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File ANX-1995-129

Date 9/13/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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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
X	X	*Mailing list
		Public notice cards
		Record of certified mail
X	X	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	Fiscal Impact Overview – 10/11/95	X	E-mail from Marilyn Grafe to David Thornton – 10/23/95
X	X	Memo to Impact Report Team Members – 9/7/95	X	E-mail from Marty Currie to David Thornton-10/23/95
X	X	Proposed City Zoning Map	X	E-mail from Mark Relph to David Thornton-10/24/95
X		Proposed Annexation Costs within the Public Works Division	X	X E-mail from Don Hobbs to Dave Thornton-10/25/95
X		Memo from Doug Cline to Mark Relph – 9/26/95	X	E-mail from Kathy Portner to David Thornton-10/25/95
X		E-mail to David Thornton, Lanny Paulson from Marty Currie re: Impact Statement – 10/11/95	X	E-mail from Kathy Portner to David Thornton-10/25/95
X	X	Revised Fiscal Impact Overview & Revised Annexation Location – 10/26/95	X	X Majority Annexation Checklist -
X	X	Impact Report – 10/23/95	X	X Handwritten Notes to file
X		E-mail from Jim Bright to David Thornton – 10/24/95	X	X Ordinance No. 2872, 2878, 2877 - **
X		E-mail from Marilyn Grafe to David Thornton – 10/23/95	X	Vicinity Map
X		E-mail from Marty Currie to David Thornton – 10/23/95	X	X Planning Commission Minutes - ** 11/07/95
X		E-mail from Mark Relph to David Thornton – 10/24/95	X	X City Council Minutes - ** - 11/15/95, 10/18/95
X		E-mail from Don Hobbs to Dave Thornton – 10/25/95	X	x Form letter from Larry Timm to land owners in Park Ridge Subdivision – 10/23/95
X		E-mail to David Thornton from Kathy Portner – 10/25/95	X	X Letter from Dan Wilson to County Commissioners – 11/3/95
X	X	E-mail from Kathy Portner to David Thornton – 11/15/95	X	X Resolution No. 92-95 - **

LOMA RIO REVISED ANNEX BOUNDARY
Majority Annexation Checklist File # 2

FOR THE LOMA RIO

ANNEXATION(S)

ANX-95-129 (2)

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

(majority.1st) NOV 1, 1995 / ANNEXATION AS AMENDED WAS APPROVED
DEC 6, 1995 / ZONING WAS APPROVED

Items Missing from Loma Rio Annex Files

ORIGINAL POA'S

City Council Minutes

- 1) Referral of ANNEX PETITION
- 2) 1ST Reading of zoning

PLANNING Commission Minutes

~~MAP OF SPECIAL DISTRICTS~~

ADDRESS LIST FOR WELCOME LETTERS

Vista Del Rio

19.7 Acres
Loma Rio
20 Acres

El Rio Villas

1.69

41.39 Acres

91 ~~PARCELS~~ PARCELS

67 Housing Units

1 under construction

Left out

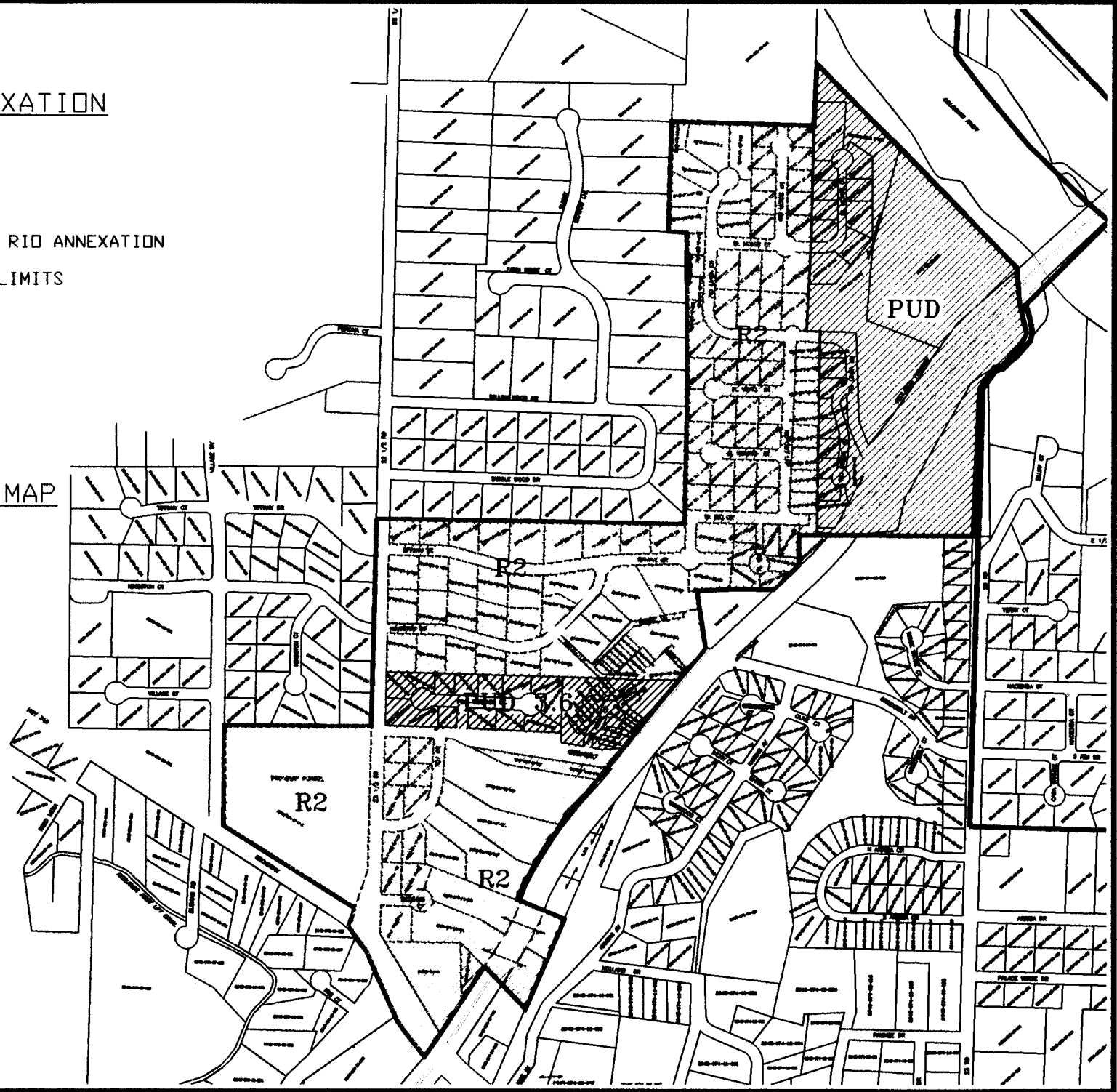
- Redlands Estates
- Park Ridge Townhomes
- Pine Terrace Sub
- Broadway Elementary School
- Tiffany Park

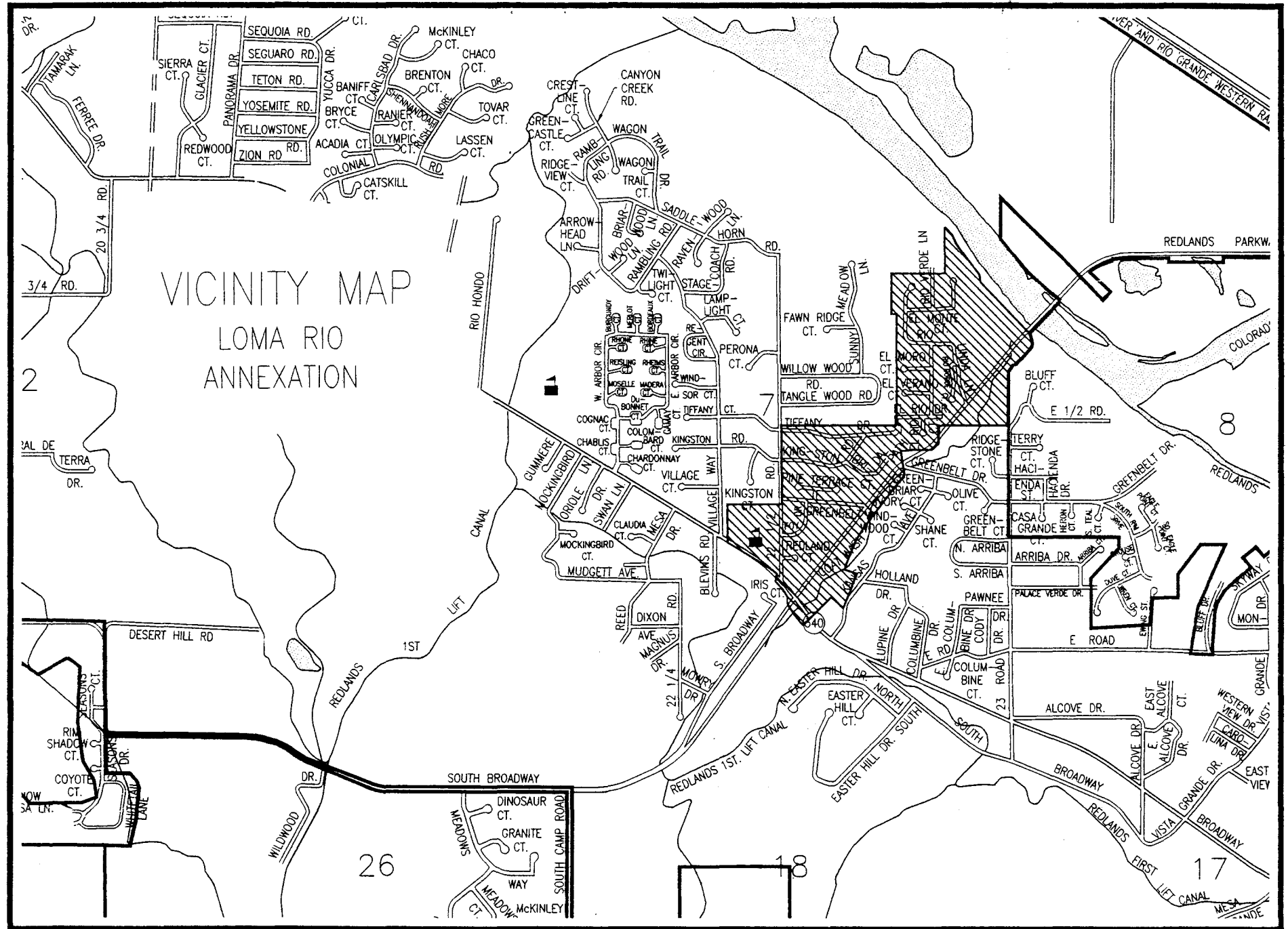
LOMA RIO ANNEXATION

— PROPOSED LOMA RIO ANNEXATION
— CURRENT CITY LIMITS

PROPOSED CITY ZONING MAP

PR 3.6
PR
RSF-4





T. Munkres, R. Hurnt, J. Bogart
2202 Mockingbird Ct.
Grand Junction, CO 81503

Wald G. & Sherry L. Opp
634 Bainbridge St.
Foster City, CA 94404

Greg D. & Katherine L. Hogue
2260 Pine Terrace Ct.
Grand Junction, CO 81503

William J. & Ardith R. Pulford
2262 Pine Terrace Ct.
Grand Junction, CO 81503

Gary Patrick & Brenda F. Withers
745 W. Wilshire Ct.
Grand Junction, CO 81506

Gary R. & Vona D. Murphy
2261 Pine Terrace Ct.
Grand Junction, CO 81503

Grace M. Withers
1436 N. 23rd St.
Grand Junction, CO 81501

Randall R. & Lois A. Bogart
2257 Pine Terrace Ct.
Grand Junction, CO 81503

Robert G. & H. L. Ingalsbe
530 22 1/2 Rd.
Grand Junction, CO 81503

Leonard D. & Rhonda K. Brest
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Grand Junction, CO 81503

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528 22 1/2 Rd.
Grand Junction, CO 81503

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Grand Junction, CO 81503

Paul E. & Eleanor Morris
527 Foy Dr.
Grand Junction, CO 81503

Mable M. Franklin
529 Foy Dr.
Grand Junction, CO 81503

Debbie Sue Corley
2058 Ferree Dr.
Grand Junction, CO 81503

James E. & Tarashawn Kinser
521 22 1/2 Rd.
Grand Junction, CO 81503

James L. & B.G. Gibbs
2255 Redlands Ct.
Grand Junction, CO 81503

Randy M. & Diana J. Brophy
2252 Redlands Ct.
Grand Junction, CO 81503

Norman H. & Mary K. Kronvall
530 Foy Dr.
Grand Junction, CO 81503

William L & Kathleen L. Busking
522 22 1/2 Rd.
Grand Junction, CO 81503

Roger A. Bauer
524 Foy Dr.
Grand Junction, CO 81503

David M. Hartel & Kathan M. Batten
526 Foy Dr.
Grand Junction, CO 81503

F.E. & Patricia S. Dickensheets
528 Foy Dr.
Grand Junction, CO 81503

Steven E. Allen
3616 Ridge Ct.
Grand Junction, CO 81506

School District 51
2115 Grand Ave.
Grand Junction, CO 81501

Broadway Elementary
2248 Broadway
Grand Junction, CO 81503

Steven P. Colony
P.O. Box 177
Grand Junction, CO 81502

Arnold L. & Mary L. Brown
1006 21 Rd.
Fruita, CO 81521

Claude & Deborah Uren
2261 Broadway
Grand Junction, CO 81503

Park Ridge
590 Liberty Cap Ct.
Grand Junction, CO 81503

WERE SENT LETTERS BY MISTAKE! They SHOULD HAVE NOT RECEIVED ANY LETTER.

Freestyle Inc.
121 Chipeta Ave.
Grand Junction, CO 81501

Martyn E. Currie
2256 Pine Terrace
Grand Junction, CO 81503

10/23/95

P&B Développement Co.
702 Golfmore Dr.
Grand Junction, CO 81503

Randall T. & Alicia M. Clarke
2276 El Rio Dr.
Grand Junction, CO 81503

Frederick J. & Roma K. Stastny
2278 El Rio Dr.
Grand Junction, CO 81503

Force & Karen K. Lebaron
2280 El Rio Dr.
Grand Junction, CO 81503

Dennis D. & Patricia L. Squibb
2282 El Rio Dr.
Grand Junction, CO 81503

S.P. & Kathleen L. Jensen
2283 El Verano Ct.
Grand Junction, CO 81503

Dariel & Betty L. Clark
2281 El Verano Ct.
Grand Junction, CO 81503

Rita J. Edwards
2279 El Verano Ct.
Grand Junction, CO 81503

Julie Gaetano Blake
2277 El Verano Ct.
Grand Junction, CO 81503

Carl W. & Evelyn Kramer
2276 El Verano Ct.
Grand Junction, CO 81503

George P. & W. Joan Cameron
2278 El Verano Ct.
Grand Junction, CO 81503

Robert A. Somrak
2280 El Verano Ct.
Grand Junction, CO 81503

David Kirk Moore
557 Rio Oso Ln.
Grand Junction, CO 81503

Alan Wendall & Chrystal Yvonne Hart
559 Rio Oso Ln.
Grand Junction, CO 81503

Jeffery D. & Tracy R. Hansen
2281 El Moro Ct.
Grand Junction, CO 81503

Rick D. & Barbara J. Hawke
2279 El Moro Ct.
Grand Junction, CO 81503

R. Richard & Barbara A. Meysenburg
2277 El Moro Ct.
Grand Junction, CO 81503

Clifford L. & Vana L. Goodwill
2276 El Moro Ct.
Grand Junction, CO 81503

Sumner Vance & Doris Léon White
2278 El Moro Ct.
Grand Junction, CO 81503

Ralph W. & Sherolynn Ohm
2280 El Moro Ct.
Grand Junction, CO 81503

James F. & Linda M. Grohs
561 Rio Oso Ln.
Grand Junction, CO 81503

William E. & Joan W. Bond
563 Rio Oso Ln.
Grand Junction, CO 81503

Sheila M. & David Naski
2281 Rio Linda Ln.
Grand Junction, CO 81503

Richard D. Houk
2279 Rio Linda Ln.
Grand Junction, CO 81503

Janet G. Pool
2277 Rio Linda Ln.
Grand Junction, CO 81503

Christopher L. Youll
567 Rio Linda Ln.
Grand Junction, CO 81503

James M Robb & Margaret G Sullivan
569 Rio Linda Ln.
Grand Junction, CO 81503

Elmer D. & Marie J. Beights
571 Rio Linda Ln.
Grand Junction, CO 81503

James D. & Linda Hildebrand
573 Rio Linda Ln.
Grand Junction, CO 81503

Katherine F. Carpenter
577 Rio Linda Ln.
Grand Junction, CO 81503

Thomas E. Graham
579 Rio Linda Ln.
Grand Junction, CO 81503

Roy Chris & Florentina Smith
P.O. Box 419
Kekaha, HI 96752

Scott G. & Cynthia K. Beilfuss
578 Rio Linda Ln.
Grand Junction, CO 81503

Douglas W. Reed
P.O. Box 2641
Grand Junction, CO 81502

Michael J. & Patrice G. Whistler
2282 El Monte
Grand Junction, CO 81503

James R. & Sharon L. Aggson
579 Rio Verde Ln.
Grand Junction, CO 81503

Philip & Myrna Kapple
581 Rio Verde Ln.
Grand Junction, CO 81503

Cleo K. & Edward J. Blazek
583 Rio Verde Ln.
Grand Junction, CO 81503

Dennis J. & Lois K. Mitchell
585 Rio Verde Ln.
Grand Junction, CO 81503

John T. & Ruth Ellen Leever
583 Rio Linda Ln.
Grand Junction, CO 81503

Gerald C. & Dorothy A. Clear
581 Rio Linda Ln.
Grand Junction, CO 81503

Loma Rio Water Use Assoc. Inc.
558 Rio Oso Ln.
Grand Junction, CO 81503

James L. & Barbara J. Comstock
552 Rio Oso Ln.
Grand Junction, CO 81503

Joanne Atkinson & Dennis W. Lohse
554 Rio Oso Ln.
Grand Junction, CO 81503

James F & Esther M. Foster
556 Rio Oso Ln.
Grand Junction, CO 81503

Kenneth J. & Judith A. Brotsky
558 Rio Oso Ln.
Grand Junction, CO 81503

Paul A. & Judy L. Bauman
560 Rio Oso Ln.
Grand Junction, CO 81503

George E. & Carol M. Narvaes
562 Rio Oso Ln.
Grand Junction, CO 81503

John R. & Patricia V. Griest
564 Rio Oso Ln.
Grand Junction, CO 81503

Dean G. & Gloria J. Rees
566 Rio Oso Ln.
Grand Junction, CO 81503

Robert J. & Lavonne Wilson
576 Rio Verde Ln.
Grand Junction, CO 81503

Robert H. & Patricia A. Cheadle
578 Rio Verde Ln.
Grand Junction, CO 81503

Jerome C. Eisenhauer
580 Rio Verde Ln.
Grand Junction, CO 81503

Randall D. & Susan A. Booher
582 Rio Verde Ln.
Grand Junction, CO 81503

Bobbie J. & Ladonna F. Church
584 Rio Verde Ln.
Grand Junction, CO 81503

Robert J. & Diana M. Russell
570 Rio Linda Ln.
Grand Junction, CO 81503

David T. & Michele K. Soderborg
2280 Rio Linda Ln.
Grand Junction, CO 81503

Jeffery B. Burwell
2282 Rio Linda Ln.
Grand Junction, CO 81503

Randy O. & Jane M. Schade
2284 Rio Linda Ln.
Grand Junction, CO 81503

Stanley L. Seligman
3032 I-70 B
Grand Junction, CO 81504

Darrel E. & Terri Carlson
2283 El Monte
Grand Junction, CO 81503

Roger E. & Elizabeth C. Moore
2281 El Monte
Grand Junction, CO 81503

Ernest I. & Rosemary R. Tafoya
266A 28 Rd.
Grand Junction, CO 81503

Frieda E. & Joseph J. Giannone
2252 Tiffany Dr.
Grand Junction, CO 81503

Rick A. & Patricia L. Roper-Garcia
2254 Tiffany Dr.
Grand Junction, CO 81503

Marvin A. & Barbara E. Holle
2256 Tiffany Dr.
Grand Junction, CO 81503

Richard D. & L.M. Ledin
2258 Tiffany Dr.
Grand Junction, CO 81503

Tasha Quesenberry
2260 Tiffany Dr.
Grand Junction, CO 81503

John T. & Wanda J. Stratton Jr.
2264 Tiffany Dr.
Grand Junction, CO 81503

Adolph L. & Rita M. Padilla
2266 Tiffany Dr.
Grand Junction, CO 81506

John D. & Julie A. Harper
2268 Tiffany Dr.
Grand Junction, CO 81503

Carol Fay Brownlee
2274 Tiffany Dr.
Grand Junction, CO 81503

Jess D. & Kathy A. Strickland
2280 Tiffany Dr.
Grand Junction, CO 81503

S & W Enterprises
P.O. Box 3741
Grand Junction, CO 81502

Donald D. & Carol Ann Wiltgen
545 El Rio Ct.
Grand Junction, CO 81503

Val D. & Linda L. Watkins
544 El Rio Ct.
Grand Junction, CO 81503

Thomas & Virginia Hamilton-Trustees
2283 El Rio Dr.
Grand Junction, CO 81503

Virginia A. Baillie
2271 Tiffany Dr.
Grand Junction, CO 81503

Louise S. Wagner
2269 Tiffany Dr.
Grand Junction, CO 81503

Fred P. & J.M. Mursko
2267 Kingston Rd.
Grand Junction, CO 81503

Ronald P. & Mary L. Rish
2265 Kingston Rd.
Grand Junction, CO 81503

Peter M. & Carolyn Kearl
2263 Kingston Rd.
Grand Junction, CO 81503

Robert W. & Nancy C. Witt
518 N. 22nd St.
Grand Junction, CO 81503

Cheryl Ann Garlitz
P.O. Box 4921
Grand Junction, CO 81502

Raymond W. & Roxana K. Scott
2253 Kingston Rd.
Grand Junction, CO 81503

Birney L. & Janita S. Cox
2255 Kingston Rd.
Grand Junction, CO 81503

Quirt N. & Rita M. Tre's
2257 Kingston Rd.
Grand Junction, CO 81503

Lanny M. & Rebecca A. Berta
2259 Kingston Rd.
Grand Junction, CO 81503

Mark T. & Denise M. Riley
2261 Kingston Rd.
Grand Junction, CO 81503

D.H. & Donna R. Patton
2251 Tiffany Dr.
Grand Junction, CO 81503

Grace E. Labrenz
2253 Tiffany Dr.
Grand Junction, CO 81503

David D. & Eleanor Bronelette
2255 Tiffany Dr.
Grand Junction, CO 81503

Dennis Ray Curry
2257 Tiffany Dr.
Grand Junction, CO 81503

Gary L. & J.H. Vanderwood
2259 Tiffany Dr.
Grand Junction, CO 81503

Michael J. & N.B. Dolinar
2260 Kingston Rd.
Grand Junction, CO 81503

Collard Frank A. Inter Vivas Trust
2258 Kingston Rd.
Grand Junction, CO 81503

Linden E. & V.F. Moberly
2256 Kingston Rd.
Grand Junction, CO 81503

Clifford D. & Elizabeth A. Smith
2254 Kingston Rd.
Grand Junction, CO 81503

Michael B. Steelman
2252 Kingston Rd.
Grand Junction, CO 81503

Allen L. & Christy S. Pfost
2266 Kingston Rd.
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Park Ridge
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Grand Junction, CO 81503

Freestyle Inc.
121 Chipeta Ave.
Grand Junction, CO 81501

Martyn E. Currie
2256 Pine Terrace
Grand Junction, CO 81503

9/21/95

OCT 19, 1995

Loma Rio
ANNEXATION
DESCRIPTION

A parcel of land situate in the NE 1/4 and SE 1/4 of Section 7, and in the NW 1/4 of Section 8, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the East 1/4 corner of said Section 7, thence crossing the West 1/2 of 23 Road, along the North line of Tract "A" of The Bluffs West Estates Filing No. Three as recorded in Plat Book 12 at Page 464 of the records of the Mesa County Clerk and Recorder, crossing the Redlands Parkway and along the North line of Tract "D" of said Bluffs West Estates Filing No. Three N 89°57'00" W a distance of 834.69 feet to the Northwest corner of said Tract "D" (said Northwest corner also being the Northeast corner of Lot 6 of El Rio Villas Subdivision as recorded in Plat Book 13 at Page 515 of the records of the Mesa County Clerk and Recorder); thence along the West line said Tract "D" S 00°03'00" W a distance of 209.31 feet to a point on the Westerly Right-of-Way line of the Redlands Parkway; thence along said Westerly Right-of-Way line the following three courses:

1) 11.40 feet along the arc of a curve concave to the Northwest having a radius of 1860.00 feet, the chord of which bears S 46°35'32" W a distance of 11.40 feet;

2) S 46°16'09" W a distance of 99.99 feet;

3) S 46°46'04" W a distance of 4.42 feet to a point on the North line of Tract "C" of said Bluffs West Estates Filing No. three (said point also being the Southeast corner of Lot 4 of said El Rio Villas Subdivision); thence along the South line of said Lot 4 and Lot 3 of said El Rio Villas Subdivision N 89°57'00" W a distance of 226.96 feet to the Southwest corner of said Lot 3; thence N 03°50'00" E along the West line of said Lot 3 and Lots 2 and 1 of said El Rio Villas Subdivision a distance of 294.01 feet to the Northwest corner of said Lot 1; thence S 89°50'00" W along the South line of El Rio Drive a distance of 208.39 feet to the Southwest corner of the SE 1/4 NE 1/4 of said Section 7; thence crossing the West end of El Rio Drive and along the West line of Lots 1,8,9,16,17,24,25,26,27 and 28, Block 2 of Loma Rio Subdivision as recorded in Plat Book 11 at Page 316 of the records of the Mesa County Clerk and Recorder N 00°07'39" W a distance of 1323.10 feet to a point on the South line of Lot 29

of said Loma Rio Subdivision; thence along the South line of said Lot 29 S 89°51'38" W a distance of 60.00 feet to the Southwest corner of said Lot 29; thence along the West line of Lots 29,30 and 31, Block 2 of said Loma Rio Subdivision and along the West line of a parcel of land as described in Book 1294 at Page 490 of the records of the Mesa County Clerk and Recorder N 00°07'39" W a distance of 485.81 feet to the Northwest corner of said parcel of land; thence along the North line of said parcel of land, along the North line of Lots 32,33 and 40, Block 2, across the North end of Rio Verde Lane and along the North line of Lot 5, Block 3 of said Loma Rio Subdivision S 89°40'41" E a distance of 637.51 feet to the Northeast corner of said Lot 5; thence along the West line of Lot 5, Block 1 and along the West line of Private Open Space of Vista Del Rio, Filing No.2 Subdivision as recorded in Plat Book 14 at Page 335 of the records of the Mesa County Clerk and Recorder N 00°04'47" W a distance of 550.80 feet to a point on the Southerly bank of the Colorado River; thence along the Southerly bank of said Colorado River the following eight courses:

- 1) S 51°06'54" E a distance of 23.39 feet;
- 2) S 43°40'52" E a distance of 102.49 feet;
- 3) S 26°16'40" E a distance of 126.19 feet;
- 4) S 36°03'48" E a distance of 237.01 feet;
- 5) S 37°26'12" E a distance of 221.31 feet;
- 6) S 06°39'01" E a distance of 84.27 feet;
- 7) S 44°13'30" E a distance of 805.52 feet;
- 8) S 53°25'11" E a distance of 36.91 feet to a point on the Easterly Right-of-Way line of the Redlands Parkway; thence along said Easterly Right-of-Way line the following ten courses:
 - 1) S 20°12'31" E a distance of 42.29 feet;
 - 2) S 15°11'49" E a distance of 39.18 feet;
 - 3) S 10°19'42" E a distance of 47.96 feet;

- 4) S 12°11'02" W a distance of 38.50 feet;
- 5) S 40°08'25" W a distance of 92.46 feet;
- 6) S 38°51'19" W a distance of 85.14 feet;
- 7) S 51°21'45" W a distance of 54.73 feet;
- 8) S 42°59'31" W a distance of 52.07 feet;
- 9) S 73°13'39" W a distance of 36.83 feet;

- 10) S 33°29'16" W a distance of 96.33 feet to a point on the East line of said Section 7; thence along the East line of said Section 7 South a distance of 641.63 feet to the point of beginning.

LOMA RIO ANNEXATION

Fiscal Impact Overview

10/11/95

	Year <u>1</u>	Year <u>2</u>	Year <u>3</u>	Year <u>4</u>	Year <u>5</u>	Year <u>20</u>
ANNUAL REVENUE	\$ 73,886	\$ 76,470	\$ 79,158	\$ 81,955	\$ 84,865	\$ 146,320
ANNUAL COSTS	159,438	160,242	165,217	171,578	178,187	314,826
ONE-TIME COSTS	85,726	50,260	50,260	-	15,793	-
ANNUAL VARIANCE	\$(171,278)	\$(134,032)	\$(136,318)	\$(89,623)	\$(109,115)	\$(168,506)

20 Year Cumulative Variance = \$ (2,596,816)

20 Year Net Present Value = \$ (1,455,564)

NOTES:

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

If the model gave credit to an annexation area for its current sales tax contributions, most of the residential areas would break-even on an operating basis. For this annexation area, the 20-Year Net Present Value of these additional revenues = \$516,000.

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

LOMA RIO: Annexation Fiscal Impact Analysis

10/11/95

BLUFFS WEST #2	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
REVENUE																				
City Property Tax	15,325	15,691	16,065	16,448	16,840	17,242	17,652	18,072	18,502	18,942	19,392	19,852	20,323	20,805	21,298	21,803	22,319	22,847	23,387	23,940
Sales & Use Tax	21,335	22,572	23,878	25,254	26,706	28,236	29,850	31,552	33,347	35,240	37,236	39,342	41,562	43,903	46,373	48,977	51,724	54,620	57,676	60,898
Other Revenue	37,227	38,207	39,215	40,252	41,318	42,415	43,543	44,703	45,896	47,123	48,384	49,682	51,016	52,389	53,800	55,252	56,745	58,280	59,859	61,483
TOTAL REVENUE	73,886	76,470	79,158	81,955	84,865	87,893	91,045	94,327	97,745	101,305	105,012	108,876	112,901	117,097	121,471	126,031	130,787	135,747	140,921	146,320
OPERATING EXPENSE																				
General & Admin	3,694	1,912	792	820	849	879	910	943	977	1,013	1,050	1,089	1,129	1,171	1,215	1,260	1,308	1,357	1,409	1,463
Community Devl.	12,252	12,742	13,252	13,782	14,333	14,906	15,503	16,123	16,768	17,438	18,136	18,861	19,616	20,400	21,216	22,065	22,948	23,866	24,820	25,813
Fire Dist. Service Area	14,423	14,767	15,120	15,480	15,849	16,227	16,613	17,009	17,413	17,827	18,250	18,684	19,127	19,581	20,045	20,519	21,005	21,502	22,011	22,531
Parks & Recreation	2,340	2,434	2,531	2,632	2,737	2,847	2,961	3,079	3,202	3,331	3,464	3,602	3,746	3,896	4,052	4,214	4,383	4,558	4,740	4,930
Police Services	44,769	46,560	48,422	50,359	52,373	54,468	56,647	58,913	61,269	63,720	66,269	68,920	71,677	74,544	77,525	80,626	83,851	87,206	90,694	94,322
Public Works	40,219	38,417	39,954	41,552	43,214	44,942	46,740	48,610	50,554	52,576	54,679	56,867	59,141	61,507	63,967	66,526	69,187	71,954	74,832	77,826
Subtotal	117,697	116,831	120,070	124,625	129,356	134,270	139,374	144,677	150,184	155,906	161,849	168,023	174,436	181,099	188,020	195,211	202,682	210,443	218,507	226,884
CAPITAL EXPENDITURES																				
Police: Bldgs. & Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire: Bldgs. & Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	3,850	-	-	-	15,793	-	-	-	-	5,480	-	-	-	-	-	-	-	-	-	-
Park Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Works: Bldgs & Equip	31,616	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light Installations	15,260	15,260	15,260	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Street Maintenance	41,741	43,411	45,147	46,953	48,831	50,784	52,816	54,928	57,125	59,410	61,787	64,258	66,829	69,502	72,282	75,173	78,180	81,307	84,560	87,942
Major Street Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Line Upgrades	35,000	35,000	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	127,467	93,671	95,407	46,953	64,624	50,784	52,816	54,928	57,125	64,890	61,787	64,258	66,829	69,502	72,282	75,173	78,180	81,307	84,560	87,942
TOTAL EXPENSE	245,164	210,502	215,477	171,578	193,980	185,054	192,190	199,605	207,310	220,796	223,636	232,281	241,265	250,601	260,302	270,384	280,862	291,751	303,066	314,826

ANNUAL VARIANCE	(171,278)	(134,032)	(136,318)	(89,623)	(109,115)	(97,161)	(101,145)	(105,277)	(109,565)	(119,491)	(118,623)	(123,405)	(128,364)	(133,504)	(138,832)	(144,353)	(150,075)	(156,004)	(162,145)	(168,506)
CUMMULATIVE	(171,278)	(305,309)	(441,628)	(531,251)	(640,366)	(737,527)	(838,672)	(943,950)	(1,053,514)	(1,173,006)	(1,291,629)	(1,415,034)	(1,543,398)	(1,676,901)	(1,815,733)	(1,960,086)	(2,110,161)	(2,266,165)	(2,428,310)	(2,596,816)

PRESENT VALUE of Annual Var	(161,583)	(119,288)	(114,456)	(70,990)	(81,537)	(68,495)	(67,267)	(66,052)	(64,851)	(66,723)	(62,489)	(61,329)	(60,182)	(59,049)	(57,930)	(56,824)	(55,733)	(54,655)	(53,591)	(52,541)
NET PRESENT VALUE	(161,583)	(280,871)	(395,326)	(466,316)	(547,853)	(616,348)	(683,615)	(749,667)	(814,519)	(881,242)	(943,731)	(1,005,060)	(1,065,242)	(1,124,290)	(1,182,220)	(1,239,044)	(1,294,777)	(1,349,432)	(1,403,023)	(1,455,564)

LOMA RIO

Table with columns for years 1-20 and rows for STATISTICAL DATA (e.g., # Of Dwelling Units, Developable Acreage, Zoning) and Population (# per Dwelling Unit).

PROPERTY TAX

Table showing Base Assessed Value, Increase due to Development, TOTAL ASSESSED VALUE, and CITY MILL LEVY (8.071) over years 1-20.

SALES & USE TAX

Table showing Residential (per D.U.) Growth Rate, BASE (Residential and Business Sales Tax), DEVELOPMENT (Residential Sales Tax, Bldg. Materials, Increase Due to Development), and TOTAL SALES TAX over years 1-20.

OTHER REVENUE

Table showing Growth Rate (2.7%), Franchise Fees, Highway Users Tax (# of Miles), Mesa County Road & Bridge, Other Taxes (Cigarette, Vehicle Registration, Mineral Leasing, etc.), Lottery Proceeds, Misc. Revenue (Intergovernmental, Charges for Service, Fines, Permits, etc.), and TOTAL OTHER REVENUE over years 1-20.

REVENUE SUMMARY

Summary table showing totals for PROPERTY TAX, SALES & USE TAX, OTHER REVENUE, and TOTAL over years 1-20.

Table showing CURRENT SALES TAX PAID (Discount Per., # of D.U.'s, Residential Per D.U.) and Cumulative Net Present Value over years 1-20.

LOMA RIO ANNEXATION

Fiscal Impact Overview
Revised 10/26/95

Dave FYI

	Year 1	Year 5	Year 10	Year 15	Year 20
REVENUE	\$ 41,172	\$ 47,176	\$ 56,144	\$ 67,117	\$ 80,603
OPERATING COSTS	(86,615)	(95,645)	(115,583)	(139,741)	(169,023)
CAPITAL COSTS	(55,323)	(46,081)	(42,330)	(44,833)	(54,546)
ANNUAL VARIANCE	\$ (100,766)	\$ (94,549)	\$ (101,768)	\$ (117,457)	\$ (142,967)

20 Year Cumulative Variance = \$ (2,082,156)

20 Year Net Present Value = \$ (1,127,947)

NOTES:

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

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

11/8/95
AT Dept Head Mtg
- Redo Impact Report
changes due 13th from Depts

Get with Ron L. about
future timing with bringing
impact statements to Dept Head Mtg.

LOMA RIO: Annexation Fiscal Impact Analysis


Revised 10/26/95

BLUFFS WEST #2	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
REVENUE																				
City Property Tax	8,115	8,309	8,508	8,710	8,918	9,131	9,348	9,571	9,798	10,031	10,269	10,513	10,763	11,018	11,279	11,546	11,820	12,099	12,386	12,678
Sales & Use Tax	11,190	11,839	12,524	13,247	14,008	14,811	15,658	16,552	17,493	18,487	19,534	20,639	21,804	23,033	24,328	25,695	27,136	28,656	30,259	31,950
Other Revenue	21,868	22,438	23,025	23,629	24,249	24,888	25,544	26,219	26,913	27,627	28,360	29,115	29,891	30,689	31,510	32,353	33,221	34,113	35,031	35,974
TOTAL REVENUE	41,172	42,587	44,057	45,586	47,176	48,830	50,550	52,341	54,205	56,144	58,164	60,267	62,458	64,740	67,117	69,595	72,177	74,869	77,676	80,603
OPERATING EXPENSE																				
Gen & Admin	2,059	1,065	441	456	472	488	506	523	542	561	582	603	625	647	671	696	722	749	777	806
Community Devel.	6,407	6,663	6,930	7,207	7,495	7,795	8,107	8,431	8,768	9,119	9,484	9,863	10,258	10,668	11,095	11,539	12,000	12,480	12,979	13,499
Fire Dist. Service Area	7,638	7,820	8,007	8,198	8,393	8,593	8,798	9,007	9,222	9,441	9,665	9,895	10,129	10,370	10,615	10,867	11,124	11,387	11,657	11,932
Parks & Recreation	2,340	2,434	2,531	2,632	2,737	2,847	2,961	3,079	3,202	3,331	3,464	3,602	3,746	3,896	4,052	4,214	4,383	4,558	4,740	4,930
Police Services	44,769	46,560	48,422	50,359	52,373	54,468	56,647	58,913	61,269	63,720	66,269	68,920	71,677	74,544	77,525	80,626	83,851	87,206	90,694	94,322
Public Works	23,403	21,490	22,350	23,244	24,173	25,140	26,146	27,192	28,279	29,411	30,587	31,810	33,083	34,406	35,782	37,214	38,702	40,250	41,860	43,535
Subtotal	86,615	86,031	88,680	92,096	95,645	99,332	103,164	107,146	111,283	115,583	120,050	124,693	129,518	134,531	139,741	145,156	150,783	156,630	162,707	169,023
CAPITAL EXPENDITURES																				
Police: Bldgs. & Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire: Bldgs. & Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	3,850	-	-	-	15,793	-	-	-	-	5,480	-	-	-	-	-	-	-	-	-	-
Park Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Works: Bldgs & Equip	19,383	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light Installations	6,200	6,200	6,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Maintenance	25,890	26,926	28,003	29,123	30,288	31,499	32,759	34,069	35,432	36,850	38,324	39,856	41,451	43,109	44,833	46,626	48,491	50,431	52,448	54,546
Major Street Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Line Upgrades	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	55,323	33,126	34,203	29,123	46,081	31,499	32,759	34,069	35,432	42,330	38,324	39,856	41,451	43,109	44,833	46,626	48,491	50,431	52,448	54,546
TOTAL EXPENSE	141,938	119,157	122,883	121,218	141,725	130,831	135,923	141,215	146,716	157,912	158,374	164,550	170,968	177,640	184,574	191,782	199,274	207,061	215,156	223,569
ANNUAL VARIANCE	(100,766)	(76,570)	(78,826)	(75,632)	(94,549)	(82,002)	(85,373)	(88,874)	(92,511)	(101,768)	(100,210)	(104,282)	(108,511)	(112,900)	(117,457)	(122,188)	(127,097)	(132,192)	(137,480)	(142,967)
CUMMULATIVE	(100,766)	(177,336)	(256,162)	(331,794)	(426,344)	(508,345)	(593,718)	(682,592)	(775,103)	(876,871)	(977,081)	(1,081,363)	(1,189,874)	(1,302,774)	(1,420,231)	(1,542,419)	(1,669,516)	(1,801,709)	(1,939,189)	(2,082,156)
PRESENT VALUE of Annual Var	(95,062)	(68,147)	(66,183)	(59,908)	(70,653)	(57,808)	(56,778)	(55,761)	(54,757)	(56,827)	(52,789)	(51,825)	(50,874)	(49,936)	(49,011)	(48,099)	(47,199)	(46,313)	(45,439)	(44,578)
NET PRESENT VALUE	(95,062)	(163,210)	(229,393)	(289,301)	(359,954)	(417,762)	(474,539)	(530,300)	(585,057)	(641,884)	(694,673)	(746,498)	(797,372)	(847,308)	(896,319)	(944,418)	(991,617)	(1,037,930)	(1,083,369)	(1,127,947)

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
Jim Bright, Fire Department
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 LOMA RIO ANNEXATION**

DATE: September 7, 1995

On Wednesday, September 6th, a resolution for the referral of the petition to annex the Loma Rio Annexation went to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on October 18th, with second reading on November 1st. The annexation will be effective December 3rd. 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 September 22nd, 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.

LOMA RIO ANNEXATION LOCATION

This annexation includes properties located north and west of the Redlands Parkway and State Highway 340 including properties in the Loma Rio, Vista Del Rio, El Rio Villas, Pine Terrace, Redlands Estates Subdivision, Park Ridge Townhome Development, and Broadway Elementary School. (see map).

SUMMARY

PARCELS = 178 # of Dwelling Units = 124
ACRES = 127.91 Total Estimated Population = 263
Developable Acres Remaining = 20 acres

The annexation includes the following right-of-way: (All ROW includes the full street width unless otherwise noted. See map)

Redlands Parkway	1800 ft
Broadway (Hwy 340)	300 ft
Greenbelt Drive	1100 ft
22 1/2 Road	900 ft, plus 950 ft east half of R.O.W.
Redlands Court	250 ft
Foy Drive	600 ft
Pine Terrace Court	700 ft
Park Ridge Court	200 ft
Kingston Road	1200 ft
Tiffany Drive	1400 ft
El Rio Court (Currently Private)	200 ft
El Rio Drive	600 ft
Rio Oso Lane	850 ft
El Verano Court	350 ft
El Moro Court	350 ft
Rio Linda Lane	1000 ft
El Monte Court	900 ft
Rio Verde Lane	550 ft
Rio Borte Court	500 ft
Vista Del Rio Drive	1000 ft

Previous County Zoning: Planned Residential - 1.86
Residential - 2
Planned Residential - 3.6

Proposed City Zoning: Planned Residential - 1.86
RSF-4 (maximum of 4 units per acre)
Planned Residential - (2 units per acre)
Public Zone (PZ)

Current Land Use: Residential; and School District 51 - Broadway Elementary School.

Future Land Use:
same as current land use

Assessed Values:

Land = \$315,950.00
Improvements = \$1,538,780.00
TOTAL VALUE = \$1,854,400.00

Census Tract: 14.02

Address Ranges:

Redlands Parkway	(Starts at Colorado River Bridge and heads south to want would be E 1/2 Road)
Broadway (Hwy 340)	2248 & (North side between Redlands Parkway and 22 1/2 Road)
Greenbelt Drive	(Between 22 1/2 Road and Redlands Parkway)
22 1/2 Road	521 thru 530
Redlands Court	2252 thru 2255
Foy Drive	527 thru 533
Pine Terrace Court	2250 thru 2264
Park Ridge Court	526 thru 536
Kingston Road	2253 thru 2267 (Both sides between 22 1/2 Road and Redlands Parkway)
Tiffany Drive	2251 thru 2280 (Both sides between 22 1/2 Road and El Rio Drive)
El Rio Court (Currently Private)	544 thru 549
El Rio Drive	2276 thru 2286
Rio Oso Lane	551 thru 566
El Verano Court	2277 thru 2282
El Moro Court	2277 thru 2282
Rio Linda Lane	2277 thru 2285 & 567 thru 583
El Monte Court	2287 thru 2298
Rio Verde Lane	576 thru 585
Rio Borte Court	553 thru 567
Vista Del Rio Drive	2287 only (also includes nonaddressed land between Rio Loma Lane and Redlands Parkway)

There are 3 residential developments currently under construction.

Park Ridge Townhomes consists of 5 duplexes and 1 single family home. One single family and 1 duplex is currently under construction. The plat for the entire subdivision has been recorded by Mesa County.

Pine Terrace Subdivision contains 14 single family lots. Eight of the lots have been built on or are under construction.

Vista del Rio Subdivision will eventually consist of 3 filings for a total of 54 lots on 29 acres. Filings 1 and 2 have already been recorded by Mesa County. The County is holding a \$5000 cashiers check as an improvements guarantee for both filings.

(a-team.rio)

Annexation Impact Report
Community Development/Planning Division

Personnel/Operating

Loma Rio Annexation

Planning Technician (2 days/month)	\$3,648	\$ 504
Senior Planner (3 days/month)	\$7,344	\$ 756

Round Hill Enclave

Planning Technician	Insignificant
Senior Planner	Insignificant



Patterson/Sholes

Planning Technician (.5 day/month)	\$ 912	\$ 126
Senior Planner (.5 day/month)	\$1,224	\$ 126



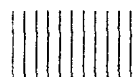
Waymeyer/Schultz

Planning Technician	Insignificant	
Senior Planner (.5 day/month)	\$1,224	\$ 126

LOMA RIO ANNEXATION

 LOMA RIO ANNEXATION
 CURRENT CITY LIMITS

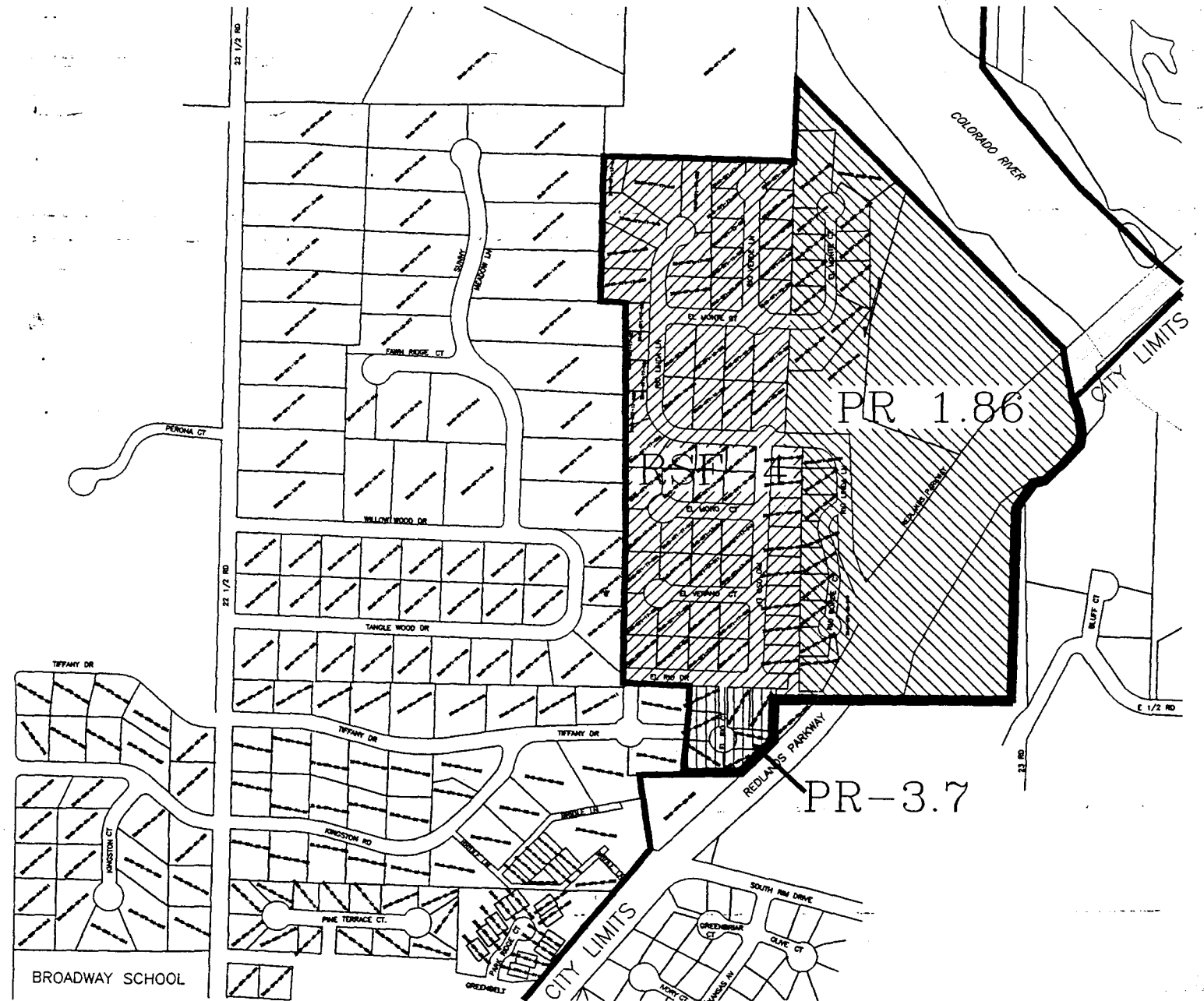
PROPOSED CITY ZONING MAP

 PR 1.86
 RSF-4
 PR-3.7

PUBLISHED: OCTOBER 20, 1995

THIS MAP WAS DEVELOPED BY THE CITY OF GRAND JUNCTION
 USING AERIAL PHOTOGRAPHY AND OTHER PUBLIC RECORDS.
 THE CITY DOES NOT GUARANTEE THE ACCURACY OF THIS MAP.

FOR MORE INFORMATION PLEASE CONTACT THE CITY OF GRAND JUNCTION:
 PUBLIC WORKS AND UTILITIES DEPARTMENT
 TECHNICAL SERVICES DIVISION
 303/244-1430



The following owners of property in Redlands Estates do not want to be annexed by City of Grand Junction:

1. Mable Franklin 529 Foy Dr 7-27-95
2. Dick & Joy Walby 531 Foy Dr 7-27-95
3. Roger Baum 524 Foy Dr Co. J Co 8103 7/27/95
4. Frederica & Patricia Ricker sheets 528 Foy Dr. 7/27/95
5. Robert & Helen Guggels Jr 530 22 1/2 Rd. 7-27-95
6. Kathleen Batten 526 Foy Drive 7-28-95
7. David M. Hartle 526 Foy Drive 7-28-95
8. Randy & Diane Brophy 2252 Redlands Ct 7/31/95
9. Betty & Jim Gibbs 2255 Redlands Ct 7/31/95
10. Jim & Carashawn Kinner 521 22 1/2 Rd, 7-31-95
11. Kathleen L. Bucking 522 22 1/2 Rd 7-31-95
12. Mary Konwall - Ben Konwall 530 Foy Dr. 8-1-95

Redlands Estates is a square parcel of land with a street on all four sides, making it like an island. Of the 14 property owners, 11 have signed petition against annexation to City. Other 3 owners had to sign waiver not to vote against annexation when they connected to City Sewer, but have vocally stated they do not want to be annexed to City.

- 1 - Leonard and Ronda Brest, 533 Foy Dr.
- 2 - Jeff and Kit Geest, 528 22 1/2 Road
- 3 - Bob Belcastro, 527 Foy Dr.

PLEASE SIGN IN

LOMA RIO ANNEXATION
NEIGHBORHOOD MEETING - AUGUST 7, 1995

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
Norm & Mary Kronvall	530 Foy Dr	245-0673
Clifford Smith	2254 Kingston Rd	245-5840
JIM FOSTER	556 RIO OSO LN	241-4693
Bobbie & La Donna Church	584 Rio Verde Ln	243-1590
Ken & Cheryl Gandy	2251 Kingston Rd.	245-4097
DAVID BROUELLETTE	2255 TIFFANY DR	243-9957
David Hartle	526 Foy Dr	241-5792
ROGER BAUFER	524 Foy Dr	243-5888
L.M. BERTA	2259 Kingston Rd	245-0554
Virginia Bailhe	2271 Tiffany Dr	242-8345
Richard Ledin	2258 "	243-1025
D. Curry	2257 "	241-9302
L.S. Wagner	2269 Tiffany Dr.	243-9621
Fred & Joanne Musko	2267 Kingston Rd.	242-8929
Birney L. Cox	2255 Kingston Rd	243-7520
Joseph Quisenberry	2260 Tiffany	241-6705
Randy & Diana Graythorn	2252 Redlands Ct 518 N 22nd ST - HOME (pasture)	243-9379
ROBERT WITT	2263 Kingston Rd - Lots	243-3236
Betty & Jim Gibbs	2255 Redlands Ct	242-0683
Peter Keast	2263 Kingston Rd	243-7308
Dennis & Joanne Lohse	554 RIO OSO	243-1812
Barbara Noble	2252 Tiffany	243-5006

LOMA RIO ANNEXATION NEIGHBORHOOD MTG
AUGUST 9, 1995

Please Sign IN

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
Dick Walker	631 Joy Dr.	242-7928
CARL KRAMER	2276 EL VERANO	241-9380
Carl Kramer	" " "	" "
Thomas Hamilton	2283 El Rio Dr	241-4633
Virginia Hamilton	" " "	" "
Gary Vanderwood	2259 Tiffany Dr.	242-0636
Jim Kaiser	521 22 1/2 Rd	245-8642
Mike Dolinar	2260 Kingston Rd	242-6001
MAC BERTA	2259 Kingston Rd	245-0554
David Moore	557 Rio Osborne	241-1192
STEVE COLONY	559 RIO BORDE CT.	241-3233

AND 2 others

STAFF

MARK Achen - Admin
LARRY TIMM - CD
RON LAPP - FINANCE
OFFICER KNIGHT - PD
Rick Beatty - FD
DAVE THORNTON - CD
Linda Lavern - PARKS
GREG TRIMOR - PW

City Council

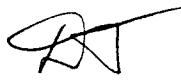
Linda Altman
RT Mantlo

ute water cost?

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
Jim Bright, Fire Department
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 Meek, Communication Supervisor

FROM: Dave Thornton, Community Development Department 

RE: **IMPACT REPORT FOR LOMA RIO ANNEXATION**

DATE: October 23, 1995

On Wednesday, October 18th City Council passed on first reading the Loma Rio Annexation, but amended the boundaries of the annexation to only include the Vista Del Rio Subdivision, the Loma Rio Subdivision, and the El Rio Villas Subdivision. This change in the annexation area reduces the total area to about half. Second reading for the Annexation will go before City Council on November 1st. The annexation will be effective December 3rd. As a result of the change in size, I need to put together an updated impact report for this annexation ASAP. There are at least a couple of City Council members that are wanting to see the revised impact report numbers for this annexation and will need that report for their next City Council meeting. Listed below and also attached to this memo is REVISED 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 OCTOBER 25th, 1995. SORRY, I can only give you a day or two by the time you receive and read this request, to update your impacts. 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.

Revised October 18, 1995
LOMA RIO ANNEXATION LOCATION

This annexation only includes properties located in the Loma Rio, Vista Del Rio, and El Rio Villas Subdivisions. (SEE MAP)
Pine Terrace, Redlands Estates Subdivision, Park Ridge Townhome Development, and Broadway Elementary School are now excluded. (see map).

SUMMARY

PARCELS = 91 # of Dwelling Units = 65
ACRES = approx. 55 Total Estimated Population = 138
Developable Acres Remaining = 10.6 acres (future Vista Del Rio)

The annexation includes the following right-of-way: (All ROW includes the full street width unless otherwise noted. See map)

Redlands Parkway	1500 ft
El Rio Court (Currently Private)	200 ft
El Rio Drive	600 ft
Rio Oso Lane	850 ft
El Verano Court	350 ft
El Moro Court	350 ft
Rio Linda Lane	1000 ft
El Monte Court	900 ft
Rio Verde Lane	550 ft
Rio Borte Court	500 ft
Vista Del Rio Drive	1000 ft

Previous County Zoning: Planned Residential - 1.86
Residential - 2
Planned Residential - 3.7

Proposed City Zoning: Planned Residential - 1.86
RSF-4 (maximum of 4 units per acre)
Planned Residential - 3.7

Current Land Use: Residential

Future Land Use:
same as current land use

Assessed Values:

Land = \$174,760.00
Improvements = \$807,260.00
TOTAL VALUE = \$982,020.00

Census Tract: 14.02

Address Ranges:

Redlands Parkway	(Starts at Colorado River Bridge and heads south to what would be E 1/2 Road)
El Rio Court (Currently Private)	544 thru 549
El Rio Drive	2276 thru 2286
Rio Oso Lane	551 thru 566
El Verano Court	2277 thru 2282
El Moro Court	2277 thru 2282
Rio Linda Lane	2277 thru 2285 & 567 thru 583
El Monte Court	2287 thru 2298
Rio Verde Lane	576 thru 585
Rio Borte Court	553 thru 567
Vista Del Rio Drive	2287 only (also includes nonaddressed land between Rio Loma Lane and Redlands Parkway)

There is 1 residential development currently under construction.

Vista del Rio Subdivision will eventually consist of 3 filings for a total of 54 lots on 29 acres. Filings 1 and 2 have already been recorded by Mesa County. The County is holding a \$5000 cashiers check as an improvements guarantee for both filings. The developer has submitted filing #3 to the City for review and approval. Filing #3 will go to City Planning Commission on November 7, 1995.

(a-team.rio)

LOMA RIO ANNEXATION

Fiscal Impact Overview

Version #3 11/29/95

	Year <u>1</u>	Year <u>5</u>	Year <u>10</u>	Year <u>15</u>	Year <u>20</u>
REVENUE	\$ 41,172	\$ 47,176	\$ 56,144	\$ 67,117	\$ 80,603
OPERATING COSTS	(37,630)	(38,337)	(45,860)	(54,913)	(65,816)
CAPITAL COSTS	(38,222)	(26,672)	(18,715)	(16,103)	(19,592)
ANNUAL VARIANCE	\$ (34,680)	\$ (17,833)	\$ (8,431)	\$ (3,899)	\$ (4,805)

20 Year Cumulative Variance = \$ (128,878)

20 Year Net Present Value = \$ (88,729)

NOTES:

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

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

STAFF REVIEW

FILE: #ANX-95-129 LOMA RIO ANNEXATION

DATE: September 6, 1995

STAFF: David Thornton

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

LOCATION: This annexation includes properties located north and west of the Redlands Parkway and State Highway 340 including properties in the Loma Rio, Vista Del Rio, El Rio Villas, Pine Terrace, Redlands Estates Subdivision, Park Ridge Townhome Development, and Broadway Elementary School.

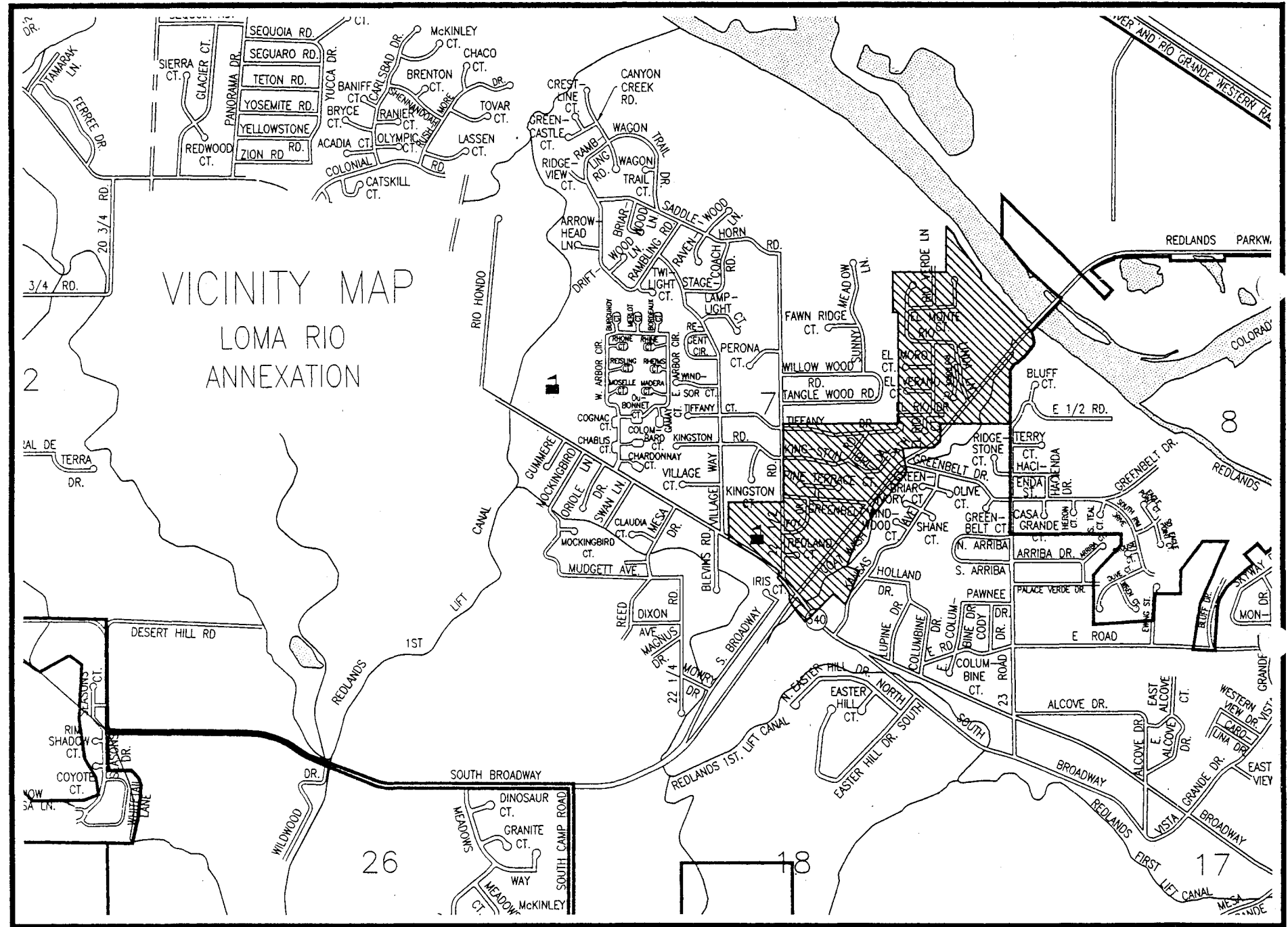
APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands along the Redlands Parkway and west along Hwy 340 around 22 1/2 Road. Powers of Attorney (POA's) have been obtained for various properties within the proposed annexation area. These POA's along with adjoining lands are being considered as part of the Loma Rio Annexation. 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 Loma Rio Annexation.

STAFF ANALYSIS: The Loma Rio Annexation petition is a majority annexation petition using Powers of Attorney signed by property owners for sewer service. Total area of the annexation includes 178 parcels on approximately 127.91 acres. The annexation petition comprises 68% of the parcels, 66% of the landowners, and 53% of the acreage included in the Loma Rio Annexation and therefore meets the requirements of CRS 31-12-107.

STAFF RECOMMENDATIONS: Staff recommends approval.

(lomario.rpt)



VICINITY MAP
LOMA RIO
ANNEXATION

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DRAFT

STAFF REVIEW

FILE: #ANX-95-150 ¹²⁹ LOMA RIO ZONE OF ANNEXATION

DATE: October 5, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council the proposed zoning as shown on the Proposed Zoning map for the Zone of Annexation for the Loma Rio Annexation.

LOCATION: Various properties located between 22 1/2 Road and the Redlands Parkway, north of Broadway and also includes Broadway Elementary School.

north of E 1/2 Road and mostly west of the Redlands Parkway to the Colorado R. including Loma Rio, Vista Del Rio, El Rio Villas Subds

APPLICANTS: The City of Grand Junction

EXECUTIVE SUMMARY: Powers of Attorney for annexation have been signed for a majority of the properties included in the Loma Rio Annexation. The Petition for Annexation is before City Council. The City has to zone all property annexed into the City within 90 days of the annexation.

EXISTING LAND USE: Residential, ^{and} Vacant, and ~~School~~

PROPOSED LAND USE: ~~same~~ Residential

SURROUNDING LAND USE

- NORTH: Vacant and Colorado River
- SOUTH: Residential and ~~Business~~
- EAST: Residential
- WEST: Residential

EXISTING COUNTY ZONING: R-2, PR-1.86, ~~PR-3.6~~, PR-3.7

PROPOSED CITY ZONING: RSF-4, PR-1.86, ~~PR-3.6~~, and ~~PR~~

SURROUNDING ZONING

- NORTH: R2 and AFT (Mesa County)
- SOUTH: R2 (Mesa County), ^{Planned Residential} and B-3, PZ, and RSF-4 (City)
- EAST: ~~RSF-4, PZ, and PR-2~~ (City)
- WEST: R2 (Mesa County)

PR-3.7
PR-2

STAFF ANALYSIS:

This annexation petition is a majority annexation petition

using Powers of Attorney signed by property owners for sewer service. Total area of the annexation includes 178 parcels on approximately 128⁵⁵ acres.

PR 3.7 which allows 3.7 units per acre

Existing zoning in the County is R-2 which allows 3.5 units per acre, PR-1.86 which allows 1.86 units per acre, and PR-3.7 which allows 3.7 units per acre. The most equivalent straight zone in the City for R2 is Residential Single Family with a maximum of 4 units per acre (RSF-4). We are proposing to zone those properties currently zoned Planned Residential the same as they currently have in the county by applying a PR-1.86 and a PR-3.7 City zone to those properties.

Upon annexation the City will receive from the County the development files for the PR-1.86 and the PR-3.6 areas. The PR-1.86 area has a portion of it platted with the remainder of it to be future filings of Vist Del Rio Subdivision. The PR-3.6 area is made up of two subdivisions. The Pine Terrace Subdivision as been approved by Mesa County and is currently being built out. Parkridge Townhomes Development has been approved, platted and is also built out. There remains a few vacant single family lots in the El Ro villas Subdivision. Please see the attached table showing the comparisons of the bulk requirements in RSF-4 with R-2, PR-1.86 with PR-1.86 (No Change), and PR-3.7 with PR-3.7 (No Change).

~~Boundary Elementary school owned by [unclear] proposed zoning is R2~~

STAFF RECOMMENDATIONS:

Staff recommends that the proposed zone districts as shown on accompanying zoning map be applied to the Loma Rio Annexation.

PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #ANX-95-129, the Zone of Annexation for Loma Rio, I move that we forward this on to City Council with the recommendation of approval as proposed by Staff and shown on the Loma Rio proposed zoning map.

~~PR-1.86 with PR-1.86 (No Change)~~

The PR 3.7 Area includes the El Rio villas Subdivision. This subdivision has been platted and is partially built out.

The Planning Commission is also considering as a separate agenda item, Filing #3 for Vistal Del Rio.

STAFF REVIEW

FILE: #ANX-95-129 LOMA RIO ANNEXATION

DATE: October 18, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council accept the annexation petition and approve on first reading the Loma Rio Annexation.

LOCATION: This annexation includes properties located north and west of the Redlands Parkway and State Highway 340 including properties in the Loma Rio, Vista Del Rio, El Rio Villas, Pine Terrace, Redlands Estates Subdivision, Park Ridge Townhome Development, and Broadway Elementary School.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The City desires to annex lands along the Redlands Parkway and west along Hwy 340 around 22 1/2 Road. Powers of Attorney (POA's) have been obtained for various properties within the proposed annexation area. These POA's along with adjoining lands are being considered as part of the Loma Rio Annexation. The Petition for Annexation is now before City Council. Staff requests that City Council accept the annexation petition and approve on first reading the Loma Rio Annexation.

STAFF ANALYSIS: The Loma Rio Annexation petition is a majority annexation petition using Powers of Attorney signed by property owners for sewer service. Total area of the annexation includes 178 parcels on approximately 127.91 acres. The annexation petition comprises 68% of the parcels, 66% of the landowners, and 53% of the acreage included in the Loma Rio Annexation and therefore meets the requirements of CRS 31-12-107.

There are 124 dwelling units either constructed or under construction within the Loma Rio Annexation area. In addition, the Broadway Elementary School is included in the annexation.

One partially developed subdivision, Vista Del Rio is requesting further development of their subdivision under City development review. At this time they have submitted application of their proposed filing #3 and have requested review and approval by City Planning Commission.

FISCAL IMPACTS: A fiscal impact analysis is attached.

STAFF RECOMMENDATIONS: Staff recommends approval. ^(lomario.rpt)

Approved 4-3 with A Modified boundary to include ^{only} LOMA RIO Sub, VISTA DEL RIO SUB AND EL RIO VILLAS Sub
Also SEND Letters ASAP TO
1) TIFFANY PARK informing them on sewer issue
2) Southern AREA informing them Delay and will be ANNEXED AT A LATER DATE.

LOMA RIO ANNEXATION

Fiscal Impact Overview

10/11/95

	Year <u>1</u>	Year <u>2</u>	Year <u>3</u>	Year <u>4</u>	Year <u>5</u>	Year <u>20</u>
ANNUAL REVENUE	\$ 73,886	\$ 76,470	\$ 79,158	\$ 81,955	\$ 84,865	\$ 146,320
ANNUAL COSTS	159,438	160,242	165,217	171,578	178,187	314,826
ONE-TIME COSTS	85,726	50,260	50,260	-	15,793	-
ANNUAL VARIANCE	\$(171,278)	\$(134,032)	\$(136,318)	\$(89,623)	\$(109,115)	\$(168,506)

20 Year Cumulative Variance = \$ (2,596,816)

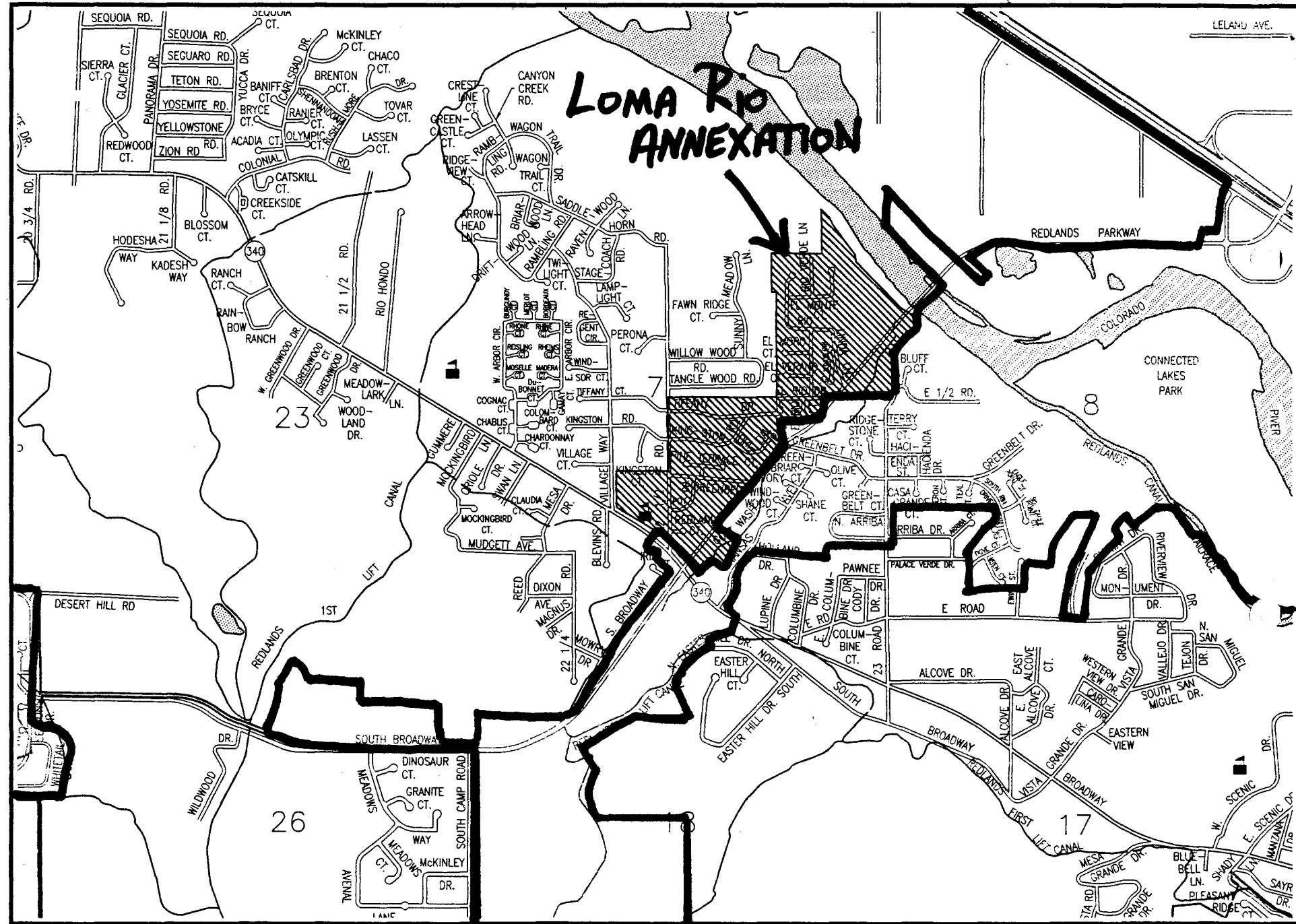
20 Year Net Present Value = \$ (1,455,564)

NOTES:

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

If the model gave credit to an annexation area for its current sales tax contributions, most of the residential areas would break-even on an operating basis. For this annexation area, the 20-Year Net Present Value of these additional revenues = \$516,000.

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



LOMA RIO ANNEXATION

23

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LOMA RIO ANNEXATION

STAFF REVIEW

FILE: #ANX-95-129 LOMA RIO ANNEXATION

DATE: November 1, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the Loma Rio Annexation.

LOCATION: This annexation includes properties located in the Loma Rio Subdivision, the Vista Del Rio Subdivision and the El Rio Villas Subdivision which are located north and west of the Redlands Parkway and State Highway 340.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: As directed by City Council and conforming to their resolution on October 18th, the Loma Rio Annexation boundary has been amended to include only the Loma Rio Subdivision, the Vista Del Rio Subdivision and the El Rio Villas Subdivision. Powers of Attorney (POA's) have been obtained for 100% of this annexation area. The Annexation is now before City Council. Staff requests that City Council approve on second reading the Loma Rio Annexation.

STAFF ANALYSIS: The Loma Rio Annexation petition is a majority annexation petition using Powers of Attorney signed for 100% of the properties by property owners for sewer service. The annexation petition comprises 100% of the parcels, 100% of the landowners, and 100% of the acreage included in the Loma Rio Annexation and therefore meets the requirements of CRS 31-12-107.

LOMA RIO ANNEXATION LOCATION

This annexation only includes properties located in the Loma Rio, Vista Del Rio, and El Rio Villas Subdivisions. (SEE MAP)

Pine Terrace, Redlands Estates Subdivision, Park Ridge Townhome Development, and Broadway Elementary School are now excluded.

SUMMARY

PARCELS = 91

of Dwelling Units = 65

ACRES = approx. ~~56~~ Total

Estimated Population = 138

61.36

Developable Acres Remaining = 10.6 acres (future Vista Del Rio)

Current Land Use: Residential

Future Land Use: No Change

There is 1 residential development currently under construction known as Vista Del Rio. Vista del Rio Subdivision will eventually consist of 4 filings for a total of 54 lots on 29 acres. Filings 1 and 2 have already been recorded by Mesa County. The developer has submitted filing #3 to the City for review and approval. Filing #3 will go to City Planning Commission on November 7, 1995.

FISCAL IMPACTS: A fiscal impact analysis is attached.

STAFF RECOMMENDATIONS: Staff recommends approval.

(lomario.rpt)

STAFF REVIEW

FILE: #ANX-95-129

LOMA RIO ZONE OF ANNEXATION

DATE: November 7, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council the proposed zoning as shown on the Proposed Zoning map for the Zone of Annexation for the Loma Rio Annexation.

LOCATION: Various properties located north of E 1/2 Road and mostly west of the Redlands Parkway to the Colorado River including the Loma Rio, Vista Del Rio, and El Rio Villas Subdivisions.

APPLICANTS: The City of Grand Junction

EXECUTIVE SUMMARY: Powers of Attorney for annexation have been signed for a 100% of the properties included in the Loma Rio Annexation. The Annexation is before City Council. The City has to zone all property annexed into the City within 90 days of the annexation.

EXISTING LAND USE: Residential and Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE

NORTH: Vacant and Colorado River
SOUTH: Residential
EAST: Residential
WEST: Residential

EXISTING COUNTY ZONING: R-2, PR-1.86, PR-3.7

PROPOSED CITY ZONING: RSF-4, PR-1.86, PR-3.7

SURROUNDING ZONING

NORTH: R2 and AFT (Mesa County)
SOUTH: R2 (Mesa County); and PR-2
EAST: Planned Residential (PR-2) (City)
WEST: R2 (Mesa County)

11/7/95
Approved
6-0 by P.C

STAFF ANALYSIS:

This annexation petition is a 100% majority annexation petition using Powers of Attorney signed by property owners for sewer service. Total area of the annexation includes 91 parcels on approximately 55 acres.

Existing zoning in the County is R-2 which allows 3.5 units per acre for the Loma Rio Subdivision; PR-1.86 which allows 1.86 units per acre for the Vista Del Rio Subdivision; and PR-3.7 which allows 3.7 units per acre for the El Rio Villas Subdivision. The most equivalent straight zone in the City for R2 is Residential Single Family with a maximum of 4 units per acre (RSF-4). We are proposing to zone those properties currently zoned Planned Residential the same as they currently have in the county by applying a PR-1.86 and a PR-3.7 City zone to those properties.

Upon annexation the City will receive from the County the development files for the PR-1.86 and the PR-3.7 areas. The PR-1.86 area has a portion of it platted with the remainder of it to be future filings of Vista Del Rio Subdivision. The Planning Commission is also considering as a separate agenda item, filing #3 for Vista Del Rio. The PR-3.7 area includes the El Rio Villas Subdivision. This subdivision has been platted and is partially built out. There remains a few vacant single family lots in the El Rio villas Subdivision. Please see the attached table showing the comparisons of the bulk requirements in RSF-4 with R-2, PR-1.86 with PR-1.86 (No Change), and PR-3.7 with PR-3.7 (No Change).

STAFF RECOMMENDATIONS:

Staff recommends that the proposed zone districts as shown on the accompanying zoning map be applied to the Loma Rio Annexation.

PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #ANX-95-129, the Zone of Annexation for Loma Rio, I move that we forward this on to City Council with the recommendation of approval as proposed by Staff and shown on the Loma Rio proposed zoning map.

STAFF REVIEW

FILE: #ANX-95-129

LOMA RIO ZONE OF ANNEXATION

DATE: November 15, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on first reading the proposed zoning of RSF-4, PR 1.86 and PR 3.7 as shown on the proposed zoning map for the Loma Rio Zone of Annexation.

LOCATION: Various properties located north of E 1/2 Road and mostly west of the Redlands Parkway to the Colorado River including the Loma Rio, Vista Del Rio, and El Rio Villas Subdivisions.

APPLICANTS: The City of Grand Junction

EXECUTIVE SUMMARY: City Council approved the Loma Rio Annexation on November 1, 1995. The City has to zone all property annexed into the City within 90 days of the annexation.

EXISTING LAND USE: Residential and Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE

NORTH: Vacant and Colorado River

SOUTH: Residential

EAST: Residential

WEST: Residential

EXISTING COUNTY ZONING: R-2, PR-1.86, PR-3.7

PROPOSED CITY ZONING: RSF-4, PR-1.86, PR-3.7

SURROUNDING ZONING

NORTH: R2 and AFT (Mesa County)

SOUTH: R2 (Mesa County); and PR-2

EAST: Planned Residential (PR-2) (City)

WEST: R2 (Mesa County)

STAFF ANALYSIS:

Existing zoning in the County is R-2 which allows 3.5 units per acre for the Loma Rio Subdivision; PR-1.86 which allows 1.86 units per acre for the Vista Del Rio Subdivision; and PR-3.7 which

*Approved
by City Council*

allows 3.7 units per acre for the El Rio Villas Subdivision. The most equivalent straight zone in the City for R2 is Residential Single Family with a maximum of 4 units per acre (RSF-4). We are proposing to zone those properties currently zoned Planned Residential the same as they currently have in the county by applying a PR-1.86 and a PR-3.7 City zone to those properties.

The City has received from the County the development files for the PR-1.86 and the PR-3.7 areas. The PR-1.86 area has a portion of it platted with the remainder of it to be future filings of Vista Del Rio Subdivision. The City Planning Commission approved filing #3 for Vista Del Rio on November 7, 1995. The PR-3.7 area includes the El Rio Villas Subdivision. This subdivision has been platted and is partially built out. There remains a few vacant single family lots in the El Rio Villas Subdivision. Please see the attached table showing the comparisons of the bulk requirements in RSF-4 with R-2, PR-1.86 with PR-1.86 (No Change), and PR-3.7 with PR-3.7 (No Change).

STAFF RECOMMENDATIONS:

Staff recommends that the proposed zone districts as shown on the accompanying zoning map be applied to the Loma Rio Annexation.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval as proposed by Staff and shown on the Loma Rio proposed zoning map.

(lrzone.rpt)



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

September 13, 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 Loma Rio 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 black ink, appearing to read "Larry Timm".

Larry Timm, AICP
Community Development Director

(imprpt.bp)

LOMA RIO ANNEXATION

New Loma Rio	-	100% POA	
Broadway School Area	-	non-POA	- 6.77 acres, 28 parcels, 47 owners
		non-POA	- 25.79 acres, 17 parcels, 32 owners (includes Broadway School, 9.81 acres)
Connecting Area	-	non-POA	- 3.3 acres, 10 parcels, 20 owners
		POA	- .44 acres, 1 parcel, 2 owners

Loma Rio Annexation

For City Council 10/18/95

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

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with a valuation of \$200,000 or more for tax purposes is included without the owners consent.



David Thornton, AICP
Senior Planner - Annexations
Date OCT 16, 1995

(eligible)

PETITION FOR ANNEXATION

LOMA RIO

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

SEE ATTACHED

As ground therefor, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Section 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limits lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets, alleys and city owned lands, and they total more than fifty percent of the landowners within the territory; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

STATE OF COLORADO }
COUNTY OF MESA }

SS

AFFIDAVIT

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

That he is the circulator of the forgoing petition:

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

David Thornton

Subscribed and sworn to before me this 28th day of
August, 1994

Witness my hand and official seal.

Theresa A. Martinez
Notary Public

250 N. 5th St., Grand Jct Co
Address

My commission expires: June 13, 1999

AFFIDAVIT

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

Affiant states under oath the following:

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

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

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

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

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

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

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

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

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



Affiant

Aug 28, 1995
DATE

_____ appeared before me this _____ day of _____, 199__ and, having been placed under oath, stated that the foregoing is true and accurate to the best of his knowledge.

Stephanie Nye _____
Notary Public/City Clerk

TO: Dave Thornton

FROM : Don Hobbs

DATE: September 25, 1995

RE: Loma Rio Annexation

We have reviewed the documentation concerning the Loma Rio annexation and have identified one immediate impact and one long term impact.

Immediate

1,800 ft. x 10 ft. Path adjacent to Redlands Parkway
This section of asphalt path is part of the riverfront trail loop that connects the Redlands to the Blue Heron section of the trail.

Annual Maintenance
Sweeping & Weed Control \$ 2,340

Capital Maintenance
Year 1 and 10
Crack Fill - 500' @ \$.50 \$ 250
Seal Coat - 18,000 sq. ft @ \$.20 \$ 3,600
Total for Year 1 \$ 3,850
Total for Year 10 \$ 5,480

Year 5
Asphalt overlay w/fabric
18,000 sq. ft @ \$.75 = \$13,500
Total for Year 5 \$15,793

Long Term

Five Acre neighborhood park
There should be a neighborhood park developed to serve this area. This annexation accounts for approximately eighteen percent of the area that would be served by a five acre neighborhood park.

Acquisition and Development:
5 acres @ \$150,000/acre = \$750,000
\$750,000 x 18% = \$135,000
Total \$135,000

Maintenance Impact
5 acres @ \$5,300/acre = \$26,500
\$26,500 x 18% = \$ 4,770
Total \$ 4,770

NOTE: Park site acquisition, development and maintenance costs have been calculated on a per acre basis using today's (1995) costs.



City of Grand Junction, Colorado
 250 North Fifth Street
 81501-2668
 FAX: (970)244-1599

Loma Rio Annexation

5000' OF Line Replacements FOR FIRE
PROTECTION

50.¢ / FT

\$25000.00

33 1/3% OF City PARTICIPATION
\$83,325.00 LINE INSTALLATION COSTS

\$8,666.00 3 HYDRANTS @ 2,000 EACH
 \$26,000.00 @ 33 1/3%

\$91,991 TOTAL

G 10/11/95

CC: Frank Masterson
 Dawn Thornton ✓
 Larry Pachson

MEMORANDUM

DATE: September 26, 1995
 TO: Mark Relph
 FROM: Doug Cline *Doug Cline*
 RE: Cost Impact Estimates - Loma Rio Annexation

Total Single Lane Miles:
 Paved -w- C. & G. 3.52 miles
 Paved -w/o- C. & G. 2.19 miles
 Gravel 0.05 miles
 Total Paved Single Lane Miles 5.76 miles

Annualized Street Maintenance Costs:

Leaf & Trash Removal	5.76 miles @ \$ 160 = \$ 922
Street Cleaning	3.52 miles @ \$1,312 = \$ 4,618
Snow Removal	5.76 miles @ \$ 355 = \$ 2,045
Sealcoat	5.71 miles @ \$ 664 = \$ 3,791
Patching	5.71 miles @ \$1,807 = \$10,318
Grading	.05 miles @ \$1,380 = \$ 70
Storm Drainage	5.76 miles @ \$ 251 = \$ 1,446
Irrigation	5.76 miles @ \$ 108 = \$ 622
Total	\$23,832

STREET LIGHTING:

	Annual Cost	Initial Cost
	<u> </u>	<u> </u>
Existing Lighting:	0	0
Additional Lighting Needs:		
Installation Costs (74 ea. @ \$550)		\$ 40,700
Utility Costs (74 ea. @ \$12.57) <i>per month</i>	\$ 11,162	
Total	<u>\$ 11,162</u>	<u>\$ 40,700</u>

TRAFFIC SERVICES:

	<u>Annual Cost</u>	<u>Initial Cost</u>
Traffic Signs	\$402	\$1,200
Traffic Striping	\$106	\$106
Traffic Signals (none at this time)	-0-	-0-
Total	<u>\$508</u>	<u>\$1,306</u>

cc: Dave Thornton

file doc: anntemp



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

October 23, 1995

Park Ridge
590 Liberty Cap Ct.
Grand Junction, CO 81503

Dear Park Ridge:

At the Grand Junction City Council meeting last Wednesday evening, the City Council accepted the annexation petition and approved on first reading the annexation ordinance to annex the Loma Rio Annexation. However, they modified the boundary to only include the Loma Rio Subdivision, the Vista Del Rio Subdivision, and the El Rio Villas Subdivision. As a result, this change in boundary has removed your property from being considered as part of the Loma Rio Annexation. However, your property will be considered in a future annexation in the very near future. We will notify you of that annexation schedule when it becomes available. At this time we anticipate that it will occur sometime within the next few months.

If you have any questions at this time, please contact Dave Thornton or myself at your earliest convenience. You can reach us at 244-1430. Thanks again for your patience during this annexation process.

Respectfully,

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

Larry Timm
Director of Community Development



Printed on recycled paper

TO: Dave Thornton

FROM: Don Hobbs

DATE: ~~September 25, 1995~~ October 25, 1995

RE: Loma Rio Annexation - **REVISED**

We have reviewed the documentation concerning the Loma Rio annexation and have identified one immediate impact and one long term-impact.

Immediate

1,800 ft. x 10 ft. Path adjacent to Redlands Parkway

This section of asphalt path is part of the riverfront trail loop that connects the Redlands to the Blue Heron section of the trail.

Annual Maintenance

Sweeping & Weed Control \$ 2,340

Capital Maintenance

Year 1 and 10

Crack Fill - 500' @ \$.50 \$ 250

Seal Coat - 18,000 sq. ft @ \$.20 \$ 3,600

Total for Year 1 \$ 3,850

Total for Year 10 \$ 5,480

Year 5

Asphalt overlay w/fabric

18,000 sq. ft @ \$.75 = \$13,500

Total for Year 5 \$15,793

Long Term

Five Acre neighborhood park

There should be a neighborhood park developed to serve this area. This annexation accounts for approximately ~~eighteen~~ **nine** percent of the area that would be served by a five acre neighborhood park.

Acquisition and Development:

5 acres @ \$150,000/acre = \$750,000

\$750,000 x ~~18%~~ 9% = ~~\$135,000~~ \$ 67,500

Total ~~\$135,000~~ \$ 67,500

Maintenance Impact

5 acres @ \$5,300/acre = \$26,500

\$26,500 x ~~18%~~ 9% = ~~\$4,770~~ \$ 2,385

Total ~~\$4,770~~ \$ 2,385

NOTE: Park site acquisition, development and maintenance costs have been calculated on a per acre basis using today's (1995) costs.

City Clerk Ronnie



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

November 3, 1995

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

CLERK

Dear County Commissioners:

Attached is a copy of Resolution No. 92-95 adopted by the City Council on October 18, 1995. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Loma Rio Annexation.

The legal description within this Resolution reflects the original proposed annexation and the Resolution addresses the exercise of land use jurisdiction for all the lands (approximately 127 acres) within the original petition. However, at the October 18, 1995 City Council meeting, Council reduced the area being annexed so as to include only the Loma Rio, El Rio Villas and Vista de Rio subdivisions. The Tiffany Park subdivision and all areas to the south of Loma Rio, El Rio Villas and Vista de Rio were not annexed.

Accordingly, because Tiffany Park and the areas to the south will not be annexed at this time, "land use jurisdiction" for these areas will not transfer to the City. "Land use jurisdiction" for Loma Rio, El Rio Villas and Vista de Rio subdivisions is appropriately transferred to the City.

If you have questions or need additional information, please contact Mr. Larry Timm, Director of the Community Development Department at 244-1430 or me at 244-1505.

I apologize for any confusion this amendment may have created and thank you for your continued cooperation.

Yours truly,

D. E. Wilson
Dan E. Wilson
City Attorney

- c: County Building Inspection Division
- County Planning Division
- City Department of Community Development
- City Clerk
- COUNTY ATTORNEY*



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

November 3, 1995

Thomas & Virginia Hamilton-Trustees
2283 El Rio Dr.
Grand Junction, CO 81503

Dear Thomas & Virginia Hamilton-Trustees,

On November 1, 1995, the City Council approved the Loma Rio Annexation on second reading. This annexation will become effective on December 3, 1995. Therefore, on behalf of the citizens of Grand Junction, I welcome you to the City. We are very proud of our community and the services our City provides. The addition of your area to our corporate limits will help to make Grand Junction even better.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Ron Maupin".

Ron Maupin
Mayor

enclosure

2

LOMA RIO ANNEXATION

CITY GOVERNMENT

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

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

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

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

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

The Loma Rio Annexation Area is located in Voting District "B". For more information concerning vacancies on City boards or

month per year and gives our customers a chance to dispose of items not picked up with regular weekly trash service. There is no charge for this service. The 1995 program is now under way, and City vehicles will be in your area beginning April 24 and ending June 1. For more information about the Fresh-as-a-Daisy program, call 244-1574. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

ZONING & BUILDING

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

Like Mesa County, the City of Grand Junction has a code enforcement division that enforces the provisions of the zoning and development code, as well as junk and nuisance codes. Additionally, the City, unlike Mesa County, has the ability to enforce trash, rubbish and weed complaints. A Weed Abatement program is administered annually from May through October, to proactively enforce weed violations on public and private lands. All lots less than one acre in size must be weed free, and lots larger than one acre must maintain a twenty foot perimeter from all property lines weed free, exceptions are made for agricultural lands. For more information, contact the Weed Abatement office at 244-1583.

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. Staff is recommending the Loma Rio Annexation receive a zonings of RSF-4, PR1.86, and PR3.7. These are residential zonings that are almost identical to the previous County zonings. City Council will determine the zoning at their December 6, 1995 meeting (7:30 pm, City Hall). If you have any questions, please contact the Planning Division (244-1430).

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

CITY OF GRAND JUNCTION

☎ PHONE NUMBERS ☎

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

INTEROFFICE MEMORANDUM

TO: Dave Thornton

FROM: Mark Relph MJR

RE: Revision #2 of the Loma Rio Annexation Impact Costs

DATE: November 13, 1995

I have revised the Public Works annexation impact costs for the Loma Rio Annexation and attached a new cost estimate. The original model put together by Public Works was intended to estimate the costs of annexation on a larger, macro view and assumes the same level of service would be applied to the proposed annexation as currently exists within the City.

The costs for individual programs were estimated based upon a unit of measure (typically a single-lane mile) related to the budgeted amount for a specific program. The result is a cost per unit of measure that is applied to the quantity within the proposed annexation.

The model begins to lose its accuracy when the average for City services no longer matches the unique characteristics of the annexation. For example, the cost of street sweeping within the City varies depending upon the functional classification of the street; the City sweeps arterials streets more often than residential streets. Therefore, applying the average service cost to a small area that is largely residential may not represent the actual cost to deliver service. However, the aggregate of the smaller areas still equals the costs estimated for the macro analysis of the larger area.

In the future, Public Works will refine the model and base the unit cost more on functional classification in order to more accurately estimate annexation costs on the smaller scale as well as the macro view.

The specific reductions I have estimated at this time are listed below and have been incorporated within the cost impact:

- * Street Sweeping: Cost reduced by 50% since the area is largely residential and represents about 1/2 the cost of the city average.
- * Snow Removal: Cost within residential areas has been estimated at 25% of the city average cost (i.e. average city cost is oriented more towards major street sections).

- * Irrigation crossing maintenance: Field inspection of the revised area reveals that existing irrigation crossings at roadways are pressurized systems and not the responsibility of the City to maintain. Therefore, the cost for service was deleted.
- * Capital Construction: Since the annual expenditure from the Capital Fund is largely spent on collector and arterial roadways, the annual impact cost was deleted (except for overlays and concrete replacement) for this residential area.

c: J. Shanks
D. Cline
file:anexmemo

(annsched)

ANNEXATION & ZONING SCHEDULE
December 11, 1995

Annexations and Zoning In Progress With Confirmed Schedules

1. VILLA CORONADO 1, 2 & 3 (Villa Coronado Sub lots 1-4/Airport Lands) File #172-94

Petition referred to council October 19, 1994
1st Reading & accept petition December 7, 1994
2nd Reading December 20, 1995
Annexation effective January 21, 1996
Zone of Annexation - To PC February 6, 1996, To CC 2/21 & 3/6
Zone Effective: April 7, 1996

2. EASTERN COMMERCIAL CORRIDOR/FRUITWOOD ANNEXATION (Fruitwood Sub filings 1-7, 32 Road/I-70 B commercial corridor, airport lands)

Petition referred to council Nov 16, 1994
Accept Petition/1st Reading Dec 21, 1994
2nd Reading December 20, 1995
Annexation effective January 21, 1996
Zone of Annexation - To PC February 6, 1996, To CC 2/21 & 3/6
Zone Effective: March 10, 1996

3. LOMA RIO (#ANX-95-129) - This annexation includes the following subdivisions and properties: El Rio Villas, Loma Rio Subdivision, and Vista Del Rio Subdivision.

Neighborhood Meetings August 7th & 9th
Petition submitted to Council September 6, 1995
1st Reading & accept petition October 18, 1995
2nd Reading November 1, 1995
Annexation Effective December 3, 1995
Zone of Annexation - To PC - Nov 7, 1995, to CC - 11/15 & 12/6
Zone Effective: January 7, 1996

4. WAYMEYER/SCHULTZ ANNEXATION

Walt Waymeyer has requested annexation of his land south of Patterson Road on the East side of 29 Road. It is currently surrounded by the City limits on two sides. Mr. Waymeyer owns the land to the north and west of this parcel. Those parcels were a part of the Darla Jean Annexation. This annexation also includes a parcel at 589 29 Road owned by Tommy Schultz. The Schultz's are requesting annexation also.

Petition submitted to Council October 4, 1995
1st Reading & accept petition November 15 1995
2nd Reading December 6, 1995
Annexation Effective January 7, 1996
Zone of Annexation - To PC - Nov 7, 1995, to CC - 11/15 & 12/6
Zone Effective: January 7, 1995

Loma Rio Annexation

No	Tax #	Owner	POA	Bk	Pg	Land \$\$\$	Imp \$\$\$	Total Value	Acres	Cty Zone	City Zone	Land Use
Vista Del Rio Bk 2073 Pg 438												
1	2945-071-33-001	P&B Development Co.	Yes			6940	22130	29070		PUD	PR1.9	VAC
2	2945-071-33-002	P&B Development Co.	Yes							PUD	PR1.9	VAC
3	2945-071-33-003	P&B Development Co.	Yes							PUD	PR1.9	VAC
	2945-071-33-004	P&B Development Co.	Yes							PUD	PR1.9	VAC
5	2945-071-33-005	P&B Development Co.	Yes							PUD	PR1.9	VAC
6	2945-071-33-006	Steven P. Colony	Yes							PUD	PR1.9	SF
7	2945-071-33-007	P&B Development Co.	Yes							PUD	PR1.9	VAC
8	2945-071-33-008	P&B Development Co.	Yes							PUD	PR1.9	VAC
9	2945-071-33-009	P&B Development Co.	Yes							PUD	PR1.9	VAC
10	2945-071-33-010	P&B Development Co.	Yes							PUD	PR1.9	VAC
11	2945-071-32-001	P&B Development Co.	Yes							PUD	PR1.9	VAC
12	2945-071-32-002	P&B Development Co.	Yes							PUD	PR1.9	VAC
13	2945-071-32-003	P&B Development Co.	Yes							PUD	PR1.9	VAC
14	2945-071-32-004	Arnold L. & Mary L. Brown	Yes							PUD	PR1.9	VAC
15	2945-071-32-005	Claude & Deborah U-Ren	Yes							PUD	PR1.9	VAC
16	2945-071-32-006	P&B Development Co.	Yes							PUD	PR1.9	VAC
17	2945-071-31-001	P&B Development Co.	Yes							PUD	PR1.9	VAC
18	2945-071-31-002	P&B Development Co.	Yes							PUD	PR1.9	VAC
19	2945-071-31-003	P&B Development Co.	Yes							PUD	PR1.9	VAC
20	2945-071-31-004	P&B Development Co.	Yes							PUD	PR1.9	VAC

PR 1.86

Loma Rio Annexation												
No	Tax #	Owner	POA	Bk	Pg	Land \$\$\$	Imp \$\$\$	Total Value	Acres	Cty Zone	City Zone	Land Use
21	2945-071-31-005	P&B Development Co.	Yes							PUD	PR1-3	VAC
22	2945-071-00-042	P&B Development Co.	Yes			60	0	60	10.6	PUD	PR1-3	SF
			Total acres =						19.7			
Loma Rio Subdivision Bk 1165 Pg 937												
	2945-071-17-001	Randall T. & Alicia M. Clarke	Yes			2320	11970	14290		R2	RSF-4	SF
24	2945-071-17-002	Frederick J. & Roma K. Stastny	Yes			2320	9110	11430		R2	RSF-4	SF
25	2945-071-17-003	Force & Karen K. Lebaron	Yes			2320	11770	14090		R2	RSF-4	SF
26	2945-071-17-004	Dennis D. & Patricia L. Squibb	Yes			2320	14180	16500		R2	RSF-4	SF
27	2945-071-17-005	S.P. & Kathleen L. Jensen	Yes			2320	10170	12490		R2	RSF-4	SF
28	2945-071-17-006	Dariel & Betty L. Clark	Yes			2320	9870	12190		R2	RSF-4	SF
29	2945-071-17-007	Rita J. Edwards	Yes			2320	9260	11580		R2	RSF-4	SF
30	2945-071-17-008	Julie Gaetano Blake	Yes			2320	10250	12570		R2	RSF-4	SF
31	2945-071-17-009	Carl W. & Evelyn Kramer	Yes			2320	10240	12560		R2	RSF-4	SF
32	2945-071-17-010	George P. & W. Joan Cameron	Yes			2320	9320	11640		R2	RSF-4	SF
33	2945-071-17-011	Robert A. Somrak	Yes			2320	13140	15460		R2	RSF-4	SF
34	2945-071-17-012	David Kirk Moore	Yes			2320	10070	12390		R2	RSF-4	SF
35	2945-071-17-013	Alan Wendall & Chrystal Yvonne Hart	Yes			2320	11740	14060		R2	RSF-4	SF
36	2945-071-17-014	Jeffery D. & Tracy R. Hansen	Yes			2320	10000	12320		R2	RSF-4	SF
37	2945-071-17-015	Rick D. & Barbara J. Hawke	Yes			2320	12450	14770		R2	RSF-4	SF
38	2945-071-17-016	R. Richard & Barbara A. Meysenburg	Yes			2320	8830	11150		R2	RSF-4	SF
39	2945-071-17-017	Clifford L. & Vana L. Goodwill	Yes			2320	14220	16540		R2	RSF-4	SF

Loma Rio Annexation

No	Tax #	Owner	POA	Bk	Pg	Land \$\$\$	Imp \$\$\$	Total Value	Acres	Cty Zone	City Zone	Land Use
40	2945-071-17-018	Sumner Vance & Doris Leon White	Yes			2320	10230	12550		R2	RSF-4	SF
41	2945-071-17-019	Ralph W. & Sherolynn Ohm	Yes			2320	12360	14680		R2	RSF-4	SF
42	2945-071-17-020	James F. & Linda M. Grohs	Yes			2320	9970	12290		R2	RSF-4	SF
43	2945-071-17-021	William E. & Joan W. Bond	Yes			2320	10340	12660		R2	RSF-4	SF
	2945-071-17-022	Sheila M. & David Naski	Yes			2320	12340	14660		R2	RSF-4	SF
45	2945-071-17-023	Richard D. Houk	Yes			2320	9950	12270		R2	RSF-4	SF
46	2945-071-17-024	Janet G. Pool	Yes			2320	14190	16510		R2	RSF-4	SF
47	2945-071-17-025	Christopher L. Youll	Yes			2320	10940	13260		R2	RSF-4	SF
48	2945-071-17-026	James M Robb & Margaret G Sullivan	Yes			2320	12750	15070		R2	RSF-4	SF
49	2945-071-17-027	Elmer D, & Marie J. Beights	Yes			2320	10740	13060		R2	RSF-4	SF
50	2945-071-17-028	James D. & Linda Hildebrand	Yes			2320	12960	15280		R2	RSF-4	SF
51	2945-071-17-029	Katherine F. Carpenter	Yes			2320	15510	17830		R2	RSF-4	SF
52	2945-071-17-030	Thomas E. Graham	Yes			2320	17240	19560		R2	RSF-4	SF
53	2945-071-17-033	Roy Chris & Florentina Smith	Yes			2320	14230	16550		R2	RSF-4	SF
54	2945-071-17-034	Scott G. & Cynthia K. Beilfuss	Yes			2320	17180	19500		R2	RSF-4	SF
55	2945-071-17-035	Douglas W. Reed	Yes			2320	13080	15400		R2	RSF-4	SF
56	2945-071-17-036	Michael J. & Patrice G. Whistler	Yes			2320	15140	17460		R2	RSF-4	SF
57	2945-071-17-037	James R. & Sharon L. Aggson	Yes			2320	15260	17580		R2	RSF-4	SF
58	2945-071-17-038	M. Dale Beard II & Marianna Rodriguez <i>Philip & Myra Hopp</i>	Yes			2320	12770	15090		R2	RSF-4	SF
59	2945-071-17-039	Cleo K. & Edward J. Blazek	Yes			2320	12240	14560		R2	RSF-4	SF
60	2945-071-17-040	Dennis J. & Lois K. Mitchell	Yes			2320	10900	13220		R2	RSF-4	SF

Loma Rio Annexation

No	Tax #	Owner	POA	Bk	Pg	Land \$\$\$	Imp \$\$\$	Total Value	Acres	Cty Zone	City Zone	Land Use
61	2945-071-17-041	John T. & Ruth Ellen Leever	Yes			2320	16770	19090		R2	RSF-4	SF
62	2945-071-17-043	Gerald C. & Dorothy A. Clear	Yes			2320	11920	14240		R2	RSF-4	SF
63	2945-071-17-044	Loma Rio Water Use Association Inc. c/o Ken Brotsky	Yes			700	0	700		R2	RSF-4	VAC
64	2945-071-16-001	James L. & Barbara J. Comstock	Yes			2320	11650	13970		R2	RSF-4	SF
65	2945-071-16-002	Joanne S. Atkinson & Dennis W. Lohse	Yes			2320	14770	17090		R2	RSF-4	SF
66	2945-071-16-003	James F & Esther M. Foster	Yes			2320	9240	11560		R2	RSF-4	SF
67	2945-071-16-004	Kenneth J. & Judith A. Brotsky	Yes			2320	16980	19300		R2	RSF-4	SF
68	2945-071-16-005	Paul A. & Judy L. Bauman	Yes			2320	11960	14280		R2	RSF-4	SF
69	2945-071-16-006	George E. & Carol M. Narvaes	Yes			2320	11800	14120		R2	RSF-4	SF
70	2945-071-16-007	John R. & Patricia V. Griest	Yes			2320	9060	11380		R2	RSF-4	SF
71	2945-071-16-008	Dean G. & Gloria J. Rees	Yes			2320	10580	12900		R2	RSF-4	SF
72	2945-071-18-001	Robert J. & Lavonne Wilson	Yes			2320	12430	14750		R2	RSF-4	SF
73	2945-071-18-002	Robert H. & Patricia A. Cheedle	Yes			2320	14070	16390		R2	RSF-4	SF
74	2945-071-18-003	Jerome C. Eisenhauer	Yes			2320	11660	13980		R2	RSF-4	SF
75	2945-071-18-004	Randall D. & Susan A. Booher	Yes			2320	13660	15980		R2	RSF-4	SF
76	2945-071-18-005	Bobbie J. & Ladonna F. Church	Yes			2320	12520	14840		R2	RSF-4	SF
77	2945-071-19-001	Robert J. & Diana M. Russell	Yes			2320	10310	12630		R2	RSF-4	SF
78	2945-071-19-002	David T. & Michele K. Soderborg	Yes			2320	13350	15670		R2	RSF-4	SF
79	2945-071-19-003	Jeffery B. Burwell	Yes			2320	12470	14790		R2	RSF-4	SF
80	2945-071-19-004	Randy O. & Jane M. Schade	Yes			2320	12770	15090		R2	RSF-4	SF

Loma Rio Annexation												
No	Tax #	Owner	POA	Bk	Pg	Land \$\$\$	Imp \$\$\$	Total Value	Acres	City Zone	City Zone	Land Use
81	2945-071-19-005	Stanley L. Seligman	Yes			2320	13440	15760		R2	RSF-4	SF
82	2945-071-19-006	Darrel E. & Terri Carlson	Yes			2320	14830	17150		R2	RSF-4	SF
83	2945-071-19-007	Roger E. & Elizabeth C. Moore	Yes			2320	17630	19950		R2	RSF-4	SF
84	2945-071-19-008	Ernest I. & Rosemary R. Tafoya	Yes			5220	0	5220		R2	RSF-4	VAC
			Total Acres =						20			
El Rio Villas Subdivision Bk 1888 Pg 792												
85	2945-074-23-001	S & W Enterprises	Yes			3920		3920		R2	PR 3.7	VAC
86	2945-074-23-002	S & W Enterprises	Yes			3920		3920		R2	PR 3.7	VAC
87	2945-074-23-003	Donald D. & Carol Ann Wiltgen	Yes			2320	12030	14350		R2	PR 3.7	SF
88	2945-074-23-004	Val D. & Linda L. Watkins	Yes			2320	16950	19270		R2	PR 3.7	SF
89	2945-074-23-005	S & W Enterprises	Yes			3920		3920		R2	PR 3.7	VAC
90	2945-074-23-006	Thomas K. & Virginia A. Hamilton - Trustees	Yes			2320	15370	17690		R2	PR 3.7	SF
91	2945-074-23-007	S & W Enterprises	Yes			3920		3920		R2	PR 3.7	VAC
			Total acres =						1.69			
			Totals =			174760	807260	982020	52			

Loma Rio Annexation
POA/Acreage Numbers

of POA parcels - 91
of POA acreage - 52
of POA owners - 122

of non-POA parcels -
of non-POA acreage -
of non-POA owners -

Total # of parcels - 91
Total # of acreage - 52
Total # of owners - 122

Total acreage including ROW - 52

10/19/95

Loma Rio Annexation Impact Report
File #ANX-95-129

The City Clerk's copy of the Impact Report for the Loma Rio Annexation does not include a copy of the annexation petition. The Impact Report filed with Mesa County does have a copy of the petition. To review the petition, please refer to the Loma Rio Annexation Petition that has been deposited with the City Clerk. In an effort to conserve space and not be repetitive, the City Clerk's copy of the impact report will be kept with the annexation petition allowing a person to review both at the same time and as a complete file.