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File 1994-0219A –(overlooked 2nd folder scanned separately – materials will overlap-also see 1994-0219)
Patterson to G ½ Rd.

Name: Northwest Anx. Enclave -23 to 25 Rd-

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.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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		*Review Sheet Summary
		*Application form
X		Review Sheets
		Receipts for fees paid for anything
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		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
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		Reduction of any maps – final copy
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		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		
X		Mailing List scanned in first file (contained also in this 2 nd file)		
X	X	Impact Report		
X	X	Northwest Enclave Anx. -mail-out annexation material		
X		Annexation Area Fact Sheet – 12/12/94		
X	X	City Council Agenda/Minutes – 12/21/94, 2/1/95, 2/15/95 - **		
X	X	Ordinance No. 2813 - **		
X	X	Annexation Meeting Attendance Sheet – 1/11/95		
X	X	Proposed City Zoning Map		
X	X	Northwest Annexation Map – GIS Historical Maps - **		



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

December 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 Northwest Enclave 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)



Northwest Enclave Annexation

Planning Division Impact Report
1/31/95

The Northwest area enclave consists of 154 parcels on 1016.1 acres. Over half of the area appears to be divided into large, undeveloped tracts that can be expected to develop in the future. In addition, many of the small parcels with single family homes along the 24 Road corridor will likely redevelop in the future due to the potential for commercial development along 24 Road. Development or redevelopment of this area will require Planner staff time for review and follow-up on proposals as well as Planning Technician time for processing of proposals.

The workload at the Planning counter can be expected to increase with this annexation. Approximately 60 single family homes were identified in a land use inventory of the enclave and 20 to 25 existing businesses. Counter staff can expect to field inquiries concerning zoning requirements for those properties as well as requests for planning clearances, fence permits, sign permits and home occupation permits.

The platting and development of the undeveloped properties in the annexation will further increase the workload of the Planning Division, including Planners and Planning Technicians. The ability to absorb the increase will depend upon the timing of the development activity.

As was stated in the Planning Division's Impact Report for the Darla Jean Annexation, the increasing workload of the Planning Division is perhaps having the greatest impact on the two Planning Technicians who are the front line counter/phone employees. Records have been kept for the number of phone calls and customers being assisted at the counter. The average number of phone calls handled by the Technicians for the month of January was 45 per day. During that same period they assisted an average of 30 customers per day at the counter. The more time the technicians spend with phone inquiries and walk-in customers, the less time is available to perform their development review processing duties.

Up until mid December the Technicians had been handling an average of 100 phone calls per day. The decrease in the number of phone calls is a result of having all Planners' phones transfer into voice mail instead of transferring to the front counter. That change dramatically decreased the number of calls to the front counter, which was necessary, but also increased the number of customers getting voice mail rather than a real person.

Development activity has increased dramatically over the last year and does not seem to be significantly slowing down. With any substantial increase in activity, as is expected to be seen with this proposed annexation and the cumulative effect of past annexations, a new counter position will be required. We have not

determined yet if that position would need to be another Planning Technician position or a clerk position.

Also, as was stated in the Darla Jean Annexation report, additional filing space and storage will be needed for County records on developments within this annexation and for future development files. We have recently boxed a number of the older development files for storage and are utilizing a filing cabinet in the Alpine Bank training room. Files will continue to be boxed and stored as more filing space is needed for new development projects.

Annexation Impact for Northwest Enclave

The significant impact on the Code Enforcement Division will be in the weed program. The cumulative effect of previous annexations and this large land area will reduce the amount of trips made throughout the city by the roadside mowing program, resulting in overgrowth along rights-of-way. A second tractor unit may need to be leased on a daily basis, and an additional part-time tractor operator would then be necessary. Until this area is developed, code enforcement staff time is predicted to be minimal, as is weed surveying and cutting.

Sorry - for your review & comment

*LP
due to the potential
for commercial
development
along 24 Road -*

Northwest Enclave Annexation
Planning Division Impact Report
1/31/95

divided into

to

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*Done:
Have
JK
ADD*

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What
About
Impact
on
Code
Enforcement?*

*With
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Blue Meron / NW ENCLAVES
 ANNEXATION MEETING ATTENDANCE JAN 11, 1995

NAME (Company Rep)	ADDRESS
Jack Justus City Market	
JOHN TROTTER COORS CERAMICS	2449 RIVER RD
Paul & Dee Mustang Broadcasting	715 Horizon Dr.
Hazel S. Wier 619-25 th Rd	343-1234
Paul Kern 2479 F ¹ / ₄ Rd	2426971
W H Church 2460 F ¹ / ₄ Rd	243-4516
Dee & Alcey 680 24 ¹ / ₂ Rd	241-0068
Brent Dale ^{Production} Dept 661 24 ¹ / ₂ Rd	243-2783
Jim & Marilyn Doyle 2419 River Rd	243-5241
WOODY WALCHER MTN. HOTS/	241-2379
HAROLD WOOLARY Big 5 trailer	241-9766
Rich & MARIE Howesbell 667-24 ¹ / ₂ Rd	245-0733
Bob & LINDA VANDOOZER 241-1420	685-25 RD.

Blue Heron / NW Enclaves
1-11-95

<u>NAME</u>	<u>Address</u>	<u>Phone #</u>
JANET WORGAN	COORS CERAMICS	244-1101
HAZEL L. WIER	619-25 RD	243-1234
MIKE BUSSEY	2150 SHENANDOAH	243-7571
Elwin Tutty	- Ricca Resins Inc	245-8148
Joe Burdette	FOSROC Inc 2306 Hwy 6 ¹ / ₂ So	245-4007
CHUCK JAMES	FOSROC Inc 2306 Hwy 6 ¹ / ₂ So	245-4007
Pam Schnurr	677 24 ¹ / ₂ Rd	241-7366
Marie & Rick Howdeshell	667 24 ¹ / ₂ Rd	245-0733
HAROLD WOOLARD	2375 DELAND AVE	245-5405
WOODY WALCHER	MTN. HOTSPY	241-2379
Tim & Marilyn - Doy. Hls	2419 River Rd	243-5241
Brent & Wonne Dale	661 24 ¹ / ₂ Rd	243-2783
Walter H. Bruschung	2485 G. ROAD	241-6258
Carolyn Hucker	2485 G Lk	245-7398
Charles Doss	621 24 Rd.	242-1285
Bud Himes	2687 Continental Dr	243-7505
ROBERT + WILHEILM HILGENFELD	683 25 RD	243-4048
Rae Rene Schmidt Bessinger	679 25 Rd	245-4810
Deborah D. Davis	644 25 Rd	245-5769
Keggy Himes	2390 HWY 6-50	242-8893
JEFF OVER	670 23 RD	243-9770
KATHI TAYLOR	655 24 ¹ / ₂ R	242-3268
DENVER CHERY	2687 MALIBU DR	242-2683
Kathy Adorf	185 25 Rd	245-2634
Tom Urschitz	3347 G Rd	523-0737

Blue Heron / NW ENCLAVES

JAN 11, 1995

Geo PATAWAK

5690 E EVANS
DENVER, CO 80222

303-757-6441

Andy Petoulis

707 Rosa
Craig, Colo

303-824-5690

Chris Halandras


67224 Hwy 64 Meeker Colo

303 878 4847

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 NORTHWEST ENCLAVE ANNEXATION**

DATE: January 12, 1995

On Wednesday, December 21st, a resolution for the intent to annex the Northwest Enclave will go to City Council for their approval to begin the annexation process. 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, February 1st, 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.**

NORTHWEST ENCLAVE ANNEXATION

LOCATION: The area is generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50. (see map)

PARCELS = 154

ACRES = 1016.1

SUMMARY

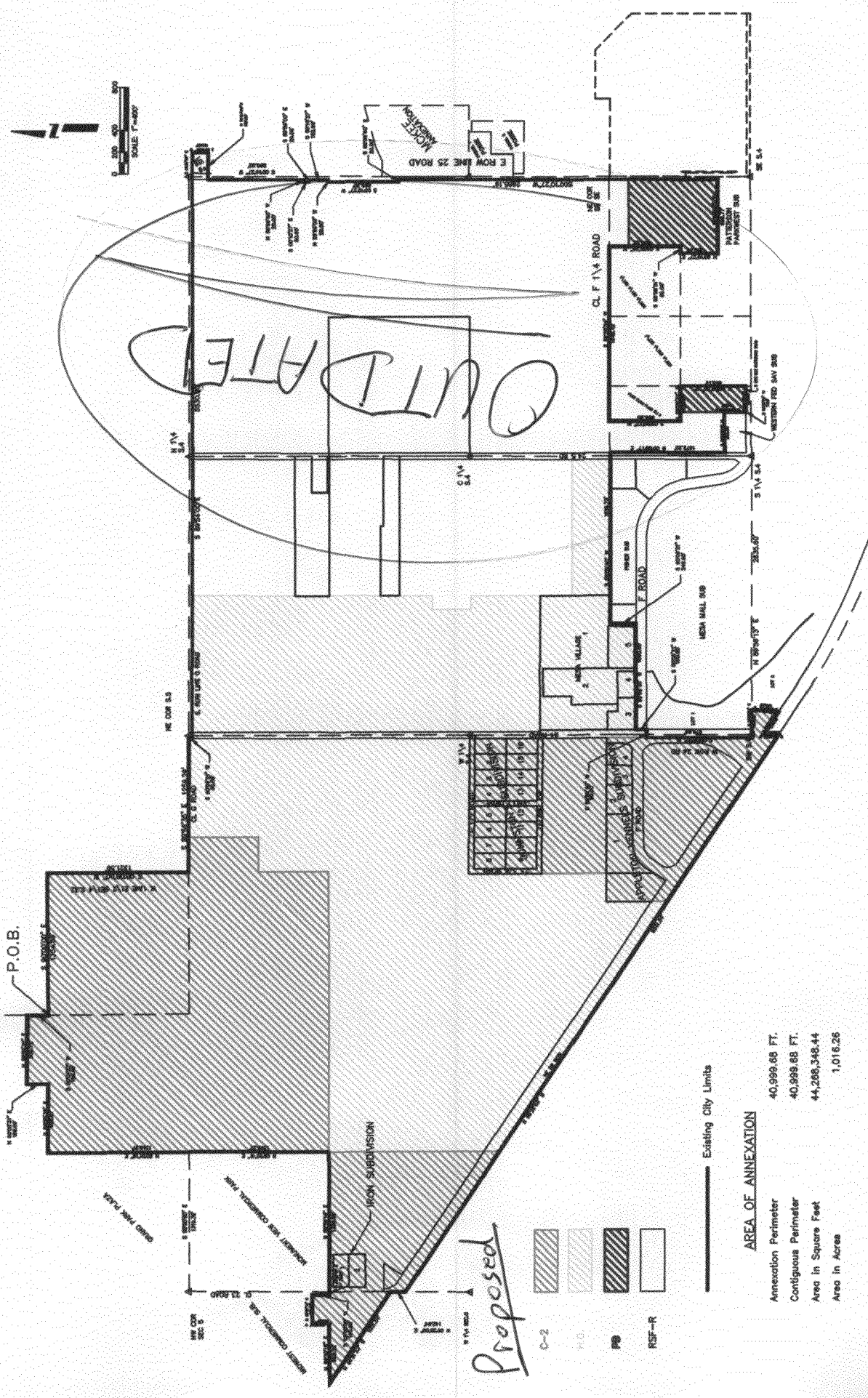
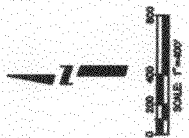
This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. It consists of approximately 1016 acres on 154 parcels and includes the following right-of-way: (see map)

G Road: Between 23 1/4 and 23 3/4 - entire width
Between 23 3/4 and 24 - south half
24 1/2 Rd Between G and F 1/20 - entire width
24 Road Between G and F - entire width
23 1/2 Rd Between G and G 1/4 - entire width
23 Road Between Hwy 50 and F 3/4 - entire width
Hwy 50 Between 23 and 24 - entire width
F Road West of 24 Rd - entire width
F 1/4 Rd West of 25 Road - entire width
F 1/2 Rd West of 24 Road - entire width
Leland Av West of 24 Road - entire width

Previous County Zoning: Agricultural, Forestry, Transitional (AFT), Commercial (C), Planned Business (PB), and Planned Residential (PR).

Proposed City Zoning: Highway Oriented (HO), Residential Single Family - Rural (RSF-R), Planned Business (PB), and Heavy Commercial (C-2).

Current Land Use: Commercial, Residential, and Agricultural.



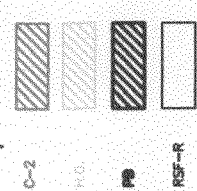
P.O.B.

Proposed

AREA OF ANNEXATION

Annexation Perimeter	40,999.88 FT.
Contiguous Perimeter	40,999.88 FT.
Area in Square Feet	44,288,348.44
Area in Acres	1,018.26

Existing City Limits



DRAWN BY: _____ DATE: 12/20/01 CHECKED BY: T.A. DATE: 3/7/7 APPROVED BY: J.S. DATE: 3/7/7 FIELD BOOK NO. _____ PAGE _____	SCALE: _____ BAR: _____ HORIZ. SCALE: 1"=100' VERT. SCALE: _____	SHEET NO. 2 OF 2 REF. NO. 104548-000
DEPARTMENT OF PUBLIC WORKS AND UTILITIES ENGINEERING DIVISION CITY OF GRAND JUNCTION, COLORADO		
NW ENCLAVE		



ADDRESSING YOUR
QUESTIONS ABOUT

ANNEXATION

A Publication of the City of Grand Junction
For Its Current and Future Citizens

December, 1994

Blue Heron Enclave and Northwest Enclave

Some residents have heard rumors about annexation. This flyer is intended to help clarify information and to dispel rumors. Please take a few moments to read it over. It has been our experience that once people understand the whole picture about annexation (which things change, which things stay the same), they begin to see value in annexing.

If you have additional questions, please feel free to call us. We believe we have a good product, and are happy to talk with people about it. We're also good listeners. We'd like to hear from you.

WHAT'S INSIDE:

*Estimating your annual
cost of annexing and re-
ceiving City services
.....Pg 5*

*Answers to Commonly
Asked Questions
.....Pg 6*

*Annexation Benefits
and Services
.....Pg 7 & 8*

Why Annexation?

Grand Junction is actively seeking to annex lands in the urbanizing area. Annexation has long been a goal of the City Council, with good reason.

The urbanizing area around the City of Grand Junction, the area for which the Persigo sewer plant was built and sized, is expected to be an urban area. Generally, residential development with a density of more than one dwelling unit per two acres is considered to be urban. Areas that are in transition from rural to urban - where subdivision activity is occurring but not all areas are as yet subdivided - are considered to be urbanizing. Real estate market trends clearly point to continued development within the Grand Junction, Redlands, Fruitvale and Clifton areas. Utility lines, zoning, streets and other facilities exist or are planned for urban development in these areas.

An urban level of services—police protection, parks and recreation programs, code enforcement, a senior center, to name a few—is being provided to that part of the area that is in the City of Grand Junction, but not to other parts of the urbanizing area. Mesa County is not in the urban services business. As urbanization of this area continues, the need and demand for an urban level of services will rise. The City of Grand Junction is the only local government entity in the area that is capable of providing an urban level of services to these urbanizing areas.

Having one entity provide services also provides an economy of scale that helps to keep the cost of

services lower than if several different entities provide the given service. Eventual annexation of these urbanizing areas would help to assure that these services are provided and in a cost efficient manner.

Another reason for annexation is that many areas of Fruitvale, Clifton and the Redlands were developed in such a way that now present problems to the residents. Examples include insufficient drainage systems, substandard streets, lack of places to safely walk to schools, etc. Solving these problems will be an expensive proposition. While it will take time and considerable tax dollars to eliminate the critical deficiencies, the City of Grand Junction feels that many of these improvements are necessary to preserve and enhance the Quality of Life in the area. The City of Grand Junction, as an urban service provider, is the only local government entity that is structured to deal with these deficiencies in a timely manner. The City can address these deficiencies in a given area only following annexation.

A third reason why annexation is a City goal is that the economic future of the community depends on it. Americans are competitive by nature. The free enterprise system was built on the premise that competition results in higher productivity, higher quality goods and services, and lower costs. Although we don't often think of communities as competing, Grand Junction competes with other communities every day — for relocating businesses and new job creation;

continued Pg 2

sense to annex sooner rather than later—just as it makes sense that it's easier and less costly to plan, develop, and provide urban services when areas develop rather than after the fact.

At the same time, if you own a parcel or tract of land that is being used for agricultural purposes, and your property is annexed into the City, you can still continue to farm it as long as you wish. The City can apply a zoning classification to your land that allows agricultural operations just as County zoning did.

Why Should I Want To Annex?

This is often a question that we hear from people that attend pre-annexation meetings held by the City. Fair question. Part of the answer to this question has to do with the services that the City provides in comparison to services provided by Mesa County. This benefit and service comparison is contained on pages 7 and 8 of this newsletter. The bottom line is that City residents get a lot of additional services that residents of the unincorporated areas don't get, and usually at tax rates very near to what non-City property owners pay for the lower County-level of services.

Another benefit of annexation is that it provides annexed residents the ability to have a greater say in the many decisions made by the City Council which effect the quality of life in the urbanizing area. You also become eligible to run for City Council or be appointed to the many important boards and commissions that assist the City in such wide-ranging topics as city planning, park development, tourism, housing, arts and cultural affairs, to name a few.

Neighborhoods are unique, diverse

We're all individuals and want to be treated that way; it's no different with annexation. Every potential annexation and every neighborhood is unique.

We don't take a cookie-cutter approach to annexing developed neighborhoods. We like to talk to residents to design an approach that responds to their needs. The people of Western Colorado have a strong sense of individuality. Our needs, our interests, our perspectives reflect our independence and diversity. The City of Grand Junction recognizes this and works with neighborhoods to ensure that their unique needs are met within the annexation process.

Surprising Choices

Residents are often surprised to learn that the City does **not** force developed neighborhoods to put in **sidewalks and street improvements** when they annex. These amenities are best installed when an area originally develops, and are required in new construction. However, the City **does not** force existing neighborhoods to put them in. To assist neighborhoods who want these improvements, however, the City provides 1/3 matching funds to a limited number of neighborhood improvement projects annually. All of the major improvements the City provides, such as street overlays, parks, and matching funds for neighborhood improvements, are **paid for by the City's 3/4 cent sales tax**.

Another fact some find amazing is that annexation does **not** mean that a homeowner with a septic system must automatically connect to the **sewer system**. The policies for the City-County sewer system are the same whether a residence is within the City or outside of the City. As long as the septic system is operating well, the homeowner can continue to use it. A homeowner is required to connect to the sewer system only if his septic system fails and the property is within 400 feet of a sewer line. There are some circumstances that would allow a failed septic system to be repaired. Again, this is true regardless of whether the property is in the City or not.

Surprise again. Street lights are optional in existing residential neighborhoods. Some areas request additional street lighting, others prefer not to have it. **It's your choice.** The City has a limited budget for installing new street lights, and responds to requests



from citizens in order of request with no cost to the homeowners.

The City's nuisance code, dealing with weeds and junk, is similar to Mesa County's, although the City's level of enforcement is much higher.

Generally, weeds are to be kept below 6" in height. The weed ordinance exempts lands that are assessed as agricultural land and undeveloped lands over one acre in size, except that owners or lessees of such lands must keep weeds down between the property line of such land and the center of any right of way and must keep the weeds down within 20 feet of any subdivision or area that is being kept weed-free.

Are You Beginning to Hear a Theme?

We hope so. We genuinely want to work with you, to meet your needs. **We'll be flexible wherever we can.**

Yes, there are some standards that are not so flexible, including **high quality police services, fire protection, and parks.**

What will all this cost? **Not as much as you might think.** It is our goal that the annual net increase in property tax as a result of annexation will be about three mills, or \$33 for a \$84,000 home. To estimate the impact on your home, [see the worksheet on page 5.](#)

It's more difficult to say with certainty the amount of sales tax each family will pay as a result of annexation. You're already paying the City sales tax on taxable items purchased in Grand Junction. The sales tax you will begin to pay will be on cars, furniture and appliances. Again, see page 5 to estimate the impact for yourself. Since most of us don't buy a new car or refrigerator every year, it's important to average the costs over several years.

Why Annexation. from Pg 1

for tourism and retail trade; and for recreation and entertainment opportunities. We compete for recognition within the state. The urbanizing area of Grand Junction boasts a population base of 80,822 people and all the resources the number implies. Unfortunately the official 1990 Census figure for Grand Junction, the one most people see, is only 29,034. The community's people and resources are vastly under-represented and that fact hurts us economically. Population numbers are important to businesses considering relocating; it's an indication of the community's resources, including a skilled workforce. These numbers are also a market indicator for retail stores when considering a

new outlet. As the City annexes a larger area and its population figures grow, those from outside the area that make business decisions based upon population figures will begin to realize that Grand Junction is an important, viable community.

Grand Junction has the resources to compete with the best in the region. Like any good team, we need to all be working toward the same goal, with the same game plan. The goal is a diversified, healthy, stable economy, sufficient to employ our workers and to provide the quality of life we all hope to enjoy.

Together we can achieve this ambitious goal. We must make the most of the resources we currently have, and ag-

gressively seek new community resources. It will require a greater degree of unity and teamwork throughout the Grand Junction community. Annexation will be one of the keys.

Imagine what we can accomplish if the entire community's resources can be brought to bear on solving problems, providing services, and creating opportunities! That's what we believe annexation is about. That's why it is important for the economic future of the Valley. That's why we need your support.

By comparison, 152 new subdivision lots were platted in the City in 1993 and 107 through September in 1994.

But I Want To Live In A Rural Area

Many people think that living in the unincorporated area of Mesa County means rural living, while living in the City is, well, city living. In many areas between Fruita and Palisade, on Orchard Mesa, and on the Redlands, nothing is farther from the truth. While there certainly are some areas near but outside the City of Grand Junction that are truly rural in character, most areas are in or near a subdivision and not really rural at all.

For those remaining vacant parcels of land next door that help give that rural feeling, recent history demonstrates that it is only a matter of time (and in some cases, not long) before these areas are subdivided and urbanized--**regardless** of whether they are in the City or in the unincorporated area of the County. This point is reinforced by recent data on the number of new subdivision lots being created in the unincorporated areas of Mesa County, shown below:

Number of Recorded Lots Outside the City by Planning Area for 1993 and 1994			
Area	1993	1994 - Sept 12	Total
Redlands	102	192	294
Fruitvale	179	92	271
Orchard Mesa	43	59	102
North G.J.	90	9	99
Clifton	34	57	91
Mid-Valley	14	32	46
Lower Valley	4	6	10
Palisade	2	6	8
Collbran		2	2
East Orchard Mesa	2		2
Total	470	455	925

Source: Mesa County Planning and Development Division

A look at a population density map, projected to the year 2015 by the Metropolitan Planning Organization, shows that much of the area between Grand Junction and Clifton actually will have a much higher population density than most areas of the City of Grand Junction. Projected population density on the Redlands will be about the same as much of the City of Grand Junction.

Living in an unincorporated portion of the County does not necessarily mean one lives in a rural area. Those portions of the unincorporated area that are within the sewer plant service area, in particular, are not really rural. The City/County sewer plant was built and designed to eventually provide sewer service to support urban densities. While there are many vacant parcel or parcels that are being farmed in the sewer plant service area, it is only a matter of time before these parcels are developed into urban uses. That is one of the City's reasons for annexation of these urbanizing areas. They are urbanizing, even though in the unincorporated portions of the County. Yet, the County does not provide the level of services that are or soon will be demanded by these urbanizing areas. The City provides urban level services. It makes

To Estimate Your Annual Cost of Annexing and Receiving City Services:

A. UTILITY / FRANCHISE FEES:	Average Household	Your Costs
Telephone	\$ 1.20	\$ _____
Cable Television	5.88	\$ _____
Gas & Electric	\$14.28	\$ _____
Total Utility / Franchise Fees	\$21.36	\$ _____

B. PROPERTY TAX INCREASE:

Property owners outside the City limits now pay 7.596 mills or 5.023 mills to one of the rural fire districts. This tax will be replaced by the City property tax of 8.071 mills, a net increase of 0.475 mills or 3.0408 mills. A mill = 1/1000th of a dollar, or 1/10th of a cent. If you live east of 30 Road you currently pay the lower mill levy for volunteer fire department.

Example: \$84,000 house = median in Mesa County *
 Assessed Value = approximately 12.86% of market value for residential property (or see your current property tax bill)

*Source: Grand Jct Board of Realtors

	East of 30 Road	West of 30 Road	
Market Value	\$84,000	\$84,000	\$ _____
x 12.86%	x 0.1286	x 0.1286	x 0.1286
Assessed Value	\$10,802	\$ 10,802	_____
x mills increase	x .0030408	x .000475	x _____
Property Tax Increase	\$ 32.93	\$ 5.13	\$ _____

C. SALES TAX INCREASE:

Average household spends 5.9% of net income on automobiles, and 5.4 % on TV, furniture, and appliances annually.

Example: \$27,637 = net household income, median in Mesa County

*

*Source: 1990 Census

Net Annual Income, after taxes	\$ 27,637	\$ _____
x (5.9% + 5.4%) = 11.3%	x .113	x .113
Estimated cost of auto, TV, furniture, and appliances	\$ 3,123	\$ _____
Multiplied by City Sales Tax	x .0275	x .0275
Estimated Annual Sales Tax Increase	\$ 85.88	\$ _____

	East of 30 Road	West of 30 Road	
TOTAL COST = A + B + C	A. + \$21.36	A. + \$ 21.36	\$ _____
	B. + \$32.93	B. + \$ 5.13	\$ _____
	C. + \$85.88	C. + \$ 85.88	\$ _____
ESTIMATED ANNUAL NET COST OF CITY SERVICES	<u>\$140.17</u>	<u>\$112.37</u>	\$ _____

Answers to Commonly Asked Questions:

Q. Who provides water service after annexation? Who will pay for the water line upgrades needed for improved fire protection?

A. The water service provider will not change as a result of annexation. You will continue to be served by Ute or Clifton Water if applicable. Water line upgrades within the annexed areas will be required if the existing lines are not adequate to supply the required amounts of water for fire protection. The City has worked out an agreement with Ute Water where the cost to install new lines in the Ute Water service area will be shared equally among the City, Ute Water and the residences receiving benefit from the new installation. The City has no input in determining how the payments for the water line improvements will be decided. Ute Water is responsible for establishing the method of payment from each residence. No agreements for cost sharing have been worked out with Clifton Water at this time. When new subdivisions are developed, the developer will be required to provide adequately sized water lines and sufficient hydrants.

Q. What is the annexation process and timetable?

A. An annexation petition must be accepted by the City Council. Once a petition has been referred to City Council, a notification is published in the newspaper for four weeks. The City Council will hold a hearing to determine if statutory requirements are met and if so accept the annexation petition and conduct a first reading and publication of an ordinance to annex. This occurs only if a majority of the Council votes for the ordinance. At their next scheduled meeting, the Council will have a second reading and a public hearing on the annexation ordinance. Should the ordinance be approved on second reading, the annexation will be effective 30 days following the publication of the approved ordinance.

Q. Who will provide electricity and natural gas after annexation?

A. The recent agreement between PSC and Grand Valley Power means that your power provider will not change as a result of annexation.

Q. Who will handle trash collection after annexation?

A. Because of recent State legislation, the City is no longer allowed to be the only trash hauler within recently-annexed areas of the City. Under certain circumstances, the City is allowed to establish a bid process where the City and other private haulers can bid for collection services within new areas. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that, until such time that newly-annexed areas become large enough for a formal bid process, the City will not collect trash in newly-annexed areas and residents may keep the present hauler they have.

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

Annexation Benefits and Services with the City of Grand Junction

Benefit or Service	City of Grand Junction	Outside the City
<u>Police Department:</u>		
Work Force	72 Officers	52 Officers
Coverage Area	18 sq. miles	3,300 sq. miles
Crime Prevention Unit	3 Officers full-time	1 Officer part-time
DARE Drug Abuse	Phased into Elementary Schools in City	No program
School Resource Unit	3 Officers full-time educational program	1 Officer part-time
Crime Stoppers	The City coordinates and manages this program for Mesa County	
<u>Fire Department:</u>		
Work Force	62 Firefighters located in 4 fire stations in the City	Some contract with the City; others volunteer
Hydrants	Every 500 ft. residential Every 300 ft. commercial	Varies widely Varies widely
Water Availability	Adequate lines required by law	Not enforced
Hazardous Materials	Response unit/team	City responds through a contractual arrangement with the County
<u>Public Works Department:</u>		
Overlay Budget	\$1,057,000 for 180 miles of paved streets	\$838,000 for 548 miles of paved streets
Street Overlays	Every 15 years average	Every 24 years average
Crack Seal/Chip Seal	Every 10 years average	Every 24 years average
Street Lights	No charge to residents	Homeowners pay
Trash Collection	City Service \$8.00/month	Private - avg \$9/month
Recycling	\$1.50/month (optional)	Varies widely
Street Name Signs	Highly visible & highly reflective	Varies widely
Street Sweeping	4 times/year average (Residential)	No program available
Spring Clean-up	City picks-up large items - free	No County program
Fall Leaf Removal	City vacuums leaves swept into gutter	No County program
Sidewalk Replacement	City replaces damaged sidewalks	No County program
New Sidewalks	City shares cost with homeowners	No cost sharing
Alley Improvements	City shares cost with homeowners	No cost sharing
Handicap Accessibility	Adding 50-100 Ramps each year	No program
School Sidewalks	Annual program to add sidewalks	No program
<u>Community Development:</u>		
Accumulated Junk	Strict enforcement of code violations	Very little enforcement
Agricultural Animals	2/acre in most zones/4/acre in RSF-R	Same except in Ag zones
Weed Control	Proactive enforcement, all weeds over 6"	Little to no enforcement

Annexation Benefits and Services with the City of Grand Junction

Benefit or Service	City of Grand Junction	Outside the City	
<u>Parks and Recreation:</u>			
Area	26 Developed & maintained parks	No County program	
Golf Passes	20% discount for residents	No discount available	
Swim Passes	20% discount for residents	No discount available	
Recreation Programs	20% discount for residents	No discount available	
Street Trees	City plants & maintains trees within City right of way	Not available	
New Parks	Long range master plan	No Parks & Rec Dept.	
Grand Junction Housing Authority:			
	Provides low-income housing, rent subsidies	No similar program	
Visitor and Convention Bureau:			
	Promotes tourism in Grand Junction	No similar department	
Economic Development:			
	\$300,000 per year to promote job creation	No amount budgeted	
Senior Citizen Services:			
	Operates Older American Center	No similar facility	
<u>Services that DO NOT Change With Annexation Into The City of Grand Junction</u>			
Domestic Water	City, Ute and Clifton Water Districts continue to service their customers regardless of annexation		
Electricity	Public Service or Grand Valley Rural Electric continue service regardless of changing City boundaries		
Sewer Service	Additional monthly charge by special districts ends only when the district dissolves		
City Appointed Boards and Commissions (all require City residency)			
Planning Commission	Visitor & Convention Bureau	Arts Commission	
Parks & Rec Advisory Board	Downtown Development Authority	Forestry Board	
Housing Authority	Building & Fire Code Board of Appeals	Appeals Board	
City Appointments to Joint Boards and Commissions (requiring City residency)			
Riverfront Commission	Walker Field Airport Authority		
County Services, Regardless of City Boundaries			
District Attorney	Fairgrounds	Surveyor	Building Inspector
Voter Registrations	Justice Center (Jail)	Court System	Landfill
Social Services	Automobile licenses	Foreclosures	Health Department (including air quality, animal control, AIDS)
Coroner	Food Stamps	AFDC	Property Tax Assessments and Collections

CITY OF GRAND JUNCTION

PHONE NUMBERS

Information	244-1509
Administrative Services and Finance	
City Clerk	244-1511
Sales Tax.....	244-1521
Utility Billing Information.....	244-1579
City Council/City Administration	244-1501
City/County Building Department	244-1631
Community Development Department	
Annexation.....	244-1450
Planning & 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.....	244-3556
Neighborhood Watch Program Information	244-3587
Public Works Department	
General Information.....	244-1554
Streets Superintendent	244-1429
<i>Fresh-as-a-Daisy</i> & Leaf Removal Program	244-1571
Solid Waste Management (Refuse)	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely)	242-1036

NORTHWEST ENCLAVE 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 Northwest Enclave 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 Northwest Enclave Annexation Area as it always has. In an emergency call 911.

The Interim Fire Chief is Rick Beaty.

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. 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 March 31, 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

ANNEXATION AREA FACT SHEET

Name of Area: NORTH WEST ENCLAVE Date: Dec. 12, 1994

Common Location: AREA Between 23 Road AND 25 Road & Patterson Road

Existing Land Use: AND G 1/2 ROAD Estimate # of Acres: 1016.1 ACRES
RESIDENTIAL / COMMERCIAL

Projected Land Use: RESIDENTIAL / COMMERCIAL # of Parcels: 154

of Dwelling Units: 112 Estimated Population: 237
 # of Parcels - Owner Occupied: _____

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

FOR ENCLAVE ANNEXATIONS, CRS SECTIONS 31-12-104, 105, 108 & 109 ARE NOT APPLICABLE (NA).
 Legal Requirements: (Check as each requirement is confirmed)

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

Existing County Zoning: AFT PR (Planned Residential) Proposed City Zoning: _____
PB (Planned Business)
C (Commercial)

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

December 20, 1994



Donald T. Mease
633 Lee Ave
Grand Jct, CO 81505-1216

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

Dear Donald T. Mease :

As you may know, the area generally bounded on the north by G¹/₂ Road, on the east by 25 Road, on the south by Patterson Road, and on the west by 22³/₄ Road has been completely surrounded (enclaved) by the city limits for three years. Under State annexation statutes, the City may automatically annex enclaved areas after three years from the date the area was enclaved. Accordingly, the City of Grand Junction intends to pursue annexation of this area. Mesa County Assessor's records show that you own or lease property in the above enclaved area.


However, the City feels that you should have all the facts concerning annexation before any final action takes place. To help you understand the effects of annexation, the City will be holding an informational meeting at 7:00 p.m. on January 11, 1995 at Otto's, 2210 U.S. Highway 6 and 50.

The City looks forward to discussing the possibility of your area becoming the newest City neighborhood. We will have several staff members in attendance at the meeting to answer any questions you may have regarding the annexation process or the provision of City services.

The Northwest Enclave Annexation will be scheduled for City Council meetings on February 1, 1995 and February 15, 1995. Both meetings will be held at 7:30 p.m. at the City/County Auditorium, 520 Rood Avenue.

We look forward to seeing you at the meeting on January 11, 1995. Meanwhile, please take time to review the enclosed materials regarding the effects of annexation. If you have any questions, please call me at 244-1430 or David Varley, Assistant City Manager, at 244-1502. Thank you.

Sincerely,


Larry Timm
Director of Community Development

Encl

nwenclav.d20

*Returned to City
1/5/95*



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December 20, 1994



State Dept. of Highways
2330 G Rd
Grand Jct, CO 81501

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

Dear State Dept. of Highways :

As you may know, the area generally bounded on the north by G¹/₂ Road, on the east by 25 Road, on the south by Patterson Road, and on the west by 22³/₄ Road has been completely surrounded (enclaved) by the city limits for three years. Under State annexation statutes, the City may automatically annex enclaved areas after three years from the date the area was enclaved. Accordingly, the City of Grand Junction intends to pursue annexation of this area. Mesa County Assessor's records show that you own or lease property in the above enclaved area.

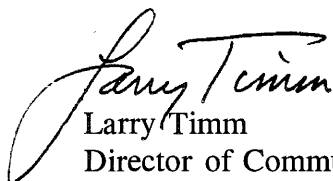
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The City looks forward to discussing the possibility of your area becoming the newest City neighborhood. We will have several staff members in attendance at the meeting to answer any questions you may have regarding the annexation process or the provision of City services.

The Northwest Enclave Annexation will be scheduled for City Council meetings on February 1, 1995 and February 15, 1995. Both meetings will be held at 7:30 p.m. at the City/County Auditorium, 520 Rood Avenue.

We look forward to seeing you at the meeting on January 11, 1995. Meanwhile, please take time to review the enclosed materials regarding the effects of annexation. If you have any questions, please call me at 244-1430 or David Varley, Assistant City Manager, at 244-1502. Thank you.

Sincerely,


Larry Timm
Director of Community Development

Encl

*Returned to City
1/3/95
[Signature]*



December 20, 1994



R & B Trucking
2389 F 1/2 Road
Grand Junction, Co 81505

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

Dear R & B Trucking:

As you may know, the area generally bounded on the north by G¹/₂ Road, on the east by 25 Road, on the south by Patterson Road, and on the west by 22³/₄ Road has been completely surrounded (enclaved) by the city limits for three years. Under State annexation statutes, the City may automatically annex enclaved areas after three years from the date the area was enclaved. Accordingly, the City of Grand Junction intends to pursue annexation of this area. Mesa County Assessor's records show that you own or lease property in the above enclaved area.


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The City looks forward to discussing the possibility of your area becoming the newest City neighborhood. We will have several staff members in attendance at the meeting to answer any questions you may have regarding the annexation process or the provision of City services.

The Northwest Enclave Annexation will be scheduled for City Council meetings on February 1, 1995 and February 15, 1995. Both meetings will be held at 7:30 p.m. at the City/County Auditorium, 520 Rood Avenue.

We look forward to seeing you at the meeting on January 11, 1995. Meanwhile, please take time to review the enclosed materials regarding the effects of annexation. If you have any questions, please call me at 244-1430 or David Varley, Assistant City Manager, at 244-1502. Thank you.

Sincerely,


Larry Timm
Director of Community Development

Encl

*Returned to City
1/3/95
[Signature]*



December 20, 1994



E & B Storage Units
2389 Leland Ave
Grand Junction, Co 81505

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

Dear E & B Storage Units:

As you may know, the area generally bounded on the north by G¹/₂ Road, on the east by 25 Road, on the south by Patterson Road, and on the west by 22³/₄ Road has been completely surrounded (enclaved) by the city limits for three years. Under State annexation statutes, the City may automatically annex enclaved areas after three years from the date the area was enclaved. Accordingly, the City of Grand Junction intends to pursue annexation of this area. Mesa County Assessor's records show that you own or lease property in the above enclaved area.


However, the City feels that you should have all the facts concerning annexation before any final action takes place. To help you understand the effects of annexation, the City will be holding an informational meeting at 7:00 p.m. on January 11, 1995 at Otto's, 2210 U.S. Highway 6 and 50.

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The Northwest Enclave Annexation will be scheduled for City Council meetings on February 1, 1995 and February 15, 1995. Both meetings will be held at 7:30 p.m. at the City/County Auditorium, 520 Rood Avenue.

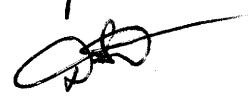
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Sincerely,


Larry Timm
Director of Community Development

Encl

nwenc1av.d20

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1/3/95
*



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December 20, 1994



R E Landscape Services
2393 F 1/2 Road
Grand Junction, Co 81505

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

Dear R E Landscape Services:

As you may know, the area generally bounded on the north by G¹/₂ Road, on the east by 25 Road, on the south by Patterson Road, and on the west by 22³/₄ Road has been completely surrounded (enclaved) by the city limits for three years. Under State annexation statutes, the City may automatically annex enclaved areas after three years from the date the area was enclaved. Accordingly, the City of Grand Junction intends to pursue annexation of this area. Mesa County Assessor's records show that you own or lease property in the above enclaved area.


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Sincerely,


Larry Timm
Director of Community Development

Encl

*Returned to City
1/3/95
[Signature]*



STAFF REVIEW

FILE: #219-94

DATE: December 21, 1994

STAFF: David Thornton

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

LOCATION: The area is generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Northwest Enclave is located generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This annexation consists of approximately 1016 acres. The area will be totally surrounded by the City limits for more than three years on February 9, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city.

STAFF RECOMMENDATIONS:

Staff recommends approval.

December 22, 1994

To File # 219-94

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

Respectfully,

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

Dave Thornton, AICP
Senior Planner



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

December 28, 1994

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

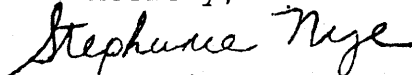
Dear County Commissioners:

Attached is a copy of Resolution No. 117-94 adopted by the City Council on December 21, 1994. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the North West Enclave.

By this resolution the City of Grand Junction is stating its intent to annex, and therefore, the City has now assumed jurisdiction of all land use proceedings within the area to be annexed. Accordingly, the processing of all development reviews, including but not necessarily limited to, planning clearances for building permits, fence permits, sign permits, subdivisions, planned developments, rezonings, conditional use permits, right-of-way vacations, and similar applications or proceedings, by the County, for lands within this annexation should be discontinued. Applicants, their agents or representatives, should be referred to the City Community Development Department. Please compile forthwith all documents, maps, plans, plats and files relating to current or pending applications, reviews or approvals in the annexation area. A Community Development Department representative will be in to pick these items up one week from the date of this letter.

If you have questions or need additional information, please contact Mr. Larry Timm, Director of the Community Development Department at 244-1430. Thank you.

Sincerely,


Stephanie Nye, CMC
City Clerk

SN:tm

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

STAFF REVIEW

FILE: #219-94

DATE: February 1, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Ordinance on first reading the Northwest Enclave Annexation.

LOCATION: The area is generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Northwest Enclave is located generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This annexation consists of approximately 1016 acres. The area will be totally surrounded by the City limits for more than three years on February 9, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city.

STAFF RECOMMENDATIONS:

Staff recommends approval.

STAFF REVIEW

FILE: #219-94

DATE: February 15, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Ordinance on second reading, the Northwest Enclave Annexation.

LOCATION: The area is generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Northwest Enclave is located generally within the area between 22 3/4 Road and 25 Road and G 1/2 Road and Patterson Road/Hwy 50. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This annexation consists of approximately 1016 acres. The area will be totally surrounded by the City limits for more than three years on February 9, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city.

STAFF RECOMMENDATIONS:

Staff recommends approval.



February 24, 1995

E & B Storage Units
2389 Leland Ave
Grand Junction, Co 81505

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

Dear E & B Storage Units:

On February 15, 1995, the City Council passed the second reading on the annexation of the Northwest Enclave. This annexation will become effective on March 19, 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.

Now that your property is a part of the City of Grand Junction, Mesa County zoning is no longer valid. A new City zoning district will be applied to your property. Wherever practical, the City applies zoning classifications that are similar, if not identical, to the previous County zoning. Your property was zoned Commercial (C) in Mesa County. The City is proposing the Heavy Commercial (C-2) zoning district for your property (see enclosed map).

This zoning proposal will go before the Grand Junction Planning Commission at a public hearing on March 7, 1995 at 7:00 p.m. The Planning Commission meeting will be held at the City/County Auditorium at City Hall, 250 North 5th Street. Following review and recommendation by Planning Commission, the proposed zoning will go before City Council. The current schedule for City Council is March 15 and April 5, 1995. The April 5 meeting will be a public hearing. Both meetings begin at 7:30 p.m. and will be held at the City/County Auditorium. Please contact Dave Thornton at 244-1450 if you have any questions regarding zoning.

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



February 24, 1995

R & B Trucking
2389 F 1/2 Road
Grand Junction, Co 81505

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

Dear R & B Trucking:

On February 15, 1995, the City Council passed the second reading on the annexation of the Northwest Enclave. This annexation will become effective on March 19, 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.

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Sincerely,

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R.T. Mantlo
Mayor

enclosure



February 24, 1995

R E Landscape Services
2393 F 1/2 Road
Grand Junction, Co 81505

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

Dear R E Landscape Services:

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Sincerely,

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

R.T. Mantlo
Mayor

enclosure



February 24, 1995

State Dept. of Highways
2330 G Rd
Grand Jct, CO 81501

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

Dear State Dept. of Highways :

On February 15, 1995, the City Council passed the second reading on the annexation of the Northwest Enclave. This annexation will become effective on March 19, 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.

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R.T. Mantlo
Mayor

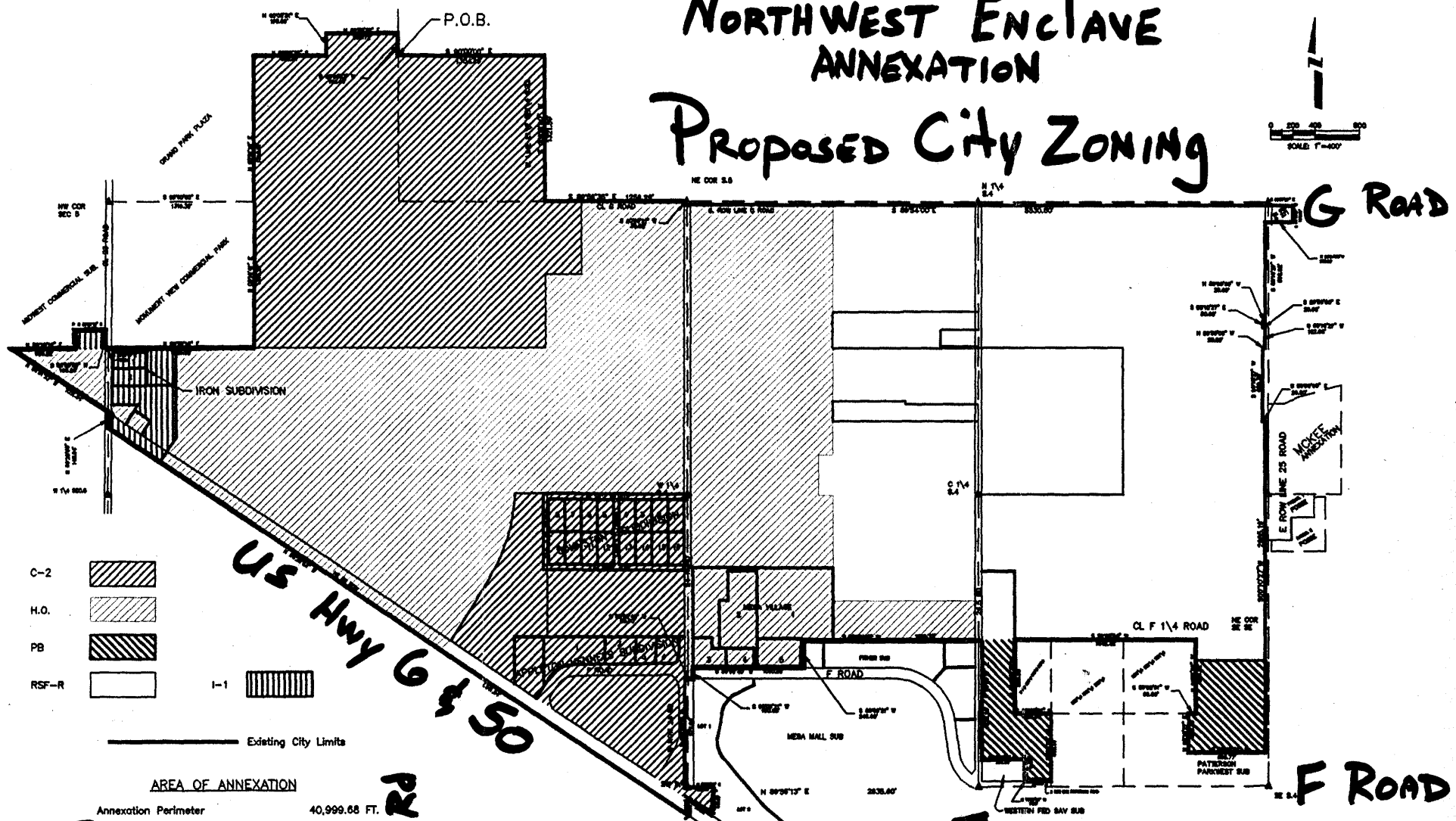
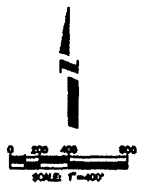
enclosure



Northwest enclave annexation - Fire

The fire department currently serves the area known as the Northwest enclave through the City's contract with the Grand Junction Rural Fire Protection District. We do not anticipate a significant increase in activity as a result of annexation of this area, although continued development will have a yet undetermined impact. The Fire Protection District will be negatively affected, as they can anticipate a decrease in revenue of approximately \$12,600, which represents about 1.4% of their total collections.

NORTHWEST ENCLAVE ANNEXATION Proposed City Zoning



- C-2
 - H.O.
 - PB
 - RSF-R
- I-1

US Hwy 6 & 50

AREA OF ANNEXATION

Annexation Perimeter	40,999.88 FT.
Contiguous Perimeter	40,999.88 FT.
Area in Square Feet	44,266,348.44
Area in Acres	1,016.26

23 Rd

23 1/2 Rd

24 Rd

24 1/2 Rd

25 Rd

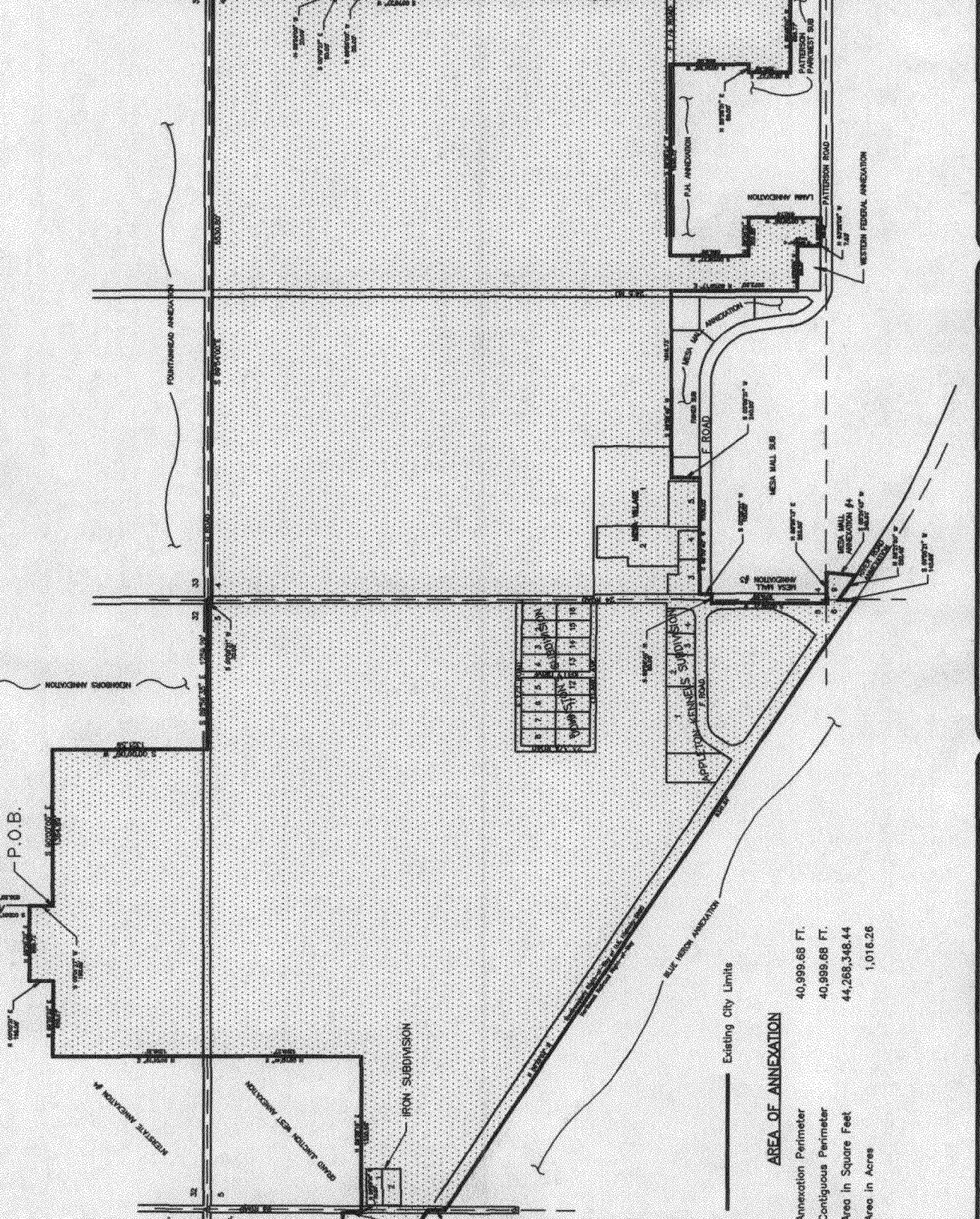
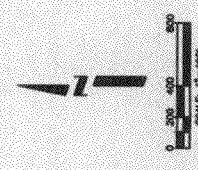
Revised
2/24/95

REVISION A	DATE	DRAWN BY	M.A.P.	DATE	12/26/84	SCALE	AS SHOWN
REVISION B	0-3 ZONING	3/2/95	TR	3/2/95		PLAN	GENERAL
REVISION C			ALS	3/2/95		FORM	1"=400'
REVISION D						HWY	

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

NW ENCLAVE

SHEET NO. 1	OF 2
FILE NO. NW ENCLAVE	



AREA OF ANNEXATION
 Annexation Perimeter 40,999.68 FT.
 Contiguous Perimeter 40,999.68 FT.
 Area in Square Feet 44,268,348.44
 Area in Acres 1,016.26

SHEET NO. 2
 OF 2
 FILE NO. NW ENCLAVE

NW ENCLAVE

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

DESIGNER	DATE 3/26/84	SCALE
DRAWN BY	DATE 3/25/84	BLANK
CHECKED BY	DATE 3/7/7	HORIZ 1"=100'
APPROVED BY	DATE	VERT
FIELD BOOK NO.	PAGE	

Existing City Limits
 AREA OF ANNEXATION
 Annexation Perimeter
 Contiguous Perimeter
 Area in Square Feet
 Area in Acres