

Table of Contents

File ANX-1995-116

Date 9/01/99

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
r **c** **I** **S** **Y** **S** retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There
e **a** **n** **d** are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
s **e** **n** **e** **d** included.
n **e** **d** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a
t **d** quick guide for the contents of each file.
t **d** Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed
t **d** in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*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	X	Impact Report	X	X	<i>ANNEXATION MAP ON CD ROM - **</i>
X		E-mail to Dave Thornton from Mark Relph – 7/6/95			
X		E-mail from Marty Currie to Dave Thornton – 7/21/95			
X		E-mail from Don Hobbs – 6/30/95			
X	X	Majority Annexation Checklist			
X	X	Ordinance No. 2862, 2863 - **			
X	X	City Council Minutes - ** - 9/6/95, 8/16/95, 7/5/95			
X		Letter from Stephanie Nye to County Commissioners re: Resolution No. 68-95			
X	X	Resolution No. 68-95 - **			
X	X	Planning Commission Minutes - ** - 8/1/95			
X	X	Letter from David Thornton to Ute Water Conservancy District – 9/7/95			
		Site Plan			
X		Agenda – 9/6/95			
X	X	Ute Enclave Annexation Description			
X		Annexation Area Fact Sheet			
X	X	Annexation Newsletter			
X		Letter from David Thornton TO Ute Water Conservancy District – 6/30/95			
X	X	Note from Dave Thornton to file – 6/29/95			
X	X	E-mail to Mark Achen from David Thornton – 6/26/95			
X	X	E-mail to David Thornton from Mark Achen – 6/26/95			

Majority Annexation Checklist

FOR THE UTE ENCLAVE ANNEXATION(S)

- ~~NA~~ Annexation Petition
- ~~NA~~ Cover sheet with allegation that statute requirements are being met.
- ~~NA~~ Signature sheets
- ~~NA~~ Affidavit for petition
- ~~X~~ Written legal description
- ~~X~~ Annexation Map (note : 4 copies to City Clerk)
- ~~X~~ Fact Sheet
- ~~X~~ Map of special districts (See FACT SHEET FOR AFFECTED SPECIAL DISTRICTS)
- ~~NA~~ Affidavit in support of certain findings that property is eligible to be annexed.
- ~~NA~~ Address labels of all property owners and business owners
- ~~NA~~ Fact sheet of each property included in annexation
- ~~X~~ Staff reports
- ~~X~~ Cover letter (sent out to property/business owners) with address list.
- ~~GENERIC X~~ Annexation newsletter
- ~~NA~~ Attendance roster at neighborhood meetings
- ~~X~~ Resolution of ~~referring petition~~ INTENT TO ANNEX
- ~~X~~ Resolution of accepting petition
- ~~X~~ Signed annexation ordinance
- ~~X~~ Final annexation plat
- ~~X~~ City Council minutes for annexation
- ~~X~~ referral of ~~petition~~ intent to ANNEX
- ~~X~~ acceptance of ~~petition~~/1st reading of ordinance
- ~~X~~ 2nd reading of ordinance
- ~~X~~ Planning Commission minutes for Zoning
- ~~X~~ City Council minutes for zone of annexation
- ~~X~~ 1st reading of ordinance
- ~~X~~ 2nd reading of ordinance
- ~~NA~~ Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only) only 5.84 Acres
- ~~NA~~ Original POA's
- ~~X~~ Welcome to the City letter (with address list)
- ~~X~~ ZONING ORDINANCE
- ~~X~~ Impact Reports

(majority.lst)

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~~ Jim Bright, FIRE Administration OFFICER
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, Community Development Department 

RE: **IMPACT REPORT FOR UTE ENCLAVE ANNEXATION**

DATE: June 28, 1995

On Wednesday, July 5th, a resolution for the referral of the petition to annex the Ute Enclave 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 August 16th, with second reading on September 6th. The annexation will be effective October 8th. 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 July 14th, 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.**

UTE ENCLAVE ANNEXATION LOCATION

This annexation includes two properties owned by the Ute Water District. The parcels are located approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5. No property address is known (see vicinity map).

SUMMARY

PARCELS = 2

of Dwelling Units = 0

ACRES = 5.84 Total

Estimated Population = 0

These two Ute Water District properties have been enclaved by the City for three years. They are now being annexed.

The annexation includes NO right-of-way: (see vicinity map)

Previous County Zoning: PR-4

**Proposed City Zoning: Either RSF-4 (maximum of 4 units per acre)
or Public Zone (PZ)**

Current Land Use: Water storage tanks (Ute Water)

Future Land Use:
same as current land use

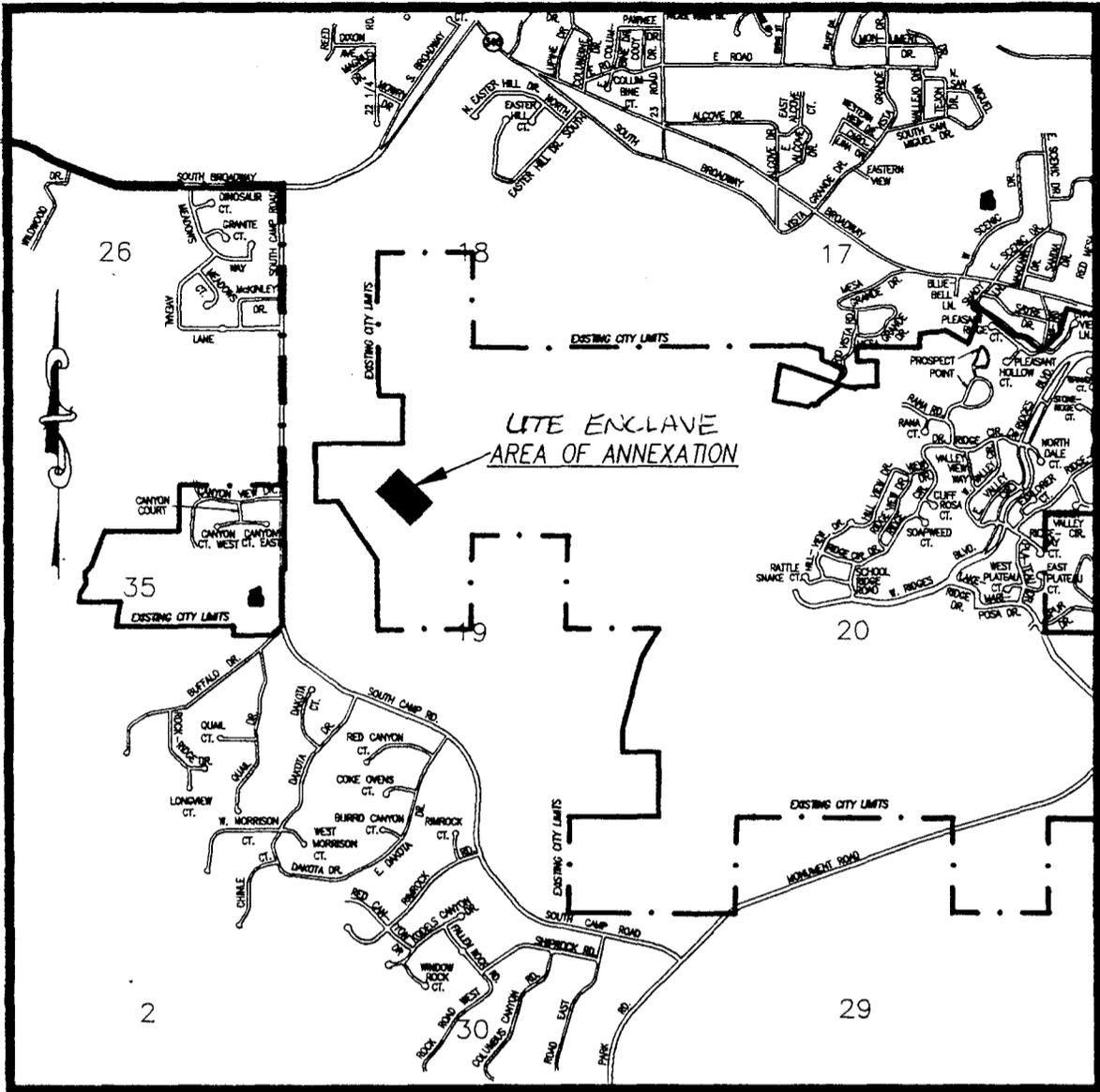
Assessed Values:

1. Parcel # 2945-192-00-944 = \$3,480.00
2. Parcel # 2945-192-00-947 = \$1,970.00

Census Tract: 14.01

**Address Ranges: (future)
UNKNOWN**

(a-team.ute)



ANX-95-116

VICINITY MAP

N.T.S.

LEGEND

--- EXISTING CITY LIMITS

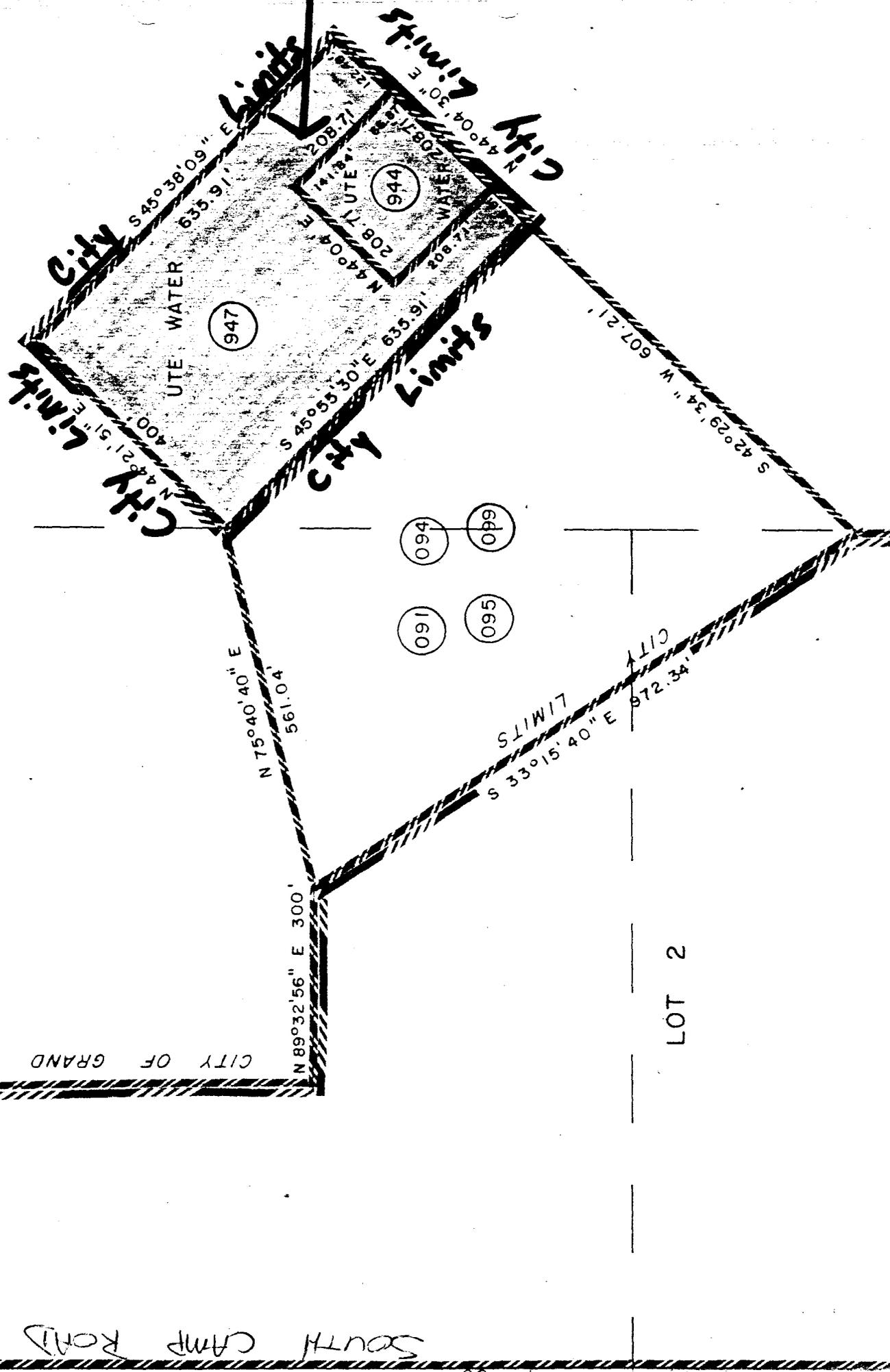


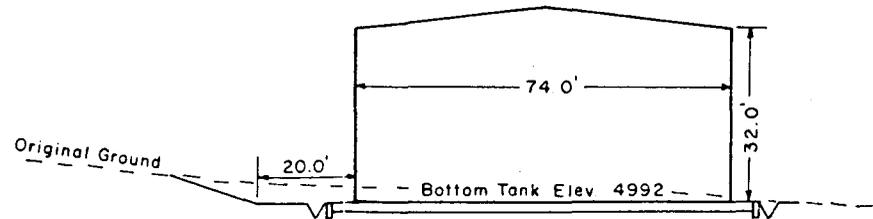
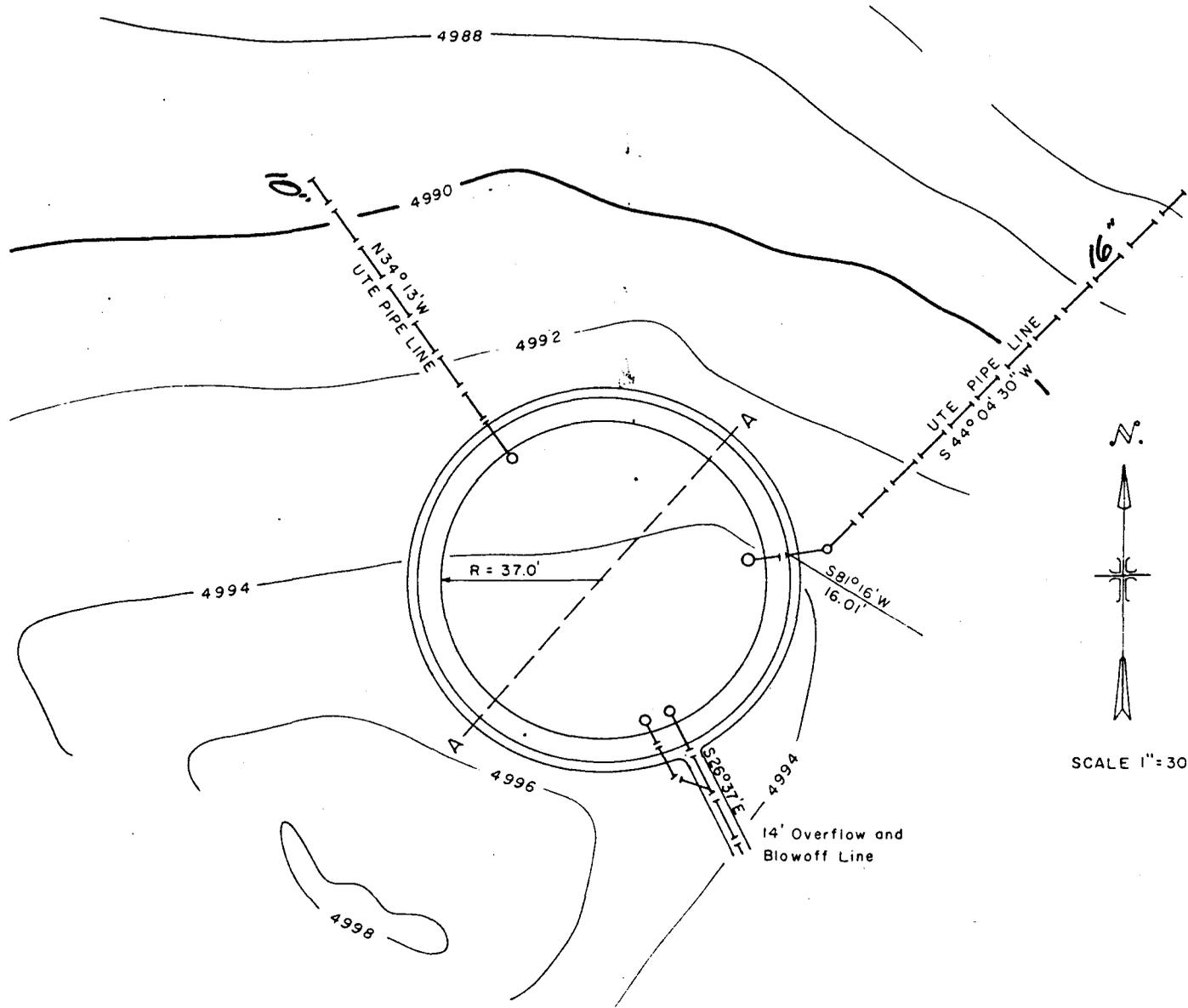
LOT 1

CITY OF GRAND JUNCTION

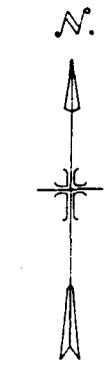
SOUTH CAMP ROAD

LOT 2





SECTION A-A



SCALE 1" = 30'



PROJECT NO. PFL-COLO-313

WESTERN ENGINEERS, INC.
 UTE WATER CONSERVANCY DISTRICT
 REDLANDS TANK SITE
 MESA COUNTY, COLORADO

Surveyed _____	Traced _____
Drawn _____	Checked _____

Grand Junction, Colo 2-26-63 DWG NO. 577-2-1

+68.01

SOUTH

LIBERTY BAPTIST CHURCH
c/o CHUCK AMELL

3+28.01

SEC. 18

PERRY D. SNAVELY

3+81.82

0+12.21

+42.36

+45.64

ELMER & GINGER A. SCHNEIDER

BK

B AH

PERRY D. & ALICE G.
SNAVELY

531+20.00 24" = 0+00.00 12"

P.I. EQ $\frac{534+37.44 \text{ BK}}{534+40.50 \text{ AH}}$

-85.00

+22.14

545+40.52

JOHN JEBSEN
CHARLES V. WOODARD
WARREN E. GARDNER
WILLIAM E. FOSTER

550+67.19

**UTE WATER TANKS
SITE PLAN**

UTE WATER
CONSERVANCY

SEC. 19

STAFF REVIEW

FILE: #ANX-95-116 UTE ENCLAVE ANNEXATION

DATE: July 5, 1995

STAFF: David Thornton

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

LOCATION: The area is approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5.

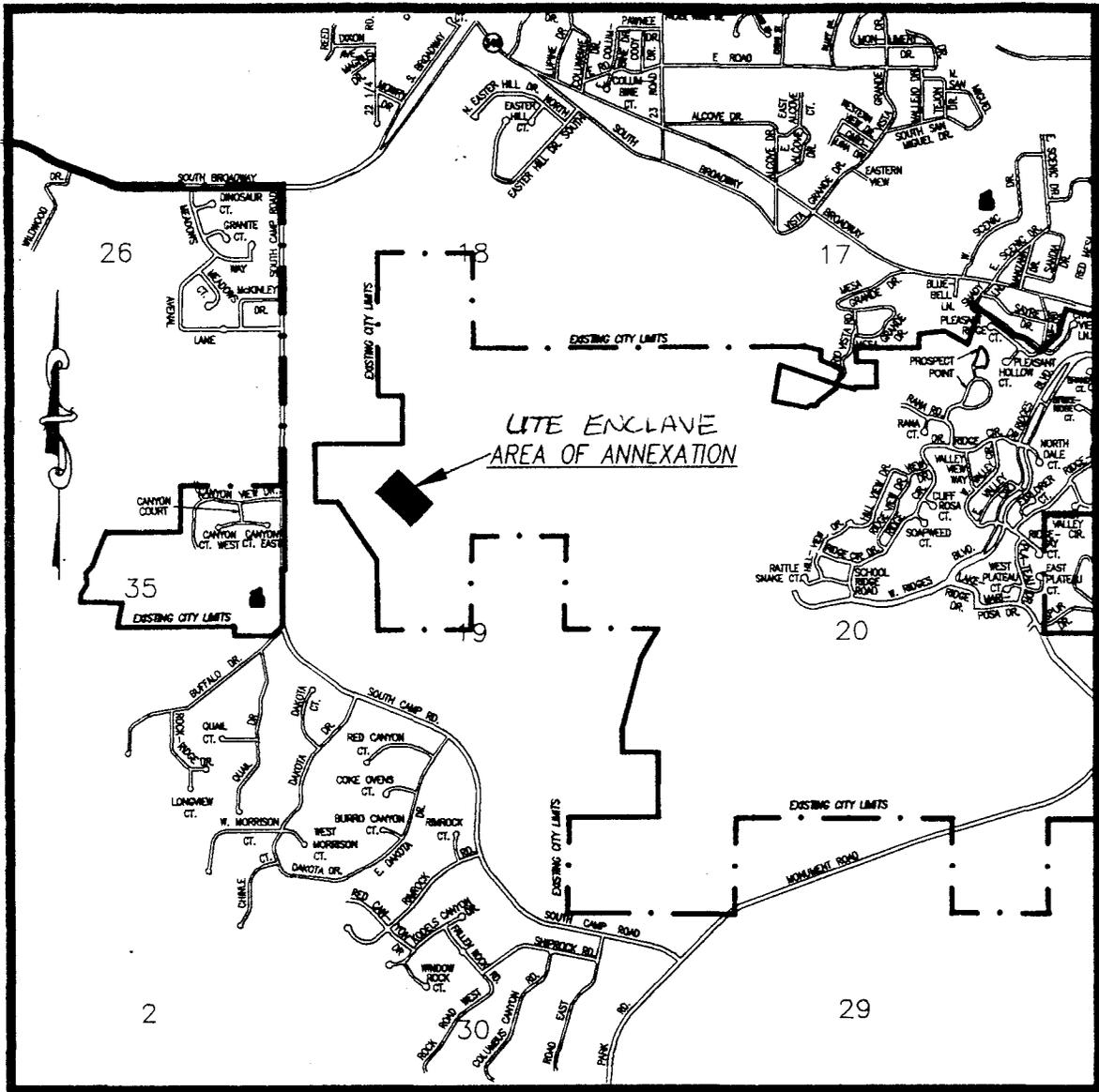
APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Ute Enclave consists of 5.84 acres of land, located generally approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This annexation consists of two parcels owned by Ute Water (5.84 Acres) and currently has Ute Water's water storage tanks on them. The area was enclaved by the City at the time of the Ridges Annexation. It was totally surrounded by the City limits for more than three years on May 17, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council Growth Committee, staff has processed this annexation and is bringing it before City Council for their approval.

STAFF RECOMMENDATIONS:

Staff recommends approval.



ANX-95-110

VICINITY MAP

N.T.S.

LEGEND

--- EXISTING CITY LIMITS



STAFF REVIEW

FILE: #ANX-95-116 UTE ENCLAVE ZONE OF ANNEXATION

DATE: August 1, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council (Planned Residential) PR-4 Zoning for the Ute Enclave Annexation.

LOCATION: The area is approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Ute Enclave consists of 5.84 acres of land, located generally approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. A Planned Residential Zone District with a maximum of 4 units per acre (PR-4) is being requested for the Ute Enclave Annexation.

EXISTING LAND USE: Ute Water District Water Tanks (2)

SURROUNDING LAND USE

NORTH: Vacant
SOUTH: Vacant
EAST: Vacant
WEST: Vacant

EXISTING COUNTY ZONING: PR-4

PROPOSED CITY ZONING: PR-4

SURROUNDING ZONING

NORTH: Planned Residential - 4 units per acre (PR-4)
SOUTH: Planned Residential - 4 units per acre (PR-4)
EAST: Planned Residential - 4 units per acre (PR-4)
WEST: Planned Residential - 4 units per acre

STAFF ANALYSIS: This annexation consists of two parcels owned by Ute Water (5.84 Acres) and currently has Ute Water's water storage tanks on them. The area was enclaved by the City at the time of the Ridges Annexation. It was totally surrounded by the City limits for more than three years on May 17, 1995. State statutes

allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council Growth Committee, staff has processed this annexation and it is now before City Council for their approval.

Existing zoning in the County is PR-4 which allows 4 units per acre. Ute Water has no plans of developing this site into residential nor do they plan to sell the property for residential development. The existing use of water tanks will not change with annexation. Staff recommends the area be zoned the same as it is in the County which is Planned Residential - 4 units per acre and that an official plan stating the use of the property be approved by Planning Commission as part of this zoning. The plan as submitted by Ute Water shows 2 water tanks on the site. One tank holds 5 million gallons of water and the other 1 million gallons of water. The existing height of the larger tank is 40 feet and the smaller tank is 32 feet. The use of the property under this PR-4 zoning includes the following: **Water storage tanks.** Any additional uses or additional water tanks on this site would require amending the plan. Please see attached site information.

STAFF RECOMMENDATIONS:

Staff recommends approval.

PLANNING COMMISSION MOTION:

Mr Chairman, on item #ANX-95-116, the zone of annexation for the Ute Enclave Annexation, I move that we forward this on to City Council with the recommendation of a Planned Residential - with a maximum of 4 units per acre (PR-4) zoning designation.

Mr Chairman, on item #ANX-95-116, the final plan in a PR-4 zone, I move that we approve the plan to allow the two existing Ute Water Tanks.

STAFF REVIEW

FILE: #ANX-95-116 UTE ENCLAVE ANNEXATION

DATE: August 16, 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 Ute Enclave Annexation.

LOCATION: The area is approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Ute Enclave consists of 5.84 acres of land, located generally approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This annexation consists of two parcels owned by Ute Water (5.84 Acres) and currently has Ute Water's water storage tanks on them. The area was enclaved by the City at the time of the Ridges Annexation. It was totally surrounded by the City limits for more than three years on May 17, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council Growth Committee, staff has processed this annexation and is bringing it before City Council for their approval.

FISCAL IMPACT:

Fiscal impact to the City for this annexation is negligible. No property taxes will be collected from the two parcels as long as they are owned by the Ute Water District. Impacts to the various City Departments has been found to be of no additional impact.

STAFF RECOMMENDATIONS:

Staff recommends approval.

*8/16/95
Approved
6-1*

STAFF REVIEW

FILE: #ANX-95-116 UTE ENCLAVE ZONE OF ANNEXATION

DATE: August 16, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on First reading the Zone of Annexation of (Planned Residential with a maximum of 4 units per acre) PR-4 Zoning for the Ute Enclave Annexation.

LOCATION: The area is approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Ute Enclave consists of 5.84 acres of land, located generally approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. A Planned Residential Zone District with a maximum of 4 units per acre (PR-4) is being requested for the Ute Enclave Annexation.

EXISTING LAND USE: Ute Water District Water Tanks (2)

SURROUNDING LAND USE

NORTH: Vacant
SOUTH: Vacant
EAST: Vacant
WEST: Vacant

EXISTING COUNTY ZONING: PR-4

PROPOSED CITY ZONING: PR-4

SURROUNDING ZONING

NORTH: Planned Residential - 4 units per acre (PR-4)
SOUTH: Planned Residential - 4 units per acre (PR-4)
EAST: Planned Residential - 4 units per acre (PR-4)
WEST: Planned Residential - 4 units per acre

STAFF ANALYSIS: This annexation consists of two parcels owned by Ute Water (5.84 Acres) and currently has Ute Water's water storage tanks on them.

Existing zoning in the County is PR-4 which allows 4 units per

acre. Ute Water has no plans of developing this site into residential nor do they plan to sell the property for residential development. The existing use of water tanks will not change with annexation. Staff recommends the area be zoned the same as it is in the County which is Planned Residential - 4 units per acre. The City Planning Commission on August 1, 1995 approved an official plan for the property that allows the existing two water tanks. Any additional uses or additional water tanks or increase in the size of the water tanks will require an amended plan and approval by the City. The use of the property under this PR-4 zoning includes the following: **Water storage tanks.**

STAFF RECOMMENDATIONS:

Staff recommends approval.

PLANNING COMMISSION MOTION:

Planning Commission recommended approval

*8/16/95
CC
Approved 7-0*

(utenzone.rpt)

STAFF REVIEW

FILE: #ANX-95-116 UTE ENCLAVE ANNEXATION

DATE: September 6, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on Second reading the Annexation ordinance for the Ute Enclave Annexation.

LOCATION: The area is approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Ute Enclave consists of 5.84 acres of land, located generally approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

STAFF ANALYSIS: This annexation consists of two parcels owned by Ute Water (5.84 Acres) and currently has Ute Water's water storage tanks on them. The area was enclaved by the City at the time of the Ridges Annexation. It was totally surrounded by the City limits for more than three years on May 17, 1995. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council Growth Committee, staff has processed this annexation and is bringing it before City Council for their approval.

FISCAL IMPACT:

Fiscal impact to the City for this annexation is negligible. No property taxes will be collected from the two parcels as long as they are owned by the Ute Water District. Impacts to the various City Departments has been found to be of no additional impact.

STAFF RECOMMENDATIONS:

Staff recommends approval.

STAFF REVIEW

FILE: #ANX-95-116 UTE ENCLAVE ZONE OF ANNEXATION

DATE: September 6, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on Second reading the Zone of Annexation of (Planned Residential with a maximum of 4 units per acre) PR-4 Zoning for the Ute Enclave Annexation.

LOCATION: The area is approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Ute Enclave consists of 5.84 acres of land, located generally approximately 1300 feet east of South Camp Road and approximately 2700 feet north of Monument Valley Subdivision filing #5. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. A Planned Residential Zone District with a maximum of 4 units per acre (PR-4) is being requested for the Ute Enclave Annexation.

EXISTING LAND USE: Ute Water District Water Tanks (2)

SURROUNDING LAND USE

NORTH: Vacant
SOUTH: Vacant
EAST: Vacant
WEST: Vacant

EXISTING COUNTY ZONING: PR-4

PROPOSED CITY ZONING: PR-4

SURROUNDING ZONING

NORTH: Planned Residential - 4 units per acre (PR-4)
SOUTH: Planned Residential - 4 units per acre (PR-4)
EAST: Planned Residential - 4 units per acre (PR-4)
WEST: Planned Residential - 4 units per acre

STAFF ANALYSIS: This annexation consists of two parcels owned by Ute Water (5.84 Acres) and currently has Ute Water's water storage tanks on them.

Existing zoning in the County is PR-4 which allows 4 units per

acre. Ute Water has no plans of developing this site into residential nor do they plan to sell the property for residential development. The existing use of water tanks will not change with annexation. Staff recommends the area be zoned the same as it is in the County which is Planned Residential - 4 units per acre. The City Planning Commission on August 1, 1995 approved an official plan for the property that allows the existing two water tanks. Any additional uses or additional water tanks or increase in the size of the water tanks will require an amended plan and approval by the City. The use of the property under this PR-4 zoning includes the following: **Water storage tanks.**

STAFF RECOMMENDATIONS:

Staff recommends approval.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval

(utenzone.rpt)



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
Total	470	512	982

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:

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

B. PROPERTY TAX INCREASE:

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

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

	East of 30 Road	West of 30 Road	
*Source: Grand Jct Board of Realtors			
Market Value	\$84,000	\$84,000	\$ _____
<u>x 12.86%</u>	<u>x 0.1286</u>	<u>x 0.1286</u>	<u>x 0.1286</u>
Assessed Value	\$10,802	\$ 10,802	_____
 <u>x mills increase</u>	 <u>x .0030408</u>	 <u>x .000475</u>	 <u>x _____</u>
Property Tax Increase	\$ 32.93	\$ 5.13	\$ _____

C. SALES TAX INCREASE:

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

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

*Source: 1990 Census

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

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

Answers to Commonly Asked Questions:

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

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

Q. What is the annexation process and timetable?

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

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

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

Q. Who will handle trash collection after annexation?

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

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

Annexation Benefits and Services with the City of Grand Junction

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

Annexation Benefits and Services with the City of Grand Junction

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

To: Mark Achen
Cc: Dan Wilson, Larry Timm
From: David Thornton
Subject: Annex Ute Water tanks on Redlan
Date: 6/26/95 Time: 11:27a

Mark,

Ute Water's property on the Redlands that we enclaved as part of the Ridges annexation has now been enclaved for three years. The enclaved area consists of a total of 5.84 acres, all of which is owned by Ute Water and is being used for water storage. I believe there are two large water tanks currently on the site. The current schedule is to take this annexation to City Council on July 5th. I'm assuming that we want to annex this NOW since its now eleigible. If there is any reason that we would want to wait to annex this enclave until later, (pending litigation? City/Ute relations? etc.), please let me know right away. Urgency for exercising land use authority for future development of this site (its been a water tank storage facility for a long time) is probably not an issue. *Do we proceed?*

Thanks,

Dave

To: davidt
Cc: larryt,danw,daveva,*city council growth
From: Mark Achen
Subject: Annex Ute Water tanks on Redlan
Date: 6/26/95 Time: 11:51a

Originated by: DAVIDT
Forwarded by: MARKA

6/26/95 11:28a
6/26/95 11:51a (CHANGED)

I can think of no reason to delay, so proceed as Growth Committee has requested with enclaves. marka

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

Mark,

Ute Water's property on the Redlands that we enclaved as part of the Ridges annexation has now been enclaved for three years. The enclaved area consists of a total of 5.84 acres, all of which is owned by Ute Water and is being used for water storage. I believe there are two large water tanks currently on the site. The current schedule is to take this annexation to City Council on July 5th. I'm assuming that we want to annex this NOW since its now eleigible. If there is any reason that we would want to wait to annex this enclave until later, (pending litigation? City/Ute relations? etc.), please let me know right away. Urgency for exercising land use authority for future development of this site (its been a water tank storage facility for a long time) is probably not an issue. Do we proceed?

Thanks,

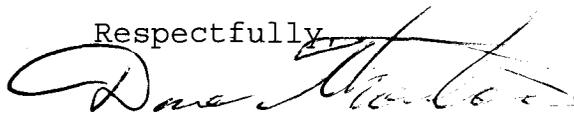
Dave

June 29, 1995

To File # ANX-95-116

The Impact Report for annexations as required by State Statute 31-12-108.5 is not required for annexations of 10 acres or less. The Ute Enclave Annexation has a total area of approximately 5.84 acres.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dave Thornton".

Dave Thornton
Senior Planner

(imprpt.bp)

June 30, 1995



Ute Water Conservancy District
P.O. Box 460
Grand Junction, CO 81502

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

RE: Proposed Ute Enclave Annexation

Dear Ute Water Conservancy District:

The City is in the process of annexing an area that has been surrounded by the City boundaries for more than three years, known as the Ute Enclave. Mesa County records show that you own property within that area. Under Colorado State Statutes the City may unilaterally annex such enclaved areas which have been enclaved for more than three years.

The Grand Junction City Council is expected to pass a resolution of intent to annex this area at its regular meeting on July 5, 1995. First reading of the annexation ordinance will be on August 16, 1994 and second reading of the ordinance will be on September 6, 1995. All City Council meetings are held at 7:30 p.m. in the City Hall Auditorium at 5th Street and Rood Avenue. Although enclave annexations do not require a public hearing, we welcome you to attend.

I have enclosed an informational newsletter discussing annexation and City services. Please take a moment to review it. If you have any questions regarding this annexation, please contact me at your earliest convenience. I can be reached at 244-1450.

We are very proud of our community and the quality services our City provides. We look forward to including the Ute Enclave in the City and look forward to the opportunity to serve you.

Sincerely,

David Thornton
Senior Planner

enclosure

(ute.let)



Printed on recycled paper



September 7, 1995

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

Ute Water Conservancy District
P.O. Box 460
Grand Junction, CO 81502

RE: Ute Enclave Annexation

Dear Ute Water Conservancy District:

The City Council approved last night the annexation of your property on the Redlands where your water storage tanks are located, east of South Camp Road, known as the Ute Enclave Annexation. City Council also approved the zone of annexation for your property. The City zone district is Planned Residential - 4 (PR-4) with the water storage tanks as an allowed land use. Any expansion of the existing use or change in use for the property will require development review by the City. Please contact us early in the process if or when further development of this property is anticipated.

We are very proud of our community and the quality services our City provides. We look forward to including the Ute Enclave in the City and look forward to the opportunity to serve you.

If you have any questions regarding this annexation, please contact me at your earliest convenience. I can be reached at 244-1450.

Respectfully,

David Thornton, AICP
Senior Planner

(ute.let)