

# Table of Contents

File ANX-1995-204

Date 12/9/99

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>
r	c	
e	a	
s	n	
e	n	
n	e	
d	d	
t		
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
X	X	<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
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		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		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	Impact Report to team members	X	X	Resolution No. 118-95 - **
X	X	Letter from Patricia Tooker from Ron Maupin re: annexation info.-2/9/96	X		Vicinity Map
X		Annexation Map on CD ROM - **	X	X	Cascade Enclave Annexation Spreadsheet
X		Impact team member responses			
X		Letter from Larry Timm to Mesa Co. Board of Commissioners-			
X	X	Letter from Larry Timm to Commissioners – 12/8/95			
X	X	City Council Minutes - ** 12/6/95, 1/17/96, 2/7/96, 2/21/96, 3/6/96			
X	X	Majority Annexation Checklist			
X	X	Annexation Area Fact Sheet			
X	X	Letter from David Thornton to Patricia Tooker – 11/17/95			
X		Property Profile			
X	X	Ordinance No. 2891, 2900 - **			
X	X	Cascade Enclave Zone of Annexation			
X		Daily Sentinel Ad for Resolution 118-95			

Majority Annexation Checklist

FOR THE Cascade Enclave ANNEXATION(S)

ANX-95-204

- 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
  - Finance (final report)
- Original POA's
- Welcome to the City letter (with address list)

(majority.lst)

**ANNEXATION AREA FACT SHEET**

Name of Area: Cascade Enclave Date: 11/21/95

Common Location: SW Corner of G and 27 Roads

Existing Land Use: Single Family & ROW Estimate # of Acres: 43.52  
Road

Projected Land Use: Same # of Parcels: 23  
 # of Parcels - Owner Occupied: \_\_\_\_\_

# of Dwelling Units: ~~36~~ 19 Estimated Population: ~~36~~ 41

Special Districts: \_\_\_\_\_ Service Provider: Ute  
 A Water: \_\_\_\_\_  
 Sewer: \_\_\_\_\_  
 \* Fire: Grand Junction Fire Dept.  
 \* Drainage: Grand Valley Water Users Ass.  
 \* School District 51  
 Irrigation: \_\_\_\_\_  
 Pest: \_\_\_\_\_  
 Other: \_\_\_\_\_

*Not Required for enclaved areas*  
 Legal Requirements: (Check as each requirement is confirmed)

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

Existing County Zoning: R1B Proposed City Zoning: RSF-2  
R1A RSF-1

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

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**  
Dan Wilson, City Attorney  
Mark Relph, Public Works Manager  
Tim Woodmansee, Property Agent  
Steve Pace, Engineering Tech  
Greg Trainor, Utility Manager  
Terry Brown, Technical Service Supervisor  
Darren Starr, Sanitation Division Supervisor  
Don Newton, City Engineer  
Doug Cline, Streets Superintendent  
Don Hobbs, Parks Manager  
Jim Bright, Fire Department  
Marty Currie, Police Captain  
Lanny Paulson, Budget Coordinator  
Randy Booth, Comptroller  
Stephanie Nye, City Clerk  
Debbie Kovalik, Director of VCB  
Jan Koehn, Code Enforcement Supervisor  
Kathy Portner, Planning Supervisor  
Beth Meek, Communication Supervisor

FROM: Dave Thornton, Community Development Department

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

DATE: November 29, 1995

On Wednesday, December 6th, a resolution for the intent to annex the Cascade Enclave Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on January 17th, with second reading on February 7th. The annexation will be effective March 10, 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 December 15th, 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.**

*Reminder: Double check your total impact dollars to make sure it is realistic and makes sense.*

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**CASCADE ENCLAVE ANNEXATION LOCATION**

LOCATION: Southwest corner of G Road and 27 Road (see map).

**SUMMARY**

PARCELS = 23

# of Dwelling Units = ~~17~~ 19

ACRES = 43.52

Estimated Population = ~~36~~ 40

Developable Acres Remaining = 18.9 acres

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

G Road = 1944 ft (north half only). The other half of ROW on this road is already in the City limits.

Cascade Drive - 1546 feet

Homestead Road - 240 feet with 100 foot cul-de-sac (the cul-de-sac and a portion of this is only platted, but not constructed).

Sperber Lane - 625 feet

Previous County Zoning: R1B, R1A

Proposed City Zoning: RSF-2, RSF-1

Current Land Use: 17 single family homes and vacant lots

Future Land Use: same

Assessed Values: Land = \$91,300  
Improvements = \$306,640  
TOTAL VALUE = \$397,940

Census Tract: 10

Address Ranges: 2663 - 2699 G Road (odd only)  
689 - 699 Cascade Drive (all)  
2679, 2673, 2675 Homestead Road (all)  
691, 693, 694 Sperber Lane

November 17, 1995

Patricia R. Tooker  
2669 G Road  
Grand Junction, CO 81506-8396

Dear Patricia R. Tooker:

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

The Grand Junction City Council is expected to pass a resolution of intent to annex this area at its regular meeting on December 6, 1995. The City will exercise land use authority at that time. Any requests for building permits, rezoning, subdivision approval, etc. will require review and approval through the City's development review process. First reading of the annexation ordinance will be on January 17, 1996 and second reading of the ordinance will be on February 7, 1996. All City Council meetings are held at 7:30 p.m. in the City Hall Auditorium at 5th Street and Rood Avenue. Although enclave annexations do not require a public hearing, we welcome you to attend.

As part of any annexation, the City is required by State Statutes to zone property that is annexed within 90 days of that annexation. The current county zone for properties off Sperber Lane and 2669 G Road is R1A (1 single family unit per acre). City staff will propose to Planning Commission and City Council that the City zone be RSF-1 (1 single family unit per acre), which is the most equivalent City zone. The current county zone for properties off Cascade Drive, Homestead Road, and east of 2669 G Road on the south side of G Road is R1B (2 single family units per acre). City staff will propose that the City zone be RSF-2 (2 single family units per acre), which is the most equivalent City zone.

The zoning process will begin with the City's Planning Commission on February 6, 1996 and go on to City Council for first reading on February 21, 1996 and second reading on March 6, 1996. The February 6th and March 6th meetings are both public hearings on the zoning. You are welcomed and encouraged to attend any or all of the meetings.

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

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

Sincerely,

David Thornton, AICP  
Senior Planner

Enclosures

Cascade Labels

Patricia R. Tooker  
2669 G Road  
Grand Junction, CO 81506-8396

Alvin Schiesswohl  
570 Hall Ave.  
Grand Junction, CO 81501

Frederick D. Jones  
3831 N. 12th Street  
Grand Junction, CO 81506-1402

Nora Reed Burleigh  
2683 G Road  
Grand Junction, CO 81506-8367

Dorothy B. Espe  
249 Grand Ave.  
Grand Junction, CO 81501-7816

Dennis M. Eichinger  
689 Cascade Drive  
Grand Junction, CO 81506-8355

L. Edward Ellinwood  
694 Sperber Court  
Grand Junction, CO 81506-1455

Tilman M. Bishop  
2697 G Road  
Grand Junction, CO 81506-8367

Jeffrey M. Nakano  
3725 Applewood Street  
Grand Junction, CO 81506-8411

Joseph F. McMillin  
2663 G Road  
Grand Junction, CO 81506-8346

William A. East  
693 Sperber Lane  
Grand Junction, CO 81506

Richard L. Watson  
653 26 Road  
Grand Junction, CO 81506-1418

Farlie A. Pearl  
696 Cascade Drive  
Grand Junction, CO 81506-8306

Richard E. Roth  
694 Cascade Drive  
Grand Junction, CO 81506-8306

Roland E. Gawf  
698 Cascade Drive  
Grand Junction, CO 81506-8306

R. Kelley Burford  
695 Cascade Drive  
Grand Junction, CO 81506-8355

Dennis M. Kirtland  
2675 Homestead Road  
Grand Junction, CO 81506-8315

Terrance L. Farina  
2673 Homestead Road  
Grand Junction, CO 81506-8315

William Taft Moore  
2679 Homestead Road  
Grand Junction, CO 81506-8315

Jeffrey M. Nakano  
699 Cascade Drive  
Grand Junction, CO 81506-8355

Susan K. Meason  
697 Cascade Drive  
Grand Junction, CO 81506-8355

Kregg R. Kelley  
2679 G Road  
Grand Junction, CO 81506-8367

CASCADE ENCLAVE ANNEXATION										
#	Tax Parcel	Owner	Asse. Land	Asse. Imp	Asses. Total	App. Home Value	Co. Zone	City Zone	Acr es	Land Use
1	2945-021-00-010	Fredrick D. Jones Fredrick J. Jones	1240	4500	5740	43400	R1B	RSF-2		
2	2945-021-00-009	Alvin Schiesswohl Jean Scheisswohl	16970	0	16970	NA	R1B	RSF-2		
3	2945-021-00-055	Dorothy B. Espe ETAL	8130	0	8130	NA	R1B	RSF-2		
4	2945-021-00-038	Nora Reed Burleigh	2520	18240	20760	173680	R1B	RSF-2		
5	2945-021-00-060	Dennis M. Eichinger Lucretia I Van Vorst>	2520	15170	17690	144510	R1B	RSF-2		
6	2945-021-00-058	L. Edward Ellinwood Frances S. Ellinwood	3130	20650	23780	196660	R1B <del>A</del>	RSF-1		
7	2945-021-01-001	Tilman M. Bishop W. L. Bishop	2520	10600	13120	100980	R1B	RSF-2		
8	2945-021-01-002	Tilman M. Bishop W. L. Bishop	8290	0	8290	NA	R1B	RSF-2		
9	2945-021-02-001	Jeffrey M. Nakano Sherry G. Nakano	7830	0	7830	NA	R1A <del>B</del>	RSF-1		
10	2945-021-00-002	Patricia R. Tooker	2520	8600	11120	81870	R1A <del>B</del>	RSF-1		
11	2945-021-03-002	Joseph F. McMillin D. C. McMillin	360	10290	10650	98010	R1A <del>B</del>	RSF-1		
12	2945-021-03-008	William A. East V. Diane East	2840	13280	16120	126480	R1A <del>B</del>	RSF-1		



13	2945-021-03-009	Richard L. Watson Karel J. Watson	2840	19660	22500	187190	R1A	RSF-1		
14	2945-021-04-001	Roland E. Gawf B.J. Gawf	2520	10740	13260	102260	R1B	RSF-2		
15	2945-021-04-002	Farlie A. Pearl Patrick J. Kiernan	2520	7240	9760	68920	R1B	RSF-2		
16	2945-021-04-003	Richard E. Roth	2520	9980	12500	95010	R1B	RSF-2		
17	2945-021-05-003	R. Kelley Burford Nancy E. Burford	2520	14120	16640	134490	R1B	RSF-2		
18	2945-021-08-001	Dennis M. Kirtland Barbara J. Kirtland	2840	20000	22840	190500	R1B	RSF-2		
19	2945-021-08-003	Terrance L. Farina Beverly J. Farina	2800	25060	27860	241910	R1B	RSF-2		
20	2945-021-08-008	William Taft Moore Margaret C. M>	8510	59800	68310	569490	R1B	RSF-2		
21	2945-021-12-001	Jeffrey M. Nakano Sherry G. Nakano	2840	26630	29470	253620	R1B	RSF-2		
22	2945-021-12-002	Susan K. Meason Thomas M. Meason	2840	24990	27830	237950	R1B	RSF-2		
23	2945-021-00-001	Kelley R. Kregg	2520	12080	14600	115040	R1B	RSF-2		
			total	total	total	average				
			91,300	306,640	397,940	153,896				

STAFF REVIEW

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FILE: #ANX-95-204 CASCADE ENCLAVE ANNEXATION

DATE: January 17, 1996

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve on first reading the ordinance to annex the Cascade Enclave Annexation.

LOCATION: SW corner of G Road and 27 Road.

APPLICANTS: City of Grand Junction

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**EXECUTIVE SUMMARY:** The Cascade Enclave consists of 43.52 acres of land located at the southwest corner of G Road and 27 Road. This area is totally surrounded by City limits and is eligible for annexation under Colorado state statutes.

**STAFF ANALYSIS:** This enclave contains 23 single family parcels and 43.52 acres. the area was enclaved by the City at the time of the Crestridge Annexation. It will be enclaved by the City for more than 3 years on february 21, 1996. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council Growth Committee, staff has processed this annexation and is bringing it before City Council for their approval.

**FISCAL IMPACTS:** A financial analysis will be available for City Council review by second reading of the annexation ordinance.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

*Approved 6-0  
(1 abstained)*

(cascade.rpt)

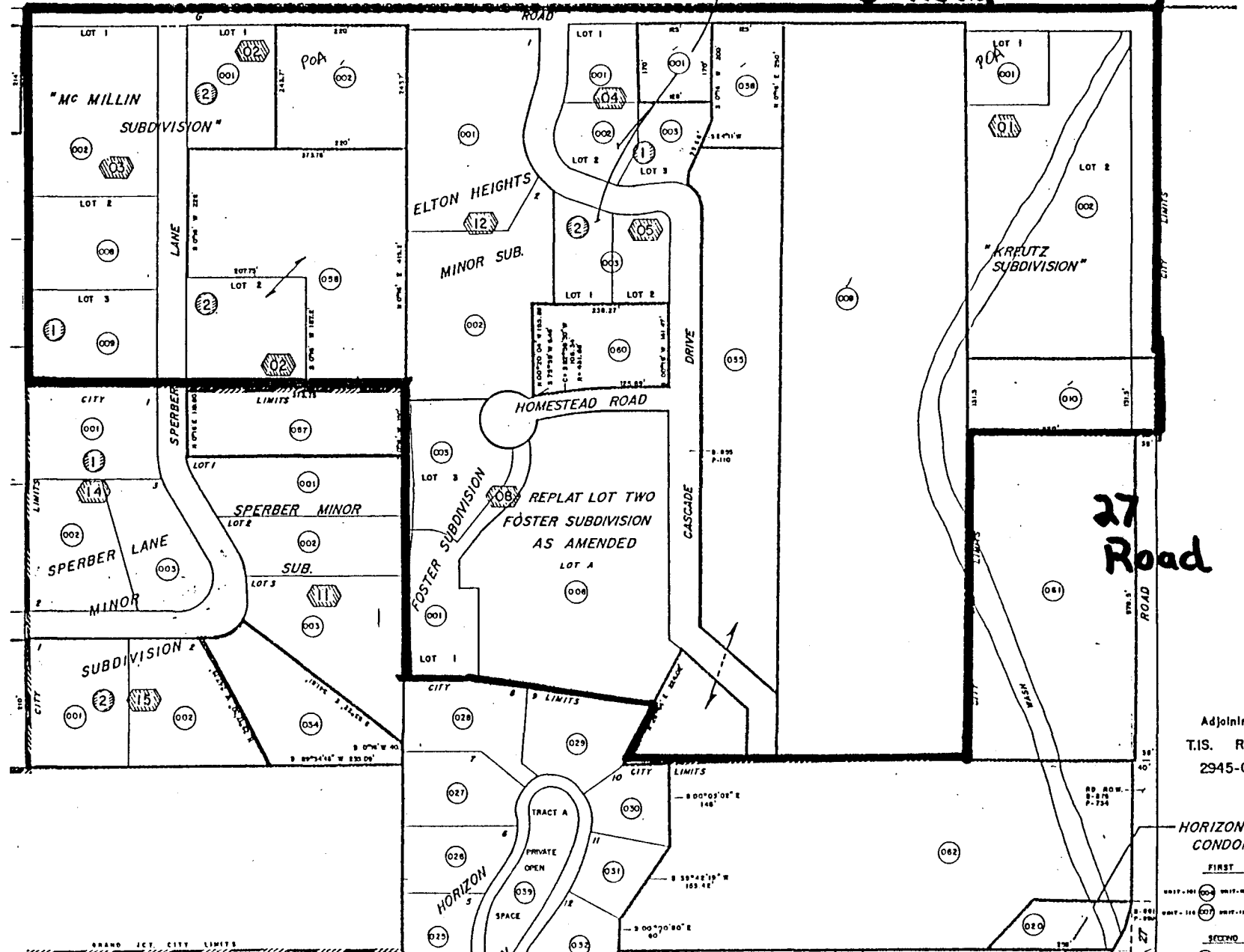
# CASCADE ENCLAVE

2945-021

Adjoining  
T.I.N. R.I.W.  
2701-35

"CRESTWOOD  
HIGHLANDS  
SUBDIVISION"

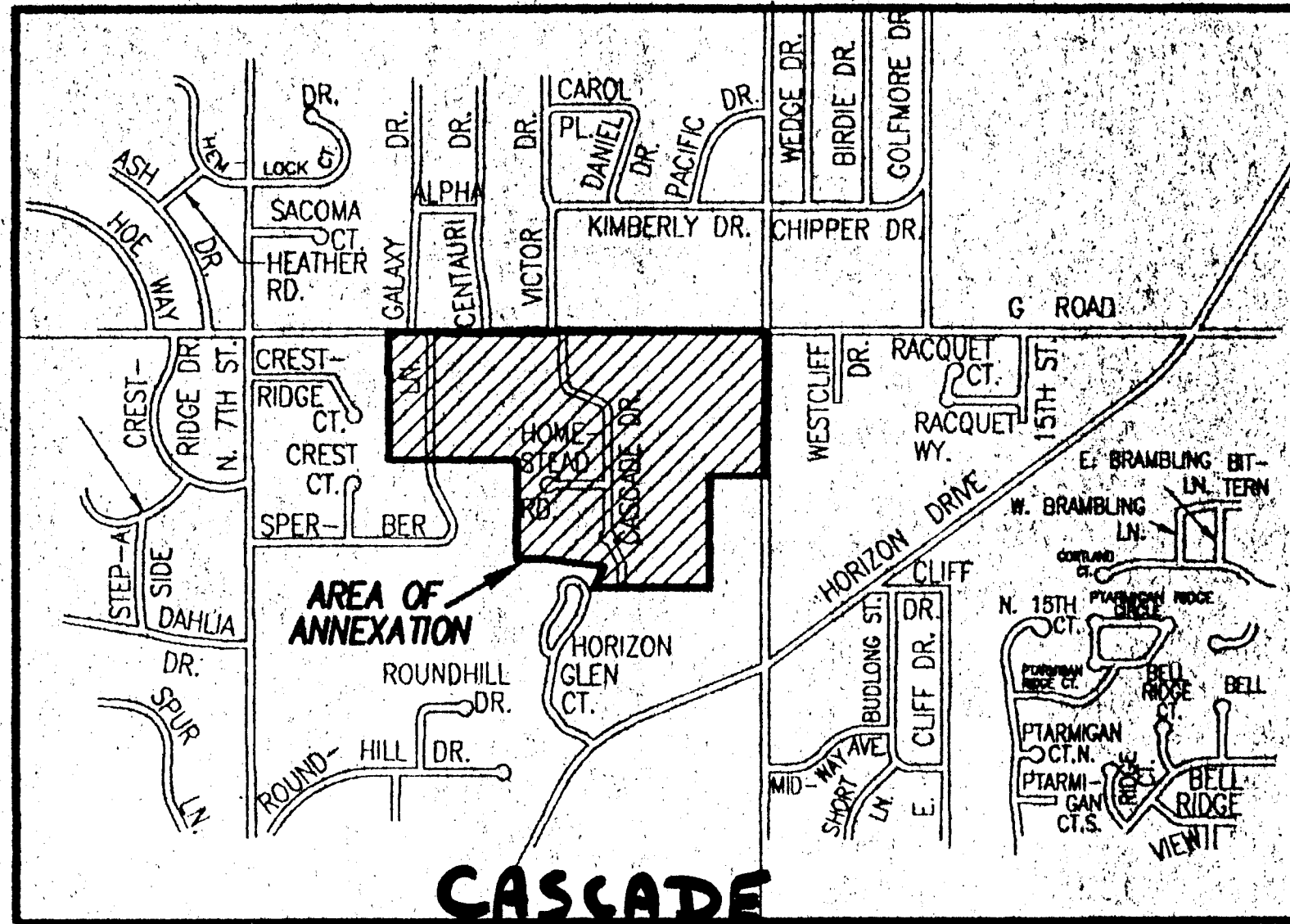
G Road



Adjoining  
T.I.S. R.I.W.  
2945-01

HORIZON TOWER  
CONDOMINIUMS  
FIRST FLOOR  
SECOND FLOOR

# YATION



**CASCADE  
ENCLAVE  
VICINITY MAP**

STAFF REVIEW

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FILE: #ANX-95-204

CASCADE ENCLAVE ZONE OF ANNEXATION

DATE: February 6, 1996

STAFF: Mike Pelletier/Dave Thornton

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

LOCATION: SW corner of G Road and 27 Road

APPLICANTS: City of Grand Junction

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**EXECUTIVE SUMMARY:**

Staff recommends zoning the Cascade Enclave the most equivalent City zones to the current County zones. Thus homes fronting onto Sperber Lane would be zoned RSF-1 and all others would be zoned RSF-2.

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 and R1B

PROPOSED CITY ZONING: RSF-1 and RSF-2

SURROUNDING ZONING

NORTH: RSF-2, RSF-4

SOUTH: HO, RSF-4, PR1.8

EAST: HO, PR4.8

WEST: RSF-1, RSF-4

**STAFF ANALYSIS:**

The Cascade Enclave contains 43.52 acres with 19 residences and 4 vacant lots. It is currently zoned R1A and R1B in the County. Staff proposes zoning the area the most equivalent City

zones, which are RSF-1 and RSF-2 respectively. Below are tables showing how the zoning bulk requirements compare between County and City. This proposed zoning should not influence any future zoning issues in the area with regard to the forthcoming City/County Growth Plan or other zoning change requests. In addition, the zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zones.

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

Criteria	Current County Zone - R1B	Proposed City Zone - RSF-2
Land Use Type	Residential	Residential
Minimum Lot Size	*21,700*	21,500
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

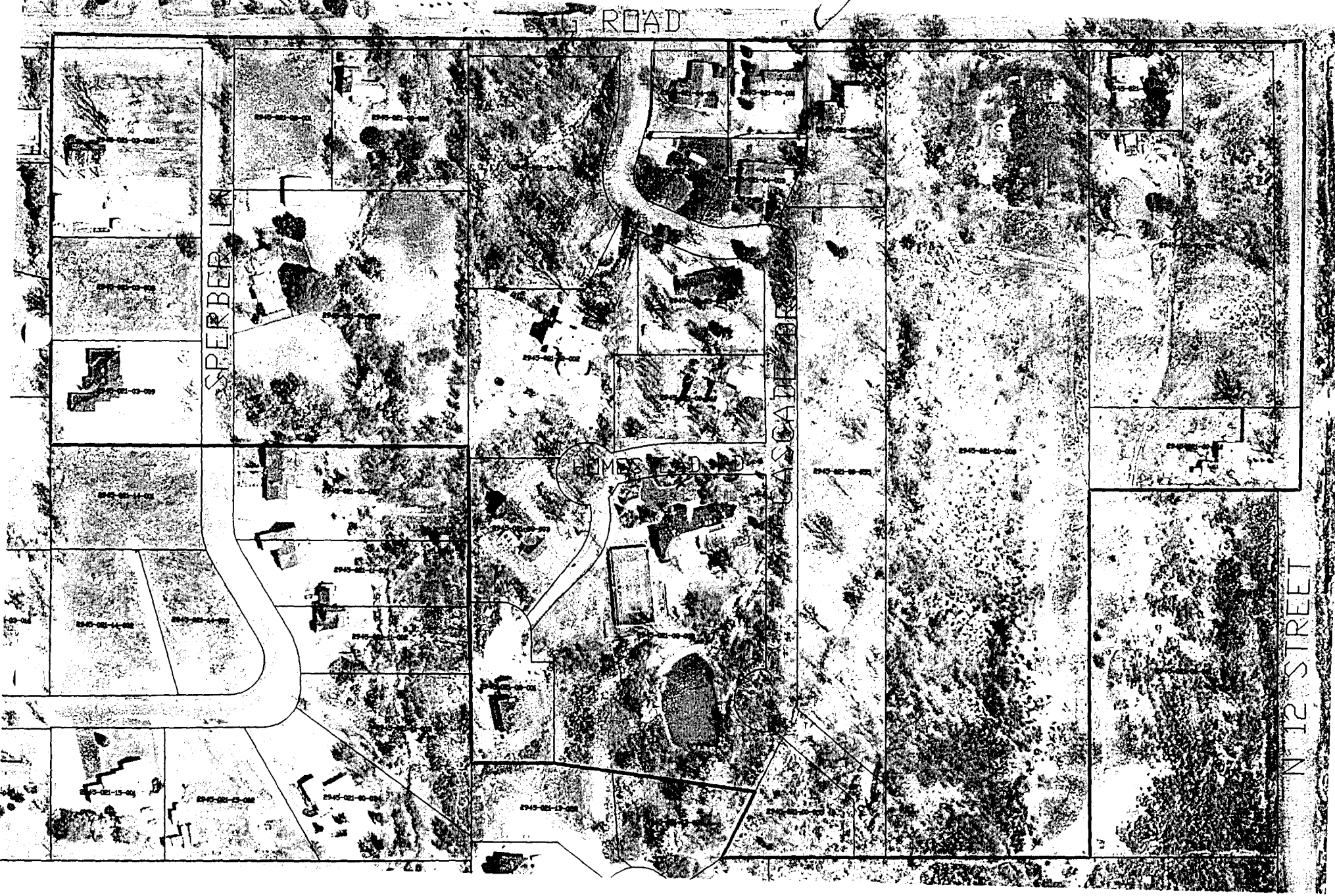
\*More Restrictive\*

**STAFF RECOMMENDATIONS:**

Recommend to City Council the zoning as shown on the proposed zoning map.

**PLANNING COMMISSION MOTIONS:**

Mr. Chairman, on item #ANX-95-204, the Zone of Annexation for Cascade Enclave, I move that we forward this on to City Council with the recommendation of a RSF-1 and RSF-2 zoning as shown on the proposed zoning map.



CASCADE ENCLAVE

STAFF REVIEW

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FILE: #ANX-95-204 CASCADE ENCLAVE ANNEXATION

DATE: February 7, 1996

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve on second reading the ordinance to annex the Cascade Enclave Annexation.

LOCATION: SW corner of G Road and 27 Road.

APPLICANTS: City of Grand Junction

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**EXECUTIVE SUMMARY:** The Cascade Enclave consists of 43.52 acres of land located at the southwest corner of G Road and 27 Road. This area is totally surrounded by City limits and is eligible for annexation under Colorado state statutes.

19 SF 4 UAC  
40 pop

**STAFF ANALYSIS:** This enclave contains 23 single family parcels and 43.52 acres. The area was enclaved by the City at the time of the Crestridge Annexation. It will be enclaved by the City for more than 3 years on February 21, 1996. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council Growth Committee, staff has processed this annexation and is bringing it before City Council for their approval.

**FISCAL IMPACTS:** See attached financial report.

**STAFF RECOMMENDATIONS:**  
Staff recommends approval.

Approve 7-0

(cascade.rpt)



**CASCADE ENCLAVE**  
**Estimate of Direct Fiscal/Budgetary Impacts**  
2/1/96

<b>CASCADE ENCLAVE</b>	Year 1	Year 2	Year 3	Year 4	Year 5
<b>REVENUE</b>					
City Property Tax	-	-	3,635	3,785	3,939
Sales & Use Tax	11,276	12,074	12,915	13,801	14,735
Rural Fire District Contract	-	-	(3,421)	(3,562)	(3,707)
Other Revenue	-	10,152	10,436	10,728	11,029
<b>TOTAL REVENUE</b>	<b>11,276</b>	<b>22,226</b>	<b>23,565</b>	<b>24,752</b>	<b>25,997</b>
<b>OPERATING EXPENSE</b>					
General & Administrative	-	-	-	-	-
Community Development	-	-	-	-	-
Police Services	-	-	-	-	-
Fire Department	-	-	-	-	-
Public Works	985	1,810	2,715	2,824	2,937
Parks & Recreation	-	-	-	-	-
Subtotal	985	1,810	2,715	2,824	2,937
<b>CAPITAL EXPENDITURES</b>					
Police: Bldgs. & Equip.	-	-	-	-	-
Fire: Bldgs. & Equip.	-	-	-	-	-
Parks & Recreation: Bldgs. & Equip.	-	-	-	-	-
Park Development	-	-	-	-	-
Public Works: Bldgs & Equip	-	-	-	-	-
Street Light Installations	3,330	3,463	3,602	-	-
Contract Street Maintenance	-	-	-	-	-
Major Street Constructiion	-	-	-	-	-
Water Line Upgrades	-	-	13,855	-	-
Other	-	-	-	-	-
Subtotal	3,330	3,463	17,457	-	-
<b>TOTAL EXPENSE</b>	<b>4,315</b>	<b>5,273</b>	<b>20,172</b>	<b>2,824</b>	<b>2,937</b>
<b>ANNUAL VARIANCE</b>	<b>6,961</b>	<b>16,953</b>	<b>3,393</b>	<b>21,929</b>	<b>23,060</b>
<b>CUMMULATIVE</b>	<b>6,961</b>	<b>23,915</b>	<b>27,308</b>	<b>49,236</b>	<b>72,296</b>
<b>PRESENT VALUE of the Annual Variance</b>	<b>6,567</b>	<b>15,088</b>	<b>2,849</b>	<b>17,370</b>	<b>17,232</b>
<b>NET PRESENT VALUE</b>	<b>6,567</b>	<b>21,656</b>	<b>24,505</b>	<b>41,874</b>	<b>59,106</b>



STAFF REVIEW

FILE: #ANX-95-204 CASCADE ENCLAVE ZONE OF ANNEXATION

DATE: February 21, 1996

STAFF: Dave Thornton

**ACTION REQUESTED:** Staff requests that City Council approve on first reading the zone of annexation for the Cascade Enclave Annexation.

**LOCATION:** SW corner of G Road and 27 Road

**APPLICANTS:** City of Grand Junction

**EXECUTIVE SUMMARY:**

Staff recommends zoning the Cascade Enclave Annexation with the most equivalent City zones to the previous County zones. The proposed zoning includes RSF-1 and RSF-2.

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 and R1B
PROPOSED CITY ZONING:	RSF-1 and RSF-2
SURROUNDING ZONING	
NORTH:	RSF-2, RSF-4
SOUTH:	HO, RSF-4, PR1.8
EAST:	HO, PR4.8
WEST:	RSF-1, RSF-4

**STAFF ANALYSIS:**

The Cascade Enclave contains 43.52 acres with 19 residences and 4 vacant lots. It is currently zoned R1A and R1B in the County. Staff proposes zoning the area the most equivalent City zones, which are RSF-1 and RSF-2 respectively. Below are tables showing how the zoning bulk requirements compare between County and

City. This proposed zoning should not influence any future zoning issues in the area with regard to the forthcoming City/County Growth Plan or other zoning change requests. In addition, the zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zones.

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

Criteria	Current County Zone - R1B	Proposed City Zone - RSF-2
Land Use Type	Residential	Residential
Minimum Lot Size	*21,700*	21,500
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 RECOMMENDATIONS:**

Recommends to City Council the zoning as shown on the proposed zoning map.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended the Zone of Annexation for Cascade Enclave, of a RSF-1 and RSF-2 zoning as shown on the proposed zoning map.

# #ANX-95-204

## #ANX-95-204

2701-35

### G ROAD

COUNTY  
MESA

APPLICANT  
JAE

DATE  
01/20/95

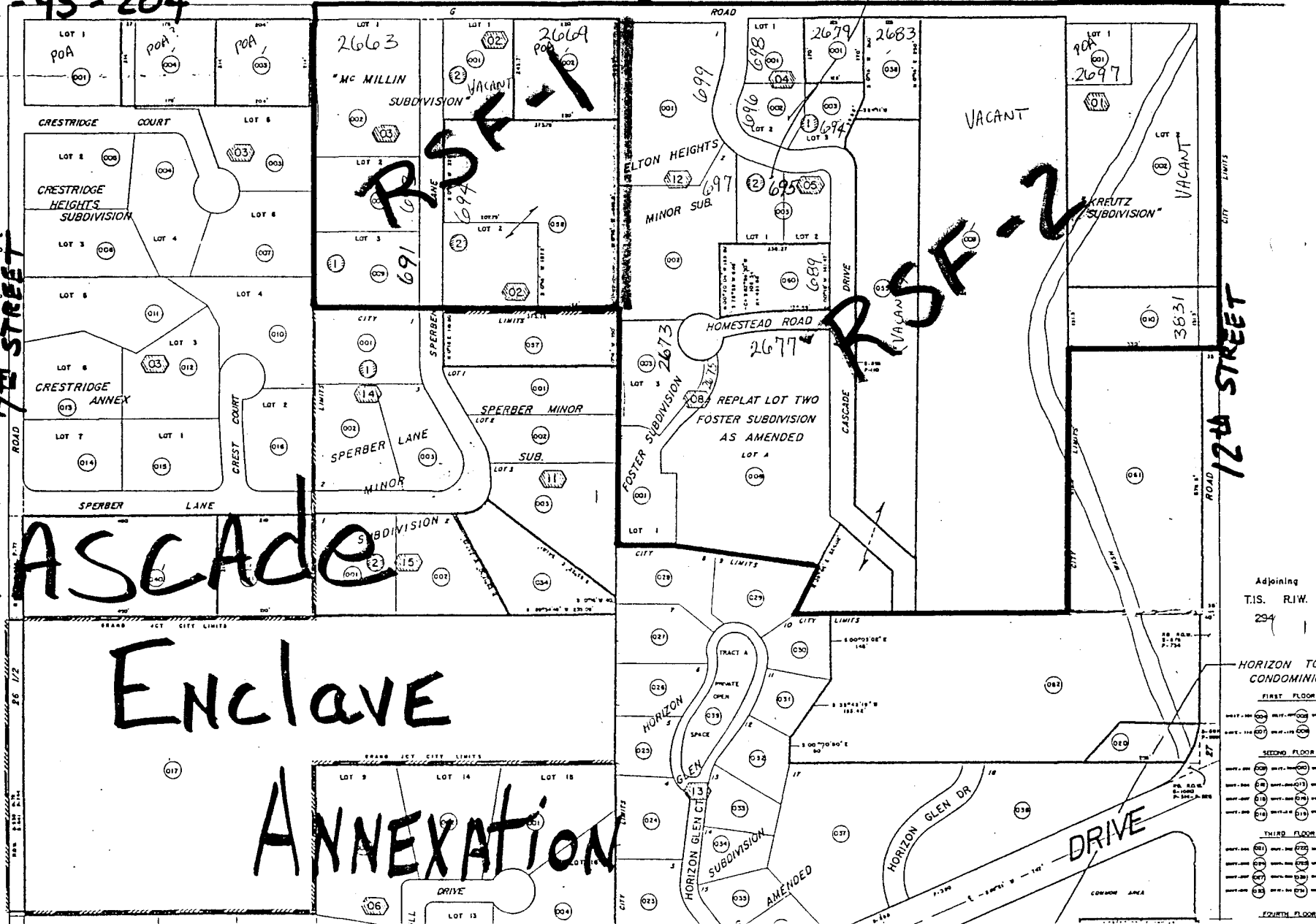
REVISOR  
DATE  
01/20/95

REMARKS  
TO CORRECT THE RECORD TO SHOW THE PROPER LOT LINES AND TO CORRECT THE AREA OF THE LOTS TO ACCORD WITH THE SURVEY AND TO CORRECT THE AREA OF THE LOTS TO ACCORD WITH THE SURVEY AND TO CORRECT THE AREA OF THE LOTS TO ACCORD WITH THE SURVEY

NO.	DATE	REVISION

Adjoining  
T.I.S. R.I.W.  
2945-022

SCALE - 1" = 100'

**CASCADIA ENCLAVE ANNEXATION**

**RSE-1**

**RSE-2**

Adjoining  
T.I.S. R.I.W.  
294

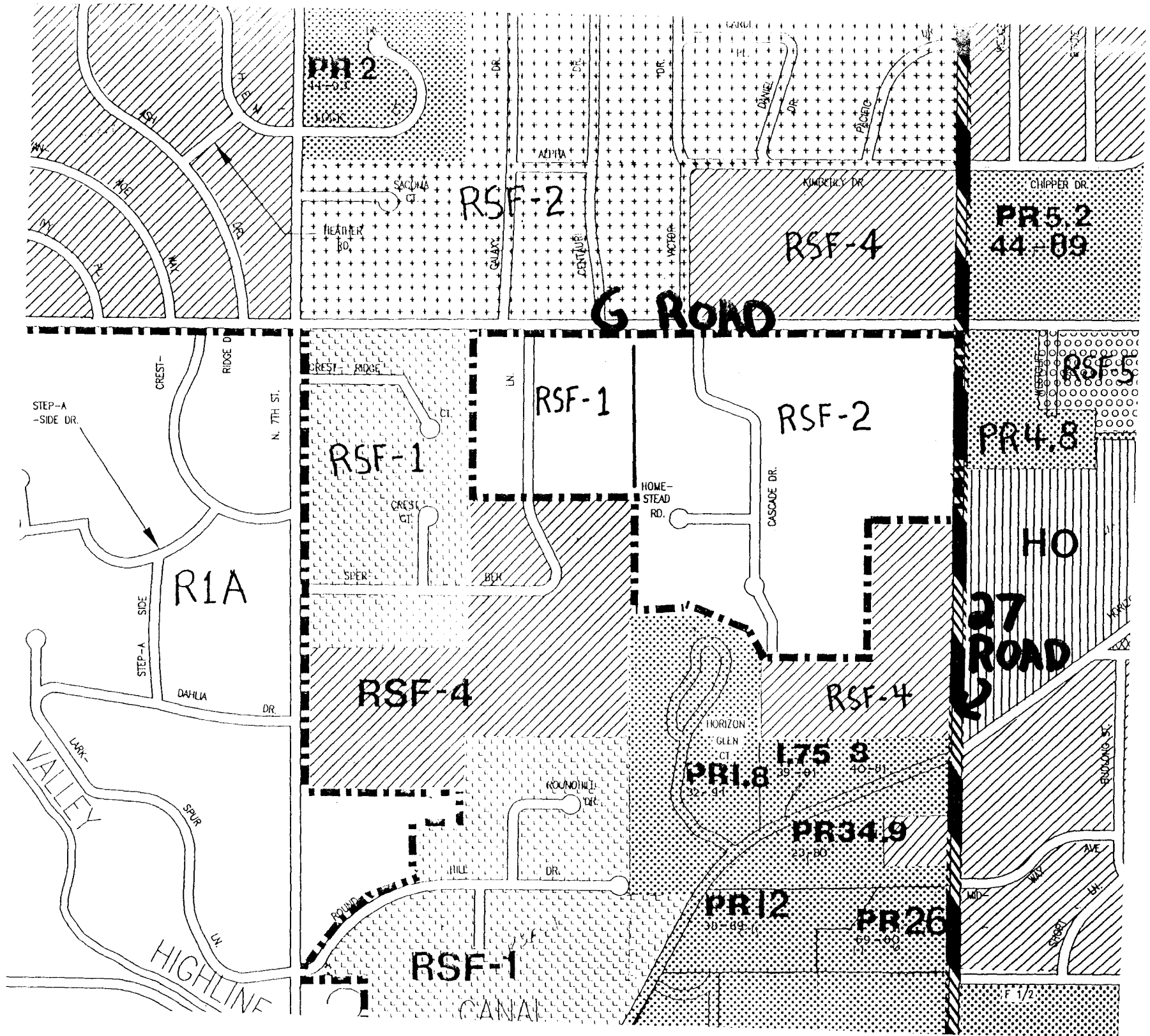
HORIZON TO CONDOMINIUM

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR



CASCADE ENCI AVE

STAFF REVIEW

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FILE: #ANX-95-204

CASCADE ENCLAVE ZONE OF ANNEXATION

DATE: March 6, 1996

STAFF: Dave Thornton

**ACTION REQUESTED:** Staff requests that City Council approve on second reading the zone of annexation for the Cascade Enclave Annexation.

LOCATION: SW corner of G Road and 27 Road

APPLICANTS: City of Grand Junction

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**EXECUTIVE SUMMARY:**

Staff recommends zoning the Cascade Enclave Annexation with the most equivalent City zones to the previous County zones. The proposed zoning includes RSF-1 and RSF-2.

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 and R1B
PROPOSED CITY ZONING:	RSF-1 and RSF-2
SURROUNDING ZONING	
NORTH:	RSF-2, RSF-4
SOUTH:	HO, RSF-4, PR1.8
EAST:	HO, PR4.8
WEST:	RSF-1, RSF-4

**STAFF ANALYSIS:**

The Cascade Enclave contains 43.52 acres with 19 residences and 4 vacant lots. It is currently zoned R1A and R1B in the County. Staff proposes zoning the area the most equivalent City zones, which are RSF-1 and RSF-2 respectively. Below are tables showing how the zoning bulk requirements compare between County and City. This proposed zoning should not influence any future zoning issues in the area with regard to the forthcoming City/County Growth Plan or other zoning change requests. In addition, the

zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zones.

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

Criteria	Current County Zone - R1B	Proposed City Zone - RSF-2
Land Use Type	Residential	Residential
Minimum Lot Size	*21,700*	21,500
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 RECOMMENDATIONS:**

Recommends to City Council the zoning as shown on the proposed zoning map.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended the Zone of Annexation for Cascade Enclave, of a RSF-1 and RSF-2 zoning as shown on the proposed zoning map.

*City Council  
Approved 7-0*



# #ANX-95-204

## #ANX-95-204

2701-35

### G ROAD

COUNTY MESA

AT 2:00 P.M. DATE 8/27/95  
BY JAE

REVISED DATE 8/27/95  
BY JAE

TO 053 & 054  
TO 053 & 054

TO 053 & 054

TO 053 & 054

TO 053 & 054

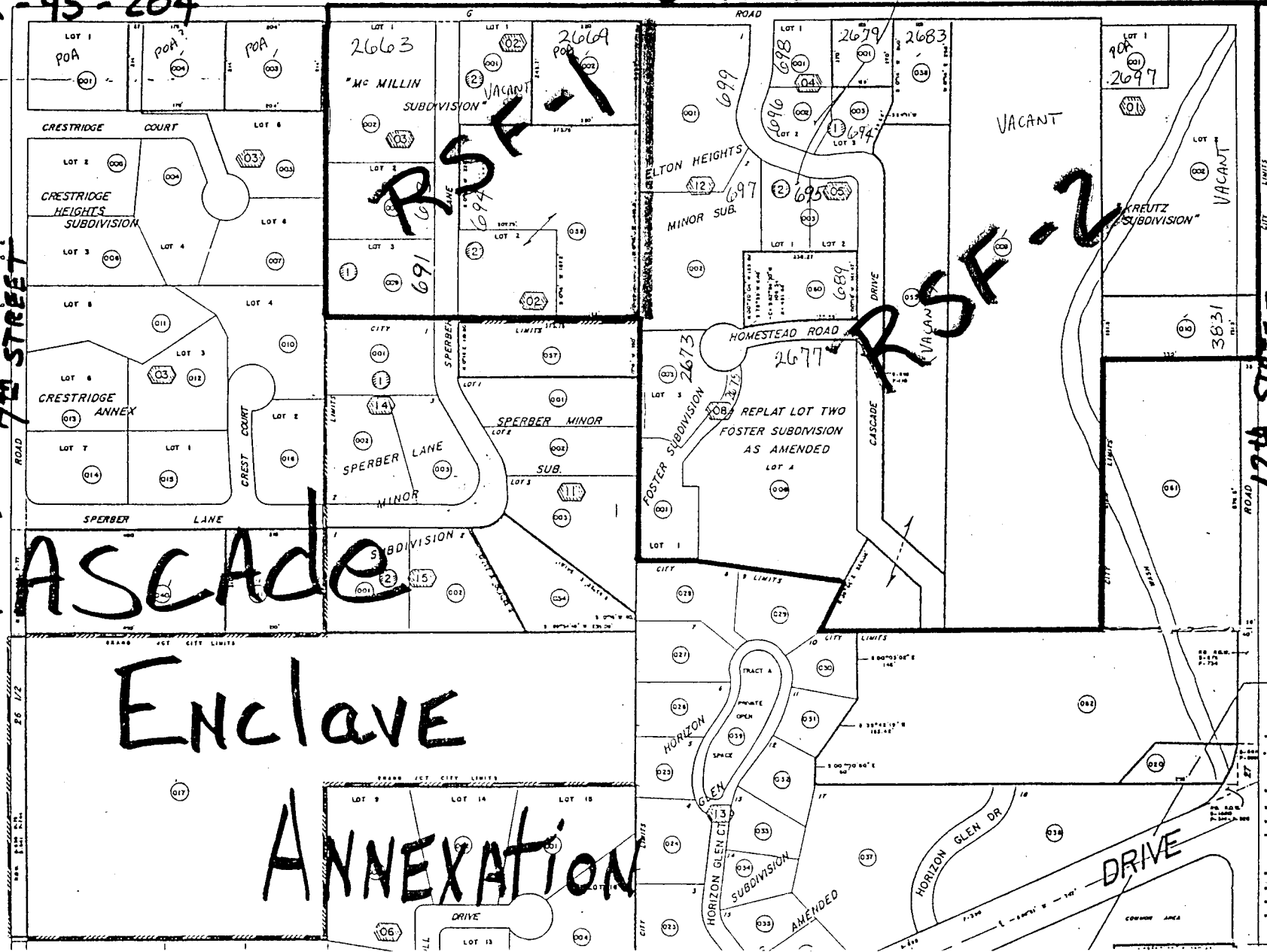
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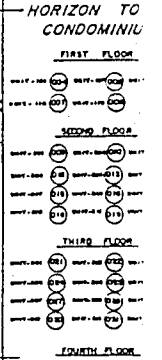



# CASCADE

# ENCLAVE ANNEXATION

SCALE - 1" = 100'


Adjoining T.I.S. R.I.W. 294



CASCADE ENCLAVE ZONE OF ANNEXATION

**The following tract of land shall be zoned Residential Single Family - with a maximum of 2 units per acre (RSF-2):**

A parcel of land situate in the Northeast 1/4 of Section 2, 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 Northeast Corner of said Section 2, thence N 88°05'12" W along the North line of said Section 2 a distance of 1315.46 feet to the True Point of Beginning of the parcel described herein; thence crossing the South 1/2 of G Road and along the West line of Lots 1 and 2 of Elton Heights Minor Subdivision as recorded in Plat Book 14 at Page 15 of the Mesa County Clerk and Recorder S 02°10'48" W a distance of 658.90 feet to the Southeast corner of a parcel of land as described in Book 1076 at Page 645 of the records of said Mesa County Clerk and Recorder; thence N 88°05'12" W along the South line of said parcel of land, crossing Sperber Lane and along the South line of Lot 3, Block 1 of McMillin Subdivision as recorded in Plat Book 9 at Page 196 of the records of said Mesa County Clerk and Recorder a distance of 660.75 feet to the Southwest corner of said Lot 3, Block 1; thence N 02°10'48" E along the West line of said Lot 3, Block 1 and Lots 2 and 1, Block 1 of said McMillin Subdivision a distance of 444.90 feet to the Northeast corner of Lot 5 of Crestridge Heights Subdivision as recorded in Plat Book 9 at Page 155 of the records of said Mesa County Clerk and Recorder; thence N 88°05'18" W along the North line of said Lot 5 a distance of 8.00 feet; thence leaving the North line of said Lot 5 N 02°10'48" E a distance of 214.00 feet to a point on the North line of said Section 2; thence S 88°05'12" E along the North line of said Section 2 ( said North line also being the centerline of G Road ) a distance of 668.75 feet to the point of beginning.

**The following tract of land shall be zoned Residential Single Family - with a maximum of 1 unit per acre (RSF-1):**

A parcel of land situate in the Northeast 1/4 of Section 2, 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 Northeast Corner of said Section 2, thence N 88°05'12" W along the North line of said Section 2 a distance of 40.00 feet to the True Point of Beginning of the parcel described herein; thence S 01°58'09" W along the West right-of-way line of 27 Road ( said West right-of-way line being 40 feet West of and parallel with the East line of said Section 2 ) a distance of 741.50 feet to a point on the South line of a parcel of land as described in Book 1852 at Page 70 of the records of the Mesa County

Clerk and Recorder; thence N 88°05'12" W along said South line a distance of 289.17 feet to a point on the East line of a parcel of land as described in Book 1703 at Page 814 of the records said Mesa County Clerk and Recorder; thence S 01°58'09" W along said East line a distance of 574.37 feet to a point on the South line of the NE 1/4 NE 1/4 of said Section 2; thence N 88°12'21" W along said South line a distance of 594.84 feet; thence leaving said South line N 28°41'48" E a distance of 117.46 feet to the Southernmost corner of Lot A of the Replat of Lot Two, Foster Subdivision As Amended ( said Replat being recorded in Plat Book 14 at Page 113 of the records of said Mesa County Clerk and Recorder ); thence N 80°00'38" W along the Southerly line of said Lot A a distance of 315.43 feet to the Southeast corner of Lot 1 of Foster Subdivision as recorded in Plat Book 12 at Page 296 of the records of said Mesa County Clerk and Recorder; thence N 88°05'12" W along the South line of said Lot 1 a distance of 136.10 feet to the Southwest corner of said Lot 1; thence N 02°10'48" E along the West line of said Lot 1, Lot 3 of said Foster Subdivision, Lots 2 and 1 of Elton Heights Minor Subdivision as recorded in Plat Book 14 at Page 15 of said Mesa County Clerk and Recorder and crossing the South 1/2 of G Road a distance of 1167.95 feet to a point on the North line of said Section 2; thence S 88°05'12" E along the North line of said Section 2 ( said North line also being the centerline of G Road ) a distance of 1275.46 feet to the point of beginning.

(cascade.ord)

SENT  
Feb. 9, 1996

February 9, 1996

Patricia R. Tooker  
2669 G Road  
Grand Junction, CO 81506-8396

Dear Patricia R. Tooker,

On February 7, 1996, the City Council approved the Cascade Annexation on second reading. This annexation will become effective on March 10, 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

# CASCADE ENCLAVE 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 Cascade Enclave 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 Cascade Enclave Annexation Area as it always has. In an emergency call 911.

The Fire Chief is Rick Beaty.

#### **DOMESTIC WATER**

Your domestic water service provider will remain Ute Water and **SERVICE** 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 1996 program is anticipated to begin around the end of

March. 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. City Staff are proposing RSF-1 (one residential unit per acre) zoning for the areas fronting on Sperber Lane and RSF-2 (two residential units per acre) zoning for areas fronting on Cascade Drive to the Planning Commission and City Council. These are the equivalent City zones to the existing County zones. 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 March 15, 1996, 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