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File ANX-1995-071

Date 8/4/99

P	S	<p>A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>		
X	X	<p>*Summary Sheet – Table of Contents</p>		
		Application form		
		Receipts for fees paid for anything		
		*Submittal checklist – Change of Use Review		
		*General project report		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
		Evidence of title, deeds		
X	X	<p>*Mailing list</p>		
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		Appraisal of raw land		
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		Other bound or nonbound reports		
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		Individual review comments from agencies		
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		*Petitioner's response to comments		
X	X	<p>*Staff Reports – Board of Appeals</p>		
		*Planning Commission staff report and exhibits		
		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)		
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
X		Monument Valley Annexation – Fiscal Impact Overview – 6/20/95	X	Form letter about neighborhood being considered for annexation – 5/26/95
X		Fiscal Impact Analysis	X X	E-mail to City Council from David Thornton re: annexation mtg for Monument Valley– 4/12/95
X		Letter from David Thornton to Mike Pelletier – 6/7/95	X X	Letter to Jody from Philip Hart re: transportation capacity payments Monument Valley – Filing #5 – 2/16/96
X	X	Memo to Impact Report Team Members	X	Fiscal Impact Overview – 6/1/95
X	X	Planning Division Impact Report	X	Majority Annexation Checklist
X	X	Proposed Annexation Costs Within the Public Works Division	X	Petition for Annexation
X	X	Application for School Facilities	X	Monument Valley Annexation Description
X	X	Memo from Captain Martyn Currie to Chief Darold Sloan re: Determination of Annexation Impact Costs for Monument Valley Annexation – 5/25/95	X	Annexation Area Fact sheet
X	X	E-mail to David Thornton, Mike Pelletier from Don Hobbs – 5/10/95	X	Affidavit
X		1995 Weed Program Overview	X	Monument Valley Annexation for City Council-6/7/95
X	X	Board of County Commissioners to Greg Trainor re: Monument Valley Filing #4 Sewer Connections – 12/7/94	X	List of parcels
X	X	Resolution No. MCM 92-62, 61-95, 60-95 - **	X X	Form letter re: informal meeting to discuss the annexation with the City of Grand Junction-4/14/95
X	X	Protective Covenants	X	Monument Valley Annexation Neighborhood mtg. List of participants – 4/25/95

Majority Annexation Checklist

FOR THE _____ ANNEXATION(S)

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

(majority.lst)

ANNEXATION AREA FACT SHEET

Name of Area: Monument Valley Date: 4/13/95
 Common Location: Monument Valley (Filing 485) located along S. Camp Rd. at Dakota and E. Dakota Dr. and the following properties: 385, 396, 404, 418, 424, 448 S. Camp Rd plus the vacant lot between 424 and 448

Existing Land Use: Single Family Estimate # of Acres:
Church Total 249.82
 Resi. Developed 117.81
 undeveloped 102.49

Projected Land Use: Residential # of Parcels: 85
Church # of Parcels - Owner Occupied: 1813 under construction

of Dwelling Units: 18 Estimated Population: 38.16

Special Districts: Ute Service Provider: City/County
 *Water: _____
 Sewer: _____
 *Fire: Grand J. Rural Fire Dep.
 Drainage: _____
 *School District 51
 Irrigation: _____
 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: PR3 Proposed City Zoning: PR1.6
R2 RSF-4
R2-A RSF-1
RI-B RSF-2

Type of Petition: Property Owner P.O.A. Enclave _____
(annex. fac) 50% Petition

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 Newton, City Engineer
Doug Cline, Streets Superintendent
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
Beth Meeks, Communication Supervisor

FROM: Dave Thornton & Mike Pelletier, Community Development
Department

RE: **IMPACT REPORT FOR MONUMENT VALLEY ANNEXATION**

DATE: April 26, 1995

On Wednesday, May 3rd, a resolution for the referral of the petition to annex the Monument Valley Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on June 7th, with second reading on June 21st. The annexation will be effective July 23rd. 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 May 26, 1995. Please either submit by E-mail via attachment using Word Perfect 5.1 and/or by hard copy if a spread sheet is used. Thank you.**

MONUMENT VALLEY ANNEXATION LOCATION

This annexation includes properties located within Monument Valley Filings 4 & 5, located along S. Camp Road at Dakota and East Dakota Drive. Also, included are the following properties: 385, 396, 404, 418, 424, 448 S. Camp Rd. plus the vacant lot between 424 and 448 (see map).

SUMMARY

PARCELS = 85

of Dwelling Units = 18

ACRES = 249.82

Estimated Population = 38

The Monument Valley Annexation petition is a majority annexation petition utilizing only Power of Attorneys. The signed annexation petition contains 87% of the parcels, 85% of the owners, and 47% of the acres (45% of the acres did not sign and 8% of acres are in the right-of-way).

It includes the following right-of-way: (see map)

North - South Streets

South Camp Road (western half from Rim Rock Rd. to about Buffalo Drive; whole road from Buffalo Drive to about 2135 feet south of South Broadway; eastern half from about 2135 feet south of South Broadway to about 725 feet south of South Broadway)

Monument Valley Subdivision Streets

East Dakota Drive (from S. Camp Rd. to the SW about 2725 feet)
Burro Canyon Court
Coke Ovens Court
Red Canyon Court

Dakota Drive (from S. Camp Rd. to the SW about 1725 feet)
Dakota Court

Rim Rock Road (from S. Camp Rd. to the SW about 500 feet)
Rim Rock Court

Previous County Zoning: PR3, R2, R2-A, R1-B

Proposed City Zoning: PR1.6, RSF-4, RSF-1, RSF-2

Current Land Use: Residential, Church

Monument Valley Annexation Description

A parcel of land situate in Sections 26 and 35, Township 11 South, Range 101 West of the 6th Principal Meridian, and in Sections 18, 19 and 30, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northwest corner of Section 19, Township 1 South, Range 1 West of the Ute Meridian, thence along the section line common with said Section 19 and Section 18, Township 1 South, Range 1 West N 89°32'54" E a distance of 30.00 to the True Point of Beginning of the parcel of land described herein; thence along the East Right-of-Way line of South Camp Road as described in Book 676 at Page 485 of the records of the Mesa County Clerk and Recorder S 00°02'22" E a distance of 2574.05 feet to a point on the East-West centerline of said Section 19; thence along said East-West centerline S 89°47'22" W a distance of 14.79 feet to a point on the centerline of South Camp Road; thence along the centerline of said South Camp Road the following 9 courses:

- 1) Thence 528.07 feet along the arc of a curve concave to the Northeast having a radius of 716.20 feet, the chord of which bears S 32°35'14" E a distance of 516.19 feet;
- 2) Thence S 53°42'36" E a distance of 573.66 feet;
- 3) Thence 239.36 feet along the arc of a curve concave to the Northeast having a radius of 954.93 feet, the chord of which bears S 60°53'27" E a distance of 238.73 feet;
- 4) Thence S 68°04'16" E a distance of 1200.25 feet;
- 5) Thence 584.73 feet along the arc of a curve concave to the Southwest having a radius of 954.93 feet, the chord of which bears S 50°31'46" E a distance of 575.63 feet;
- 6) Thence S 32°59'16" E a distance of 45.59 feet;
- 7) Thence 602.09 feet along the arc of a curve concave to the Southwest having a radius of 954.93 feet, the chord of which bears S 14°55'30" E a distance of 592.17 feet;
- 8) Thence S 03°08'04" W a distance of 429.94 feet;
- 9) Thence 353.11 feet along the arc of a curve concave to the East having a radius of 954.93 feet, the chord of which bears S 07°27'31" E a distance of 351.10 feet; thence leaving the centerline of said South Camp Road and along the centerline of Rimrock Drive the following 2 courses:
 - 1) Thence S 71°52'44" W a distance of 176.25 feet;

2) Thence 322.19 feet along the arc of a curve concave to the South having a radius of 946.88 feet, the chord of which bears S 62°07'51" W a distance of 320.64 feet; thence along the Southerly boundary line of Monument Valley Subdivision Filing No.5 as recorded in Plat Book 14 at Page 212 of the records of the Mesa County Clerk and Recorder the following 4 courses:

- 1) Thence N 37°47'16" W a distance of 457.50 feet;
- 2) Thence S 53°35'44" W a distance of 1305.91 feet;
- 3) Thence N 66°56'59" W a distance of 97.50 feet;

4) Thence S 76°14'20" W a distance of 285.60 feet; thence along the Westerly boundary line of said Monument Valley Subdivision Filing No.5 the following 3 courses:

- 1) Thence N 03°04'00" E a distance of 271.33 feet;
- 2) Thence N 00°00'00" W a distance of 460.00 feet;

3) Thence N 14°12'42" W a distance of 394.84 feet; thence along the Southwesterly boundary line of Monument Valley Subdivision Filing No. 4 as recorded in Plat Book 14 at Page 76 of the records of the Mesa County Clerk and Recorder N 56°32'26" W a distance of 589.89 feet; thence along the West boundary line of said Monument Valley Subdivision Filing No.4 (said West boundary line also being the section line common with said Sections 19 and Section 35, Township 11 South, Range 101 West) N 00°05'00" E a distance of 2139.18 feet to the East 1/4 corner of said Section 35; thence continuing along said West boundary line and section line common with said Sections 35 and 19 N 00°02'22" W a distance of 162.41 feet to the West 1/4 corner of said Section 19; thence continuing along the section line common with said sections 35 and 19 N 00°02'22" W a distance of 54.76 feet to Corner No.6, Tract 37 in said Section 35; thence along the South line of said Tract 37 S 89°35'29" W a distance of 30.00 feet to a point on the West Right-of-Way line of South Camp Road; thence along said West Right-of-Way line, which is 30.00 feet West of and parallel with the section line common with said Sections 35 and 19 N 00°02'22" W a distance of 811.16 feet to a point; thence S 87°11'34" E a distance of 30.04 feet to a point on the section line common with said Sections 35 and 19; thence along said section line N 00°02'22" W a distance of 1147.59 feet to a point; thence crossing the West 1/2 of said South Camp Road and along the North line of Canyon View Subdivision as recorded in Plat Book 14 at Page 223 and 224 of the records of the Mesa County Clerk and Recorder S 89°18'00" W a distance of 1419.28 feet to a point; thence N 00°46'00" W a distance of 691.60 feet to the South 1/4 corner of Section 26, Township 11 South, Range 101 West; thence along the section line common with said Sections 26 and 35 N 90°00'00" W a distance of 665.60 feet to a point; thence N 00°27'00" W a distance of 125.00 feet to a point on the South

line of the Redlands Irrigation Company Second Lift Canal; thence along the south line of said Redlands Irrigation Company Second Lift Canal the following 10 courses:

- 1) Thence N 36°14'00" E a distance of 192.00 feet;
- 2) Thence N 30°11'00" E a distance of 34.57 feet;
- 3) Thence S 36°59'58" E a distance of 20.00 feet;
- 4) Thence 276.63 feet along the arc of a curve concave to the South having a radius of 365.55 feet, the chord of which bears N 81°45'02" E a distance of 270.08 feet.
- 5) Thence S 69°30'00" E a distance of 679.56 feet;
- 6) Thence 321.33 feet along the arc of a curve concave to the North having a radius of 495.17 feet, the chord of which bears S 88°05'23" E a distance of 315.72 feet;
- 7) Thence 88.96 feet along the arc of a curve concave to the South having a radius of 365.55 feet, the chord of which bears N 84°31'21" E a distance of 88.74 feet;
- 8) Thence S 85°29'50" E a distance of 37.81 feet;
- 9) Thence 221.84 feet along the arc of a curve concave to the North having a radius of 420.06 feet, the chord of which bears N 79°31'15" E a distance of 219.27 feet;
- 10) Thence N 60°26'55" E a distance of 80.02 feet to the Northwest corner of a parcel of land as described in Book 1984 at Page 814 of the records of the Mesa County Clerk and Recorder; thence along the West line of said parcel of land S 00°00'00" W a distance of 225.99 feet to the Southwest corner of said parcel of land; thence along the South line of said parcel of land S 90°00'00" E a distance of 289.08 feet to a point 1.00 feet East of the West Right-of-Way line of South Camp Road; thence along a line which is 32.00 feet West of and parallel with the section line common with Section 35, Township 11 South, Range 101 West and Section 18, Township 1 South, Range 1 West N 00°02'22" W a distance of 57.80 feet to a point on the North line of said Section 35; thence continuing along said line which is 32.00 feet West of and parallel with the section line common with said Section 18 and Section 26, Township 11 South, Range 101 West N 00°22'30" W a distance of 203.93 feet to a point; thence S 88°24'41" E a distance of 3.00 feet to a point 1.00 feet East of the West Right-of-Way line of South Camp Road; thence along a line which is 29.00 feet West of and parallel with the section line common with said Section 18 and said Section 26 N 00°22'30" W a distance of 1116.28 feet to a point on the North line of Lot 4 of said Section 26; thence along the North line of said Lot 4 N 89°49'00" E a distance of 29.00 feet to the Northeast corner of

said Lot 4; thence along the section line common with said Sections 18 and 26 N 00°22'00" W a distance of 1216.21 feet to the West 1/4 corner of said Section 18; thence continuing along said section line N 00°22'00" W a distance of 106.04 feet to the East 1/4 corner of said Section 26; thence continuing along said section line N 00°22'00" W a distance of 102.98 feet to the Northwest corner of a parcel of land as described in Book 1531 at Page 369 of the records of the Mesa County Clerk and Recorder; thence along the North line of said parcel of land N 90°00'00" E a distance of 1393.33 feet to a point of the Westerly line of the Redlands Irrigation Company Second Lift Canal; thence along the West line of said Canal S 08°42'00" E a distance of 97.54 feet to a point; thence continuing along the West line of said Canal S 39°03'00" E a distance of 138.89 feet to a point on the North line of the NE 1/4 SW 1/4 of said Section 18; thence along the North line of said NE 1/4 SW 1/4 S 89°49'06" W a distance of 194.62 feet to the CW 1/16 corner of said Section 18; thence along the West line of said NE 1/4 SW 1/4 S 00°08'51" E a distance of 1321.81 feet to the SW 1/16 corner of said Section 18; thence along the West line of the SE 1/4 SW 1/4 of said Section 18 S 00°01'29" E a distance of 1321.29 feet to the W 1/16 corner of said Section 18 and Section 19, Township 1 South, Range 1 West; thence along the section line common with said Sections 18 and 19 S 89°32'54" W a distance of 837.51 feet to a point; thence continuing along said section line S 89°32'54" W a distance of 420.00 to the point of beginning. Said parcel contains 249.81 acres more or less.

Excepting therefrom the following described parcel of land which was previously annexed to the City of Grand Junction as part of the South Camp Annexation Parcel No.3 pursuant to City Ordinance No.2759.

A parcel of land situated in the Northeast 1/4 of Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Section 35, Township 11 South, Range 101 West, thence along the North line of said Section 35 N 90°00'00" W a distance of 32.00 feet to a point on a line 1.00 feet East of the West Right-of-Way line of South Camp Road; thence along said line which is also 32.00 feet West of and parallel with the East line of said Section 35 S 00°02'22" E a distance of 57.80 feet to the True Point of Beginning of the parcel of land described herein; thence continuing along said line S 00°02'22" E a distance of 620 feet more or less to a point on the North line of Canyon View Subdivision as recorded in Plat Book 14 at Pages 223 and 224 of the records of the Mesa County Clerk and Recorder; thence along the North line of said Canyon View Subdivision S 89°18'00" W a distance of 1.00 feet to a point; thence along a line which is 33.00 feet West of and parallel with the East line of said Section

35 N 00°02'22" W a distance of 620 feet more or less to a point on the South line of a parcel of land as described in Book 1984 at Page 814 of the records of the Mesa County Clerk and Recorder; thence along the South line of said parcel of land S 90°00'00" E a distance of 1.00 feet to the point of beginning. Said parcel of land contains 0.014 acres more or less.

S.R.P.

File - H:\Monval

STAFF REVIEW

FILE: #ANX-95-71 Monument Valley Annexation

DATE: June 14, 1995

STAFF: Mike Pelletier

ACTION REQUESTED: Staff requests that City Council table the second reading of the ordinance for the Monument Valley Annexation until the July 5, 1995 City Council meeting.

LOCATION: Monument Valley filing 4 & 5, and properties between 385 and 448 along S. Camp Rd.

APPLICANTS: Residents of the Monument Valley Subdivision filings 4 & 5, and property owners to the north.

EXECUTIVE SUMMARY: The majority of the property owners in the Monument Valley Annexation signed POAs. Staff requests that City Council table the second reading of the ordinance for the Monument Valley Annexation until the July 5, 1995 City Council meeting.

STAFF ANALYSIS: This annexation is a majority utilizing only Powers of Attorney. The acres in favor of annexation totalled 51%, while acres against annexation totalled 49%. The other criteria shown below passed the 50% requirement by a large margin.

- # of parcels = 85
- # of parcels that signed petition = 74 (87%)
- # of parcels that did not sign petition = 11 (13%)

- # total number of acres = 249.82
- # of acres in favor of annexation = 118 (51%)
- # of acres against annexation = 112 (49%)
- # of acres in right-of-way = 19.82

- # of owners in favor of annexation = 86 (85%)
- # of owners against annexation = 15 (15%)

Mesa County has informed City staff that a large number of costly deficiencies exist with the developer's improvements in Monument Valley filings 4 and 5. Some of the improvements do not meet County standards with regard to drainage, road construction, and slope stability. **Currently, the City is waiting on a response from the County regarding a document that states the County will transfer the improvements guarantee and the \$40,000 security to the City.** Staff feels that until this agreement is finalized the annexation should be postponed.

STAFF RECOMMENDATIONS: Staff recommends to table this item.

STAFF REVIEW

FILE: #ANX-95-71 Monument Valley Annexation
DATE: June 15, 1995
STAFF: Mike Pelletier
ACTION REQUESTED: Staff requests that City Council approve on first reading the following zoning:
a) RSF-2 - one parcel located west of S. Camp Road and just north of Canyon View Subdivision.
b) RSF-4 - six parcels located east of S. Camp Road, including the Liberty Baptist Church and the five parcels to the south along S. Camp Road.
c) PR1.6 - Monument Valley filings 4 and 5.

LOCATION: Monument Valley filing 4 & 5, and properties between 385 and 448 along S. Camp Rd.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: This annexation is scheduled for second reading June 21, 1995, however staff recommends tabling the item until July 5, 1995. Each of the three zones recommended are the most equivalent City zone available.

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: vacant/residential
SOUTH: vacant/residential
EAST: vacant/residential/agricultural
WEST: agricultural/residential/Colorado National Monument

EXISTING ZONING: see map

PROPOSED ZONING: see map

SURROUNDING ZONING: see map

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists.

STAFF ANALYSIS:

On June 6, 1995, the Planning Commission voted 5-0 to zone Monument Valley annexation identically to the staff's recommendations. The parcel in (a) above is currently zoned R1B in the County. The RSF-2 zone is the most equivalent City zone. The parcels in (b) above are currently zoned R-2 in the County. The RSF-4 zone is the most equivalent City zone. Monument Valley filings 4 and 5 are currently zoned PR-3 but are subdivided at 1.6 units per acre in the County. The most equivalent zone in the City is PR1.6. The bulk requirements designated in the County will also apply in the City.

The Liberty Baptist Church requires a conditional use permit in the proposed zone (RSF-4). A conditional use permit was approved by the Planning Commission on June 6, 1995.

STAFF RECOMMENDATION:

Zone the parcels as below:

- a) RSF-2 - one parcel located west of S. Camp Road and just north of Canyon View Subdivision.
- b) RSF-4 - six parcels located east of S. Camp Road, including the Liberty Baptist Church and the five parcels to the south along S. Camp Road.
- c) PR1.6 - Monument Valley filings 4 and 5.

MONUMENT VALLEY ANNEXATION

CITY GOVERNMENT

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

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

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

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

Linda Afman	District A
James R. Baughman	District B
Reford C. Theobald	District C
David Graham	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Janet Terry	At Large

The Monument Valley Annexation Area is located in Voting District "A". For more information concerning vacancies on City boards or commissions,

with regular weekly trash service. There is no charge for this service. The 1995 program is now under way, and City vehicles will be in your area beginning April 24 and ending June 1. For more information about the Fresh-as-a-Daisy program, call 244-1574. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

ZONING & BUILDING

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

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, exceptions are made for agricultural lands. For more information, contact the Weed Abatement office at 244-1583.

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. The Monument Valley Annexation has received zonings of RSF-4, RSF-2, and PR1.6. These are residential zonings that are almost identical to the previous County zonings. 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**

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

MONUMENT VALLEY ANNEXATION

Fiscal Impact Overview

6/20/95

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
ANNUAL REVENUE	\$ 63,607	\$ 68,807	\$ 74,247	\$ 79,936
ANNUAL COSTS	(126,699)	(109,715)	(113,883)	(119,299)
ONE-TIME COSTS	(71,342)	(30,371)	(30,371)	-
ANNUAL VARIANCE	\$ (134,434)	\$ (71,279)	\$ (70,008)	\$ (39,364)

20 Year Net Present Value \$ (563,860)

NOTES:

Given the City's low property tax rate, it is not untypical for an annexation that is primarily residential to not breakeven in this model.

If the model gave credit to an annexation area for its current sales tax contributions, most of the residential areas would break-even on an annual operating basis.

The 20-Year Net Present Value of these additional revenues equals \$ 489,046

Areas with significant infrastructure deficiencies are supported by sales tax revenue already being collected from travelers, visitors, and shoppers from outside the County.

MONUMENT VALLEY ANNEXATION

Fiscal Impact Overview

6/1/95

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
ANNUAL REVENUE	\$ 61,554	\$ 65,899	\$ 70,436	\$ 75,173
ANNUAL COSTS	(126,597)	(109,643)	(113,845)	(119,252)
ONE-TIME COSTS	(71,342)	(30,371)	(30,371)	-
ANNUAL VARIANCE	\$ (136,384)	\$ (74,114)	\$ (73,780)	\$ (44,079)

20 Year Net Present Value \$ (729,605)

NOTES:

Given the City's low property tax rate, it is not untypical for an annexation that is primarily residential to not breakeven in this model.

If the model gave credit to an annexation area for its current sales tax contributions, most of the residential areas would break-even on an annual operating basis.

Areas with significant infrastructure deficiencies are supported by sales tax revenue already being collected from travelers, visitors, and shoppers from outside the County.

The model currently calculates sales tax revenue using average disposable income figures, this particular annexation however consists of higher income families who have much more disposable income to spend on taxable items. Consequently, sales tax estimates are very conservative. We will factor in an adjustment for the various neighborhoods in future analyses.

To: Mike Pelletier
From: David Thornton
Subject: Monument Valley Impact Costs
Date: 6/07/95 Time: 1:59p

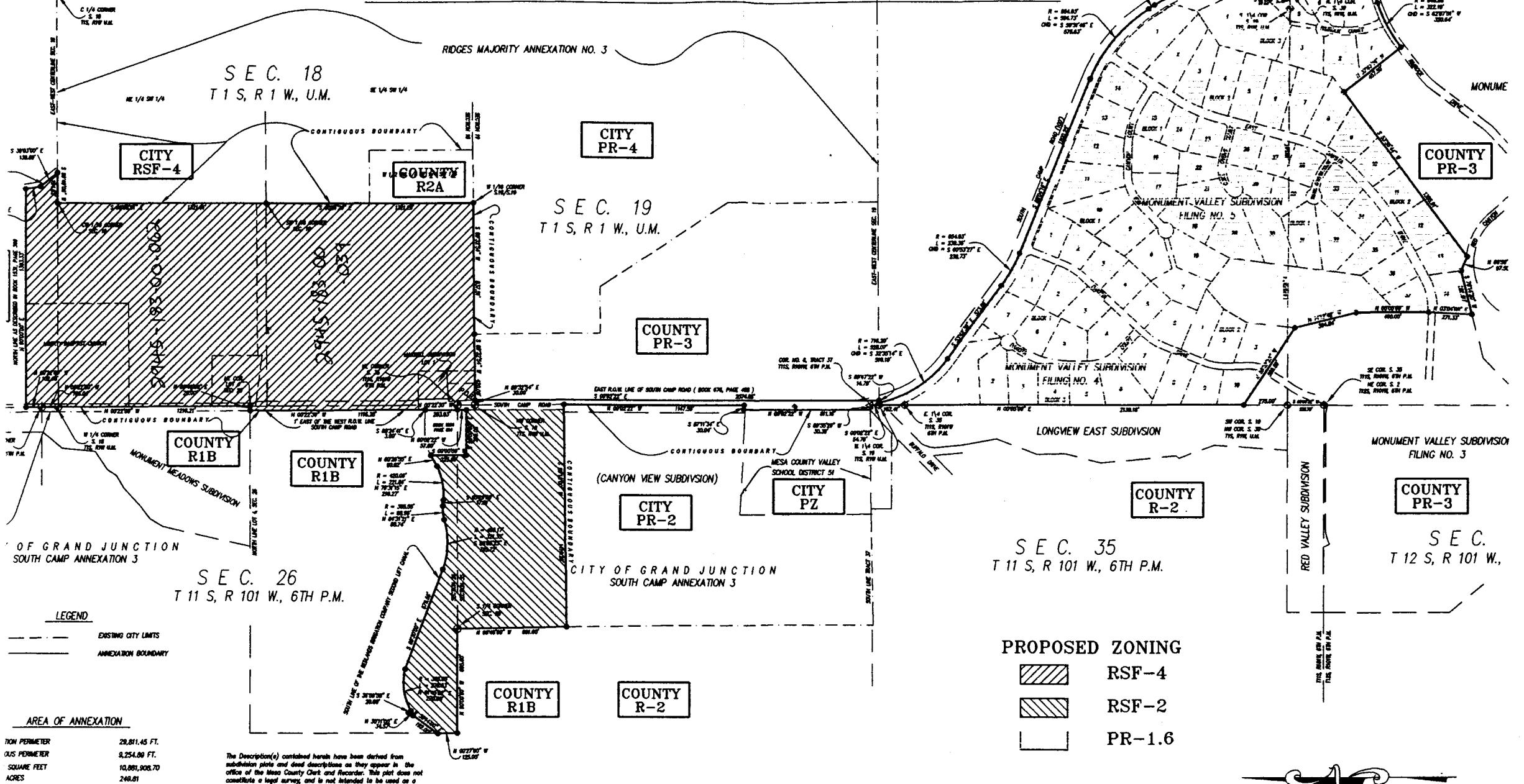
Originated by: MARKR 6/07/95 1:55p
Forwarded by: DAVIDT 6/07/95 1:59p (UNCHANGED)

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

Dave: For your use, I've updated the PW cost impact for Monument Valley based upon the issues surrounding filing 5. The additions include \$28,000 for additional capital improvements beyond what the County will require; this is a one-time cost. This assumes that the improvements agreement at \$40,000 will cover the original County list of deficiencies. Other additions (annual) include another \$5,000 for ditch and storm drain maintenance and \$2,000 for pathway maintenance. Mark.

Atts: ANEX_MV.WS

MONUMENT VALLEY ANNEXATION



LEGEND
 --- EXISTING CITY LIMITS
 --- ANNEXATION BOUNDARY

AREA OF ANNEXATION
 TOTAL PERIMETER 29,811.45 FT.
 OUS PERIMETER 9,254.86 FT.
 SQUARE FEET 10,861,908.70
 ACRES 246.61

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

JAMES L. SHAWNS DIRECTOR OF PUBLIC WORKS & UTILITIES

ORDINANCE NO. _____ EFFECTIVE DATE _____

PROPOSED ZONING
 RSF-4
 RSF-2
 PR-1.6

DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
		SEP	04-10-99	1" = 300'
		CHECKED BY	DATE	
		APPROVED BY	DATE	

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

MONUMENT VALLEY ANNEXATION

SHEET NO.	1
OF	2
FILE NO.	MONVALDWG

February 16, 1996

Ms. Jody Kliska
Engineering Division
City of Grand Junction
Grand Junction, CO 81501

Re: Transportation Capacity Payments
Monument Valley Filing 5

Dear Jody,

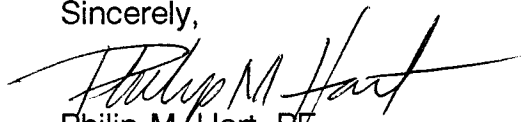
The developer of the above mentioned project which was annexed into the City of Grand Junction during the last year is requesting that the TCP's for the lots within Monument Valley Filing 5 be covered by the amount he paid for the widening of South Camp Road and the construction of the bicycle path along South Camp Road and East Dakota Drive.

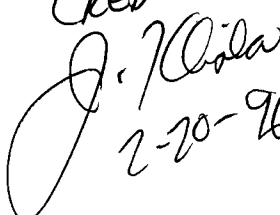
The payments made for these improvements are as follows:

10' wide lane along 3200' of South Camp Road	
1067 tons of asphalt @ \$28.00	\$29,876
710 cu. yd. class 6 base @ \$8.00	\$ 5,680
6' wide bicycle lane along 3200' of South Camp Road and 2800' along East Dakota Drive	
600 tons of asphalt @ \$28.00	\$16,800
Total	\$52,356

These costs should more than cover the TC Payments of \$27,000 for all 54 lots in Monument Valley Filing 5. If there are any questions, please contact me.

Sincerely,


Philip M. Hart, PE
President

TCP CREDIT OK

2-20-96

C-29-93-2
ANX-95-71