

STAFF RECOMMENDATIONS:

Staff recommends postponing approval.

STAFF REVIEW FOR VILLA CORONADO ANNEXATION 1, 2 & 3

FILE: #172-94

DATE: August 16, 1995

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council postpone approval of the second reading of the annexation ordinance for the Villa Coronado Annexations 1, 2, & 3 until November 15, 1995 contingent upon the Clifton incorporation initiative being placed on the ballot for the November 1995 election ballot.

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion or all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

PETITIONERS: MR. and Mrs. Green, Kline Family Trust, Mr. and Mrs. Wolfe, and Mr. and Mrs. Flynn

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: All four property owners of Lots 1 through 4 of the Villa Coronado Subdivision have requested annexation into the City of Grand Junction. They have all signed Powers of Attorney for annexation. The annexation ordinance is now before Council for second reading.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes 4 lots in the Villa Coronado Subdivision as well as a portion of 9 parcels owned by Walker Field Airport Authority. The City has POA's for all 13 parcels. A portion of the airport parcels are being used for acreage and contiguity purposes as per State Statute in order for the City to annex the Villa Coronado Subdivision as requested by the property owners. Portions of the I-70, 32 Road and the I-70 Business Loop right-of-ways are being used in this annexation to allow the City to extend the City limits to reach the Villa Coronado Subdivision.

STAFF RECOMMENDATIONS:

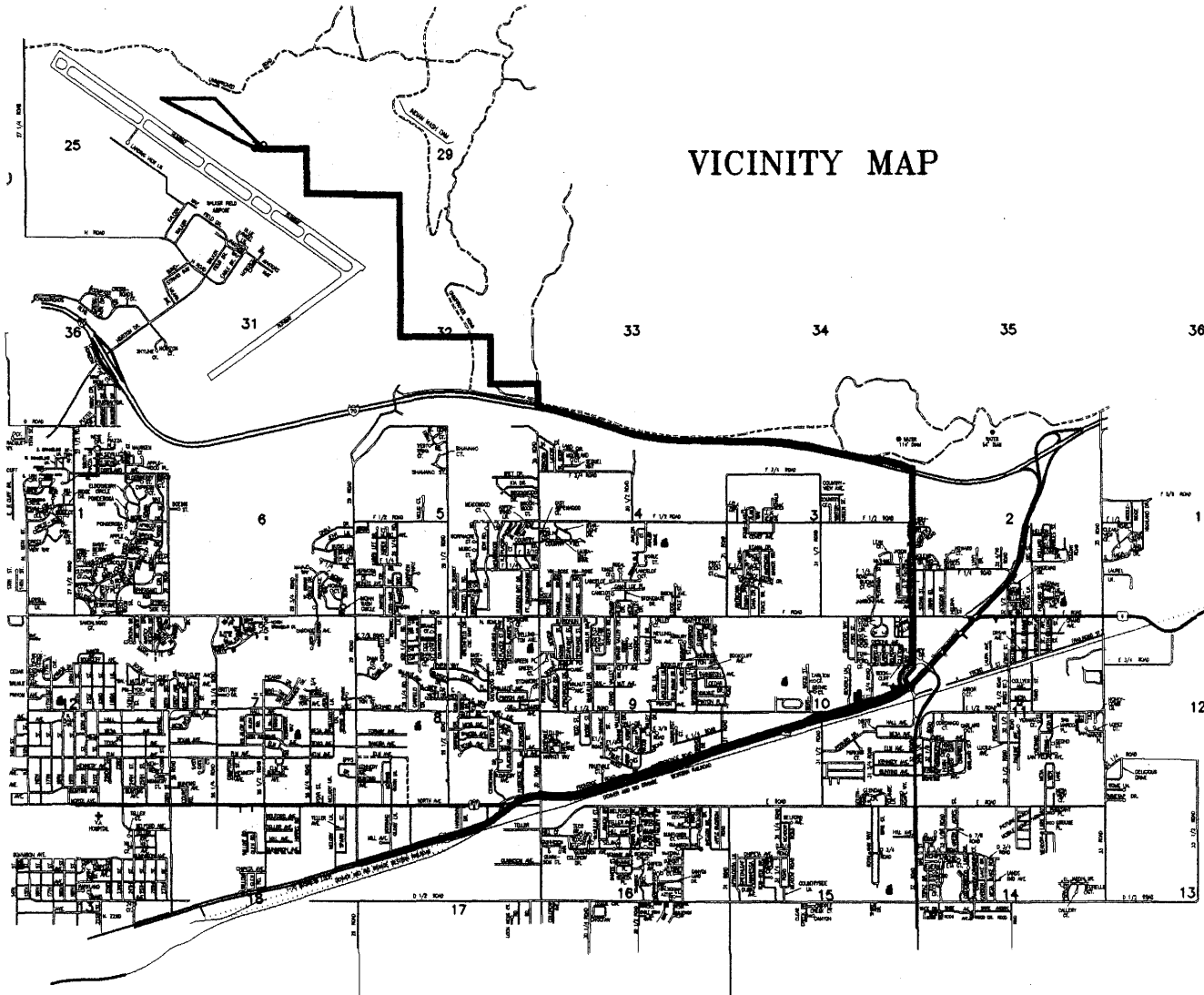
Staff recommends that City Council postpone approval of the second reading of the annexation ordinance for the Villa Coronado Annexations 1, 2, & 3 until November 15, 1995 contingent upon the Clifton incorporation initiative being placed on the ballot for the November 1995 election ballot.

(villa.rpt)

8/16/95
CC
continued until
Nov 15, 1995
G-4

VILLA CORONADO ANNEXATION

NOT TO SCALE



VICINITY MAP

ORDINANCE NUMBER ? EFFECTIVE DATE ?

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Larimer County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

JAMES L. BARNER, DIRECTOR OF PUBLIC WORKS & UTILITIES

DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE 11/14/84	SCALE
VISION Δ		CHECKED BY ?	DATE ?		PLAN
VISION Δ		APPROVED BY ?	DATE ?		HORIZ. N.T.S.
VISION Δ		FIELD BOOK NO.	PAGE		HORIZ. VERT.

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

VILLA CORONADO ANNEXATION
ANNEXATION

SHEET NO. 1
OF 7
FILE NO. FRUITWO.DWG

**Eastern Commercial Annexation:
Summary of Financial Impacts and Services**

11/15/95

	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
REVENUE	1,429,239	1,547,963	1,684,841	1,832,864	1,995,277	8,490,184
Operating Expense						
(1) General & Administrative	53,763	56,613	59,616	62,780	66,114	
(2) Community Development	5,896	6,132	6,377	6,632	6,897	
(3) Fire Services	50,663	52,690	54,797	56,989	59,269	
(4) Parks & Recreation	-	-	-	-	-	
(5) Police Services	340,543	354,165	368,331	383,065	398,387	
(6) Public Works	102,164	53,473	55,612	57,836	60,150	
Subtotal:	553,029	523,073	544,734	567,303	590,817	2,778,955
(7) Capital Expense	172,155	86,961	88,840	50,793	52,825	451,574
TOTAL EXPENSE	725,184	610,034	633,574	618,096	643,642	3,230,529
ACCUMULATED RESERVE	704,055	1,641,984	2,693,252	3,908,020	5,259,655	5,259,655

- (1) General and Administrative costs reflect standard costs for general administrative support and include the following: (Sales Tax Licensing and monthly processing of returns for approximately 180 businesses, Liquor Licensing, Accounts Receivable processing, and Legal, Administrative, Management and Accounting functions.)
- (2) Represents the incremental costs for various permitting activities and code enforcement issues.
- (3) Fire Services costs are calculated based on the estimated assessed valuation and the current mill levy for the Clifton Fire District and assumes that annexed properties will be excluded from the CFD immediately.
- (4) There are no direct costs associated with the Parks & Recreation Department.
- (5) Police Service costs include six additional personnel (5-Officers and 1-Sergeant) and the associated operating expenses as identified below.

Personnel	\$ 298,272
Operating	24,300
Training	3,000
Animal Control	12,699
911 Dispatch	<u>2,272</u>
	\$ 340,543
- (6) Public Works operating expenditures are based upon their incremental service delivery cost model and includes the following services: Leaf & Trash Removal, Street Cleaning, Snow Removal, Storm Drainage Maintenance, Street Patching, Seal Coating, Crackfilling, and Traffic Signs, Signals & Striping. The reduction in the second year is the result of estimated equipment purchases and other one-time costs in the first year.
- (7) Capital Expenditures have been estimated by Public Works to include:
 - Street light installations (\$120K over a three year period).
 - Contract overlays and general street reconstruction estimated @ \$45K annually.
 - \$87K for reconstruction of the pavement section for a portion of 32 Road adjacent to the I-70 Business Loop.

EASTERN AREA ANNEXATION DISCUSSION PAPER

Background

The City desires to annex lands east of the City out to 32 Road and I-70B. Issues concerning the annexation of this area include such things as the City's financial ability to provide services and when and how to annex the different sections of this large area.

The boundaries for the entire eastern area are the current eastern City boundary (roughly along 29 Road on the West), Interstate 70 on the North, the Colorado River on the South and Highway 141 on the East.

This is a large area and has an estimated population of 16,581, 7,821 dwelling units and 114 miles of streets. The assessed value is \$61,399,212.

The area designated as the Eastern Commercial/Fruitwood annexation is basically the commercial areas along I-70B and the East end of North Avenue and the Fruitwood subdivision south of I-70B and East of 30 Road.

Analysis

This report assumes that the Eastern Commercial/Fruitwood area will be annexed first and some of the revenue "banked" in order to provide a revenue stream to pay for capital needs of the rest of the eastern annexation. The Eastern Commercial/Fruitwood annexation is scheduled for second reading of the annexing ordinance at the City Council meeting on May 17, 1995.

The City's draft financial plan for annexation of this area spans twenty years and shows that the "banked" revenues will equal the expected expenses for the entire eastern area if the assumptions are sound and areas are not annexed too quickly. The plan assumes that the Eastern Commercial/Fruitwood area has been annexed at the start of year number one. After this initial annexation there are no further annexations scheduled until year number six. Then the remaining eastern area is annexed over the following thirteen years. /

It is necessary to delay the annexations because the City could not afford the necessary capital improvement costs of this area if the entire area was annexed all at once. Approximately \$35 million of capital needs have been identified for this entire area over the twenty year period. The 1995 annexation of the Commercial/Fruitwood area generates over \$700,000 per year which can be set aside for capital improvement purposes. /

Page 2 of 3
Valley Macro Annexation Analysis

August 10, 1995

development plans prepared by our Parks Planner. The East area includes \$6 million for Parks over the next eighteen years. The City Council is currently dealing with parks development city wide as a separate topic and issue. Developing on a pay as you go basis within the current city limits hardly leaves any additional resources for specific park expansion and development in newly annexed areas. It may be that the City simply continues to develop parks on a priority basis throughout the city that are used by residents valley wide as they are now. A

Area highlights are as follows:

Redlands-This area actually has a positive cash flow beginning in year eleven (11); which grows very quickly to over \$600,000 in year twenty (20). Even with very little commercial in the Redlands analysis area it achieves this result due to higher than average property and home values, more than double the east valley. It is our opinion that this area would break even in three and one half more years. We have included \$400,000 for a new fire station in this area at some point in time, but have not included any additional operating costs for this station because it may be accomplished with the relocation of a current station or the Rural Fire District may be asked to pay a significant part of either or both the capital cost or operating cost of this facility that would, at least for now, service the Rural District.

Orchard Mesa-The two areas on Orchard Mesa included in the study will never produce enough revenue to support themselves in the foreseeable future without the addition of some major retail establishments, and significantly increased property values. It starts out with a deficit of almost \$2 million in year one, is never positive, and ends with a growing deficit of \$1.2 million in year twenty. The present value cost of the twenty years of deficits is \$13 million today. This area of approximately 5,000 people is probably generating annual sales and use tax to the City of Grand Junction of \$700,000; but of course they already receive many services and benefits from the City for those funds.

Northern Areas-These enclaved areas provide a positive cash flow beginning in year six, and on a present value basis will break even in year eighteen and beyond with an annual positive cash flow of almost \$200,000.

River/Railhead-This area is mostly undeveloped and will produce positive cash flows beginning in year four with just modest commercial and industrial development. On a present value basis it

Page 3 of 3
Valley Macro Annexation Analysis

August 10, 1995

breaks even in year seven; while producing positive results thereafter.

East Valley-This area analysis was already presented to the City Council in May of this year and is not modified for this report. The previous analysis included a strategic plan for the area to provide services, fix the infrastructure problems identified, and to annex the entire area over an eighteen year period. The most important part of the strategy is to annex the commercial areas first to provide the resources to improve the infrastructure so that by the end of the eighteenth year the entire area is at the same standards of maintenance as the rest of the City. The area will be self-supporting after completion of this strategy and no current city taxpayer revenue is needed to accomplish this plan. Various alternative approaches to the year by year annexation (following annexation of the commercial areas) was included in that report titled a discussion paper, and included again with this larger analysis and report.

Understanding that this is a large amount of information and data to review and understand; I will be prepared to present it and to discuss it with everyone at the retreat in as much detail as desired.

Thank you,


cc: Lanny Paulson, Budget Coordinator
Dave Thornton, Senior Planner/Annexation

ADMINISTRATIVE SERVICES DEPARTMENT

MEMORANDUM

October 14, 1994

TO: Mark Achen, City Manager
David Varley, Assistant City Manager
All Department Directors

FROM: Ron Lappi, Admin. Svcs. & Finance Director 


SUBJECT: [County Savings from City Annexation]


Some time ago I was asked whether or not we could come up with a reasonable estimate of the savings to Mesa County created by the City of Grand Junction's annexation program. We all know that as an area is taken over for service delivery by the City that County no longer has to provide services in the area in at least two major ways. The first major reduction is calls for service by the Sheriffs office and the second is street maintainance and reconstruction. Also, we should all recognize that the cost of serving these newly annexed areas by the City does not equal the savings to the County in that our level of service is much higher.

Inorder to prepare this brief report, I reviewed the past three years of annexations to determine both the one time and ongoing costs to the City from annexation. Costs were partially covered and in some cases totally covered by additional revenues currently or in the future. Basically between 1990 and 1993 the City annexed about 5,000 additional residents, added 80 miles of streets to maintain/reconstruct, and added 3,000 acres to the City of Grand Junction. These estimates include the North Areas, Northwest Areas, and the Ridges. One time infrastructure costs amounted to \$1.5 million and on going service delivery cost is estimated at \$500,000 a year, with approximately \$150,000 of that being infrastructure on going maintenance. What did these annexations save the County? Inorder to come up with an answer to this and to project the savings from our major Eastern Annexation efforts, I have spent some time reviewing Mesa County's six year capital plan and their operating budget for 1994.

As pointed out earlier in this memo the major savings areas for the County has to be in the Sheriff's Office and in Streets. Out of a total budget in 1994 of \$63 million, the Sheriff's Office receives \$6 million to serve the approximate 60,000 people outside incorporated cities, or about \$100 per County unincorporated resident. The capital and maintenance budgets for streets get a little blurred in the County budget. They spend about \$8 million a year in the Road and Bridge Fund, of which \$4.2 million looks like major capital for Transportation on an average annual basis. I believe they have approximately 548 miles of paved streets in the County that they maintain so they annually spend somewhere between

\$14,600 to \$7,600 per mile of paved street. If we just look at Major street overlays and reconstruction it is really closer to \$3 million per year on average or about \$5500 per mile. I realize that this is only a rough approximation because their aggregate budget does not tell us where they spend the resources in any given year. But they do have to provide a higher level of lawenforcement where the people are and put more road maintenance money in the miles of paved heavier traffic streets.

Using this estimating technique it is easy to calculate the past savings to the County. First in the Sheriff's Office they are annually saving \$500,000 by not serving the 5000 people we annexed and the Road and Bridge Fund is not maintaining 80 miles of paved streets for an annual savings of approximately \$440,000. 

The final and logical step in this process is to apply this same technique to the Eastern area currently being evaluated. It contains about 115 miles of streets and approximately 20,000 people that the County will no longer have to serve with lawenforcement and street maintenance. This equates to a savings in the Sheriff's Office of \$2,000,000 per year, or about one third of his budget. The Road and Bridge Fund will save approximately \$630,000 per year. 

I do not look for the County Budget to be reduced as a result of our annexation program, but the resources in amounts estimated above will be reprogramed to other County priorities without further discussion or intervention.

I hope you find this brief report interesting and helpful for future analysis.

Thank you,

CC: Lanny Paulson, Budget Coordinator

"DRAFT"
Financial Summary
 for the
Eastern Annexation

	Years 1-5 "Savings"	Years 6-20 Capital Improvement	TOTAL
TOTAL REVENUE	\$ 8,490,184	\$ 83,944,031	\$ 92,434,215
OPERATING COSTS	\$ (2,778,955)	\$ (54,063,552)	\$ (56,842,506)
VARIANCE	\$ 5,711,229	\$ 29,880,479	\$ 35,591,708
CAPITAL EXPENSE	\$ (451,574)	\$ (35,140,134)	\$ (35,591,708)
BALANCE	\$ 5,259,655	\$ (5,259,655)	\$ (0)

Assumptions:

- The model assumes that the annual operating costs associated with the Additional Eastern Area will be absorbed in equal amounts as the area is annexed in years six through eighteen.
- Sales Tax revenue is projected to grow @ 5.5% throughout the model.
- Other revenue sources are projected to grow at 4% annually. These sources are projected based on the following base statistical data: (Assessed Value of \$61.4 million, 7,821 dwelling units, an original population base of 16,821, and 114 miles of streets).
- The interest rate assumption is 6%.
- Operating expenditures are projected to increase 4% annually.
- Beginning in year six, capital expenditures are projected in equal / annual / inflated amounts.

Sales & Use Tax	933,440	984,779	1,036,942	1,096,084	1,156,368	1,219,969	1,287,067	1,357,856	1,432,538	1,511,327	1,594,450	1,682,145	1,774,663	1,872,270	1,975,244	2,083,883	2,193,498	2,319,414	2,451,981	2,581,563
Other	141,816	147,488	153,388	159,523	165,904	172,540	179,442	186,620	194,097	201,848	209,922	218,319	227,051	236,133	245,579	255,402	265,616	276,243	287,292	298,784
Total	1,075,256	1,132,267	1,190,330	1,255,607	1,322,273	1,392,509	1,466,509	1,544,475	1,626,635	1,713,175	1,804,372	1,900,464	2,001,714	2,108,403	2,220,823	2,339,285	2,464,114	2,595,656	2,734,274	2,880,350
C.F. Operating Expense																				
General & Administrative	53,763	56,613	59,616	62,780	66,114	69,625	73,325	77,224	81,331	85,659	90,219	95,023	100,068	105,420	111,041	116,964	123,206	129,783	136,714	144,017
Community Development	5,896	6,132	6,377	6,632	6,897	7,173	7,460	7,759	8,069	8,392	8,728	9,077	9,440	9,817	10,210	10,618	11,043	11,485	11,944	12,422
Fire Services	50,663	52,690	54,797	56,989	59,269	61,639	64,105	66,669	69,336	72,109	74,994	77,994	81,113	84,358	87,732	91,241	94,891	98,687	102,634	106,740
Parks & Recreation																				
Office Services	340,543	354,165	368,331	383,065	398,387	414,323	430,896	448,131	466,057	484,699	504,087	524,250	545,220	567,029	589,710	613,299	637,831	663,344	689,878	717,473
Public Works	102,164	53,473	55,612	57,836	60,150	62,556	65,058	67,660	70,367	73,181	76,109	79,153	82,319	85,612	89,036	92,598	96,302	100,154	104,160	108,326
Total	553,029	523,073	544,734	567,303	590,817	615,317	640,844	667,443	695,160	724,040	754,135	785,497	818,178	852,236	887,730	924,721	963,272	1,003,452	1,045,330	1,088,978

C.F. Operating Variance	522,227	609,195	647,596	688,305	731,456	777,192	825,665	877,032	931,463	989,135	1,050,237	1,114,967	1,183,536	1,256,167	1,333,093	1,414,564	1,501,842	1,592,704	1,688,944	1,791,371
of Addnl. Amortization	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Variance from Addnl. Amortization	-	-	-	-	-	(46,937)	(96,018)	(147,239)	(200,585)	(256,032)	(313,542)	(373,062)	(434,326)	(497,851)	(562,934)	(629,653)	(697,860)	(767,618)	(838,930)	(912,737)
TOTAL OPERATING VARIANCE	522,227	609,195	647,596	688,305	731,456	730,255	729,647	729,793	730,877	733,103	736,695	741,905	749,010	758,315	770,159	784,912	802,982	824,587	850,534	880,634

Total Revenue																				
East. Comm. Fruitwood	353,983	373,452	393,992	415,662	438,523	462,642	488,087	514,932	543,253	573,132	604,654	637,910	672,998	710,010	749,061	790,259	833,723	879,578	927,955	978,993
Remaining Eastern Area	-	-	-	-	-	26,312	55,519	87,858	123,587	162,980	206,333	253,962	306,205	363,428	426,018	494,394	569,002	650,517	738,296	832,042
Total	353,983	373,452	393,992	415,662	438,523	488,954	543,606	602,790	666,840	736,113	811,088	891,872	979,201	1,073,438	1,175,079	1,284,653	1,402,728	1,530,095	1,671,251	1,811,035

Total Expense																				
Police Bldgs. & Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Bldgs. & Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Rec. Bldgs. & Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Works: Bldgs. & Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Light Installations	40,000	40,000	40,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Street Maint.	15,968	16,607	17,271	17,962	18,680	19,428	20,205	21,013	21,853	22,727	23,637	24,582	25,565	26,588	27,651	28,757	29,908	31,104	32,348	33,642
Local Street Improvms.	29,187	30,354	31,569	32,831	34,145	35,510	36,931	38,408	39,944	41,542	43,204	44,932	46,729	48,589	50,512	52,504	54,667	56,893	59,186	61,553
Major Reconstruction	87,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Line Upgrades	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UTURE CAPITAL EXPENSE						1,700,000	1,768,000	1,838,720	1,912,269	1,988,760	2,068,310	2,151,042	2,237,064	2,326,567	2,419,630	2,516,415	2,617,072	2,721,689	2,830,309	2,942,932
Total	(172,155)	(156,566)	(140,840)	(125,153)	(109,372)	(1,254,938)	(1,825,136)	(2,598,141)	(3,517,067)	(4,591,079)	(5,829,150)	(7,240,566)	(8,849,319)	(10,647,754)	(12,638,124)	(14,824,709)	(17,208,646)	(19,793,965)	(22,576,855)	(25,663,927)

Capital Variance	181,828	286,491	305,153	364,868	385,698	(1,265,984)	(1,281,530)	(1,295,351)	(1,307,226)	(1,316,917)	(1,324,163)	(1,328,684)	(1,330,178)	(1,328,316)	(1,322,745)	(1,313,064)	(1,298,921)	(2,010,031)	(910,534)	(1,002,632)
Revenue from Operations	522,227	609,195	647,596	688,305	731,456	730,256	729,647	729,793	730,877	733,103	736,695	741,905	749,010	758,315	770,159	784,912	802,982	824,587	850,534	880,634
Investment Earnings	-	47,243	96,519	161,595	234,481	315,579	302,370	287,400	270,710	252,372	232,485	211,166	188,651	165,100	140,806	118,099	91,374	67,101	(0)	(0)
Capital Reserve / Future Amort.	704,055	937,929	1,051,267	1,214,768	1,351,635	(220,149)	(249,513)	(278,158)	(305,639)	(331,442)	(354,982)	(375,593)	(392,517)	(404,901)	(411,781)	(412,073)	(404,564)	(1,118,344)	0	0
Cumulative	704,055	1,641,984	2,693,252	3,908,020	5,259,655	5,039,506	4,789,993	4,511,835	4,206,195	3,874,754	3,519,772	3,144,179	2,751,662	2,346,761	1,934,981	1,522,907	1,118,343	(0)	(0)	(0)

Operating Data for the Remaining Eastern Area																				
Operating Revenue																				
Sales & Use Tax	487,571	514,367	542,679	572,528	604,015	637,226	672,284	709,259	748,268	789,423	832,642	878,648	926,973	977,957	1,031,745	1,088,491	1,148,358	1,211,517	1,278,151	1,348,449
Other	1,602,738	1,668,847	1,733,521	1,802,862	1,874,977	1,949,976	2,027,975	2,109,094	2,193,459	2,281,196	2,372,444	2,467,341	2,566,035	2,668,677	2,775,424	2,886,441	3,001,858	3,121,974	3,248,853	3,377,677
Total	2,090,309	2,183,215	2,276,200	2,375,390	2,479,992	2,587,211	2,700,258	2,818,353	2,941,726	3,070,619	3,205,086	3,345,989	3,493,009	3,646,634	3,807,169	3,974,931	4,150,256	4,333,491	4,525,004	4,725,176
Operating Expense																				
East thru East Total:	1,133,918	1,259,275	1,389,646	1,525,232	1,668,241	1,812,891	1,965,406	2,124,023	2,288,964	2,460,543	2,638,965	2,824,523	3,017,504	3,218,204	3,426,933	3,644,010	3,869,770	4,104,561	4,348,744	4,602,693
East Comm/Fruitwood	(553,029)	(523,073)	(544,734)	(567,303)	(590,817)	(615,317)	(640,844)	(667,443)	(695,160)	(724,040)	(754,135)	(785,497)	(818,178)	(852,236)	(887,730)	(924,721)	(963,272)	(1,003,452)	(1,045,330)	(1,088,978)
Total	2,586,889	2,736,203	2,844,912	2,957,929	3,075,424	3,197,574	3,324,562	3,456,579	3,593,824	3,736,503	3,884,829	4,039,027	4,199,326	4,366,968	4,539,203	4,719,289	4,908,498	5,101,108	5,303,414	5,513,715
Operating Variance	(490,581)	(554,988)	(568,712)	(582,541)	(596,433)	(610,363)	(624,304)	(638,226)	(652,098)	(665,883)	(679,544)	(693,037)	(706,317)	(719,335)	(732,034)	(744,358)	(756,242)	(767,618)	(778,410)	(788,539)
Total Revenue	261,796	276,197	291,388	307,415	324,322	342,160	360,979	380,833	401,779	423,876	447,190	471,785	497,733	525,109	553,990	584,459	616,604	650,517	686,296	724,042

REVENUE	2,090,309	2,183,215	2,276,200	2,375,390	2,479,992	2,587,211	2,700,258	2,818,353	2,941,726
----------------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------

STAFF REVIEW FOR VILLA CORONADO ANNEXATION 1, 2 & 3

FILE: #172-94

DATE: November 15, 1995

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the annexation ordinance for the Villa Coronado Annexations 1, 2, & 3.

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion of all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

PETITIONERS: MR. and Mrs. Green, Kline Family Trust, Mr. and Mrs. Wolfe, and Mr. and Mrs. Flynn

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: All four property owners of Lots 1 through 4 of the Villa Coronado Subdivision have requested annexation into the City of Grand Junction. They have all signed Powers of Attorney for annexation. The annexation ordinance is now before Council for second reading.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes 4 lots in the Villa Coronado Subdivision as well as a portion of 9 parcels owned by Walker Field Airport Authority. The City has POA's for all 13 parcels. A portion of the airport parcels are being used for acreage and contiguity purposes as per State Statute in order for the City to annex the Villa Coronado Subdivision as requested by the property owners. Portions of the I-70, 32 Road and the I-70 Business Loop right-of-ways are being used in this annexation to allow the City to extend the City limits to reach the Villa Coronado Subdivision.

STAFF RECOMMENDATIONS:

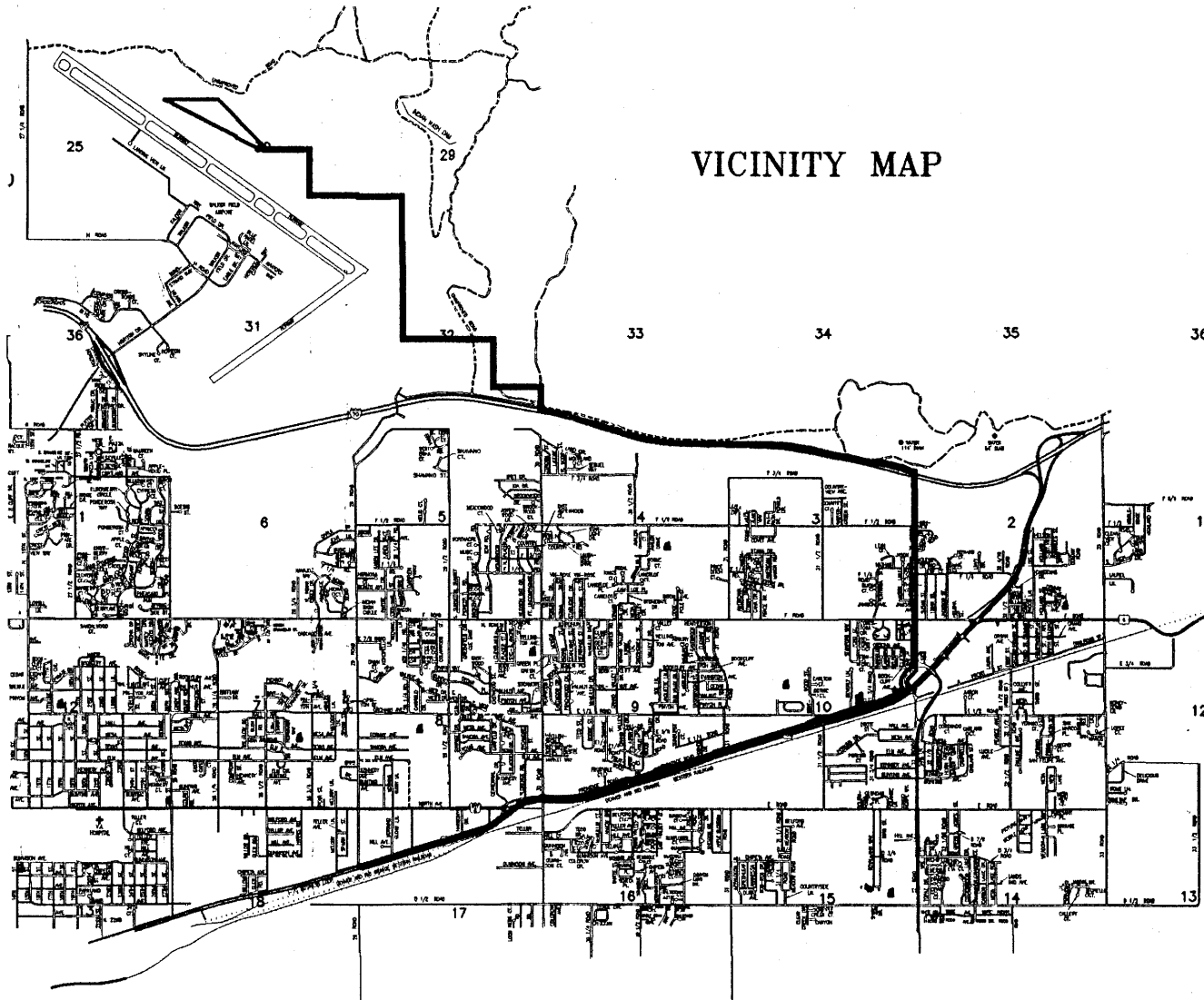
Staff recommends approval.

VILLA CORONADO ANNEXATION



NOT TO SCALE

VICINITY MAP



ORDINANCE NUMBER _____ EFFECTIVE DATE _____

The Delineation(s) contained herein have been derived from subdivision plans and deed descriptions as they appear in the office of the Larimer County Clerk and Recorder. This plan does not constitute a land survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

JAMES L. BUCKLE, DIVISION OF PUBLIC WORKS & UTILITIES

DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE 11/14/84	SCALE
VISION Δ		CHECKED BY	?	DATE ?	PLAN
VISION Δ		APPROVED BY	?	DATE ?	HORIZ. N.T.S.
VISION Δ		FIELD BOOK NO.		PAGE	VERT.

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

VILLA CORONADO ANNEXATION
ANNEXATION

SHEET NO. _____
OF 7
FILE NO. _____
FRUITWOLF

STAFF REVIEW FOR VILLA CORONADO ANNEXATION 1, 2 & 3

FILE: #172-94

DATE: December 20, 1995

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the annexation ordinance for the Villa Coronado Annexations 1, 2, & 3.

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion of all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

PETITIONERS: MR. and Mrs. Green, Kline Family Trust, Mr. and Mrs. Wolfe, and Mr. and Mrs. Flynn

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: All four property owners of Lots 1 through 4 of the Villa Coronado Subdivision have requested annexation into the City of Grand Junction. They have all signed Powers of Attorney for annexation. The annexation ordinance is now before Council for second reading.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes 4 lots in the Villa Coronado Subdivision as well as a portion of 9 parcels owned by Walker Field Airport Authority. The City has POA's for all 13 parcels. A portion of the airport parcels are being used for acreage and contiguity purposes as per State Statute in order for the City to annex the Villa Coronado Subdivision as requested by the property owners. Portions of the I-70, 32 Road and the I-70 Business Loop right-of-ways are being used in this annexation to allow the City to extend the City limits to reach the Villa Coronado Subdivision.

STAFF RECOMMENDATIONS:

Staff recommends approval.

Approved by City Council 4-3

STAFF REVIEW FOR VILLA CORONADO ANNEXATION 1, 2 & 3

FILE: #172-94

DATE: December 20, 1995

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the annexation ordinance for the Villa Coronado Annexations 1, 2, & 3.

LOCATION: This annexation includes a portion of the airport lands north of Interstate 70 then goes east and includes a portion of the I-70 right-of-way to 32 Road, then heads south and includes a portion of all of the 32 Road right-of-way until it intersects at I-70 Business Loop, then goes west and includes a portion of the I-70 Business Loop right-of-way to Villa Street. At Villa Street the entire right-of-way is included and lots 1 through 4 of Block 1 of the Villa Coronado Subdivision are included in the annexation. From Villa Street the annexation continues west along I-70 Business Loop to the present City limits at 29 Road.

PETITIONERS: MR. and Mrs. Green, Kline Family Trust, Mr. and Mrs. Wolfe, and Mr. and Mrs. Flynn

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: All four property owners of Lots 1 through 4 of the Villa Coronado Subdivision have requested annexation into the City of Grand Junction. They have all signed Powers of Attorney for annexation. The annexation ordinance is now before Council for second reading.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes 4 lots in the Villa Coronado Subdivision as well as a portion of 9 parcels owned by Walker Field Airport Authority. The City has POA's for all 13 parcels. A portion of the airport parcels are being used for acreage and contiguity purposes as per State Statute in order for the City to annex the Villa Coronado Subdivision as requested by the property owners. Portions of the I-70, 32 Road and the I-70 Business Loop right-of-ways are being used in this annexation to allow the City to extend the City limits to reach the Villa Coronado Subdivision.

STAFF RECOMMENDATIONS:

Staff recommends approval.

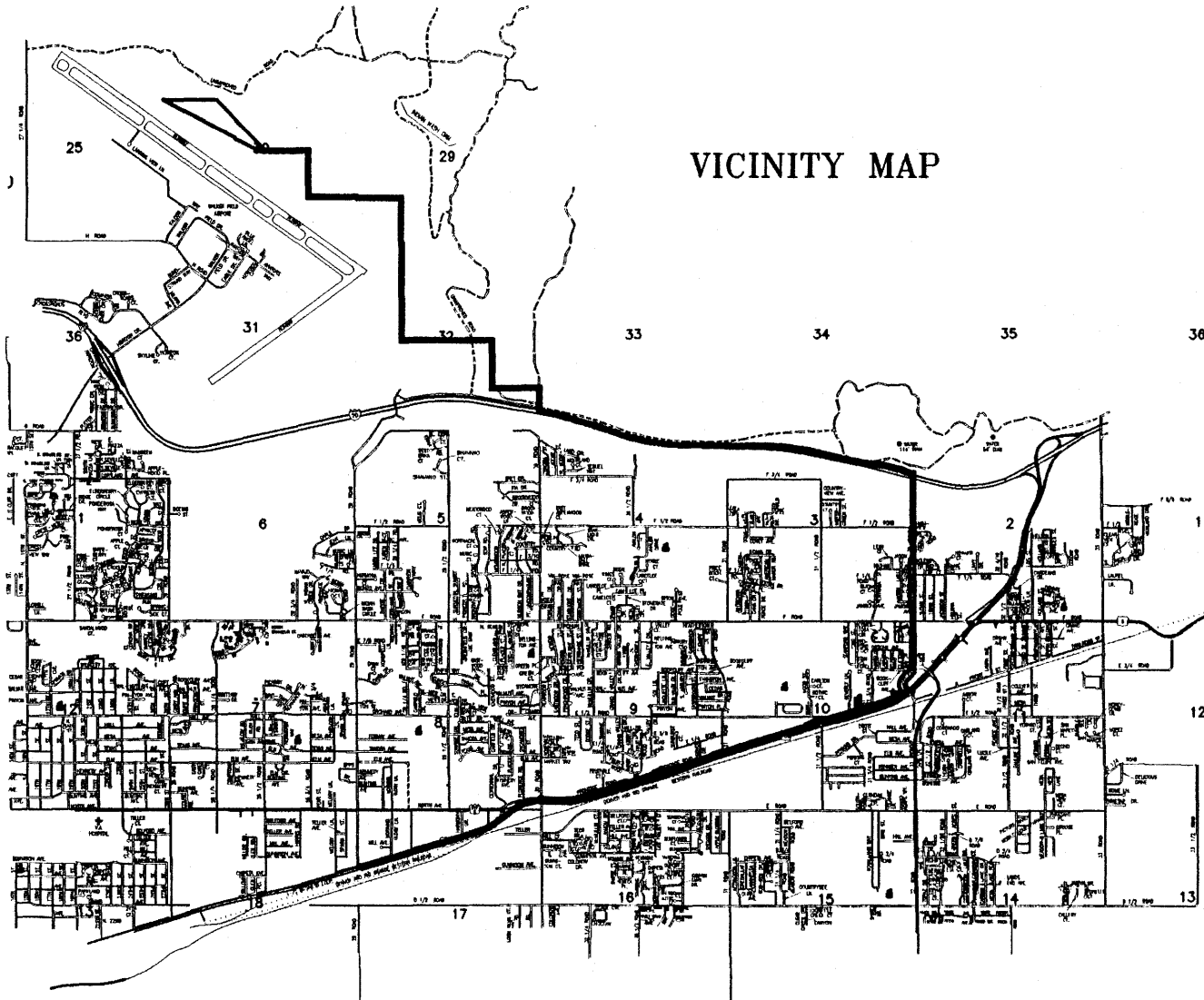
Approved by City Council 4-3

VILLA CORONADO ANNEXATION



NOT TO SCALE

VICINITY MAP



ORDINANCE NUMBER _____ EFFECTIVE DATE _____
 ? ?

The geographical boundary lines have been derived from available maps and descriptions on file appearing in the office of the State Surveyor and Recorder. The plat does not constitute a final survey, and it not intended to be used as a basis for establishing or verifying property boundary lines.

JAMES L. BOWLER, DIRECTOR OF PUBLIC WORKS & UTILITIES

DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE	11/16/74	SCALE	PLAN	PROFILE
ION Δ		CHECKED BY	?	DATE	?		HORIZ.	VERT.
ION Δ		APPROVED BY	?	DATE	?			
ION Δ		FIELD BOOK NO.		PAGE				

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

VILLA CORONADO ANNEXATION
 ANNEXATION

SHEET NO. 1
 OF 7
 FILE NO. F197402.DWG

Community Development
Planning Division



January 10, 1996

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:(970)244-1599

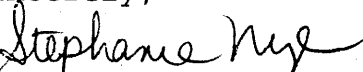
Gentlemen:

Re: Annexation - Villa Coronado #1, #2, #3

Enclosed herewith is a certified copy of Ordinance No. 2875 and map for Villa Coronado Annexation #1, #2, #3 which annexes approximately 26.37 acres to the City of Grand Junction, a portion of Airport lands north of I-70, a strip of I-70 right-of-way, east to 32 Road right-of-way, then south to I-70 Business Loop, then west to Villa Street inclusive of Lots 1-4, Villa Coronado, then along the I-70 Business Loop right-of-way to the existing City Limits at 29 Road.

The effective date of the annexation is January 25, 1996.

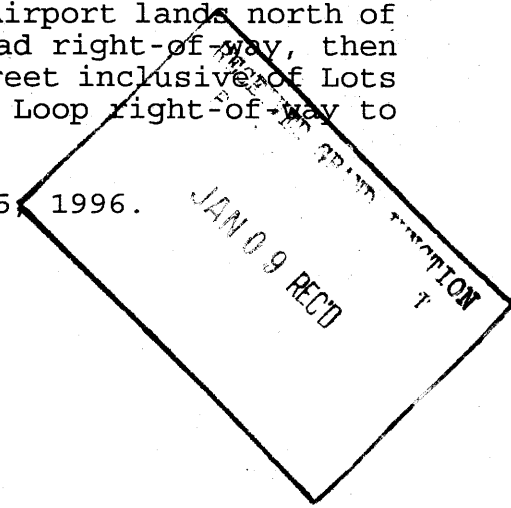
Sincerely,


Stephanie Nye, CMC/AE
City Clerk

SN:tm

Enclosures

cc: Michael Gallegos, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power Lines
Ray David, Colorado Department of Transportation
Tom Worster, TCI Cablevision
Michelle Wilson, U.S. West, Inc.
Sgt. Mark Barger, 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 Motor Vehicle Department
County Engineering Department
County Planning 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



VILLA CORONADO ASSOCIATION

INFORMATION NEEDED PRIOR TO ASSIGNING A NUMBER AND/OR SETTING UP A NEW ANNEXATION/ZONE OF ANNEXATION FILE

- ✓ Information sheet on annexation - including all proposed zoning
- ✓ List of all parcel numbers involved
- ✓ If the petitioner is NOT the City - name, address & phone # of petitioner

- SEE OWNER ROSTER
ADDRESS
LIST

INFORMATION NEEDED BY THE 10TH OF THE MONTH FOR ZONES OF ANNEXATION GOING TO PLANNING COMMISSION THE NEXT MONTH

oops SORRY

- * Legal description w/ proposed zoning - typed up and ready to go - * will send to you by E-mail
- ✓ Property owner list on label matrix
- ✓ Location of annexation - very short for our agenda/ad purposes
- ✓ Date we will assume land use jurisdiction - JAN 25, 1996
- ✓ Effective date of annexation - JAN 25, 1996
- ✓ Small map of annexation showing the proposed zoning

MARCIA

PLEASE schedule the Villa Coronado
ANNEXATION FOR Feb. 6, 1996

THANK

DT