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File 1994-0183

Name: Grisier-Ritter – Annexation/Zone of Annexation

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DOCUMENT DESCRIPTION:

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X	X	Majority Annexation Checklist			
X		Quit Claim Deed – Bk 936 / Pg 142 – not conveyed to the City			
X	X	Correspondence			
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X	X	City Council Minutes 11/16/94, 12/21/94, 1/4/95-**			
X	X	Zone of Annexation Maps			
X	X	Impact Report – 11/22/94			
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X	X	Resolution No. 103-94, 126-94 - **			
X	X	Ordinance No. 2803, 2804,			
X	X	Subdivision Plat – GIS Historical Maps - **			

To: Kristen Ashbeck
Cc: John Shaver, Kathy Portner
From: David Thornton
Subject: Grisier-Ritter Subdivision
Date: 11/01/94 Time: 4:20p

Kris,

I just spoke with John Shaver regarding our exercising of land use for the Grisier-Ritter Subdivision proposal going to PC tonight. The following condition must be made a part of the approval tonight by Planning Commission:

A) Approval of the plat is contingent upon the City exercising land use ~~control~~ ^{jurisdiction} of this parcel proposed to be annexed into the City of Grand Junction. The earliest date the City can exercise land use jurisdiction is after City Council accepts the annexation petition currently scheduled for December 21, 1994. Following the Acceptance of the Annexation petition, the City will exercise land use jurisdiction for all land use decisions within the annexed area, which time is the earliest the plat may be recorded and building permits issued by the City.

The proposed annexation schedule is as follows:

Nov 16th - Refer the annexation petition to City Council

Dec. 6th - Zone of annexation to Planning Commission

Dec. 21st - Accept the annexation petition, 1st reading of the annexation, and 1st reading of the Zone of annexation ordinance by City Council. City exercises land use jurisdiction.

Jan. 4th - 2nd reading of the annexation ordinance and 2nd reading of the zone of annexation ordinance by City Council.

Feb 5th - annexation and zoning effective.

Any questions, please ask.

Thanks,

Dave

ANNEXATION AREA FACT SHEET

Name of Area: Grisier - Ritter Date: Nov 7, 1994

Common Location: 698 25 1/2 ROAD

Existing Land Use: Agricultural

Estimate # of Acres: Approx. 12 Acres

TOTAL AREA including ROW is 12.42 Acres

Projected Land Use: Residential

of Parcels: 1

of Parcels - Owner Occupied: 1

of Dwelling Units: 1

Estimated Population: 2

Special Districts:

Service Provider:

* Water: UTE

Sewer: _____

City/County

* Fire: GRAND JUNCTION RURAL FIRE DISTRICT

* Drainage: GRAND JUNCTION

* School District 51

Irrigation: _____

GRAND Valley Water Users
NONE

Pest: _____

Other: _____

Legal Requirements: (Check as each requirement is confirmed)

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

Existing County Zoning:

AFT

Proposed City Zoning:

RSF-1

Type of Petition: (annex. fac) Property Owner _____

P.O.A. Enclave _____

100% Petition



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

November 18, 1994

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

Commissioners:

Subject: Grisier-Ritter Annexation
Notice of Hearing, Resolution No. 103-94, 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. 103-94 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 Grisier-Ritter Annexation.

Sincerely,

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

Stephanie Nye, CMC
City Clerk

SN:tm

Enclosures

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

AFFIDAVIT

Affidavit in support of the City Council's finding, pursuant to C.R.S. 31-12-104, that certain property is eligible to be annexed.

Affiant states under oath the following:

1. I, DAVID THORNTON, am employed by the City of Grand Junction as a Planner in the Community Development Department. I have no personal interest in the subject annexation. I have reviewed the petition for Grasier - Ritter annexation.

2. It is my professional belief, based on my review of the petition and relevant documents in my office which I regularly rely upon in the performance of my duties, that:

a) A proper petition has been properly signed by the owners of more than 50 % (fifty percent) of the property described and by more than 50 % (fifty percent) of the owners in the area described. The property described is the same as the area described;

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing city limits;

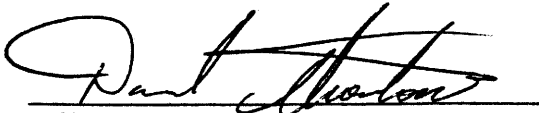
c) A community of interest exists between the area to be annexed and the city. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use city streets, parks and other urban facilities;

d) The area is urban or will be urbanized in the near future;

e) the area to be annexed is, practically, already integrated with the City; however even if it is found not be presently integrated, the area is capable of being integrated with the City since the City has the facilities and resources necessary to provide urban services.

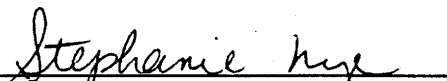
f) No land held in identical ownership is being divided by the proposed annexation without the written consent of the landowners thereof unless the division is by a dedicated street, road, or other public way;

g) No land held in identical ownership comprising twenty acres or more with a valuation of two hundred thousand dollars (\$200,000) for *ad valorem* tax purposes or more is included without the owners consent.


Affiant

Nov. 8, 1994
DATE

David Thornton appeared before me this 8th day of November 1994 and, having been placed under oath, stated that the foregoing is true and accurate to the best of his knowledge.

Stephanie Nye 
Notary Public/City Clerk

PETITION FOR ANNEXATION
GRISIER - Ritter 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.

The North 688.5 Feet of the West 786 Feet of the NW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Except road right of way granted to County of Mesa by instrument recorded June 16, 1969 in Book 936 at page 142, Mesa County, Colorado. (2945-031-00-111)

J. Raymond & Donna M. Hiatt
NAME

Stephanie Nye
J. Raymond Hatt and Donna M. Hiatt, by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2109 Page 474.

698 25 1/2 Road
ADDRESS

11-8-94
DATE

GRISIER-RITTER ANNEXATION:

A tract or parcel of land situated in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the North ¼ Corner of said Section 3, and considering the West line of the NW¼ NE¼ of said Section 3 to bear N 00°00'00" E with all bearings contained herein being relative thereto;

thence N 89°59'37" E along the North line of the NW¼ NE¼ of said Section 3 a distance of 786.00 feet to a point;

thence S 00°00'00" W a distance of 688.50 feet to a point;

thence S 89°59'37" W a distance of 786.00 feet to a point on the West line of the NW¼ NE¼ of said Section 3;

thence N 00°00'00" E along the West line of the NW¼ NE¼ of said Section 3 a distance of 688.50 feet to the Point of Beginning.

g:\special\g-r_annx.doc

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

DAVID THORNTON, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

David Thornton

Subscribed and sworn to before me this 8th day of November, 19 94.

Witness my hand and official seal.

Christine English
Notary Public

250 North 5th Street
Address
Grand Junction, CO 81501

My commission expires: 2-2-98

NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 16th day of November, 1994, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 103-94

A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
AND SETTING A HEARING ON SUCH ANNEXATION

GRISIER-RITTER ANNEXATION

LOCATED AT 698 25 1/2 ROAD

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

(insert legal description)

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

That a hearing will be held on the 21st day of December, 1994, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

ADOPTED this 16th day of November, 1994.

Attest:

RT Mantlo

President of the Council

Stephanie Nye

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

Stephanie Nye
City Clerk

Published: November 18, 1994
November 25, 1994
December 2, 1994
December 9, 1994

GRISIER-RITTER ANNEXATION:

A tract or parcel of land situated in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the North $\frac{1}{4}$ Corner of said Section 3, and considering the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3 to bear N 00°00'00" E with all bearings contained herein being relative thereto;
thence N 89°59'37" E along the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3 a distance of 786.00 feet to a point;
thence S 00°00'00" W a distance of 688.50 feet to a point;
thence S 89°59'37" W a distance of 786.00 feet to a point on the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3;
thence N 00°00'00" E along the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3 a distance of 688.50 feet to the Point of Beginning.

STAFF REVIEW

FILE: #183-94

DATE: November 16, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Referral of Petition for the Grisier-Ritter Annexation.

LOCATION: 698 25 1/2 Road

APPLICANTS: J. Raymond Hiatt and Donna M. Hiatt

EXECUTIVE SUMMARY: J. Raymond Hiatt and Donna M. Hiatt have signed a Power of Attorney for annexation to allow for the development of their property. They have requested that they be allowed to develop to City standards and through the City review process. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by resolution the Referral of Petition for the Grisier-Ritter Annexation.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes only one parcel. Total area of the annexation is 12.42 acres. The owner/developer received final plat approval for a three lot subdivision from the City Planning Commission for this parcel on November 2, 1994.

STAFF RECOMMENDATIONS:

Staff recommends approval.

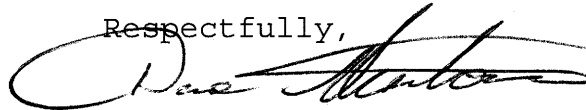
~~October 31, 1994~~

NOV 22, 1994

To File # 183-94

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

Respectfully,

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

Dave Thornton, AICP
Senior Planner



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

November 22, 1994

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

RE: Annexation Impact Report

Dear Commissioners:

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

Sincerely,

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

Larry Timm
Community Development Director

(imprpt.bp)

STAFF REVIEW

FILE: 183-94

DATE: November 28, 1994

REQUEST: Zone of Annexation - Grisier-Ritter Minor Subdivision

LOCATION: Southeast corner of 25-1/2 and G Roads

APPLICANT: City of Grand Junction

STAFF: Kristen Ashbeck

EXISTING LAND USE: Single Family Residence on 11-acre parcel

PROPOSED LAND USE: 3 Single Family Residential Lots

SURROUNDING LAND USE: All Low density Single Family Residential

EXISTING ZONING: Agricultural/Forestry Transition (AFT - Mesa County Zoning)

SURROUNDING ZONING: (all Mesa County zoning)

NORTH: AFT

SOUTH: AFT

EAST: Residential 1 acre minimum lot area (R1A)

WEST: AFT and Planned Unit Development

BACKGROUND: The Grand Junction Planning Commission approved the final plat for the 3-lot Grisier-Ritter Minor Subdivision. Concurrently, this property is being annexed to the City of Grand Junction. A Power of Attorney for annexation has been executed for the parcel. The existing single family residence would remain on a parcel of land approximately 1 acre in size and two lots of 5 and 4.6 acres would be created. Thus, the proposed zoning for the subdivision is Residential Single Family 1 unit per acre (RSF-1). This will allow for the existing home on the 1 acre parcel to be in conformance in terms of lot size and bulk requirements.

STAFF RECOMMENDATION: Approval

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item 183-94, the zone of annexation for the Grisier-Ritter Minor Subdivision, I move that we forward the item to City Council with a recommendation of approval of RSF-1 zoning.

STAFF REVIEW

FILE: 183-94

DATE: December 15, 1994

REQUEST: Zone of Annexation - Grisier-Ritter Minor Subdivision

LOCATION: Southeast corner of 25-1/2 and G Roads

APPLICANT: City of Grand Junction

STAFF: Kristen Ashbeck

EXISTING LAND USE: Single Family Residence on 11-acre parcel

PROPOSED LAND USE: 3 Single Family Residential Lots

SURROUNDING LAND USE: All Low density Single Family Residential

EXISTING ZONING: Agricultural/Forestry Transition (AFT - Mesa County Zoning)

SURROUNDING ZONING: (all Mesa County zoning)

NORTH: AFT

SOUTH: AFT

EAST: Residential 1 acre minimum lot area (R1A)

WEST: AFT and Planned Unit Development

EXECUTIVE SUMMARY: Proposed zoning of Residential Single Family 1 unit per acre (RSF-1) for a parcel of land recently annexed to the City of Grand Junction known as the Grisier-Ritter Minor Subdivision.

STAFF ANALYSIS: The Grand Junction Planning Commission approved the final plat for the 3-lot Grisier-Ritter Minor Subdivision. Concurrently, this property is being annexed to the City of Grand Junction. A Power of Attorney for annexation has been executed for the parcel. The existing single family residence would remain on a parcel of land approximately 1 acre in size and two lots of 5 and 4.6 acres would be created. Thus, the proposed zoning for the subdivision is Residential Single Family 1 unit per acre (RSF-1). This will allow for the existing home on the 1 acre parcel to be in conformance in terms of lot size and bulk requirements.

PLANNING COMMISSION RECOMMENDATION: Approval (12/6/94 - 6-0)

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

Stephanie,

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

Thanks,
Dave

December 19, 1994

GRISIER-RITTER ANNEXATION

Impact Report: Greg Trainor

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

Water:

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

Wastewater:

The subdivision would be served by the 201 joint sewer system. Sewer for Grisier-Ritter Subdivision would connect into the Paradise Hill Interceptor.

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 GRISIER-RITTER ANNEXATION**

DATE: December 19, 1994

On Wednesday, November 16th, a petition for annexation was referred to City Council for their approval to begin the annexation process for the Grisier-Ritter Annexation. As a result I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. I need your impact reports by Wednesday, January 4th, 1995. Please either submit by E-mail via attachment using Word Perfect and/or by hard copy if a spread sheet is used. Thank you.

GRISIER-RITTER ANNEXATION

PARCELS

Number of POA's included in Annexation Petition = 1

Number of Non-POA's = 0

ACRES

Number of POA's = 12.42 acres

Number of Non-POA's = 0

SUMMARY

The Grisier-Ritter annexation will include a total of 1 parcel on approximately 10.89 acres and right-of-way consisting of the west half of the 25 1/2 Road ROW and south half of G Road (see map). Total area of the annexation is 12.42 acres. The City Planning Commission has approved the final plat for the Grisier-Ritter Subdivision. It consists of 3 lots and a small triangular shaped parcel at the NW corner of the subdivision. This triangle piece of land (.32 acres) contains Leach Creek and will be dedicated to the City for right-a-way purposes.

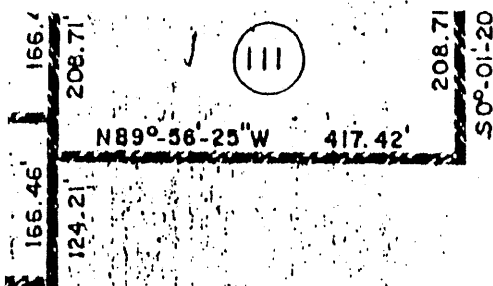
Previous County Zoning: Agricultural, Forestry, Transitional (AFT).

Proposed City Zoning: Residential Single Family - One (RSF-1) with a maximum of 1 unit per acre.

Current Land Use: The parcel has one single family house.

Future Land Use: The City Planning Commission approved a three lot Grisier-Ritter subdivision plat on November 2, 1994. The plat will be recorded sometime after December 21, 1994 when the City exercises land use jurisdiction. Each lot will allow one single family residence.

CITY LIMITS ANNEXATION



(111)

(173)

R.O.W.
B-911
P-571

WILSON RANCH
FIL. NO TWO
WILSON RANCH FIL NO

(139)

N89°54'47"E

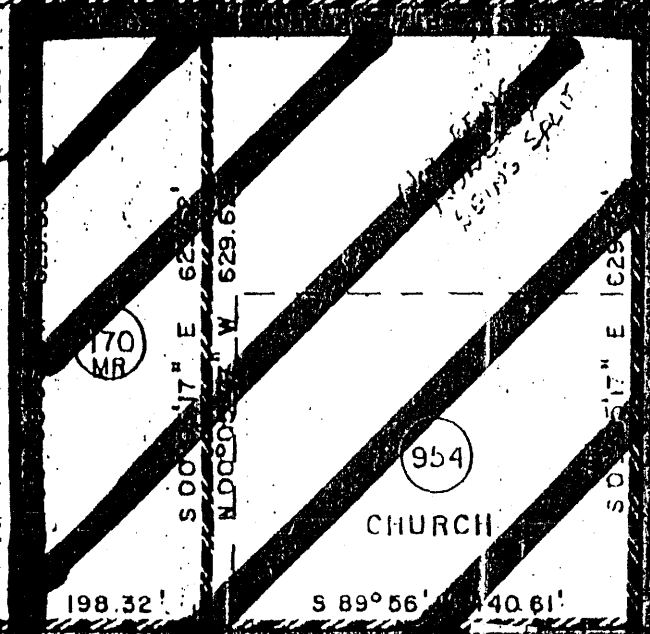
N 88°01'10" E 596.93'

N 74°10' E 70'

(138)

W A S
S 23°10' W 200.22'
S 23°01' W 288.4'

S 10° W 275'
S 14°48' W 152.52'



CHURCH

RD. R.O.W. B-911 P-54
290.43'
380.9'

(071)

N16°-45'E 113.65'

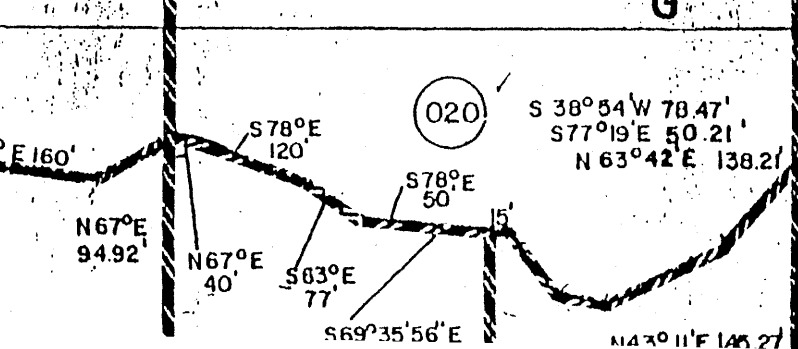
152.38'

345'

(030)

S 35°19' W 320'

270



(020)

S 38°54' W 78.47'
S77°19' E 50.21'
N 63°42' E 138.21'

R.O.W.
P-936
P-142

LOT

450'

STAFF REVIEW

FILE: #183-94

DATE: December 21, 1994

STAFF: David Thornton

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

LOCATION: 698 25 1/2 Road

APPLICANTS: J. Raymond Hiatt and Donna M. Hiatt

EXECUTIVE SUMMARY: J. Raymond Hiatt and Donna M. Hiatt have signed a Power of Attorney for annexation to allow for the development of their property. They have requested that they be allowed to develop to City standards and through the City review process. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by resolution the Acceptance of Petition and approve on first reading the annexation ordinance for the Grisier-Ritter Annexation.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes only one parcel. Total area of the annexation is 12.42 acres. The owner/developer received final plat approval for a three lot subdivision from the City Planning Commission for this parcel on November 2, 1994.

STAFF RECOMMENDATIONS:

Staff recommends approval.

Grisier-Ritter Annexation

For City Council 12/21/94

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

It complies with the following:

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

(eligible)

FISCAL IMPACT REPORT FOR GRISIER-RITTER ANNEXATION

DECEMBER 27, 1994

Data used for calculations:

Cost per housing unit for Code Enforcement: \$9.10
Cost per acre for Weed Abatement: \$8.50

Code Enforcement: 10 (projected) housing units X \$9.10 = \$90.00
Weed Abatement : 12.42 acres X \$8.50/acre = \$105.00

Total fiscal impact for code enforcement: \$195.00

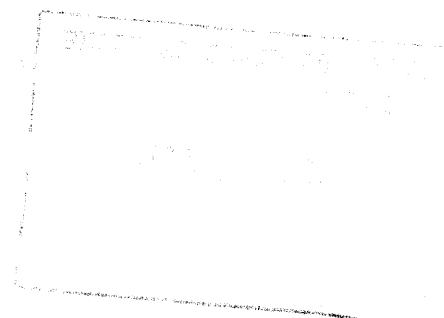
MEMORANDUM

Date: January 3, 1995

To: Chief Darold Sloan
Chief of Police

From: Acting Captain J. E. Hall
Operations Division Commander

Subject: Impact Statement re: Grasier-Ritter Annexation



The Grasier-Ritter annexation area is 12.42 acres of land located on the southeast corner of 25 1/2 and G Roads, just north and east of the Moonridge Falls subdivision. The current land use is agricultural with one single family residence. The intended use is for residential development with one lot per acre.

The impact of existing calls for service on the Grand Junction Police Department will be negligible. Future calls for service as the land is developed should mirror that of any other minor residential subdivision.

The only major thoroughfares included are the east half of 25 1/2 Road and the south half of G Road.

With the property being vacant land there would be no additional personnel or major operating capital needed to service the proposed area at this time.

cc: Captain Gaskill
Operations Supervisors
Dave Thorton, Community Development

STAFF REVIEW

FILE: #183-94

DATE: January 4, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the annexation ordinance for the Grisier-Ritter Annexation.

LOCATION: 698 25 1/2 Road

APPLICANTS: J. Raymond Hiatt and Donna M. Hiatt

EXECUTIVE SUMMARY: J. Raymond Hiatt and Donna M. Hiatt have signed a Power of Attorney for annexation to allow for the development of their property. They have requested that they be allowed to develop to City standards and through the City review process. Staff requests that City Council approve on second reading the annexation ordinance for the Grisier-Ritter Annexation.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes only one parcel. Total area of the annexation is 12.42 acres. The owner/developer received final plat approval for a three lot subdivision from the City Planning Commission for this parcel on November 2, 1994.

STAFF RECOMMENDATIONS:

Staff recommends approval.

Grisier-Ritter Annexation

Planning Division Impact Report

1/6/95

The Grisier-Ritter Annexation consists of one 10.89 acre parcel. A development proposal for 3 single family lots was recently approved by Planning Commission and the plat should be recorded soon. Planning staff has already processed and reviewed the minor subdivision. Minimal additional staff time will be required to review the plat prior to recording and, subsequently, issue requested Planning Clearances, fence permits, home occupation permits and other relevant permits and information. The addition of this area to the City will not significantly increase the workload of the Planning Division.



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

January 9, 1995

J. Raymond & Donna M. Hiatt
698 25½ Road
Grand Junction, CO 81505

Dear Mr. and Mrs. Hiatt:

On January 4, 1995, the City Council passed the second reading on the annexation of Grisier-Ritter. This annexation will become effective on February 5, 1995. Therefore, on behalf of the people of Grand Junction, I would like to welcome you to the City. We are very proud of our community and the services our City provides. The addition of your property to our corporate limits will help to make Grand Junction even better.

Attached is information about the City and its services, including items specifically pertaining to your property. Please take a moment to review it, and keep it on hand for future reference.

We strongly believe that the citizens of Grand Junction are the City's greatest asset. Therefore, we encourage your participation and support in all aspects of city government. If you need assistance, please call the appropriate number on the enclosed list. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "R T Mantlo".

R.T. Mantlo
Mayor

enclosure



GRISIER-RITTER ANNEXATION

CITY GOVERNMENT

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

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

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

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

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

The Grisier-Ritter Annexation Area is located in Voting District "B". For more information concerning vacancies on City boards or commissions,

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

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

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

The Police Chief is Darold Sloan.

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

The Fire Chief is Mike Thompson.

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

TRASH COLLECTION Recent State legislation protects your current trash hauler unless an area's residents petition the City for service. The City may initiate service only after a competitive bidding process. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that until newly-annexed areas become large enough for a full collection route, the City will not collect trash in newly-annexed areas.

In order to keep trash, debris and garbage from accumulating, City ordinances do require that residences and businesses have trash pick up. If you do not have a company picking up your garbage, you may contact one of the several private haulers which provide trash collection in our community.

STREETS You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, or storm drainage, please call. The Public Works and Utilities Director is Jim Shanks.

The City has the "Fresh as a Daisy" program. This occurs during one month per year and gives our customers a chance to dispose of items not

picked up with regular weekly trash service. There is no charge for this service. The program in 1994 was during the month of April. In 1995 there will be a public service announcement as to when it will start. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

ZONING & BUILDING

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

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

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. Changes are recommended only when it is apparent that the current zoning is in error, circumstances have changed sufficiently to warrant a change in zoning, or the neighborhood is having difficulty with the current zoning. The City of Grand Junction City Council has approved a zone of residential single family with a maximum of one unit per acre (RSF-1). If you have any questions, please contact the Planning Division (244-1430).

The City and Mesa County have similar restrictions for the keeping of livestock. One large agricultural animal (i.e. horses or cows) may be kept on every 1/4 acre in the PZ, RSF-R, RSF-1 and RSF-2 zone districts. In all other zone districts, a minimum of 1/2 acre is required to keep large agricultural animals. The City requires that a conditional use permit be obtained for the keeping of pigs, goats, burros, or mules. In all City zone districts, a maximum of three adult household pets (i.e. dogs and cats) per species are allowed, but the total shall not exceed six. **If you already have more large agricultural animals than the City allows; or if you already have pigs, goats, burros or mules; or if you already have more small**

animals than the City allows, you may be able to keep these animals if they are lawfully being kept under Mesa County's rules at the time of annexation to the City--but to do so you must submit a letter to the Community Development Department which describes the number and type of these animals. Send the letter, no later than February 5, 1995, to:

**Director of Community Development
250 N. 5th Street
Grand Junction, Colorado 81501**

The Community Development Director is Larry Timm.

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

VOTING & CITIZEN PARTICIPATION

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

District B
District C
At Large

CITY PARKS

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

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

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

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

The Parks and Recreation Director is Joe Stevens.

CITY OF GRAND JUNCTION

☎ PHONE NUMBERS ☎

Information	244-1509
Administrative Services and Finance	
Sales Tax	244-1521
City Council/City Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Annexation	244-1450
Planning and Zoning	244-1430
Code Enforcement	244-1593
Weed Abatement	244-1583
Fire Department	
Emergency	911
General Information	244-1400
Parks & Recreation Department	
Program Information	244-FUNN
Street Tree Program	244-1542
Police Department	
Emergency	911
General Information	244-3555
Neighborhood Watch Program Information	244-3587
Public Works Department	
General Information	244-1554
Streets Superintendent	244-1429
"Fresh as a Daisy" & Leaf Removal Program	244-1571
Solid Waste Management	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely)	242-1036
Utility Billing Information	244-1579

