

# Table of Contents

File ANX-1995-109

Date 9/04/99

P r e s e n t	S c a n n e d	<p><b>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, 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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>			
X	X	<b>*Summary Sheet – Table of Contents</b>			
		Application form			
		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
X	X	<b>*General project report</b>			
		Reduced copy of final plans or drawings			
X	X	Reduction of assessor's map			
		Evidence of title, deeds			
		<b>*Mailing list</b>			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		<b>*Final reports for drainage and soils (geotechnical reports)</b>			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
X		<b>*Consolidated review comments list</b>			
		<b>*Petitioner's response to comments</b>			
X	X	<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>					
X		Nazarene Annexation - Fiscal Impact Overview	X	Meeting Agenda – Planning Commission – 7/1/95	
X	X	Vicinity Map	X	Annexation Area Fact Sheet	
X	X	Plot Plan	X	Description	
X	X	Layout Plan	X	E-mail to Marcia & Ronnie from Dave Thornton	
X	X	Planning Commission Minutes - ** - 7/11/95	X	Power of Attorney	
X	X	Letter from Dave Thornton to The First Church of the Nazarene – 6/30/95	X	Copy of Notice of Hearing in Daily Sentinel	
X	X	Letter from Brenn D. Luff to Planning Commission	X	County / City Zoning Comparison	
X	X	Memo - Impact Report – 6/16/95	X	Affidavit	
X		Proposed Annexation Costs Within the Public Works Division	X	Petition for Annexation	
X		Notice of Public Hearing	X	X	Letter from Larry Timm to Mesa Co. – 6/21/95
X		Majority Annexation Checklist	X	X	Letter to file from Dave Thornton - 6/21/95
X		Letter to Mesa County Clerk from Stephanie Nye re: containing Ordinance No. 2859 and map for Nazarene Annexation – 8/21/95	X	X	E-mail to Dan Wilson from David Thornton – 6/12/95
X	X	Ordinance No. 2859 & 2860 - **	X		Curb, Gutter & Paving Plan
X	X	Letter to Pastor Carl Baker from Ron Maupin – 10/2/95	X		Utility Plan
X	X	City Council Minutes - ** - 6/21/95, 8/2/95 & 8/16/95	X		Grading & Irrigation Plan
X	X	Resolution No. 72 – 95 & 64-95 - **	X	X	<i>ANNEXATION MAP ON CD ROM - **</i>
X		Aerial Photos			
X		Letter from Stephanie Nye to Board of County Commissioners re: copy of Resolution No. 72-95			

ANNEXATION AREA FACT SHEET

Name of Area: NAZARENE Date: JUNE 14, 1995  
Common Location: NE CORNER OF 28 ROAD & PATTERSON ROAD

Existing Land Use: VACANT Estimate # of Acres: 17.409  
ROW 3.271  
TOTAL 20.68 Acres

Projected Land Use: CHURCH (8.7 Acres) # of Parcels: 2  
RESIDENTIAL (8.7 Acres) # of Parcels - Owner Occupied: NA

# of Dwelling Units: 0 Estimated Population: 0

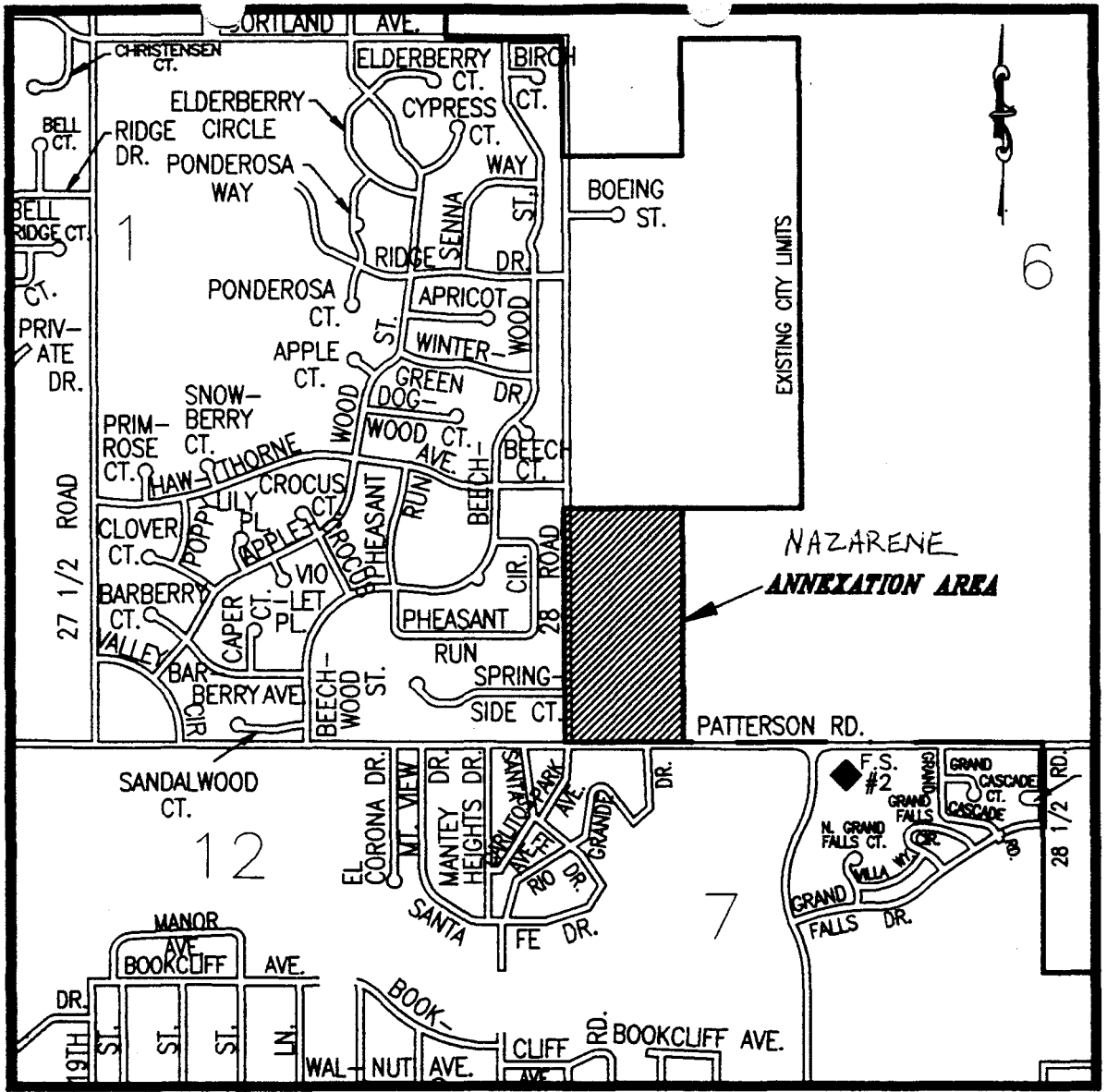
Special Districts: Service Provider:  
\*Water: UTE WATER City/County  
Sewer: \_\_\_\_\_ GRAND JUNCTION  
\*Fire: GRAND JUNCTION RURAL FIRE GRAND JUNCTION  
\*Drainage: GRAND JUNCTION  
\*School District 51  
Irrigation: GRAND VALLEY WATER USERS  
\*Pest: CENTRAL GRAND VALLEY PEST  
Other: \_\_\_\_\_

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: R-2 Proposed City Zoning: RSF-4

Type of Petition: Property Owner P.O.A.  Enclave \_\_\_\_\_  
100% Petition

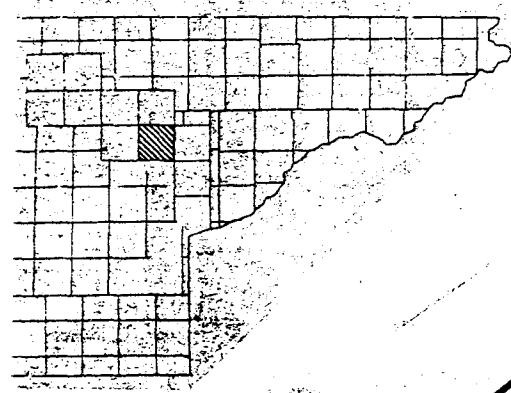


# VICINITY MAP

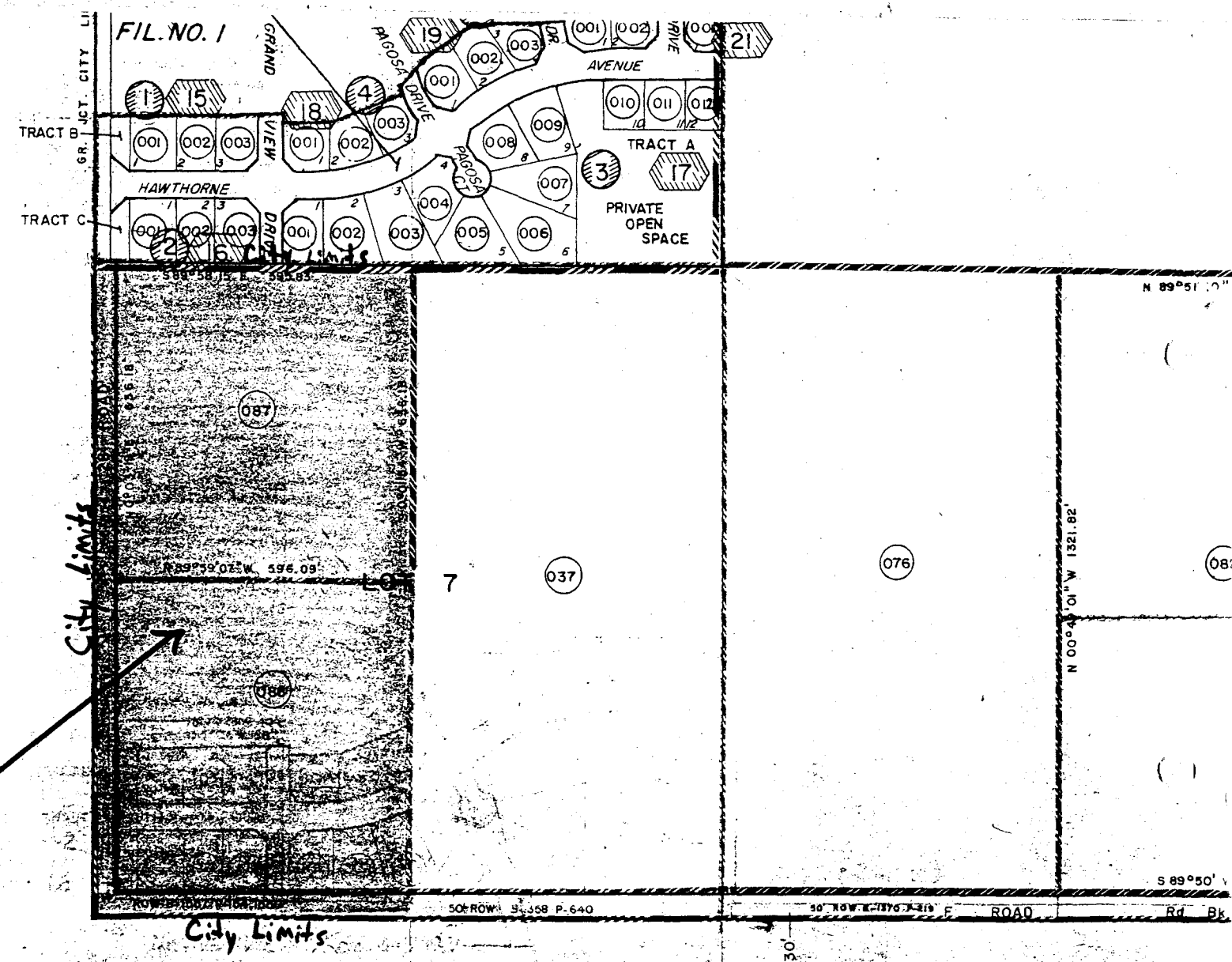
N.T.S.



6	4	3	2	1
9	1	10	11	12
17	16	15	14	13
24	23	22	21	20
27	26	25	24	23
34	33	32	31	30
37	36	35	34	33
44	43	42	41	40
47	46	45	44	43
54	53	52	51	50
57	56	55	54	53



**NAZARENE  
ANNEXATION**



28 ROAD

PARK

200

PATTERSON ROAD

APPROX. LOCATION OF TEST BORE HOLES

TB5  
TB4

TB3  
TB1

TB2

FUTURE

FUTURE

50

127



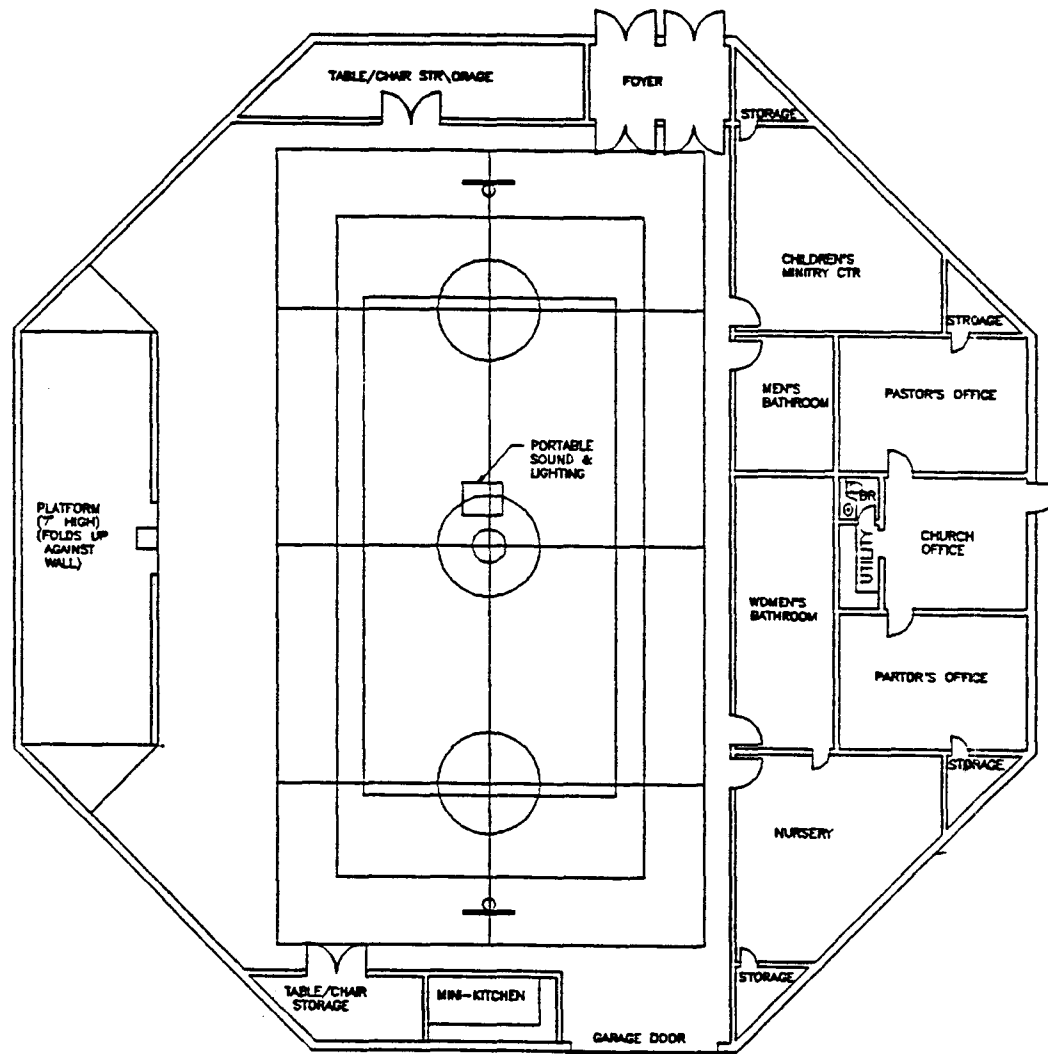
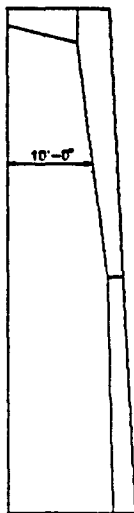
PLOT PLAN -  
STAR OCTAGON STEEL BUILDING

DATE: 10-31-94

CAC

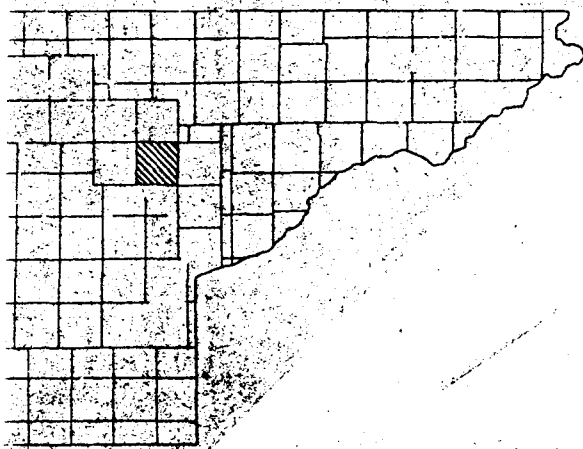
DRAWN:

SCALE: 1" = 60'

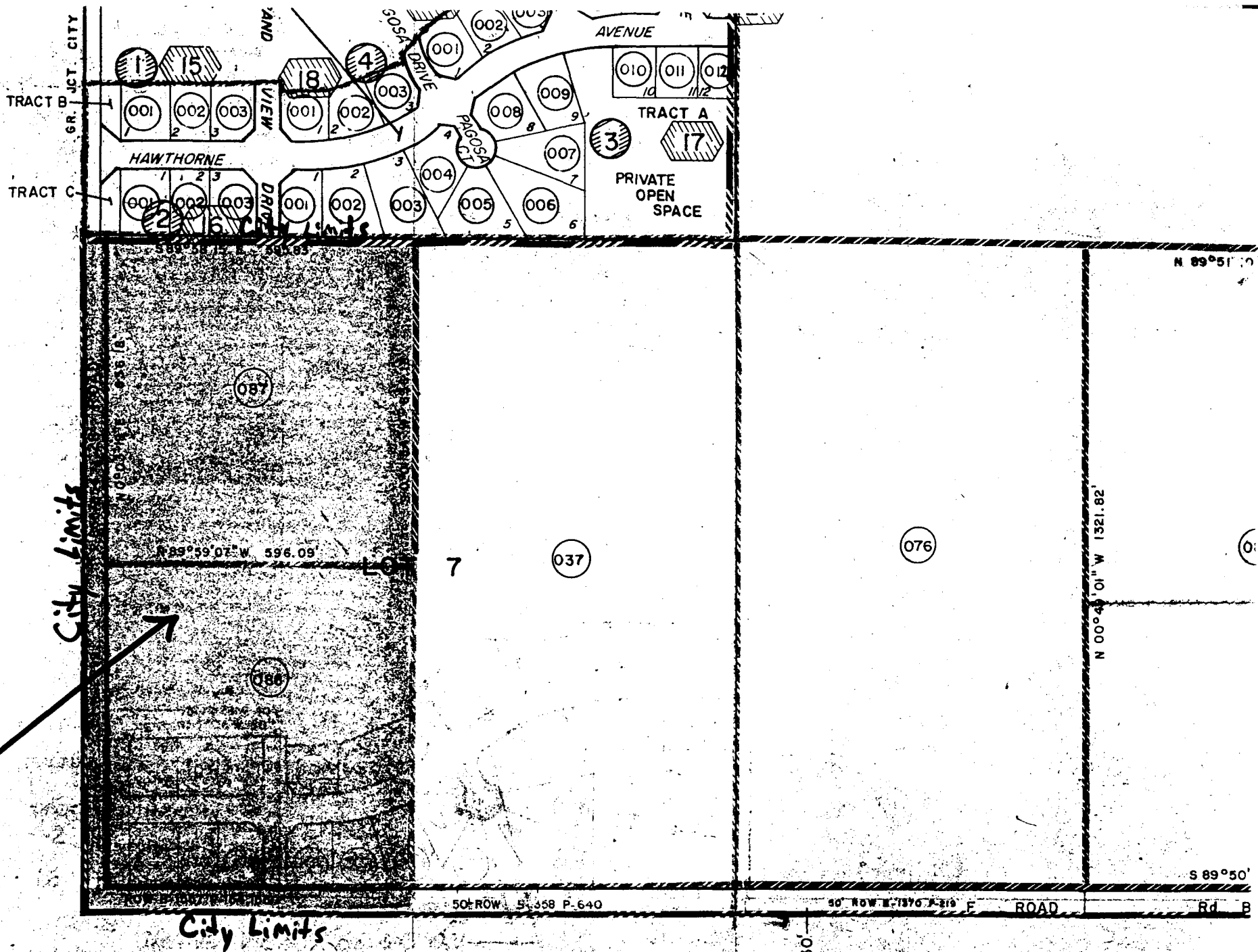


PLATFORM  
 (7' HIGH)  
 (FOLDS UP  
 AGAINST  
 WALL)

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
ONE TOWNSHIP				
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40



**NAZARENE  
ANNEXATION**



STAFF REVIEW

FILE: #ANX-95-109

NAZARENE ANNEXATION

DATE: June 21, 1995

STAFF: David Thornton

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

LOCATION: Northeast corner of 28 Road and Patterson Road

APPLICANTS: The First Church of the Nazarene of Grand Junction  
Pastor Carl N. Baker

**EXECUTIVE SUMMARY:** The First Church of the Nazarene have signed a Power of Attorney for annexation to allow for the development of their property. They have requested that they be allowed to develop to City standards and through the City review process. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by resolution the Referral of Petition for the Nazarene Annexation.

**STAFF ANALYSIS:** This annexation petition is a 100% annexation petition and includes only two parcels. Total area of the annexation includes two 8.7 acre parcels owned by the Church and 3.27 acres of right-of-way in Patterson Road and 28 Road for a total of 20.68 acres. The Church is requesting that they be allowed to develop to City standards and through the City review process and are therefore requesting annexation. They are currently working with staff to obtain the necessary approvals to construct a church on the southern 8.7 acre parcel.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

SCHEDULE for Annexation & Zoning

1<sup>st</sup> Reading Aug 2<sup>nd</sup>  
2<sup>nd</sup> Reading Aug 16<sup>th</sup>  
Effective Date Sept 17<sup>th</sup>

(nazarene.rpt)



STAFF REVIEW

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FILE: #ANX-95-109

NAZARENE ZONE OF ANNEXATION &  
CONDITIONAL USE PERMIT

DATE: July 11, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that Planning Commission approve the Conditional Use permit for a church, day care, and school and recommend to City Council RSF-4 zoning for the Nazarene Annexation.

LOCATION: Northeast corner of 28 Road and Patterson Road

APPLICANTS: The First Church of the Nazarene of Grand Junction  
Pastor Carl N. Baker

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**EXECUTIVE SUMMARY:** The First Church of the Nazarene have signed a Power of Attorney for annexation to allow for the development of their property. They have requested that they be allowed to develop to City standards and through the City review process. The Annexation process is before City Council.

EXISTING LAND USE: Vacant

PROPOSED LAND USE:

Church, day Care Facility, School (K-12), and Single Family Residential

SURROUNDING LAND USE

NORTH: Single Family Residential (Grand View Subd)  
SOUTH: Single Family Residential (Mantey Heights Subd)  
EAST: Agricultural/Vacant (Matchett Farm)  
WEST: Multi and Single Family Residential (Spring Valley)

EXISTING COUNTY ZONING: R-2

PROPOSED CITY ZONING: RSF-4

SURROUNDING ZONING

NORTH: Residential Single Family - 5 units per acre (RSF-5)  
SOUTH: Residential Single Family - 5 units per acre (RSF-5)  
EAST: Planned Residential - 16 and Planned Business (Mesa Co)  
WEST: Planned Residential - 8 & RSF-5

**STAFF ANALYSIS:**

The Nazarene annexation petition is a 100% annexation petition and includes only two parcels. Total area of the annexation

includes two 8.7 acre parcels owned by the Church and 3.27 acres of right-of-way in Patterson Road and 28 Road for a total of 20.68 acres.

The Church is requesting that they be allowed to develop to City standards and through the City review process and are therefore requesting annexation. They are currently working with staff to obtain the necessary approvals to construct a church, day care and school (K-12) facility on the southern 8.7 acre parcel. A Conditional Use permit is required for a church use and a day care use in the RSF-4 zone district. Schools require a Special Use permit in the RSF-4 zone district and therefore is being considered with this Conditional Use Permit request.

Existing zoning in the County is R-2 which allows 3.5 units per acre. The most equivalent straight zone in the City is Residential Single Family with a maximum of 4 units per acre (RSF-4). Please see the table (below) showing the comparisons of RSF-4 with R-2.

Conditional Use Permit Request:

The First church of the Nazarene is requesting a Conditional Use Permit for the southern 8.7 acre parcel in this annexation. The land uses include:

1. Sunday worship services
2. Sports Programs
3. Day Care facility
4. Future (K-12) school
5. Fellowships and social events
6. Concerts

The size of the church will be 12,000 square feet initially plus an additional 12,000 square feet (future) for a total of 24,000 square feet. Additional site features include two ball fields and a park/picnic area.

The church will be required to obtain approval through the City's Site Plan Review for any planning clearance for building permit requested. It is anticipated that on site drainage will be accommodated via the City's regional drainage facility being planned on a portion of this site. The Church has asked that they be given two years to pave their parking area. This will be accommodated through an improvements agreement and guarantee the church will be entering into with the City.

This Conditional Use Permit request for a church, day care, and school in the RSF-4 zone district for the proposed location at the NE corner of 28 Road and Patterson Road meets the general criteria for Conditional Use Permits as stated in Section 4-8 of the Zoning and Development Code.

**STAFF RECOMMENDATIONS:**

Staff recommends that Planning Commission approve the Conditional Use permit for the First Church of the Nazarene to allow for the church, day care and school uses as proposed for

their site at the NE corner of 28 Road and Patterson Road with the ability up to a total of 24,000 square feet. The Church will have to submit for formal site plan review prior to requesting a building permit for the initial construction and any future expansion. The final site design and construction will be required to meet all zoning and development code requirements including but not limited to the RSF-4 Zone District bulk requirements, landscaping, signage, and parking requirements.

Staff recommends that the RSF-4 zone district be applied to the Nazarene Annexation.

**PLANNING COMMISSION MOTIONS:**

Mr. Chairman, I move that we approve the Conditional Use Permit for the First Church of the Nazarene to allow for the church, day care and school uses as proposed for their site at the NE corner of 28 Road and Patterson Road with the ability to expand up to a total of 24,000 square feet. Submittal and approval through the site plan review process shall be required prior to the issuance of a building permit for the initial church construction and for any of the future expansion. All Zoning and Development Code requirements shall apply.

Mr. Chairman, on item #ANX-95-109, the Zone of Annexation, I move that we forward this on to City Council with the recommendation of approval that the Nazarene Annexation be zoned Residential Single Family with a maximum of four units per acre (RSF-4).

### County/City Zoning Comparison

ANNEXATION: Nazarene

\*More restrictive\*

Criteria	Current County Zone - R2 (3.5 units per acre)	Proposed City Zone - RSF-4 (4.0 units per acre)
Land Use Type	Single Family & Duplex Residential, Churches Allowed	*Residential, Churches with Conditional Use Permit*
Minimum Lot Size	*11,000 sq.ft.; 9,900 sq.ft. with sewer *	8,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	*30' from property line*
Side Setback	*15' from property line*	7' from property line

Note: The land is currently vacant.

STAFF REVIEW

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FILE: #ANX-95-109

NAZARENE ANNEXATION

DATE: August 2, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council accept the annexation petition and approve on First Reading the Annexation Ordinance for the Nazarene Annexation.

LOCATION: Northeast corner of 28 Road and Patterson Road

APPLICANTS: The First Church of the Nazarene of Grand Junction  
Pastor Carl N. Baker

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**EXECUTIVE SUMMARY:** The First Church of the Nazarene have signed a Power of Attorney for annexation to allow for the development of their property. They have requested that they be allowed to develop to City standards and through the City review process. Staff requests that City Council accept the annexation petition and approve on First Reading the Annexation Ordinance for the Nazarene Annexation.

**STAFF ANALYSIS:** This annexation petition is a 100% annexation petition and includes only two parcels. Total area of the annexation includes two 8.7 acre parcels owned by the Church and 3.27 acres of right-of-way in Patterson Road and 28 Road for a total of 20.68 acres. The Church is requesting that they be allowed to develop to City standards and through the City review process and are therefore requesting annexation. They are currently working with staff to obtain the necessary approvals to construct a church on the southern 8.7 acre parcel.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

*Approved  
7-0*

STAFF REVIEW

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FILE: #ANX-95-109

NAZARENE ZONE OF ANNEXATION

DATE: August 16, 1995

STAFF: David Thornton

**ACTION REQUESTED:** The First Church of the Nazarene requests that City Council approve on Second reading the zoning ordinance for the Nazarene Annexation to be Residential Single Family with a maximum of four units per acre (RSF-4) zoning.

LOCATION: Northeast corner of 28 Road and Patterson Road

APPLICANTS: The First Church of the Nazarene of Grand Junction  
Pastor Carl N. Baker

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**EXECUTIVE SUMMARY:** The First Church of the Nazarene have signed a Power of Attorney for annexation to allow for the development of their property. They have requested that they be allowed to develop to City standards and through the City review process. The Annexation process is before City Council. The zone district requested for the Nazarene Annexation is RSF-4

EXISTING LAND USE: Vacant

PROPOSED LAND USE:

Church, Day Care Facility, School (K-12), and Single Family Residential

SURROUNDING LAND USE

NORTH: Single Family Residential (Grand View Subd)

SOUTH: Single Family Residential (Mantey Heights Subd)

EAST: Agricultural/Vacant (Matchett Farm)

WEST: Multi and Single Family Residential (Spring Valley)

EXISTING COUNTY ZONING: R-2

PROPOSED CITY ZONING: RSF-4

SURROUNDING ZONING

NORTH: Residential Single Family - 5 units per acre (RSF-5)

SOUTH: Residential Single Family - 5 units per acre (RSF-5)

EAST: Planned Residential - 16 and Planned Business (Mesa Co)

WEST: Planned Residential - 8 units per acre & Residential Single Family - 5 units per acre

**STAFF ANALYSIS:**

The Nazarene annexation petition is a 100% annexation petition and includes only two parcels. Total area of the annexation includes two 8.7 acre parcels owned by the Church and 3.27 acres of

right-of-way in Patterson Road and 28 Road for a total of 20.68 acres.

The Church is requesting that they be allowed to develop to City standards and through the City review process and are therefore requesting annexation. They are currently working with staff to obtain the necessary approvals to construct a church and a day care facility on the southern 8.7 acre parcel. A Conditional Use Permit was granted by City Planning Commission on July 11, 1995 for a church use, a day care use, and a school (K-12) use in the RSF-4 zone district with the ability to expand up to a total of 24,000 square feet and with the following conditions: 1) Submittal and approval through the site plan review process shall be required prior to the issuance of a building permit for the initial church construction and for any of the future expansion, and 2) All Zoning and Development Code requirements shall apply.

Existing zoning in the County is R-2 which allows 3.5 units per acre. The most equivalent straight zone in the City is Residential Single Family with a maximum of 4 units per acre (RSF-4). Please see the table (below) showing the comparisons of RSF-4 with R-2.

**STAFF RECOMMENDATION:**

Staff recommends that the RSF-4 zone district be applied to the Nazarene Annexation.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended that the Nazarene Annexation be zoned Residential Single Family with a maximum of four units per acre (RSF-4).

*CC Approved 7-0*

**County/City Zoning Comparison**

\*More restrictive\*

Criteria	Current County Zone - R2 (3.5 units per acre)	Proposed City Zone - RSF-4 (4.0 units per acre)
Land Use Type	Single Family & Duplex Residential, Churches Allowed	*Residential, Churches with Conditional Use Permit*
Minimum Lot Size	*11,000 sq.ft.; 9,900 sq.ft. with sewer *	8,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	*30' from property line*
Side Setback	*15' from property line*	7' from property line

Note: All existing homes that have been built with a rear setback of less than 30' from the property line are grandfathered under the City's RSF-4 zone district. A variance to rebuild would be required to reduce rear setback to 25' from the property line if the structure is destroyed by more than 50% of the fair market value.

STAFF REVIEW

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FILE: #ANX-95-109

NAZARENE ANNEXATION

DATE: August 16, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve on Second Reading the Annexation Ordinance for the Nazarene Annexation.

LOCATION: Northeast corner of 28 Road and Patterson Road

APPLICANTS: The First Church of the Nazarene of Grand Junction  
Pastor Carl N. Baker

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**EXECUTIVE SUMMARY:** The First Church of the Nazarene have signed a Power of Attorney for annexation to allow for the development of their property. They have requested that they be allowed to develop to City standards and through the City review process. Staff requests that City Council approve on Second Reading the Annexation Ordinance for the Nazarene Annexation.

**STAFF ANALYSIS:** This annexation petition is a 100% annexation petition and includes only two parcels. Total area of the annexation includes two 8.7 acre parcels owned by the Church and 3.27 acres of right-of-way in Patterson Road and 28 Road for a total of 20.68 acres. The Church is requesting that they be allowed to develop to City standards and through the City review process and are therefore requesting annexation. They are currently working with staff to obtain the necessary approvals to construct a church on the southern 8.7 acre parcel.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

CC Approved  
7-0

# NAZARENE ANNEXATION

## Fiscal Impact Overview

7/27/95

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
ANNUAL REVENUE	\$ 5,338	\$ 6,161	\$ 7,024	\$ 7,930
ANNUAL COSTS	(6,474)	(6,594)	(6,942)	(7,402)
ONE-TIME COSTS	(5,740)	-	-	-
<b>ANNUAL VARIANCE</b>	<b>\$ (6,877)</b>	<b>\$ (434)</b>	<b>\$ 82</b>	<b>\$ 529</b>

*Breakeven Point = 8 Years*

The 20 Year Net Present Value = \$ 33,348

### NOTES:

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

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

*-The 20-Year Net Present Value of these additional revenues equals*

\$ 85,314

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





ADDRESSING YOUR  
QUESTIONS ABOUT

# ANNEXATION

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

February, 1995

*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.*

## Why Annexation?

**WHAT'S INSIDE:**

*Estimating your annual cost of annexing and receiving City services*  
.....Pg 5

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

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

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.

Annexation is a City goal because 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; for tourism and retail trade; and for recreation and entertainment opportunities. We compete for recognition

*continued Pg 2*

***Why Annexation, from Pg 1***

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 aggressively 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.

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.

***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:

By comparison, 152 new subdivision lots were platted in the City in 1993 and 166 in 1994.

A look at a population density map, projected to the year 2015 by the Metropolitan Planning Organization, shows that

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, eventhough 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 sense to annex sooner rather than later--just as it makes sense that its 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.

Number of Recorded Lots Outside the City by Planning Area for 1993 and 1994			
Area	1993	1994	Total
Redlands	102	203	305
Fruitvale	179	92	271
Orchard Mesa	43	59	102
North G.J.	90	11	101
Clifton	34	90	124
Mid-Valley	14	36	50
Lower Valley	4	13	17
Palisade	2	6	8
Collbran		2	2
East Orchard Mesa	2		2
<b>Total</b>	<b>470</b>	<b>512</b>	<b>982</b>

Source: Mesa County Planning and Development Division

## 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. Additionally, residential property in the City of Grand Junction, if owned and occupied by a low-moderate income family, may be eligible for low interest rate loans for repair/fix-up of the home.

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.

## *Zoning Issues*

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. In cases where the zoning issues are simple and straight forward, the City is likely to hold zoning hearings at the same time as the annexation hearings. If the zoning issues are more complex, it is likely that the City will hold zoning hearings after the annexation hearings, but within the 90 day period. The City's practice is to apply zoning classifications that are similar, if not identical, to the current (County) 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 change in zoning, or the neighborhood is having difficulty with the current zoning. All property owners (per the County Assessor's property ownership records) will receive a notice prior to the Planning Commission's public hearing on the proposed (City) zoning. If you have a particular (City) zoning district that you would like the City to consider applying to your property upon annexation, please contact the Planning Division (244-1430) as soon as possible.

## *Police Protection*

The Grand Junction Police Department is a nationally and state accredited full service law enforcement agency. New city residents will benefit from the training and professional expertise of our personnel in the areas of traffic enforcement, accident investigation, narcotics and vice investigations, as well as the investigation of property crimes and crimes against persons. The department features a comprehensive crime laboratory and property handling section. In addition to receiving a more timely response by uniformed police



officers to routine and emergency calls for service, the residents of the newly annexed area can avail themselves of participating in our nationally recognized Crime Prevention programs. For further information about the crime prevention programs and the Neighborhood Watch programs, please call Officer Shari Zen or Officer Dave Stassen at 244-3587.

As part of our commitment to problem oriented and community oriented policing, one of the primary objectives of the Grand Junction Police Department is to be as effective and responsive as possible to the needs and concerns of our citizens. Please feel free to discuss any questions or concerns you may have with any of our staff. Questions about the Patrol Section may be directed to the Patrol Supervisor's Office at 244-3586. Inquiries about the Investigations Section should be directed to the Investigations Lieutenant at 244-3577. If, at any time, you are in need of giving or requesting information about the quality or types of services available to you, our administrative staff will be more than willing to discuss them by calling 244-3560 or 244-3562.

## *Fire Protection*

Most areas close to, but outside of the City, are currently served by the Grand Junction Rural Fire District through a contract with the City Fire Department. You are now paying 7.596 mills to the Rural District. When you annex to the city, the mill levy being paid to the Rural District will be replaced by the City property tax of 8.071 mills which is a net increase of 0.475. The City's property tax is for all City services including fire.

The fire station located on 25 1/2 Road just south of Patterson and the main fire station located at 6th and Pitkin are currently providing fire and emergency medical services to your area and this will not change with this area is annexed.

City ordinance requires that water providers such as Ute Water upgrade undersized water lines to a size that is adequate to provide enough water to fight fires. This requirement is for areas in the City that are developed to densities greater than one unit per two acres. The cost of any such needed upgrades will be shared with Ute Water paying 1/3, the City paying 1/3 and the property owners paying 1/3. When new development occurs, the developer will be required to provide adequately sized water lines and a sufficient number of fire hydrants as a part of the development.

Improved fire protection could reduce the cost of property insurance. The savings is based on insurance company fire ratings, which are based on part on having adequately sized water lines, hydrants for fire fighting, and the proximity of fire stations. Ask your insurance agent about the potential savings.

# 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

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

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

**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

	<b>East of 30 Road</b>	<b>West of 30 Road</b>	
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 _____
<b>Property Tax Increase</b>	<b>\$ 32.93</b>	<b>\$ 5.13</b>	<b>\$ _____</b>

**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
<b>Estimated Annual Sales Tax Increase</b>	<b>\$ 85.88</b>	<b>\$ _____</b>

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

## ***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
<b><u>Police Department:</u></b>		
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	
<b><u>Fire Department:</u></b>		
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
<b><u>Public Works Department:</u></b>		
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
<b><u>Community Development:</u></b>		
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	
<b><u>Parks and Recreation:</u></b>			
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.	
<b>Grand Junction Housing Authority:</b>			
	Provides low-income housing, rent subsidies	No similar program	
<b>Visitor and Convention Bureau:</b>			
	Promotes tourism in Grand Junction	No similar department	
<b>Economic Development:</b>			
	\$300,000 per year to promote job creation	No amount budgeted	
<b>Senior Citizen Services:</b>			
	Operates Older American Center	No similar facility	
<b><u>Services that DO NOT Change With Annexation Into The City of Grand Junction</u></b>			
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		
<b>City Appointed Boards and Commissions (all require City residency)</b>			
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	
<b>City Appointments to Joint Boards and Commissions (requiring City residency)</b>			
Riverfront Commission	Walker Field Airport Authority		
<b>County Services, Regardless of City Boundaries</b>			
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

To: Dan Wilson  
Cc: Kathy Portner, Larry Timm, Mark Achen, Tim Woodmansee  
From: David Thornton  
Subject: Nazarene Church Annexation  
Date: 6/12/95 Time: 11:08a

Dan.

As per our discussion on when we can exercise land use for an area we want to annex, the First Church of the Nazarene is requesting annexation and is currently working with Tim W. on selling a drainage easement to the City for a regional detention area for the Matchett area. The Church also wants to develop their property right away and is willing to go through the City's development review process. The problem arises with the timing of land use jurisdiction and when we can actually sign a planning clearance for building permit. The Church will need a Conditional Use permit along with a site plan review and Planning Clearance. <sup>A Conditional use permit and site plan review</sup> ~~This part of the process~~ shouldn't be a problem because we can do it simultaneously with the annexation, but we may be ready to sign the actual Planning Clearance for the building permit before <sup>we officially exercise land use at</sup> first reading of the annexation ordinance which will occur at the earliest on August 2nd.

You have stated that traditionally we have taken the conservative view that we will exercise land use control at first reading unless of course other factors tell us to do otherwise, but that State Statutes do not give us clear direction as to when the earliest possible date would be to exercise land use. Therefore, for the Nazarene Church we may be able to legally exercise land use sooner. This is something that we probably would not want to do for every annexation, but since the Church is requesting annexation and they are the only property owner involved it may make sense to accommodate them. If we exercise land use sooner, when would be the best time? At Referral of the petition? The proposed schedule for the annexation is to take the referral of petition to CC on June 21st. First and second reading would be on Aug 2 and 16 respectively. Your thoughts? Questions? Please Advise.

Thanks,  
Dave

6. **NAZARENE** - The Nazarene Church is currently working with City Staff regarding Annexation into the City. Their property is located on the NE corner of 28 Road and Patterson Road. The property is approximately 20 acres.

*Land Use* →

Petition submitted to Council June 21, 1995  
1st Reading & accept petition August 2, 1995  
2nd Reading August 16, 1995  
Annexation Effective September 17, 1995  
Zone of Annexation - To PC - August 1, 1995, to CC - 8/16 & 9/6  
Zone Effective: October 8, 1995

*July 11th*

*SEND E-MAIL TO DAN*

*SEE DAN*



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

June 21, 1995

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 Nazarene 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, AICP  
Community Development Director

(imprpt.bp)

June 21, 1995

To File # ANX-95-109

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

Respectfully,



Dave Thornton, AICP  
Senior Planner