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File ANX-1995-169
Date 9/29/99

| | | | |
|---|---|--|--|
| P | S | <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> | |
| X | X | *Summary Sheet – Table of Contents | |
| | | Application form | |
| | | Receipts for fees paid for anything | |
| | | *Submittal checklist | |
| | | *General project report | |
| | | Reduced copy of final plans or drawings | |
| | | Reduction of assessor's map | |
| | | Evidence of title, deeds | |
| | | *Mailing list | |
| | | Public notice cards | |
| | | Record of certified mail | |
| 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 | |
| X | | *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 | Ordinance No. 2879 - ** | X X Resolution No. 88-95, 103-95 - ** |
| X | X | Annexation Map on CD ROM ** | X X Information for City Council – Dave Thornton – 11/8/95 |
| X | X | Memo to Annexation Impact Report Team Members | X X Annexation Area Fact Sheet – 9/25/95 |
| X | | E-mail to Lanny Paulson from David Thornton re: impact report- 11/15/95 | X X Affidavit signed by Dave Thornton |
| X | | Comments from Greg Trainor re: impact report – 10/5/95 | X X Petition for Annexation |
| X | | E-mail from Jim Bright to David Thornton re: impact report – 10/10/95 | X X Description |
| X | | Memo from Martyn Currie to Darold Sloan re: impact report – 10/7/95 | X X Note to file – 9/27/95 |
| X | X | Form letter from Dave Thornton to John Sholes & William Patterson – 11/1/95 (one scanned) | X X Property Profile – 9/19/95 |
| X | X | Form letter from Dave Thornton to John Sholes & William Patterson – 10/30/95 (one scanned) | X Deed of Trust |
| X | X | Vicinity Map | X City Council Agenda – 12/6/95 |
| X | | Daily Sentinel Ad – Notice of Hearing – 10/11/95 | |
| X | X | City Council Minutes - ** - 10/4/95, 11/15/95, 12/6/95 | |
| X | X | Planning Commission Minutes - ** - 11/7/95 | |
| X | X | Majority Annexation Checklist | |
| X | X | Form letter from Ron Maupin to William Patterson & John Sholes - 12/8/95 | |
| X | X | Patterson/Sholes Annexation – hand-out | |
| X | | Annexation – hand-out | |

ANNEXATION AREA FACT SHEET

Name of Area: PATTERSON/SHOLES ENCLAVE Date: Sept 25, 1995

Common Location: NW CORNER OF 26 ROAD & GALLEY LN
ANNEXATION

Existing Land Use:
Residential / Agricultural

Estimate # of Acres:
8.92 Acres

Projected Land Use:
Residential

of Parcels: 2

of Parcels - Owner Occupied: 1

of Dwelling Units: 2

Estimated Population: 4

Special Districts:

*Water: UTE WATER
Sewer: _____

Service Provider:
City / County

*Fire: GRAND JUNCTION Rural Fire

*Drainage: GRAND JUNCTION DRAINAGE DISTRICT

*School District 51

Irrigation: _____

Grand Valley Water Users

Pest: N/A

Other: _____

Legal Requirements: (Check as each requirement is confirmed)

- NA 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-1-B

Proposed City Zoning:

RSF-1 or RSF-2

Type of Petition: (annex. fac) Property Owner _____

P.O.A. Enclave

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 |

Majority Annexation Checklist

FOR THE **PATTERSON/SHOLES ENCLAVE** ANNEXATION(S)
ANX-95-169

- 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
- 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
 - Finance (final report)
- Original POA's
- Welcome to the City letter (with address list)
- Letters to owners regarding status & zoning

Fire Dept
 Police Dept

see staff report (attached to Dec 6, 1995)

(majority.lst)

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/95

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

JOHN M SHOLES
2580 GALLEY LN
GRAND JUNCTION, CO 81505-1412

CO OWNER: M L

PROPERTY INFORMATION

PARCEL NUMBER: 2945-031-00-036
PROPERTY ADDRESS: 2586 GALLEY LN

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 480FT E OF NW COR SE4NE4 SEC 3 1S 1W E 205FT S 122FT W 205FT N TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.00 ABST: 4279 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00 PRICE: 0 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 10800 MIL LEVY: 88.7990 MIL LEVY DATE: 01/01/95

| | | | | |
|------------------|--------------|----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE: | 350.00 | LAND ASSESS: | 100.00 |
| | IMP VALUE: | 5,400.00 | IMP ASSESS: | 1,570.00 |
| | TOTAL VALUE: | 5,750.00 | TOTAL ASSESS: | 1,670.00 |

TAXES: 148.31 TAX SALE FLAG: False DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/95

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

WILLIAM R PATTERSON
662 26 RD
GRAND JUNCTION, CO 81506-1405

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2945-031-00-037
PROPERTY ADDRESS: 2586 GALLEY LN

PREVIOUS PARCEL NUMBER: 0

LEGAL: N 15A OF SE4NE4 SEC 3 1S 1W LESS DN + EXC S 15FT FOR RD + EXC W 480FT + EXC BEG 480FT E OF NW
COR SE4NE4 E 205FT S 122FT W 205FT N 122FT TO BEG

YR BUILT: 1902 ROOMS: 6 BATHS: 1.70 UNITS: 2474.00 ABST: 4277 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00 PRICE: 0 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

| | | |
|------------------|-------------------------|-------------------------|
| TAC: 10800 | MIL LEVY: 88.7990 | MIL LEVY DATE: 01/01/95 |
| APPRAISED VALUE: | LAND VALUE: 4,520.00 | LAND ASSESS: 1,310.00 |
| | IMP VALUE: 147,080.00 | IMP ASSESS: 15,240.00 |
| | TOTAL VALUE: 151,600.00 | TOTAL ASSESS: 16,550.00 |

TAXES: 1469.62 TAX SALE FLAG: False DELINQUENT FLAG: False

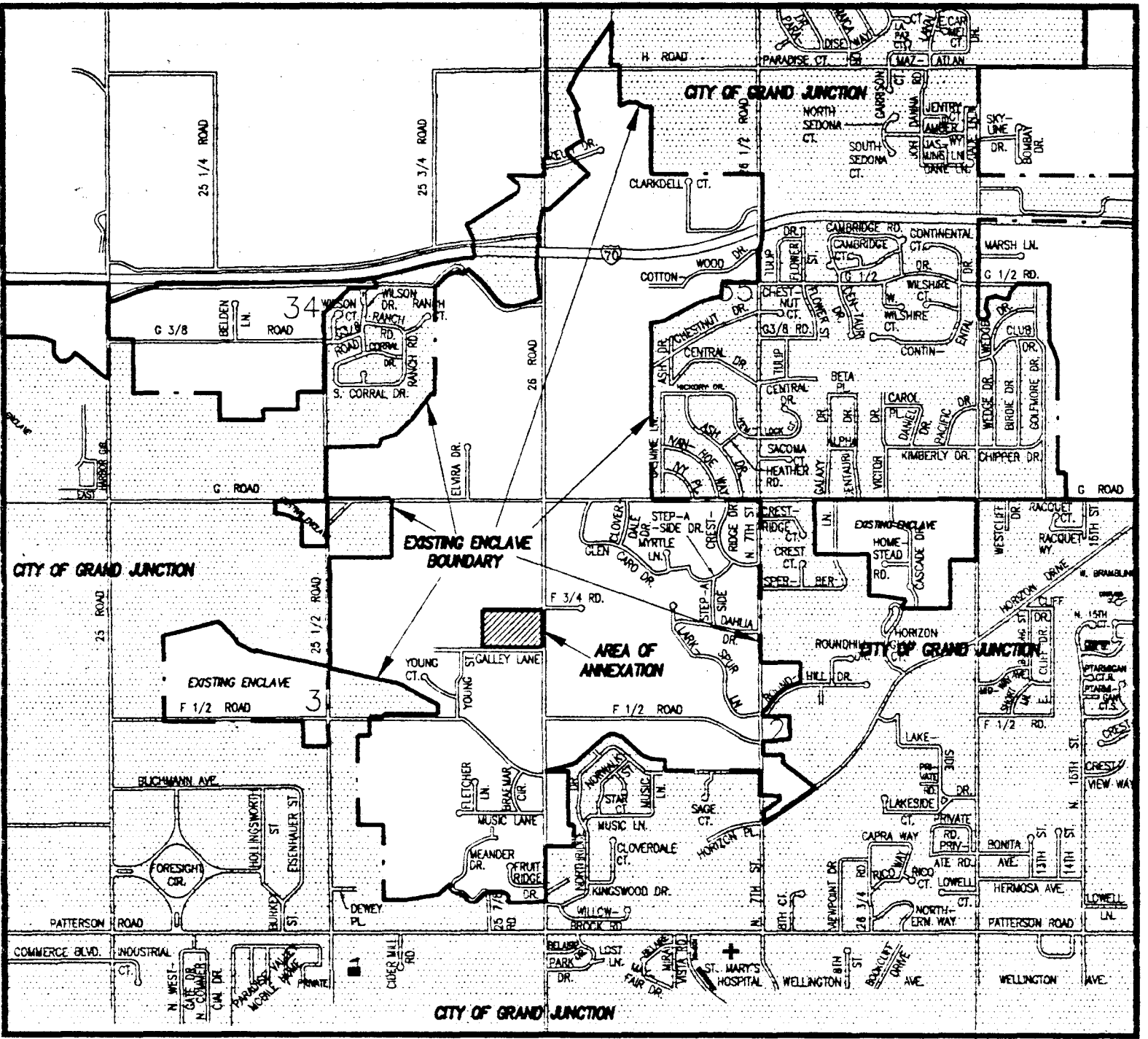
SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
CODE 2: AMT 2: 0.00
CODE 3: AMT 3: 0.00
OTHER: N

Patterson/Sholes Enclave Annexation
DESCRIPTION

A parcel of land situate in the SE 1/4 of the NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 3, thence N 01°49'54" E along the East line of the SE 1/4 NE 1/4 of said Section 3 a distance of 840.33 feet to a point; thence leaving said East line N 88°05'33" W a distance of 30.00 feet to a point on the West Right-of-Way line of North First Street (26 Road), said point also being the True Point of Beginning of the parcel as described herein; thence N 88°05'33" W along the North Right-of-Way line of Galley Lane a distance of 808.33 feet to the Southwest corner of a parcel of land as described in Book 1585 at Page 34 of the records of the Mesa County Clerk and Recorder; thence N 01°51'49" E along the West line of said parcel of land a distance of 358.68 feet to the Southwest corner of a parcel of land as described in Book 775 at Page 527 of the records of said Mesa County Clerk and Recorder; thence N 01°51'49" E along the West line of said parcel of land a distance of 122.00 feet to a point on the North line of the SE 1/4 NE 1/4 of said Section 3; thence S 88°05'33" E along the North line of said SE 1/4 NE 1/4 a distance of 808.06 feet to a point on the West Right-of-Way line of said North First Street (26 Road); thence S 01°49'54" W along said West Right-of-Way line a distance of 480.68 feet to the point of beginning. Said parcel of land contains 8.92 acres more or less.

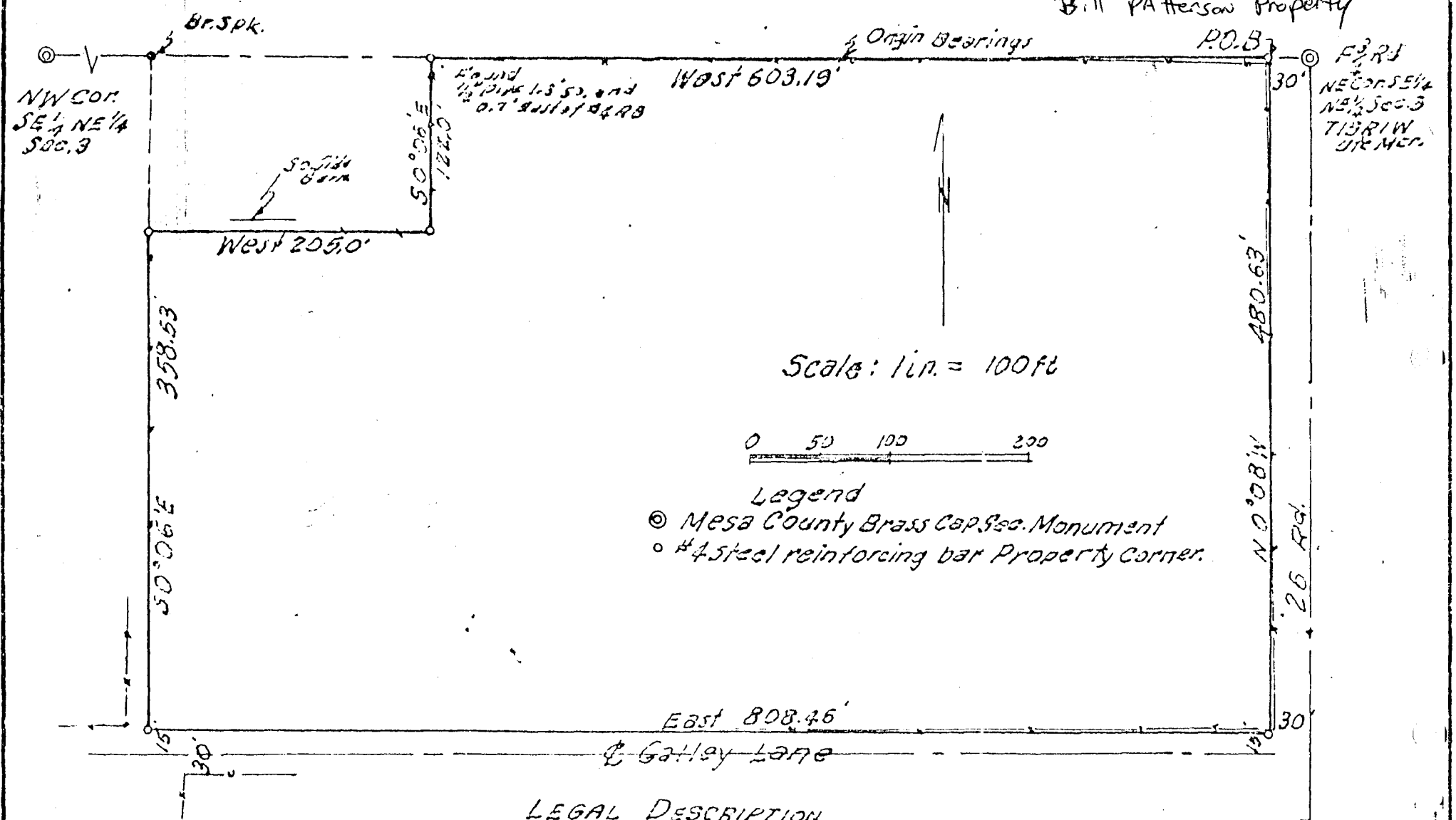
*Patterson/Sholes Enclave Annexation
Patannx.wpd*



VICINITY MAP
N.T.S.

PATTERSON / SHOLES ENCLAVE

Bill Patterson Property



LEGAL DESCRIPTION

A tract of Land located in the SE 1/4 NE 1/4 Sec. 3 T15R1W Ute Mer. Mesa Co. Colo. known as the North 15 Acres of the SE 1/4 NE 1/4 Sec. 3 T15R1W Ute Mer. except the West 480.0 ft and except the South 15.0 ft. for Road, Being bounded and described as follows: Beginning at a point which is 30.0 ft. West from the NECor. SE 1/4 NE 1/4 Sec. 3 T15 R1W Ute Mer, thence West 603.19 ft, thence 50°06'E 122 ft; thence West 205.0 ft, thence 50°06'E 358.63 ft thence East 808.46 ft, thence N0°08'W 480.63 ft to the point of beginning. Except any easements or Rights of Way of Record.

I, Raymond R. Wattlest, hereby certifies this plat is a true representation of a survey made by me.

July 27, 1974 *R. Wattlest*

PATTERSON / SHOLES
ENCLAVE
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 by ordinance.

**N 15A OF SE4NE4 SEC 3 1S 1W LESS DN +EXC S 15FT FOR RD + EXC W 480FT +
EXC BEG 480 FT E OF NW COR SE4NE4 E 205FT S 122FT W 205FT N 122FT TO
BEG**

William R. Patterson
NAME

William R. Patterson by their
attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A.
recorded in Book 2171 Page 244.

662 26 Rd.
ADDRESS

DATE

**BEG 480FT E OF NW COR SE4NE4 SEC 3 1S 1W E 205FT S 122FT W 205FT N TO
BEG**

John M. & Margaret L. Sholes
NAME

John M. & Margaret L. Sholes by
their attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A.
recorded in Book 2171 Page 246.

2580 Galley Ln.
ADDRESS

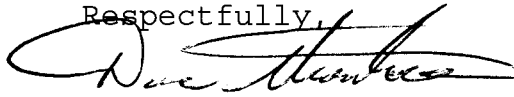
DATE

September 27, 1995

To File # ANX-95-169

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 Patterson/Sholes Enclave Annexation has a total area of approximately 8.92 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)

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 PATTERSON/SHOLES ANNEXATION**

DATE: October 3, 1995

On Wednesday, October 4th, a resolution for the intent to annex the Patterson/Sholes 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.**

PATTERSON/SHOLES ANNEXATION LOCATION

LOCATION: NW corner of 26 road and Galley Lane. (see map).

SUMMARY

PARCELS = 2 # of Dwelling Units = 2
ACRES = 8.92 Total Estimated Population = 4
Developable Acres Remaining = 7 acres (residential)

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

Previous County Zoning: R-1-B

Proposed City Zoning:
RSF-2 (maximum of 2 units per acre).

Current Land Use: 2 single family houses and agriculture

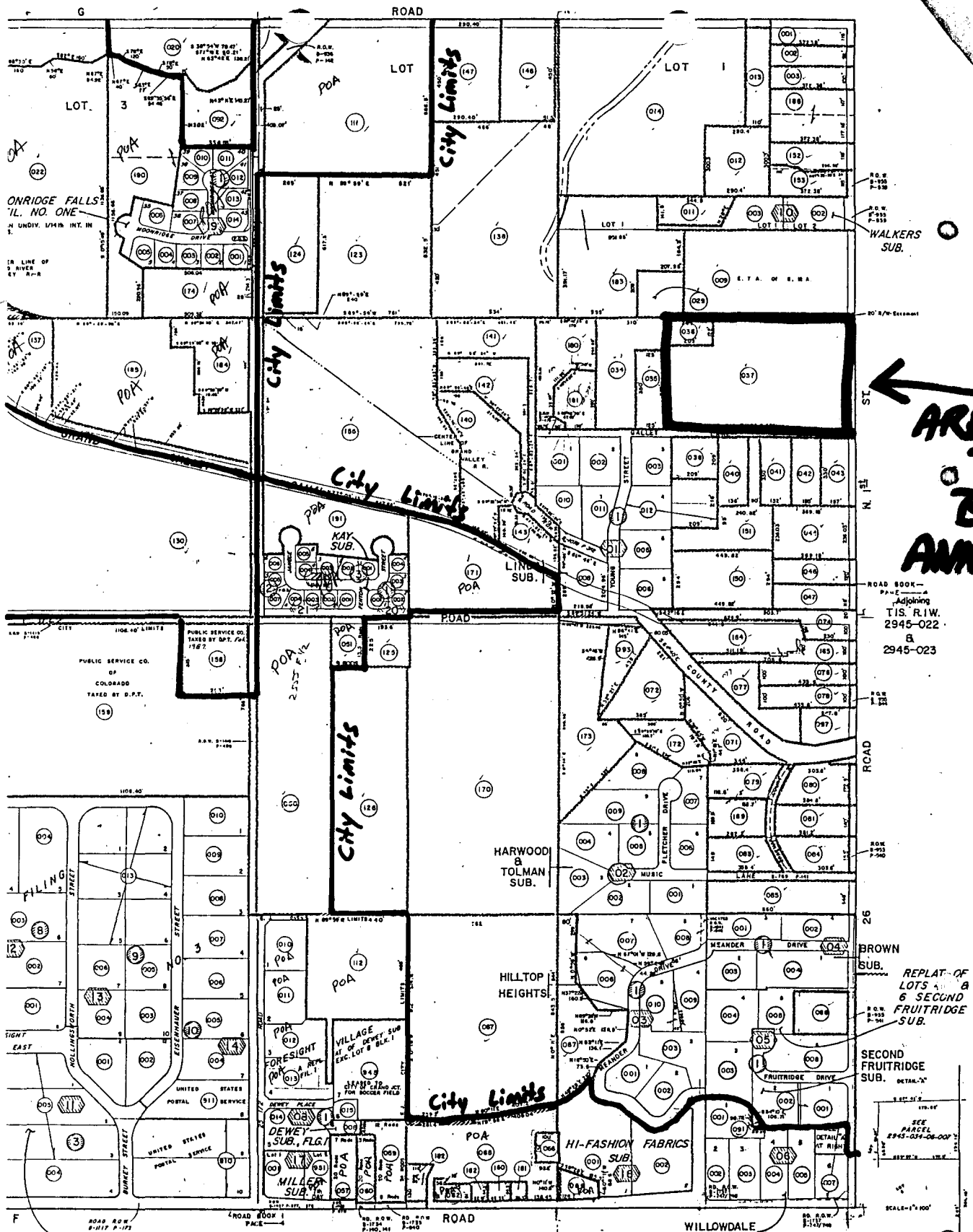
Future Land Use:
Residential

Assessed Values:
Land = \$4,870.00
Improvements = \$152,480.00
TOTAL VALUE = \$157,350.00

Census Tract: 10

Address Ranges: 2586 to 2600 Galley Lane north side only (even number addresses); and west side (odd numbers) of 26 Road between Galley Lane and F 3/4 Road.

This annexation includes two parcels. The larger parcel has two single family residences on it and an alfalfa field. The other parcel has an out building on it but no residences.



← AREA TO BE ANNEXED

FORESIGHT PARK FOR INDUSTRY FILING NO. 2
 T.I.S. R.I.W. 2945-10
 2945-101

PATTERSON/SHOLES ENCLAVE ANNEXATION
 2945-03

T. I. S. R. I. W. SEC. 3

REPLAT OF LOTS A & B SECOND FRUITRIDGE SUB.

SECOND FRUITRIDGE SUB. DETAIL

SEE PARCEL 2945-034-04-007 AT RIGHT

SCALE - 1" = 100'

STAFF REVIEW

FILE: #ANX-95-169 PATTERSON/SHOLES ENCLAVE ANNEXATION

DATE: October 4, 1995

STAFF: David Thornton

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

LOCATION: NW corner of 26 Road and Galley Lane including 2586 and 2588 Galley Lane

APPLICANT: Bill Patterson and John Sholes

EXECUTIVE SUMMARY: The Patterson/Sholes Enclave consists of 8.92 acres of land located at the NW corner of 26 Road and Galley Lane. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. Bill Patterson and John Sholes are requesting that the City annex their properties now rather than wait until their properties have been enclaved for 3 years.

STAFF ANALYSIS: Mr Patterson has approached the City requesting annexation of his property at the NW corner of Galley Lane and 26 Road. Mr Patterson, along with his neighbor Mr Sholes, have signed Powers of attorney for annexation and have ask that they be annexed now and be allowed to subdivide their property through the City's subdivision process.

This annexation consists of two existing parcels. One parcel is owned by Bill Patterson and the other parcel is owned by John Sholes. The Patterson parcel has two single family residences on it and the Sholes parcel has no residences but has one out-building. The future subdivision proposed by Mr. Patterson will create three lots out of the two existing parcels allowing each residence to be on its' own lot with one larger lot left over for agricultural purposes.

The annexation is entirely contained within the boundaries of the City of Grand Junction, within an enclave that was created by the Pomona Park Annexation. It will be totally surrounded by the City limits for more than three years in 1998. State statutes allow a city to annex, areas within an enclave prior to the three years, if done with a majority petition and as long as Colorado State Statutory requirements are met in sections 104, 105, 108, and 109 (see attached statement signed by me that such requirements are being met.)

See attached map.

STAFF RECOMMENDATIONS:

Staff recommends approval.

(psenclav.rpt)

PATTERSON/SHOLES ENCLAVE ANNEXATION

For City Council

It is my professional opinion, based on my review of the petition, my knowledge of applicable state law, including the Municipal Annexation Act and specifically Section 104 thereof, that the process to annex the Patterson/Sholes Enclave may properly proceed because:

1. The Colorado Constitution, Article 2, Section 30 provides that an unincorporated area may be annexed if such area is entirely surrounded by the City;

2. The Patterson/Sholes Enclave is entirely contained within the boundaries of the City and is entirely surrounded by the City;

3. The City Clerk may properly provide notice and provide for a hearing in order that the City Council may consider the evidence in light of the requirements set forth in sections 104, 105, 108 and 109 of the Annexation Act.

4. It is my opinion, based on my knowledge of the community and my experience in many annexations, and my specific knowledge of this annexation for which I, and those under my supervision, have performed specific research that:

a) 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;

b) The area is now, or will be in the near future, urbanized;

c) The area is, or is capable of being, integrated with the City;

d) No land held in identical ownership is being divided by the proposed annexation without the owner's consent, unless separated by a dedicated street, road or public way;

e) No proceedings have been, nor could have been, commenced by any other municipality to annex the area;

f) No detachment of any area from any school district will occur;

g) The City's boundary will not be extended hereby by more than three miles in any year;

h) The plan described in Section 105 (e) of the Annexation Act has been prepared and is in place;

5. The hearing, and required notice thereof, provided for by Sections 108 and 109 of the Annexation Act, should be scheduled so that the the City Council may make its findings as required therein.



David Thornton, AICP

Senior Planner - Annexations

Date Sept 27, 1995 (enclav. beg)

STAFF REVIEW

FILE: #ANX-95-169

PATTERSON/SHOLES 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 Patterson/Sholes Annexation.

LOCATION: NW corner of 26 Road and Galley Lane

APPLICANTS: William Patterson and Thomas Sholes

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: Residential
SOUTH: Residential
EAST: Residential
WEST: Residential

EXISTING COUNTY ZONING: R1A

PROPOSED CITY ZONING: RSF-2

SURROUNDING ZONING

NORTH: R1A
SOUTH: R1A
EAST: R1A
WEST: R1A

STAFF ANALYSIS:

This is a 100% annexation petition and includes only two parcels (8.92 acres). The R1A County zone is similar to the City RSF-1 zone by allowing 1 acre lots as the minimum lot size. The

setbacks are very similar as shown by the attached table. Any non-conforming use is grandfathered as a legal non-conforming use.

The zoning was originally advertised as RSF-2, instead of RSF-1. This is because of an error in the County zoning map which initially caused an incorrect determination that the area was zoned as R1B (1/2 acre lots).

STAFF RECOMMENDATIONS:

Staff recommends that the both parcels be zoned RSF-1. The RSF-1 zone is recommended at this time only because it is the most equivalent City zone to the existing R1A County zone. Staff's position on this zoning is that the forthcoming Growth Plan will likely recommend a higher zoning for this area. Therefore, recommending RSF-1 now should not influence future zoning decisions required by the Growth Plan.

PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #ANX-95-169, the Zone of Annexation for Patterson/Sholes, I move that we forward this on to City Council with the recommendation of a RSF-1 zone.

- ~~Sup~~
- o RSF-1 most equivalent
 - o advertised as RSF-2 error.
 - o shouldn't influence Growth Plan decisions

November 1, 1995



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

John M. Sholes
2580 Galley Lane
Grand Junction, CO 81505-1412

RE: Patterson/Sholes Annexation Status

Dear Mr. Sholes:

City Staff is now recommending RSF-1 zoning for the Patterson/Sholes Annexation instead of RSF-2. While the setbacks are identical, RSF-1 has 1 acre minimum lots and RSF-2 has 1/2 acre minimum lots.

The reason for the change is that the current County zone for the area is R1A, which has 1 acre minimum lots. We originally thought that the area was zoned R1B (1/2 acre lots) because of an error on the County zoning map. This error was found October 31st. City Council has directed staff to propose City zoning that is the most equivalent to existing County zoning at the time of annexation.

Also, for your information, the City/County Growth Plan Preferred Alternative currently is recommending a higher density for that area. Staff's position is that zoning the area RSF-1 now should not influence any future rezoning efforts associated with the Growth Plan. Instead the RSF-1 zoning is simply the most equivalent City zone to the County's R1A zone.

Zoning for the Patterson/Sholes Annexation will go to public hearing before the City Planning Commission on November 7th at 7:00 p.m., City Hall. Following Planning Commission, the zoning will go to City Council on November 15th and December 6th. The November 7th and December 6th meetings will be public hearings.

I'm sorry about any inconvenience this may have caused. Please call me at 244-1450 if you have any questions. I look forward to seeing you at the Planning Commission and City Council meetings.

Respectfully,

A handwritten signature in black ink that reads "Dave Thornton, AICP". The signature is written in a cursive style with a large, looping initial "D".

Dave Thornton
Senior Planner

STAFF REVIEW

FILE: #ANX-95-169

PATTERSON/SHOLES ANNEXATION

DATE: November 8, 1995

ZONE OF ANNEXATION

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve the proposed zoning of RSF-1 for the Zone of Annexation for the Patterson/Sholes Annexation.

LOCATION: NW corner of 26 Road and Galley Lane

APPLICANTS: William Patterson and Thomas Sholes

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: Residential
SOUTH: Residential
EAST: Residential
WEST: Residential

EXISTING COUNTY ZONING: R1A

PROPOSED CITY ZONING: RSF-1

SURROUNDING ZONING

NORTH: R1A
SOUTH: R1A
EAST: R1A
WEST: R1A

STAFF ANALYSIS:

This is a 100% annexation petition and includes only two parcels (8.92 acres). The R1A County zone is similar to the City RSF-1 zone by allowing 1 acre lots as the minimum lot size. The setbacks are very similar as shown by the attached table. Any non-conforming use is grandfathered as a legal non-conforming use.

The RSF-1 zone is recommended at this time only because it is the most equivalent City zone to the existing R1A County zone. Staff's position on this zoning is that the forthcoming Growth Plan will likely recommend a higher zoning for this area. Therefore, recommending RSF-1 now should not influence future zoning decisions required by the Growth Plan.

STAFF RECOMMENDATIONS:

Staff recommends that the both parcels be zoned RSF-1.

PLANNING COMMISSION RECOMMENDATIONS:

Planning Commission recommended (6-0) the zoning be RSF-1.

County/City Zoning Comparison

PATTERSON/SHOLES ANNEXATION:

| Criteria | Current County Zone - R1A | Proposed City Zone - RSF-1 |
|--------------------------------|------------------------------|----------------------------|
| Land Use Type | Residential | Residential |
| Minimum Lot Size | 1 acre | 1 acre |
| Front Setback for Local Street | *50' from centerline of ROW* | 45' from centerline of ROW |
| Rear Setback | 30' from property line | same |
| Side Setback | 15' from property line | same |

More Restrictive

STAFF REVIEW

FILE: #ANX-95-169 PATTERSON/SHOLES ENCLAVE 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 petition for the Patterson/Sholes Enclave Annexation.

LOCATION: NW corner of 26 Road and Galley Lane including 2586 and 2588 Galley Lane

APPLICANT: Bill Patterson and John Sholes

EXECUTIVE SUMMARY: The Patterson/Sholes Enclave consists of 8.92 acres of land located at the NW corner of 26 Road and Galley Lane. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. Bill Patterson and John Sholes are requesting that the City annex their properties now rather than wait until their properties have been enclaved for 3 years.

STAFF ANALYSIS: Mr Patterson has approached the City requesting annexation of his property at the NW corner of Galley Lane and 26 Road. Mr Patterson, along with his neighbor Mr Sholes, have signed Powers of attorney for annexation and have ask that they be annexed now and be allowed to subdivide their property through the City's subdivision process.

This annexation consists of two existing parcels. One parcel is owned by Bill Patterson and the other parcel is owned by John Sholes. The Patterson parcel has two single family residences on it and the Sholes parcel has no residences but has one out-building. The future subdivision proposed by Mr. Patterson will create three lots out of the two existing parcels allowing each residence to be on its' own lot with one larger lot left over for agricultural purposes.

The annexation is entirely contained within the boundaries of the City of Grand Junction, within an enclave that was created by the Pomona Park Annexation. It will be totally surrounded by the City limits for more than three years in 1998. State statutes allow a city to annex, areas within an enclave prior to the three years, if done with a majority petition and as long as Colorado State Statutory requirements are met in sections 104, 105, 108, and 109 (see attached statement signed by me that such requirements are being met.)

See attached map.

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

STAFF RECOMMENDATIONS:

Staff recommends approval.

(psenclav.rpt)

PATTERSON/SHOLES ENCLAVE ANNEXATION

For City Council

It is my professional opinion, based on my review of the petition and my knowledge of applicable state law, including the Municipal Annexation Act and specifically Sections 104, 105, 106, and 108 thereof, that the Patterson/Sholes Enclave is eligible to be annexed because:

1. The Colorado Constitution, Article 2, Section 30 provides that an unincorporated area may be annexed if such area is entirely surrounded by the City;

2. The Patterson/Sholes Enclave is entirely contained within the boundaries of the City and is entirely surrounded by the City;

3. The notice, hearing and other requirements set forth in sections 104, 105, 108 and 109 of the Annexation Act have been complied with in that:

a) 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;

b) The area is now, or will be in the near future, urbanized;

c) The area is, or is capable of being, integrated with the City;

d) No land held in identical ownership is being divided by the proposed annexation without the owner's consent, unless separated by a dedicated street, road or public way;

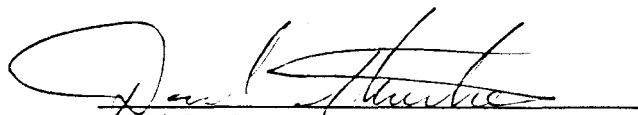
e) No proceedings have been, nor could have been, commenced by any other municipality to annex the area;

f) No detachment of any area from any school district will occur;

g) The City's boundary will not be extended hereby by more than three miles in any year;

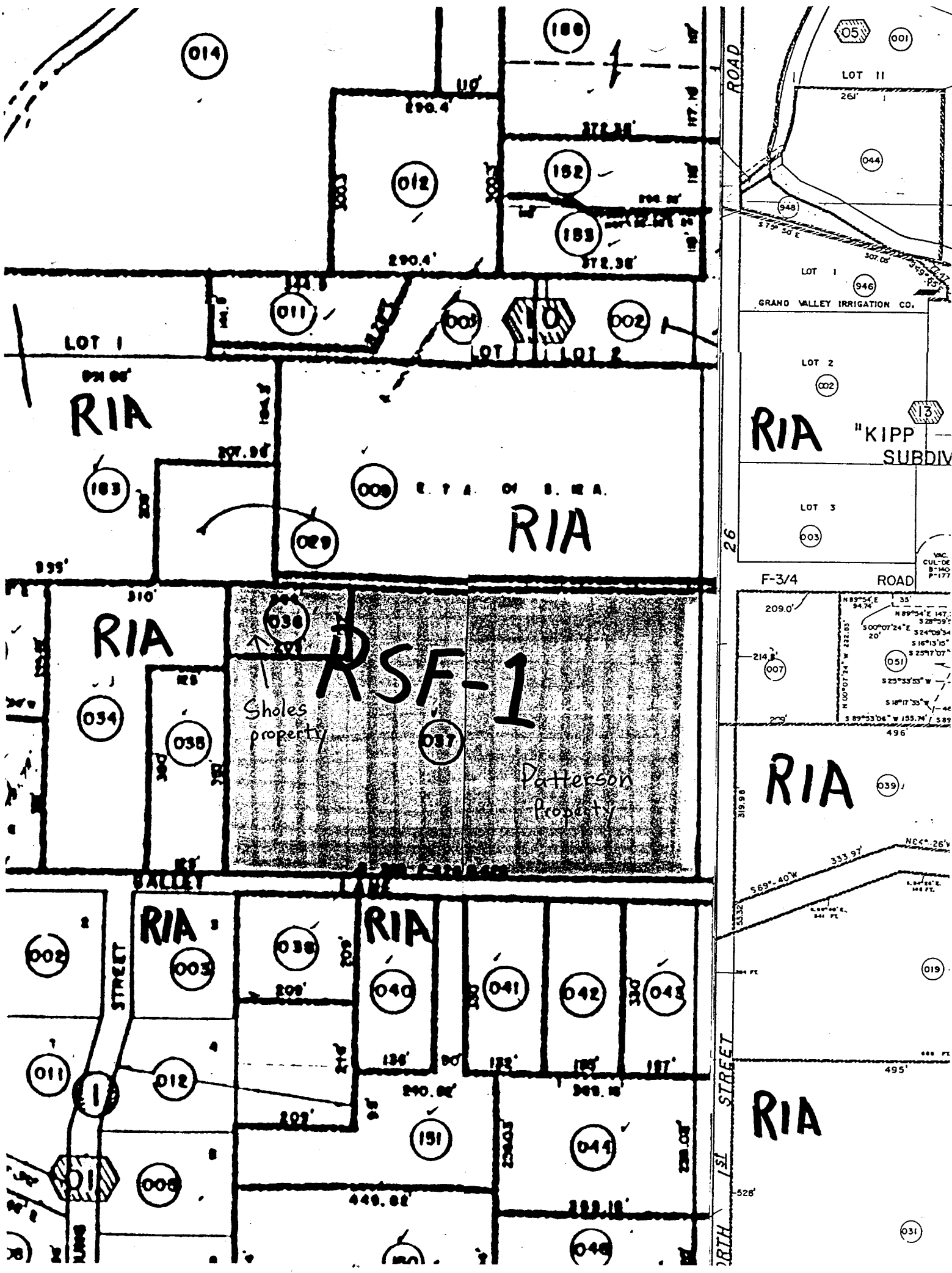
h) The plan described in Section 105 (e) of the Annexation Act has been prepared and is in place;

i) The hearing, and required notice thereof, provided for by Sections 108 and 109 of the Annexation Act, is being held tonight. My statements presume that the City Council will, based on the evidence adduced tonight, make the required findings and will determined that the area is eligible to be annexed.



David Thornton, AICP
Senior Planner - Annexations

Date 11/8/95



STAFF REVIEW

FILE: #ANX-95-169 PATTERSON/SHOLES ZONE OF ANNEXATION

DATE: November 29, 1995

STAFF: Dave Thornton/Mike Pelletier

ACTION REQUESTED: Staff requests that City Council approve the proposed zoning of RSF-1 for the Zone of Annexation for the Patterson/Sholes Annexation.

LOCATION: NW corner of 26 Road and Galley Lane

APPLICANTS: William Patterson and Thomas Sholes

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: Residential
SOUTH: Residential
EAST: Residential
WEST: Residential

EXISTING COUNTY ZONING: R1A

PROPOSED CITY ZONING: RSF-1

SURROUNDING ZONING

NORTH: R1A
SOUTH: R1A
EAST: R1A
WEST: R1A

STAFF ANALYSIS:

This is a 100% annexation petition and includes only two parcels (8.92 acres). The R1A County zone is similar to the City RSF-1 zone by allowing 1 acre lots as the minimum lot size. The setbacks are very similar as shown below. Any non-conforming use is grandfathered as a legal non-conforming use.

*Dec 6, 1995
Approved by
City Council*

The RSF-1 zone is recommended at this time only because it is the most equivalent City zone to the existing R1A County zone. Staff's position on this zoning is that the forthcoming Growth Plan will likely recommend a higher zoning for this area. Therefore, recommending RSF-1 now should not influence future zoning decisions required by the Growth Plan.

STAFF RECOMMENDATIONS:

Staff recommends that the both parcels be zoned RSF-1.

PLANNING COMMISSION RECOMMENDATIONS:

Planning Commission recommended (6-0) the zoning be RSF-1.

County/City Zoning Comparison

| Criteria | Current County Zone - R1A | Proposed City Zone - RSF-1 |
|--------------------------------|------------------------------|----------------------------|
| Land Use Type | Residential | Residential |
| Minimum Lot Size | 1 acre | 1 acre |
| Front Setback for Local Street | *50' from centerline of ROW* | 45' from centerline of ROW |
| Rear Setback | 30' from property line | same |
| Side Setback | 15' from property line | same |

More Restrictive

STAFF REVIEW

FILE: #ANX-95-169 PATTERSON/SHOLES ENCLAVE ANNEXATION

DATE: December 6, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the annexation petition for the Patterson/Sholes Enclave Annexation.

LOCATION: NW corner of 26 Road and Galley Lane including 2586 and 2588 Galley Lane

APPLICANT: Bill Patterson and John Sholes

EXECUTIVE SUMMARY: The Patterson/Sholes Enclave consists of 8.92 acres of land located at the NW corner of 26 Road and Galley Lane. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes. Bill Patterson and John Sholes are requesting that the City annex their properties now rather than wait until their properties have been enclaved for 3 years.

STAFF ANALYSIS: Mr. Patterson has approached the City requesting annexation of his property at the NW corner of Galley Lane and 26 Road. Mr Patterson, along with his neighbor Mr Sholes, have signed Powers of attorney for annexation and have ask that they be annexed now and be allowed to subdivide their property through the City's subdivision process.

This annexation consists of two existing parcels. One parcel is owned by Bill Patterson and the other parcel is owned by John Sholes. The Patterson parcel has two single family residences on it and the Sholes parcel has no residences but has one out-building. The future subdivision proposed by Mr. Patterson will create three lots out of the two existing parcels allowing each residence to be on its' own lot with one larger lot left over for agricultural purposes.

The annexation is entirely contained within the boundaries of the City of Grand Junction, within an enclave that was created by the Pomona Park Annexation. It will be totally surrounded by the City limits for more than three years in 1998. State statutes allow a city to annex, areas within an enclave prior to the three years, if done with a majority petition and as long as Colorado State Statutory requirements are met in sections 104, 105, 108, and 109. See attached map.

FISCAL IMPACTS: A fiscal impact analysis is attached.

STAFF RECOMMENDATIONS:

Staff recommends approval.

(psenclav.rpt)

Dec 6, 1995
Approved
by City Council

PATTERSON / SHOLES ANNEXATION

Fiscal Impact Overview
11/30/95

| | Year <u>1</u> | Year <u>5</u> | Year <u>10</u> | Year <u>15</u> | Year <u>20</u> |
|------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| REVENUE | \$ 2,126 | \$ 2,735 | \$ 3,656 | \$ 4,794 | \$ 6,203 |
| OPERATING COSTS | (1,651) | (1,835) | (2,223) | (2,677) | (3,207) |
| CAPITAL COSTS | - | - | - | - | - |
| ANNUAL VARIANCE | \$ 475 | \$ 900 | \$ 1,434 | \$ 2,118 | \$ 2,996 |

20 Year Cumulative Variance = \$ 31,848

20 Year Net Present Value = \$ 15,522

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.

file copy

Patterson/Sholes Enclave Annexation

Location - NW corner of 26 Road and Galley Lane.
 Current Use - Two single family homes and agriculture
 Applicants - Bill Patterson John Sholes
 662 26 Road 2586 Galley Lane
 Grand Jct, CO 81506-1405 Grand Jct, CO 81505-1412
 Parcels - 2 parcels totalling 8.92 acres

Proposed zone of annexation is RSF-2:

A parcel of land situate in the SE 1/4 of the NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 3, thence N 01°49'54" E along the East line of the SE 1/4 NE 1/4 of said Section 3 a distance of 840.33 feet to a point; thence leaving said East line N 88°05'33" W a distance of 30.00 feet to a point on the West Right-of-Way line of North First Street (26 Road), said point also being the True Point of Beginning of the parcel as described herein; thence N 88°05'33" W along the North Right-of-Way line of Galley Lane a distance of 808.33 feet to the Southwest corner of a parcel of land as described in Book 1585 at Page 34 of the records of the Mesa County Clerk and Recorder; thence N 01°51'49" E along the West line of said parcel of land a distance of 358.68 feet to the Southwest corner of a parcel of land as described in Book 775 at Page 527 of the records of said Mesa County Clerk and Recorder; thence N 01°51'49" E along the West line of said parcel of land a distance of 122.00 feet to a point on the North line of the SE 1/4 NE 1/4 of said Section 3; thence S 88°05'33" E along the North line of said SE 1/4 NE 1/4 a distance of 808.06 feet to a point on the West Right-of-Way line of said North First Street (26 Road); thence S 01°49'54" W along said West Right-of-Way line a distance of 480.68 feet to the point of beginning. Said parcel of land contains 8.92 acres more or less.

December 8, 1995

William R. Patterson
662 26 Road
Grand Junction, CO 81506-1405

Dear Mr. Patterson,

On December 6, 1995, the City Council approved the Patterson/Sholes Annexation on second reading. This annexation will become effective on January 7, 1996. 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,

Ron Maupin
Mayor

enclosure

PATTERSON/SHOLES 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 Patterson/Sholes 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 Patterson/Sholes 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 Patterson/Sholes Annexation received a zoning of RSF-1. This is a residential zoning that is almost identical to the previous County zoning. 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**

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 |



ADDRESSING YOUR
QUESTIONS ABOUT

ANNEXATION

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

February, 1995

Some residents have heard rumors about annexation. This flyer is intended to help clarify information and to dispel rumors. Please take a few moments to read it over. It has been our experience that once people understand the whole picture about annexation (which things change, which things stay the same), they begin to see value in annexing.

*If you have additional questions, please feel free to call us. We believe we have a good product, and are happy to talk with people about it. We're also good listeners. **We'd like to hear from you.***

Why Annexation?

WHAT'S INSIDE:

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

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

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

Grand Junction is actively seeking to annex lands in the urbanizing area. Annexation has long been a goal of the City Council, with good reason.

The urbanizing area around the City of Grand Junction, the area for which the Persigo sewer plant was built and sized, is expected to be an urban area. Generally, residential development with a density of more than one dwelling unit per two acres is considered to be urban. Areas that are in transition from rural to urban - where subdivision activity is occurring but not all areas are as yet subdivided - are considered to be urbanizing. Real estate market trends clearly point to continued development within the Grand Junction, Redlands, Fruitvale and Clifton areas. Utility lines, zoning, streets and other facilities exist or are planned for urban development in these areas. An urban level of services—police protection, parks and recreation programs, code enforcement, a senior center, to name a few—is being provided to that part of the area that is in the City of Grand Junction, but not to other parts of the urbanizing area. Mesa County is not in the urban services business. As urbanization of this area continues, the need and demand for an urban level of services will rise. The City of Grand Junction is the only local government entity in the area that is capable of providing an urban level of services to these urbanizing areas.

Having one entity provide services also provides an economy of scale that helps to keep the cost of services lower than if several different entities provide the given service. Eventual annexation

of these urbanizing areas would help to assure that these services are provided and in a cost efficient manner.

Another reason for annexation is that many areas of Fruitvale, Clifton and the Redlands were developed in such a way that now present problems to the residents. Examples include insufficient drainage systems, substandard streets, lack of places to safely walk to schools, etc. Solving these problems will be an expensive proposition. While it will take time and considerable tax dollars to eliminate the critical deficiencies, the City of Grand Junction feels that many of these improvements are necessary to preserve and enhance the Quality of Life in the area. The City of Grand Junction, as an urban service provider, is the only local government entity that is structured to deal with these deficiencies in a timely manner. The City can address these deficiencies in a given area only following annexation.

Annexation is a City goal because the economic future of the community depends on it. Americans are competitive by nature. The free enterprise system was built on the premise that competition results in higher productivity, higher quality goods and services, and lower costs. Although we don't often think of communities as competing, Grand Junction competes with other communities every day — for relocating businesses and new job creation; for tourism and retail trade; and for recreation and entertainment opportunities. We compete for recognition

continued Pg 2

Why Annexation, from Pg 1

within the state. The urbanizing area of Grand Junction boasts a population base of 80,822 people and all the resources the number implies. Unfortunately the official 1990 Census figure for Grand Junction, the one most people see, is only 29,034. The community's people and resources are vastly under-represented and that fact hurts us economically. Population numbers are important to businesses considering relocating; it's an indication of the community's resources, including a skilled workforce. These numbers are also a market indicator for retail stores when considering a new outlet. As the City annexes a larger area and its population figures grow, those from outside the area that make

business decisions based upon population figures will begin to realize that Grand Junction is an important, viable community.

Grand Junction has the resources to compete with the best in the region. Like any good team, we need to all be working toward the same goal, with the same game plan. The goal is a diversified, healthy, stable economy, sufficient to employ our workers and to provide the quality of life we all hope to enjoy.

Together we can achieve this ambitious goal. We must make the most of the resources we currently have, and aggressively seek new community resources. It will require a greater degree

of unity and teamwork throughout the Grand Junction community. Annexation will be one of the keys.

Imagine what we can accomplish if the entire community's resources can be brought to bear on solving problems, providing services, and creating opportunities! That's what we believe annexation is about. That's why it is important for the economic future of the Valley. That's why we need your support.

much of the area between Grand Junction and Clifton actually will have a much higher population density than most areas of the City of Grand Junction. Projected population density on the Redlands will be about the same as much of the City of Grand Junction.

But I Want To Live In A Rural Area

Many people think that living in the unincorporated area of Mesa County means rural living, while living in the City is, well, city living. In many areas between Fruita and Palisade, on Orchard Mesa, and on the Redlands, nothing is farther from the truth. While there certainly are some areas near but outside the City of Grand Junction that are truly rural in character, most areas are in or near a subdivision and not really rural at all.

For those remaining vacant parcels of land next door that help give that rural feeling, recent history demonstrates that it is only a matter of time (and in some

cases, not long) before these areas are subdivided and urbanized--**regardless** of whether they are in the City or in the unincorporated area of the County. This point is reinforced by recent data on the number of new subdivision lots being created in the unincorporated areas of Mesa County, shown below:

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

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

Living in an unincorporated portion of the County does not necessarily mean one lives in a rural area. Those portions of the unincorporated area that are within the sewer plant service area, in particular, are not really rural. The City/County sewer plant was built and designed to eventually provide sewer service to support urban densities. While there are many vacant parcel or parcels that are being farmed in the sewer plant service area, it is only a matter of time before these parcels are developed into urban uses. That is one of the City's reasons for annexation of these urbanizing areas. They are urbanizing, eventhough in the unincorporated portions of the County. Yet, the County does not provide the level of services that are or soon will be demanded by these urbanizing areas. The City provides urban level services. It makes sense to annex sooner rather than later--just as it makes sense that its easier and less costly to plan, develop, and provide urban services when areas develop rather than after the fact.

At the same time, if you own a parcel or tract of land that is being used for agricultural purposes, and your property is annexed into the City, you can still continue to farm it as long as you wish. The City can apply a zoning classification to your land that allows agricultural operations just as County zoning did.

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

Source: Mesa County Planning and Development Division

Why Should I Want To Annex?

This is often a question that we hear from people that attend pre-annexation meetings held by the City. Fair question. Part of the answer to this question has to do with the services that the City provides in comparison to services provided by Mesa County. This benefit and service comparison is contained on pages 7 and 8 of this newsletter. The bottom line is that City residents get a lot of additional services that residents of the unincorporated areas don't get, and usually at tax rates very near to what non-City property owners pay for the lower County-level of services. Additionally, residential property in the City of Grand Junction, if owned and occupied by a low-moderate income family, may be eligible for low interest rate loans for repair/fix-up of the home.

Another benefit of annexation is that it provides annexed residents the ability to have a greater say in the many decisions made by the City Council which effect the quality of life in the urbanizing area. You also become eligible to run for City Council or be appointed to the many important boards and commissions that assist the City in such wide-ranging topics as city planning, park development, tourism, housing, arts and cultural affairs, to name a few.

Neighborhoods are unique, diverse

We're all individuals and want to be treated that way; it's no different with annexation. Every potential annexation and every neighborhood is unique.

We don't take a cookie-cutter approach to annexing developed neighborhoods. We like to talk to residents to design an approach that responds to their needs. The people of Western Colorado have a strong sense of individuality. Our needs, our interests, our perspectives reflect our independence

and diversity. The City of Grand Junction recognizes this and works with neighborhoods to ensure that their unique needs are met within the annexation process.

Surprising Choices

Residents are often surprised to learn that the City does **not** force developed neighborhoods to put in **sidewalks and street improvements** when they annex. These amenities are best installed when an area originally develops, and are required in new construction. However, the City **does not** force existing neighborhoods to put them in. To assist neighborhoods who want these improvements, however, the City provides 1/3 matching funds to a limited number of neighborhood improvement projects annually. All of the major improvements the City provides, such as street overlays, parks, and matching funds for neighborhood improvements, are **paid for by the City's 3/4 cent sales tax.**

Another fact some find amazing is that annexation does **not** mean that a homeowner with a septic system must automatically connect to the **sewer system.** The policies for the City-County sewer system are the same whether a residence is within the City or outside of the City. As long as the septic system is operating well, the homeowner can continue to use it. A homeowner is required to connect to the sewer system only if his septic system fails and the property is within 400 feet of a sewer line. There are some circumstances that would allow a failed septic system to be repaired. Again, this is true regardless of whether the property is in the City or not.



Surprise again. Street lights are **optional** in existing residential neighborhoods. Some areas request additional street lighting, others prefer not to have it. **It's your choice.** The City has a limited

budget for installing new street lights, and responds to requests from citizens in order of request with no cost to the homeowners.

The City's nuisance code, dealing with **weeds** and junk, is similar to Mesa County's, although the City's level of enforcement is much higher. Generally, weeds are to be kept below 6" in height. The weed ordinance exempts lands that are assessed as agricultural land and undeveloped lands over one acre in size, except that owners or lessees of such lands must keep weeds down between the property line of such land and the center of any right of way and must keep the weeds down within 20 feet of any subdivision or area that is being kept weed-free.

Are You Beginning to Hear a Theme?

We hope so. We genuinely want to work with you, to meet your needs. **We'll be flexible wherever we can.**

Yes, there are some standards that are not so flexible, including **high quality police services, fire protection, and parks.**

What will all this **cost? Not as much as you might think.** It is our goal that the annual net increase in property tax as a result of annexation will be about three mills, or \$33 for a \$84,000 home. To estimate the impact on your home, [see the worksheet on page 5.](#)

It's more difficult to say with certainty the amount of sales tax each family will pay as a result of annexation. You're already paying the City sales tax on taxable items purchased in Grand Junction. The sales tax you will begin to pay will be on cars, furniture and appliances. Again, see page 5 to estimate the impact for yourself. Since most of us don't buy a new car or refrigerator every year, it's important to average the costs over several years.

Zoning Issues

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

Police Protection

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



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

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

Fire Protection

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

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

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

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

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

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

B. PROPERTY TAX INCREASE:

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

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

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

C. SALES TAX INCREASE:

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

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

| | | | |
|---|--|-----------------|-----------------|
| *Source: 1990 Census | | | |
| Net Annual Income, after taxes | | \$ 27,637 | \$ _____ |
| x (5.9% + 5.4%) = 11.3% | | <u>x .113</u> | <u>x .113</u> |
| Estimated cost of auto, TV, furniture, and appliances | | \$ 3,123 | \$ _____ |
| Multiplied by City Sales Tax | | <u>x .0275</u> | <u>x .0275</u> |
| Estimated Annual Sales Tax Increase | | \$ 85.88 | \$ _____ |

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

Answers to Commonly Asked Questions:

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

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

Q. What is the annexation process and timetable?

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

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

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

Q. Who will handle trash collection after annexation?

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

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

Annexation Benefits and Services with the City of Grand Junction

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

Annexation Benefits and Services with the City of Grand Junction

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

CITY OF GRAND JUNCTION

PHONE NUMBERS

| | |
|---|----------|
| Information | 244-1509 |
| Administrative Services and Finance | |
| City Clerk | 244-1511 |
| Sales Tax | 244-1521 |
| Utility Billing Information | 244-1579 |
| City Council/City Administration | 244-1501 |
| City/County Building Department | 244-1631 |
| Community Development Department | |
| Annexation | 244-1450 |
| Planning & Zoning | 244-1430 |
| Code Enforcement | 244-1593 |
| Weed Abatement | 244-1583 |
| Fire Department | |
| Emergency | 911 |
| General Information | 244-1400 |
| Parks & Recreation Department | |
| Program Information | 244-FUNN |
| Street Tree Program | 244-1542 |
| Police Department | |
| Emergency | 911 |
| General Information | 244-3556 |
| Neighborhood Watch Program Information | 244-3587 |
| Public Works Department | |
| General Information | 244-1554 |
| Streets Superintendent | 244-1429 |
| <i>Fresh-as-a-Daisy</i> & Leaf Removal Program | 244-1571 |
| Solid Waste Management (Refuse) | 244-1570 |
| Recycling Program (CRI-Curbside Recycling Indefinitely) | 242-1036 |