

# Table of Contents

File ANX-1995-168  
Date 9/29/99

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the  
**r** **c** **ISYS** retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There  
**e** **a** are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been  
**s** **n** included.  
**e** **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a  
**n** **d** quick guide for the contents of each file.  
**t** 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.

|   |   |   |
|---|---|---|
| X | X | <b>*Summary Sheet – Table of Contents</b>   |
|   |   | Application form  |
|   |   | Receipts for fees paid for anything   |
|   |   | <b>*Submittal checklist</b>   |
|   |   | <b>*General project report</b>  |
|   |   | Reduced copy of final plans or drawings   |
| X |   | Reduction of assessor's map   |
|   |   | Evidence of title, deeds  |
|   |   | <b>*Mailing list</b>  |
|   |   | Public notice cards   |
|   |   | Record of certified mail  |
|   |   | Legal description   |
|   |   | Appraisal of raw land   |
|   |   | Reduction of any maps – final copy  |
|   |   | <b>*Final reports for drainage and soils (geotechnical reports)</b>   |
|   |   | Other bound or nonbound reports   |
|   |   | Traffic studies   |
| X |   | Individual review comments from agencies  |
|   |   | <b>*Consolidated review comments list</b>   |
|   |   | <b>*Petitioner's response to comments</b>   |
| X | X | <b>*Staff Reports</b>   |
|   |   | <b>*Planning Commission staff report and exhibits</b>   |
|   |   | <b>*City Council staff report and exhibits</b>  |
|   |   | <b>*Summary sheet of final conditions</b>   |
|   |   | <b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b> |

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

| X | X |   | X | X | Description  |
|---|---|---|---|---|--|
| X |   | Impact Report Team Members                              | X | X | E-mail from David Thornton to Lanny Paulson re: impact reports- 11/15/95 |
| X | X | Property Profile  | X | X | Daily Sentinel Ad re: Notice of Hearing                                  |
| X | X | Power of Attorney - **                                  |   |   | Vicinity Map   |
| X |   | Letter from Dave Thornton to Walter Waymeyer – 10/30/95 |   |   |  |
|   |   | Annexation Map on CD ROM - **                           |   |   |  |
| X | X | Annexation Checklist                                    |   |   |  |
| X | X | Annexation & Zoning Schedule – 12/11/95                 |   |   |  |
| X | X | City Council Minutes - ** - 10/4/95, 11/15/95, 12/6/95  |   |   |  |
| X | X | Ordinance No. 2881 , 2882 - **                          |   |   |  |
| X | X | Planning Commission Minutes - ** - 11/7/95              |   |   |  |
| X | X | Resolution No. 89-95, 104-95 - **                       |   |   |  |
| X | X | Waymeyer/schultz Annexation hand-out                    |   |   |  |
| X |   | Agenda for City Council Meeting - 12/6/95               |   |   |  |
| X | X | Criteria for a Rezone                                   |   |   |  |
| X |   | Property Profile of Waymeyer neighbors – 11/1/95        |   |   |  |
| X |   | Annexation Area Fact Sheet                              |   |   |  |
| X |   | Affidavit   |   |   |  |
| X | X | Petition for Annexation                                 |   |   |  |
| X | X | Letter to file – 9/27/95                                |   |   |  |

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 WAYMEYER/SCHULTZ ANNEXATION**

DATE: October 3, 1995

On Wednesday, October 4th, a resolution for the intent to annex the Waymeyer/Schultz Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on November 15th, with second reading on December 6th. The annexation will be effective January 7th, 1996. 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 October 19th, 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.**

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**WAYMEYER SCHULTZ ANNEXATION LOCATION**

LOCATION: 589 29 Road and the parcel of land directly east across 29 Road. (see map).

**SUMMARY**

**PARCELS = 2** **# of Dwelling Units = 1**  
**ACRES = 1.21 Total** **Estimated Population = 2**  
**Developable Acres Remaining = .86 acres (commercial)**

The annexation includes the following right-of-way: (See map)

29 Road = 125 ft (east half only). Note: The West half of ROW is already in the City limits.

**Previous County Zoning:** R2

**Proposed City Zoning:**

RSF-4 (maximum of 4 units per acre) for 589 29 Road; and  
PB (Planned Business) for east parcel.

**Current Land Use:** 589 29 Road = single family; and  
East parcel = vacant

**Future Land Use:**

589 29 Road = residential; and East parcel =  
commercial

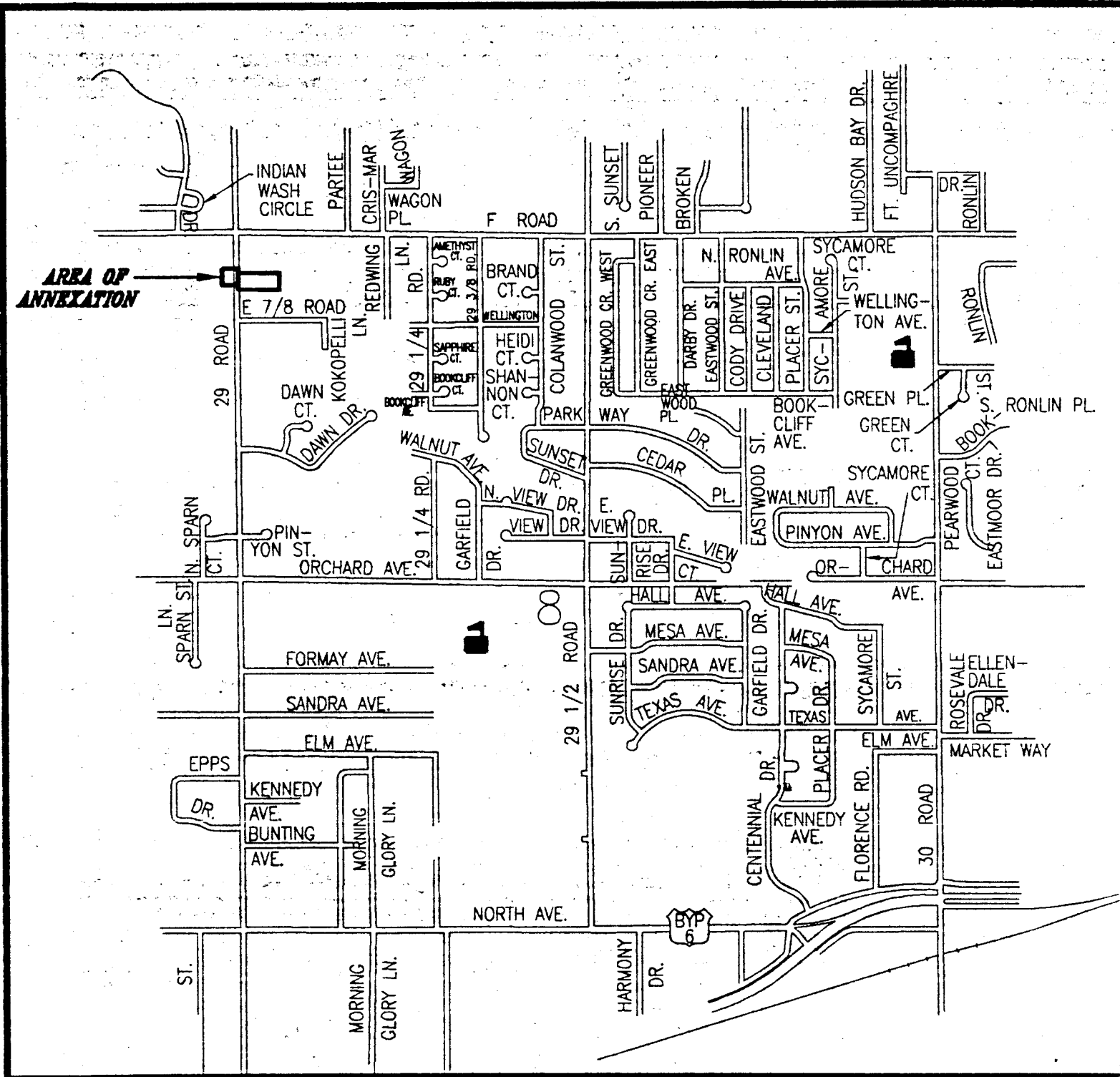
**Assessed Values:**

Land = \$18,00000  
Improvements = \$26,450.00  
TOTAL VALUE = \$44,450.00

**Census Tract:** 6 and 11

**Address Ranges:** 589 29 Road

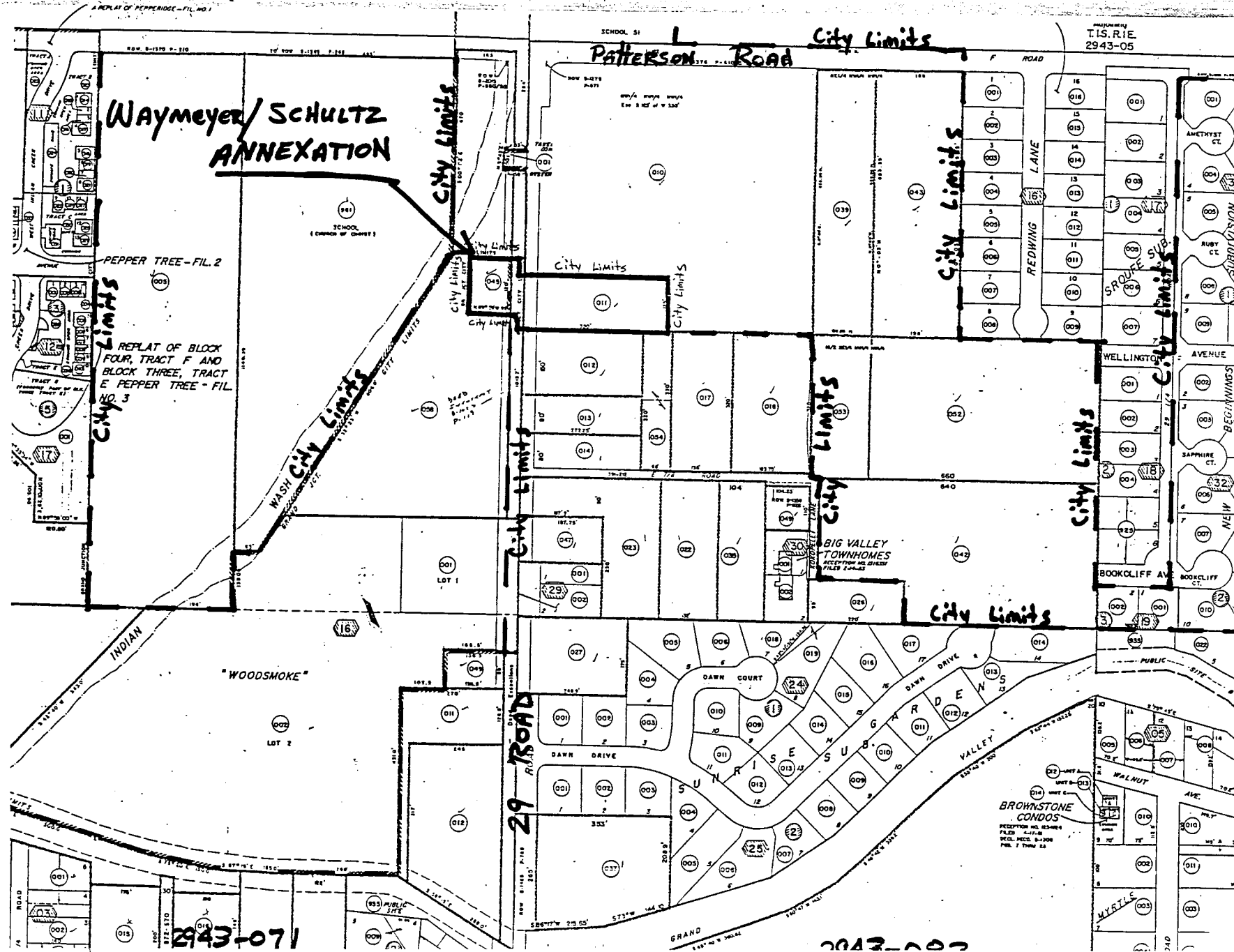
This annexation includes one vacant parcel (East side of 29 Road across from 589) and 589 29 Road which has one single family residence.



# WAYMEYER/SCHULTZ ANNEXATION VICINITY MAP

N.T.S.

# Waymeyer / SCHULTZ ANNEXATION MAP



Waymeyer/Schultz Enclave Annexation

*file copy*

Location - 589 29 Road and property across 29 Road to the East  
Current Use - Single family and vacant  
Applicants - Walter Waymeyer Thomas Schultz  
5430 Sawmill Rd #18 589 29 Road  
Paradise, CA 95969-5969 Grand Jct, CO 81501-8958  
Parcels - 2 parcels totalling 1.21 acres

**Proposed zone of annexation is RSF-4:** (Schultz)  
BEG S 508FT + N89°59'W 30FT FR NE COR SEC 7 1S 1E S 120FT N89°59'W 92FT N  
120FT S 89°59'E 92FT TO BEG

**Proposed zone of annexation is PB:** (Waymeyer)  
BEG SW COR NW4NW4NW4 SEC 8 1S 1E N 125FT E 330FT S 125FT W TO BEG

**ANNEXATION AREA FACT SHEET**

Name of Area: Waymeyer/Schultz Annexation Date: Sept. 2, 1995

Common Location: 589 29 ROAD AND Property ON EAST SIDE OF 29 Rd.

Existing Land Use:  
Residential  
VACANT

Estimate # of Acres:  
 \_\_\_\_\_  
TOTAL 1.21 Acres

Projected Land Use:  
Residential  
Commercial

# of Parcels: 2  
 # of Parcels - Owner Occupied: 1

# of Dwelling Units: 1

Estimated Population: 2

Special Districts:  
 \*Water: UTE WATER  
 \*Sewer: Fruitvale Sanitation  
 \*Fire: GRAND JUNCTION Rural Fire  
 \*Drainage: GRAND JUNCTION DRAINAGE  
 \*School District 51  
 Irrigation: \_\_\_\_\_  
 \* Pest: CENTRAL Grand Valley Pest  
 Other: \_\_\_\_\_

Service Provider:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Legal Requirements: (Check as each requirement is confirmed)**

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

Existing County Zoning:  
R-2

Proposed City Zoning:  
RSF-A  
And PB

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

Majority Annexation Checklist

FOR THE WAYMEYER/SCHULTZ ANNEXATION(S)  
ANX-95-168

- Annexation Petition
  - Cover sheet with allegation that statute requirements are being met.
  - Signature sheets
  - Affidavit for petition
  - Written legal description
  - Annexation Map (note : 4 copies to City Clerk)
- Fact Sheet
- Map of special districts
- Affidavit in support of certain findings that property is eligible to be annexed.
- Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff report
- Cover letter (sent out to property/business owners) with address list.
- Annexation newsletter
- Attendance roster at neighborhood meetings
- Resolution of referring petition (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 Police
  - Finance (final report)
- Original POA's
- Welcome to the City letter (with address list)  
ONLY TWO PROPERTIES

(majority.1st)



Waymeyer/Schultz Annexation  
DESCRIPTION

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

Commencing at the Northwest corner of said Section 8, thence South along the West line of said Section 8 a distance of 508.00 feet to the True Point of Beginning of the parcel of land described herein; thence continuing along the West line of said Section 8, South a distance of 27.00 feet to the Northwest corner of a parcel of land as described in Book 1236 at Page 991 of the records of the Mesa County Clerk and Recorder; thence East along the North line of said parcel of land a distance of 330.00 feet to the Northeast corner of said parcel of land; thence South along the East line of said parcel of land a distance of 125.00 feet to the Southeast corner of said parcel of land; thence West along the South line of said parcel of land ( said South line also being the South line of said NW 1/4 NW 1/4 NW 1/4 ) a distance of 330.00 feet to the Southwest corner of said parcel of land; thence North along the West line of said parcel of land ( said West line also being the East line of said Section 7 and West line of said Section 8 ) a distance of 32.00 feet to a point; thence crossing the West 1/2 of 29 Road and along the South line of a parcel of land as described in Book 959 at Page 39 of the records of said Mesa County Clerk and Recorder, N 89°59'00" W a distance of 122.00 feet to the Southwest corner of said parcel of land; thence North along the West line of said parcel of land a distance of 120.00 feet to the Northwest corner of said parcel of land; thence along the North line of said parcel of land and extending across the West 1/2 of said 29 Road, S 89°59'00" E a distance of 122.00 feet to a point on the East line of said Section 7 and point of beginning. Said parcel of land contains 1.29 acres more or less.

Excepting therefrom the following described parcel of land which was previously annexed to the City of Grand Junction as part of the Graff Annexation pursuant to City Ordinance No.1988.

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

Commencing at the Northeast corner of said Section 7, thence South along the East line of said Section 7 a distance of 508.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along the East line of said Section 7 South a distance of 120.00 feet to a point; thence crossing the West 1/2 of 29 Road, N 89°59'00" W a distance of 30.00 feet to the Southeast corner of a parcel of land as described in Book 959

at Page 39 of the records of the Mesa County Clerk and Recorder;  
thence along the East line of said parcel of land North a  
distance of 120.00 feet to the Northeast corner of said parcel of  
land; thence crossing the West 1/2 of said 29 Road,  
S 89°59'00" E a distance of 30.00 feet to the point of beginning.  
Said parcel of land contains 0.08 acres more or less.

Waymeyer/Schults Annexation  
Waymeyer.wpd

**WAYMEYER/SCHULTZ**  
PETITION FOR ANNEXATION

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.

**BEG SW COR NW4NW4NW4 SEC 8 1S 1E N 125FT E 330FT S 125FT W TO BEG**

Walter K. Waymeyer  
NAME

\_\_\_\_\_  
Walter K. Waymeyer by their  
attorney in fact City Clerk,  
Stephanie Nye, pursuant to P.O.A.  
recorded in Book 2164 Page 373.

5430 Sawmill Rd. #18  
Paradise, CA 95969-5969  
ADDRESS

\_\_\_\_\_  
DATE

**BEG S 508FT + N89°59'W 30FT FR NE COR SEC 7 1S 1E S 120FT N89°59'W 92FT  
N 120FT S 89°59'E 92FT TO BEG**

Thomas R. & Sharon J. Schultz  
NAME

\_\_\_\_\_  
Thomas R. & Sharon J. Schultz by  
their attorney in fact City Clerk,  
Stephanie Nye, pursuant to P.O.A.  
recorded in Book 2175 Page 502.

589 29 Rd.  
ADDRESS

\_\_\_\_\_  
DATE

The City Of Grand Junction

250 North 5th St.  
Grand Junction, CO 81501  
(970) 244-1538

Waymeyer Annexation  
Schultz

PROPERTY PROFILE

8/16/95

PREPARED BY: STEVE PACE  
PREPARED FOR:  
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

WALTER K WAYMEYER  
5430 SAWMILL RD #18  
PARADISE, CA 95969-5969

CO OWNER: C/O 23RD B JCT INVESTMEN

PROPERTY INFORMATION

PARCEL NUMBER: 2943-082-00-011  
PROPERTY ADDRESS: 590 29 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG SW COR NW4NW4NW4 SEC 8 1S 1E N 125FT E 330FT S 125FT W TO BEG

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 1.00    ABST: 520    IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00    PRICE: 40000    RECORDING INFO - BOOK:    PAGE:

TAX INFORMATION

|                  |                       |                         |
|------------------|-----------------------|-------------------------|
| TAC: 18200       | MIL LEVY: 89.4100     | MIL LEVY DATE: 01/01/95 |
| APPRAISED VALUE: | LAND VALUE: 9,000.00  | LAND ASSESS: 2,610.00   |
|                  | IMP VALUE: 0.00       | IMP ASSESS: 0.00        |
|                  | TOTAL VALUE: 9,000.00 | TOTAL ASSESS: 2,610.00  |

TAXES: 244.87    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: PI02    AMT 1: 11.50  
CODE 2:    AMT 2: 0.00  
CODE 3:    AMT 3: 0.00  
OTHER: N

September 27, 1995

To File # ANX-95-168

The Impact Report for annexations as required by State Statute 31-12-108.5 is not required for annexations of 10 acres or less. The Waymeyer/Schultz Annexation has a total area of approximately 1.21 acres.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton", written over the word "Respectfully".

Dave Thornton  
Senior Planner, AICP

(imprpt.bp)

STAFF REVIEW

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FILE: #ANX-95-168 WAYMEYER/SCHULTZ ANNEXATION

DATE: October 4, 1995

STAFF: David Thornton

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

LOCATION: 589 29 Road and property across 29 Road to the East

APPLICANTS: Walter Waymeyer and Thomas Schultz

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**EXECUTIVE SUMMARY:** Walter Waymeyer and Thomas Schultz have signed Powers of Attorney for annexation of their property. 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 Waymeyer/Schultz Annexation.

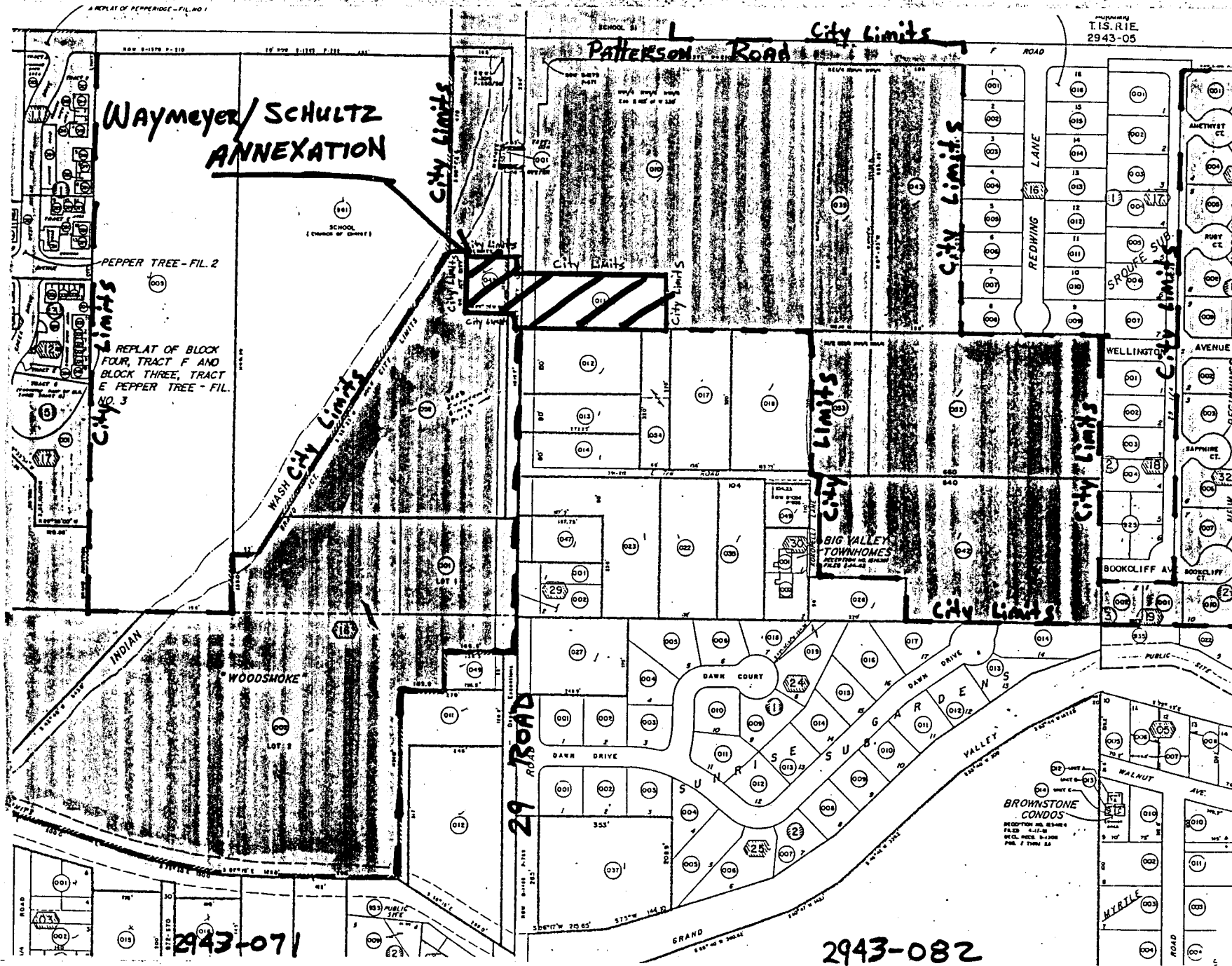
**STAFF ANALYSIS:** This annexation petition is a 100% annexation petition and includes only two parcels. Total area of the annexation is 1.21 acres.

Mr Waymeyer owns two other parcels on the SE corner of 29 Road and Patterson road that are adjacent to this parcel. Those parcels were included in the Darla Jean Annexation in 1994 and zoned Planned Business. He is requesting annexation of this parcel to combine the three parcels as one project for commercial development. Logistically, this parcel should be included in any future plans for commercial development of this corner.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

# Waymeyer / SCHULTZ ANNEXATION MAP





STAFF REVIEW

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FILE: #ANX-95-168

WAYMEYER/SCHULTZ ANNEXATION

DATE: October 31, 1995

STAFF: Mike Pelletier

**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 Waymeyer/Schultz Annexation.

**LOCATION:** 589 29 Road (Schultz property) and the parcel directly east across 29 Road (Waymeyer property).

**APPLICANTS:** Walter Waymeyer and Thomas Schultz

---

**EXECUTIVE SUMMARY:** Powers of Attorney for annexation have been signed for each of the applicants' properties in this 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

**PROPOSED LAND USE:** Same

**SURROUNDING LAND USE**

|        |                    |
|--------|--------------------|
| NORTH: | Vacant             |
| SOUTH: | Vacant/Residential |
| EAST:  | Vacant             |
| WEST:  | Residential        |

**EXISTING COUNTY ZONING:** R2 (3.5 units per acre)

**PROPOSED CITY ZONING:** RSF-4 for the western parcel (T. Schultz)  
PB (planned business) for the east parcel  
(W. Waymeyer)

**SURROUNDING ZONING**

|        |          |
|--------|----------|
| NORTH: | RSF-4/PB |
| SOUTH: | RSF-4/R2 |
| EAST:  | PB       |
| WEST:  | RSF-4    |

**STAFF ANALYSIS:**

This is a 100% annexation petition and includes only two parcels (1.21 acres). The Schultz property is currently zoned R2

in the County which is most closely matched to the RSF-4 City zone.

Staff feels that the Waymeyer property, which is currently zoned R2 (residential), should be zoned Planned Business (PB). Mr. Waymeyer also owns the 2 parcels to the north and west of the parcel in question, which are zoned PB. Mr. Waymeyer's other two parcels were annexed in the Darla Jean annexation and Staff would have included the third parcel owned by Mr. Waymeyer in the Darla Jean annexation if it had been known that the parcel was also owned by Mr. Waymeyer.

The area will likely be developed as a neighborhood shopping center, as the forthcoming Growth Plan preferred alternative currently recommends. The addition of the parcel in question to the commercial area will increase the size of the commercial area and will "square off" the existing PB zone. This will increase the flexibility in screening future development of this site from the residential properties to the south. The parcel would not be attractive for a residence since two sides are surrounded by the PB zone.

#### **PB Zone Description & Conditions**

The uses allowed in this PB Zone District will be all land uses allowed in the City's Heavy Business (B-3) Zone excluding the following:

- 1) "Outside Sale Retail Goods"

Land uses allowed with a special use permit or a conditional use permit in B-3 will be allowed in the PB zone district when a special use permit or a conditional use permit is obtained respectively. All requirements subject to such permits shall be those requirements and conditions as per the Zoning and Development Code at the time of development.

All Land Uses in the B-3 Zone District allowed by right, or with a Special Use Permit, or a Conditional Use permit shall abide by the requirements as specified by the Grand Junction Zoning and Development Code at the time of development for the B-3 zone district.

**BULK/LANDSCAPING/PARKING REQUIREMENTS:** The bulk/landscaping/parking requirements for this PB Zone District will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development.

**SIGNAGE REQUIREMENTS:** All signage regulations will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development with the following exception:

- 1) Freestanding signs shall be monument signs and shall not exceed 10 feet in height.

**DEVELOPMENT PROCESS:** The Waymeyer property (2943-082-00-011) will be treated for all purposes in the development process as a property carrying a B-3 zoning classification or later equivalent,

subject to the signage and land use restrictions stated above.

**STAFF RECOMMENDATIONS:**

Staff recommends that the Waymeyer property be zoned PB with the conditions outlined in this Staff report dated October 31, 1995 and the Schultz property be zoned RSF-4.

**PLANNING COMMISSION MOTIONS:**

Mr. Chairman, on item #ANX-95-168, the Zone of Annexation for Waymeyer/Schultz, I move that we forward this on to City Council with the recommendation of RSF-4 for the Schultz property and PB for the Waymeyer property with the conditions outlined in this Staff report dated October 31, 1995.

## County/City Zoning Comparison

WAYMEYER/SCHULTZ ANNEXATION:  
(Schultz property only)

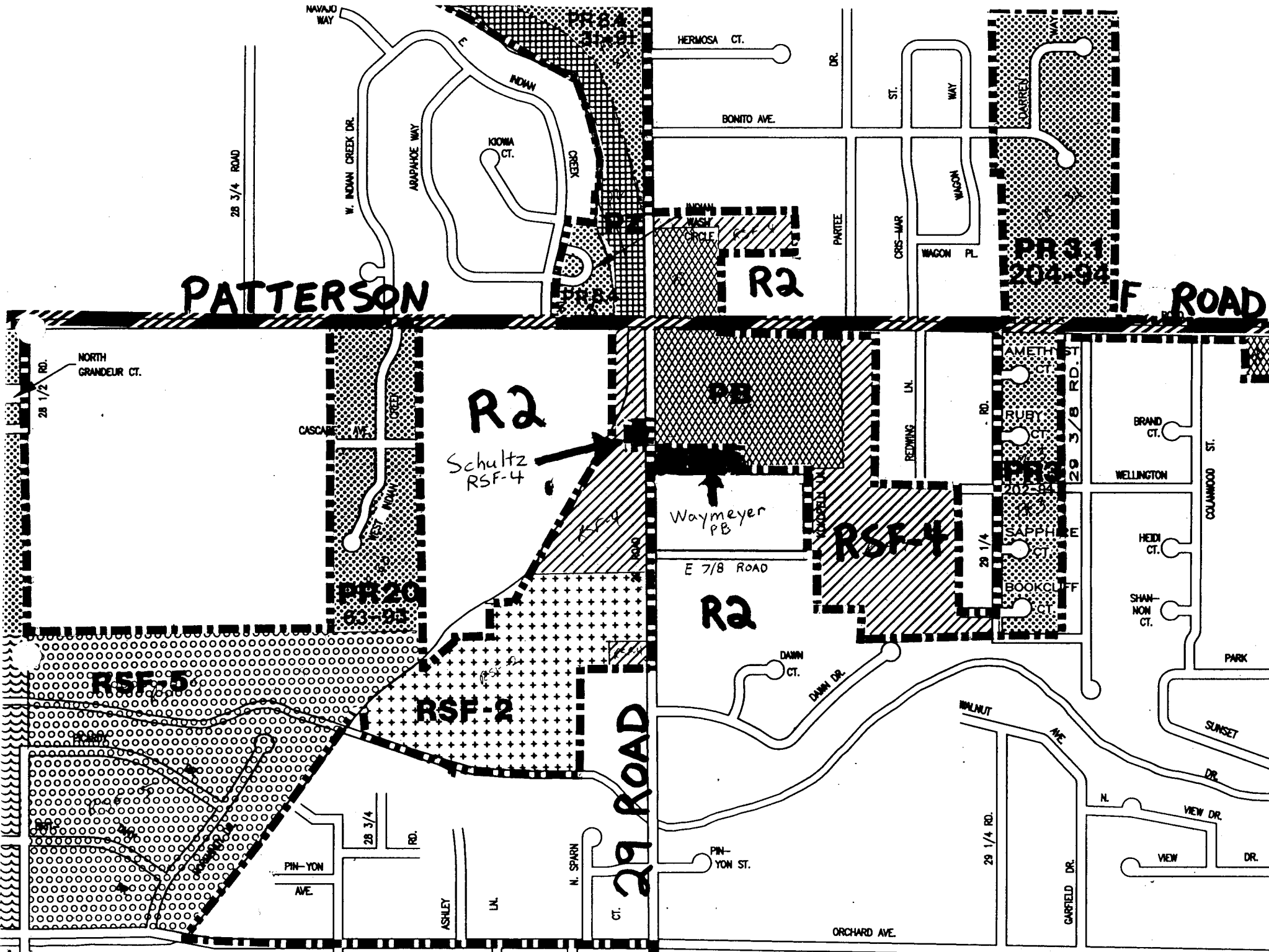
| Criteria                          | Current County Zone - R2<br>(3.5 units per acre)        | Proposed City Zone - RSF-4<br>(4.0 units per acre)     |
|-----------------------------------|---|--|
| Land Use Type                     | Single Family & Duplex<br>Residential, Churches Allowed | *Residential,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

\*More restrictive\*

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

**PATTERSON**

**F ROAD**



STAFF REVIEW

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FILE: #ANX-95-168

WAYMEYER/SCHULTZ ANNEXATION

ZONE OF ANNEXATION

DATE: November 8, 1995

STAFF: Dave Thornton

**ACTION REQUESTED:** Staff requests that City Council approve PB zoning (with enclosed conditions) for the Waymeyer property and RSF-4 for the Schultz property in the Waymeyer/Schultz Annexation.

**LOCATION:** 589 29 Road (Schultz property) and the parcel directly east across 29 Road (Waymeyer property).

**APPLICANTS:** Walter Waymeyer and Thomas Schultz

---

**EXECUTIVE SUMMARY:** Powers of Attorney for annexation have been signed for each of the applicants' properties in this annexation. 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:** Same

**SURROUNDING LAND USE**

|        |                    |
|--------|--------------------|
| NORTH: | Vacant             |
| SOUTH: | Vacant/Residential |
| EAST:  | Vacant             |
| WEST:  | Residential        |

**EXISTING COUNTY ZONING:** R2 (3.5 units per acre)

**PROPOSED CITY ZONING:** RSF-4 for the western parcel (T. Schultz)  
PB (planned business) for the east parcel  
(W. Waymeyer)

**SURROUNDING ZONING**

|        |          |
|--------|----------|
| NORTH: | RSF-4/PB |
| SOUTH: | RSF-4/R2 |
| EAST:  | PB       |
| WEST:  | RSF-4    |

**STAFF ANALYSIS:**

This is a 100% annexation petition and includes only two parcels (1.21 acres). The Schultz property is currently zoned R2 in the County which is most closely matched to the RSF-4 City zone.

Staff feels that the Waymeyer property, which is currently zoned R2 (residential), should be zoned Planned Business (PB). Mr. Waymeyer also owns the 2 parcels to the north and west of the parcel in question, which are zoned PB. Mr. Waymeyer's other two parcels were annexed in the Darla Jean annexation. Staff would have included the third parcel owned by Mr. Waymeyer in the Darla Jean annexation if it had been known at the time that the parcel was also owned by Mr. Waymeyer.

The area will likely be developed as a neighborhood shopping center, as the forthcoming Growth Plan preferred alternative currently recommends. The addition of the parcel in question to the commercial area will increase the size of the commercial area and will "square off" the existing PB zone. This will increase the flexibility in screening future development of this site from the residential properties to the south. The parcel would not be attractive for a residence since two sides are surrounded by the PB zone.

#### **PB Zone Description & Conditions**

The uses allowed in this PB Zone District will be all land uses allowed in the City's Heavy Business (B-3) Zone excluding the following:

- 1) "Outside Sale Retail Goods"

Land uses allowed with a special use permit or a conditional use permit in B-3 will be allowed in the PB zone district when a special use permit or a conditional use permit is obtained respectively. All requirements subject to such permits shall be those requirements and conditions as per the Zoning and Development Code at the time of development.

All Land Uses in the B-3 Zone District allowed by right, or with a Special Use Permit, or a Conditional Use permit shall abide by the requirements as specified by the Grand Junction Zoning and Development Code at the time of development for the B-3 zone district.

**BULK/LANDSCAPING/PARKING REQUIREMENTS:** The bulk/landscaping/parking requirements for this PB Zone District will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development.

**SIGNAGE REQUIREMENTS:** All signage regulations will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development with the following exception:

- 1) Freestanding signs shall be monument signs and shall not exceed 10 feet in height.

**DEVELOPMENT PROCESS:** The Waymeyer property (2943-082-00-011) will be treated for all purposes in the development process as a property carrying a B-3 zoning classification or later equivalent, subject to the signage and land use restrictions stated above.

**STAFF RECOMMENDATIONS:**

Staff recommends that the Waymeyer property be zoned PB with the conditions outlined in this Staff report dated November 8, 1995 and the Schultz property be zoned RSF-4.

**PLANNING COMMISSION RECOMMENDATIONS:**

Planning Commission recommended (6-0) zoning the Schultz property RSF-4 and zoning the Waymeyer property PB with the enclosed conditions.



## County/City Zoning Comparison

WAYMEYER/SCHULTZ ANNEXATION:  
(Schultz property only)

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

\*More restrictive\*

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

STAFF REVIEW

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FILE: #ANX-95-168 WAYMEYER/SCHULTZ ANNEXATION

DATE: November 15, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council accept the annexation petition and approve on first reading the annexation ordinance for the Waymeyer/Schultz Annexation.

LOCATION: 589 29 Road and property across 29 Road to the East

APPLICANTS: Walter Waymeyer and Thomas Schultz

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**EXECUTIVE SUMMARY:** Walter Waymeyer and Thomas Schultz have signed Powers of Attorney for annexation of their property. The Petition for Annexation is now being referred to City Council. Staff requests that City Council accept the annexation petition and approve on first reading the annexation petition for the Waymeyer/Schultz Annexation.

**STAFF ANALYSIS:** This annexation petition is a 100% annexation petition and includes only two parcels. Total area of the annexation is 1.21 acres.

Mr Waymeyer owns two other parcels on the SE corner of 29 Road and Patterson road that are adjacent to this parcel. Those parcels were included in the Darla Jean Annexation in 1994 and zoned Planned Business. He is requesting annexation of this parcel to combine the three parcels as one project for commercial development. Logistically, this parcel should be included in any future plans for commercial development of this corner.

Mr. Shultz has requested that he be incorporated into the City. His property is already surrounded on three sides by the City and is therefore being included in this annexation. The current land use for his property is a single family residence.

**FISCAL IMPACTS:** A fiscal impact analysis will be provided at second reading of the annexation ordinance.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

STAFF REVIEW

FILE: #ANX-95-168 WAYMEYER/SCHULTZ ZONE OF ANNEXATION

DATE: November 29, 1995

STAFF: Dave Thornton/Mike Pelletier

**ACTION REQUESTED:** Staff requests that City Council approve PB zoning (with enclosed conditions) for the Waymeyer property and RSF-4 for the Schultz property in the Waymeyer/Schultz Annexation.

**LOCATION:** 589 29 Road (Schultz property) and the parcel directly east across 29 Road (Waymeyer property).

**APPLICANTS:** Walter Waymeyer and Thomas Schultz

**EXECUTIVE SUMMARY:** Powers of Attorney for annexation have been signed for each of the applicants' properties in this annexation. 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:** Same

**SURROUNDING LAND USE**

NORTH: Vacant  
SOUTH: Vacant/Residential  
EAST: Vacant  
WEST: Residential

**EXISTING COUNTY ZONING:** R2 (3.5 units per acre)

**PROPOSED CITY ZONING:** RSF-4 for the western parcel (T. Schultz)  
PB (planned business) for the east parcel (W. Waymeyer)

**SURROUNDING ZONING**

NORTH: RSF-4/PB  
SOUTH: RSF-4/R2  
EAST: PB  
WEST: RSF-4

**STAFF ANALYSIS:**

This annexation includes only two parcels (1.21 acres).

*Schultz Property:*

The Schultz property is currently zoned R2 in the County which is most closely matched to the RSF-4 City zone. The table below

*Dec 6, 1995  
Approved 7-0 by City Council*

compares the bulk requirements for the County and City zones.

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

\*More restrictive\*

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

*Waymeyer Property:*

Staff feels that the Waymeyer property, which is currently zoned R2 (residential), should be zoned Planned Business (PB). Mr. Waymeyer also owns the 2 parcels to the north and east of the parcel in question, which are zoned PB. Mr. Waymeyer's other two parcels were annexed in the Darla Jean annexation. Staff would have included the third parcel owned by Mr. Waymeyer in the Darla Jean annexation if it had been known at the time that the parcel was also owned by Mr. Waymeyer.

The area will likely be developed as a neighborhood shopping center, as the forthcoming Growth Plan preferred alternative currently recommends. Also, this use is consistent with the existing zoning for the majority of the corner.

The addition of the parcel in question to the commercial area will increase the size of the commercial area and will "square off" the existing PB zone. This will increase the flexibility in screening future development of this site from the residential properties to the south. The parcel would not be attractive for a residence since two sides are surrounded by the PB zone. Conditions and requirements for the proposed PB zone district are identical to those conditions and requirements found in the existing PB zone district for Mr. Waymeyer's 2 parcels to the north and east.

## **PB Zone Description & Conditions**

The uses allowed in this PB Zone District will be all land uses allowed in the City's Heavy Business (B-3) Zone excluding the following:

- 1) "Outside Sale Retail Goods"

Land uses allowed with a special use permit or a conditional use permit in B-3 will be allowed in the PB zone district when a special use permit or a conditional use permit is obtained respectively. All requirements subject to such permits shall be those requirements and conditions as per the Zoning and Development Code at the time of development.

All Land Uses in the B-3 Zone District allowed by right, or with a Special Use Permit, or a Conditional Use permit shall abide by the requirements as specified by the Grand Junction Zoning and Development Code at the time of development for the B-3 zone district.

**BULK/LANDSCAPING/PARKING REQUIREMENTS:** The bulk/landscaping/parking requirements for this PB Zone District will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development.

**SIGNAGE REQUIREMENTS:** All signage regulations will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development with the following exception:

- 1) Freestanding signs shall be monument signs and shall not exceed 10 feet in height.

**DEVELOPMENT PROCESS:** The Waymeyer property (2943-082-00-011) will be treated for all purposes in the development process as a property carrying a B-3 zoning classification or later equivalent, subject to the signage and land use restrictions stated above.

### **STAFF RECOMMENDATIONS:**

Staff recommends that the Waymeyer property be zoned PB with the conditions outlined in this Staff report dated November 8, 1995 and the Schultz property be zoned RSF-4.

### **PLANNING COMMISSION RECOMMENDATIONS:**

Planning Commission recommended (6-0) zoning the Schultz property RSF-4 and zoning the Waymeyer property PB with the enclosed conditions.

STAFF REVIEW

FILE: #ANX-95-168 WAYMEYER/SCHULTZ ANNEXATION

DATE: December 6, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve on second reading the annexation ordinance for the Waymeyer/Schultz Annexation.

LOCATION: 589 29 Road and property across 29 Road to the East

APPLICANTS: Walter Waymeyer and Thomas Schultz

**EXECUTIVE SUMMARY:** Walter Waymeyer and Thomas Schultz have signed Powers of Attorney for annexation of their property. Staff requests that City Council approve on second reading the annexation ordinance for the Waymeyer/Schultz Annexation.

**STAFF ANALYSIS:** This annexation petition is a 100% annexation petition and includes only two parcels. Total area of the annexation is 1.21 acres.

Mr Waymeyer owns two other parcels on the SE corner of 29 Road and Patterson road that are adjacent to this parcel. Those parcels were included in the Darla Jean Annexation in 1994 and zoned Planned Business. He is requesting annexation of this parcel to combine the three parcels as one project for commercial development. Logistically, this parcel should be included in any future plans for commercial development of this corner.

Mr. Shultz has requested that he be incorporated into the City. His property is already surrounded on three sides by the City and is therefore being included in this annexation. The current land use for his property is a single family residence.

**FISCAL IMPACTS:** See attached impact analysis.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

(way-schul.rpt)

*Dec 6, 1995  
Approved 7-0  
City Council*

# WAYMEYER / SCHULTZ ANNEXATION

## Fiscal Impact Overview

11/30/95

|                        | Year<br><u>1</u> | Year<br><u>5</u> | Year<br><u>10</u> | Year<br><u>15</u> | Year<br><u>20</u> |
|------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| REVENUE                | \$ 660           | \$ 781           | \$ 963            | \$ 1,187          | \$ 1,465          |
| OPERATING COSTS        | (529)            | (567)            | (659)             | (767)             | (893)             |
| CAPITAL COSTS          | -                | -                | -                 | -                 | -                 |
| <b>ANNUAL VARIANCE</b> | <b>\$ 131</b>    | <b>\$ 214</b>    | <b>\$ 304</b>     | <b>\$ 420</b>     | <b>\$ 572</b>     |

*20 Year Cumulative Variance = \$ 6,613*

*20 Year Net Present Value = \$ 3,320*

### 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.

(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



**CRITERIA FOR A REZONE**  
**Section 4-4-4**

WAYMEYER ZONE OF ANNEXATION

- A. Was the existing zone an error at the time of adoption?**  
This is the first zone to be adopted by the City for this property. As far as the previous County zoning, there is no record as to why this property was left out when the two properties to the north and east were rezoned to Planned Business, except that it just wasn't included in the original site plan.
- B. Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?**  
The two properties to the North and East were rezoned from residential to Planned Business by Mesa County in the early 1980's.
- C. Is there a community need for the proposed rezone?**  
An argument can be made for a community need due to the distance of this property from already zoned and developed commercial shopping centers with neighborhood type services (Grocery store, etc.) This property will only increase the size of the existing zoned undeveloped neighborhood commercial site adjacent to the north and east, making that site potentially more attractive for commercial development.
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**  
Yes. Currently the property is vacant as well as the adjacent properties to the north and east. As development occurs on this site as well as the two other properties, compatibility with surrounding residentially zoned properties will be emphasized heavily in the site planning and design for the neighborhood commercial shopping center.  
In addition, Staff has heard from a couple of residential landowners to the south that do not object to the change in zoning from County residential to city business zoning for this one acre parcel.
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?**  
Perhaps the most significant benefit to the community and the neighborhood is that this zoning "squares off" the existing Planned Business zoning on the southeast corner of F Road and 29 Road, thereby allowing for better flexibility for the commercial area to screen themselves from the existing and future residential uses to the south.

F. Is the proposal in conformance with the policies, intents and requirements of this code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?

Currently the preferred alternative for the City's Growth plan identifies this area as a future neighborhood commercial center.

G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?

Yes. Any adjacent road improvements required for the development will be the responsibility of the developer of the property.

(crit.rez)

# WAYMEYER/SCHULTZ 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 Waymeyer/Schultz Annexation Area is located in Voting District "B". For more information concerning vacancies on City boards or

commissions, please call the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

The City Manager is Mark Achen. The Assistant City Manager is David Varley.

#### **POLICE PROTECTION**

Police service will begin immediately after annexation so you may notice periodic patrols by City Police vehicles. If you need emergency police protection you can dial 911. The Police Department coordinates several programs that may be of interest to you and your neighbors such as the Neighborhood Watch Program, school resource program, and a citizen volunteer program. Anyone who is interested in hosting a meeting to discuss a Neighborhood Watch Program please give us a call.

The Police Chief is Darold Sloan.

#### **FIRE PROTECTION**

Fire protection and emergency medical services will remain the same high quality it has been in the past. The City Fire Department will continue to respond to calls in the Waymeyer/Schultz Annexation Area as it always has. In an emergency call 911.

The Fire Chief is Rick Beaty.

#### **DOMESTIC WATER SERVICE**

Your domestic water service provider will remain Ute Water and your irrigation system will remain the same.

#### **TRASH COLLECTION**

Recent State legislation protects your current trash hauler unless an area's residents petition the City for service. The City may initiate service only after a competitive bidding process. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that until newly-annexed areas become large enough for a full collection route, the City will not collect trash in newly-annexed areas.

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

#### **STREETS**

You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, or storm drainage, please call. The Public Works and Utilities Director is Jim Shanks.

The City has the "Fresh as a Daisy" program. This occurs during one

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

## **ZONING & BUILDING**

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

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

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. The Waymeyer property received a zoning of PB (see attached for conditions) and the Schultz property received a zoning of RSF-4 (almost identical to the previous County zoning of R2). If you have any questions, please contact the Planning Division (244-1430).

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

than the City allows; or if you already have pigs, goats, burros or mules; or if you already have more small animals than the City allows, you may be able to keep these animals if they are lawfully being kept under Mesa County's rules at the time of annexation to the City--but to do so you must submit a letter to the Community Development Department which describes the number and type of these animals. Send the letter, no later than August 1, 1995, to: Director of Community Development, 250 N. 5th Street, Grand Junction, Colorado 81501

The Community Development Director is Larry Timm.

Further information on the City's animal rules may be obtained by calling the Code Enforcement Division (244-1593) between 8:00 AM and 4:30 PM Monday-Friday.

#### **VOTING & CITIZEN PARTICIPATION**

Now that you are a City resident, you are eligible to vote in City elections, run for City office and be appointed to City Boards and Commissions. The next scheduled City election is April of 1997. City Council seats up for election at that time are as follows:

District A, District E, and At Large

#### **CITY PARKS**

You are now eligible for the lower resident fees for passes at the Lincoln Park and Tiara Rado golf courses, at the Lincoln Park-Moyer swimming pool as well as recreation classes and programs.

Upon request, and if the homeowner has favorable conditions (i.e. grass area with water and curb), a street tree(s) will be scheduled for planting at no expense to the property owner. After the tree is established, the City will do the on-going trimming, spraying, etc.

The City has adopted a Parks, Recreation and Open Space Master Plan. The plan evaluates current parks and recreation facilities, identifies needs and outlines a plan for meeting future requirements. The plan notes the need for the development of a large regional/metropolitan park (200 acres minimum) and the construction of an indoor recreation center somewhere in the urbanized area.

Please call for more information on City parks and our excellent recreation programs.

The Parks and Recreation Director is Joe Stevens.

# CITY OF GRAND JUNCTION

## ☎ PHONE NUMBERS ☎

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

### **PB Zone Description & Conditions**

The uses allowed in this PB Zone District will be all land uses allowed in the City's Heavy Business (B-3) Zone excluding the following:

- 1) "Outside Sale Retail Goods"

Land uses allowed with a special use permit or a conditional use permit in B-3 will be allowed in the PB zone district when a special use permit or a conditional use permit is obtained respectively. All requirements subject to such permits shall be those requirements and conditions as per the Zoning and Development Code at the time of development.

All Land Uses in the B-3 Zone District allowed by right, or with a Special Use Permit, or a Conditional Use permit shall abide by the requirements as specified by the Grand Junction Zoning and Development Code at the time of development for the B-3 zone district.

**BULK/LANDSCAPING/PARKING REQUIREMENTS:** The bulk/landscaping/parking requirements for this PB Zone District will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development.

**SIGNAGE REQUIREMENTS:** All signage regulations will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development with the following exception:

- 1) Freestanding signs shall be monument signs and shall not exceed 10 feet in height.

**DEVELOPMENT PROCESS:** The Waymeyer property (2943-082-00-011) will be treated for all purposes in the development process as a property carrying a B-3 zoning classification or later equivalent, subject to the signage and land use restrictions stated above.



### **B-3 (Retail Business)**

#### ALLOWED

animal clinic, inside  
appliance/clothing repair  
barber, beau, phar, ss laun  
bowling alley  
bus/commuter stops  
business residence  
cafes  
cemeteries  
clinics  
counseling center  
cult, ed, rec facilities  
dance/music schools  
drive thru photo proc  
drive thru finance  
drive thru laun, dry clean  
financial institution  
funeral/mortuary/cremator  
gasoline service station  
golf, miniature  
golf course/driving range  
health, athletic club  
hotels  
locksmithing  
mem clubs, community  
motels  
neighborhood serv office  
nursery/green/landscape  
nursery/preschool/daycare  
nursery/garden supply  
parking lots  
produce stand  
professional/ gov't office  
recreation/pool hall  
rental, home oriented  
resid, hotel, hostel  
restaurant/cafeteria  
retail, inside limited  
retail sales, outside  
service lines  
skate rink/entertain center  
swimming pools  
theaters  
upholstery shop  
voc/tech schools

#### SPECIAL USE PERMITS

car wash  
charitable events  
church  
fabric, fabrication/process  
farmers market  
fire, police, rescue, emerg  
flea market  
group residence  
oil & gas drilling  
parks/lakes/reservoirs  
rehab, law enforc  
transmission lines  
transport facil, bus/RR

#### CONDITIONAL USE PERMITS

auction house  
auction yard  
bakeries  
bars/night clubs  
college  
drive thru restaurant  
glass fabrication/install  
multi family residential  
quarries/mine, process  
rehab, phys./mental  
riding academy  
sand, gravel extraction  
single family residential