

# Table of Contents

File ANX-1995-223  
 Date 10/27/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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	X	Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
X	X	<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		Majority Annexation Checklist			
X	X	Petition for Annexation			
X	X	Property Profile			
X	X	Ordinance No. 2895 and 2896 - **			
X	X	Resolution No. 2-96 and 14-96 - **			
X	X	City Council Minutes - ** - 1/3/96, 2/7/96 and 2/21/96			
X	X	Planning Commission Public Hearing Minutes - ** - 1/16/96			
X		Letters from Stephanie Nye to Board of County Commissioners re: resolutions adopted.			
X	X	Memo to Annexation Impact Report Team Members			
X		E-mail from Mark Relph to David Thornton - 1/15/96			
X	X	Letter from Ron Maupin to Marc & Christi Laird - 2/28/96			
X	X	Sunset Village Annexation - information packet			
X	X	Material submitted to City Council by Dave Thornton - 2/7/96			
X		Affidavit - Stephanie has original signed one			
X	X	Annexation Map - ** - available on CD ROM			
X	X	Vicinity Map			

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 SUNSET VILLAGE ANNEXATION**

DATE: December 20, 1995

On Wednesday, January 3rd, a resolution for the intent to annex the Sunset Village 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 February 7th, with second reading on February 21st. The annexation will be effective March 24, 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 January 16, 1996. 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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**SUNSET VILLAGE ANNEXATION LOCATION**

LOCATION: 686 25 1/2 Road across from Moonridge Drive (see map).

**SUMMARY**

**PARCELS = 1**

**# of Dwelling Units = 1**

**ACRES = 3.4**

**Estimated Population = 2**

**Developable Acres Remaining = 3 acres**

**The annexation includes the following right-of-way:**

East half of 25 1/2 Road (617.5 feet)

**Previous County Zoning: AFT**

**Proposed City Zoning: RSF-4**

**Current Land Use: 1 single family home**

**Future Land Use: 12 residential lots**

**Assessed Values:**  
Land = \$600  
Improvements = \$8,660  
TOTAL VALUE = \$9,260

**Census Tract: 10**

**Address Ranges: 686 25 1/2 Road**

# The City Of Grand Junction

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

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## PROPERTY PROFILE

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12/ 6/95

PREPARED BY: Mike Pelletier  
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.

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### OWNER INFORMATION

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MARC S LAIRD  
686 25 1/2 RD  
GRAND JUNCTION, CO 81505-1002

CO OWNER: CHRISTI ANN

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### PROPERTY INFORMATION

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PARCEL NUMBER: 2945-031-00-124  
PROPERTY ADDRESS: 686 25 1/2 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 688.5FT S OF N4 COR SEC 3 1S 1W N 89DEG59' E 265FT S 632.5FT S 89DEG59' W 265FT N 632.5FT TO BE  
EXC W 25FT + S 15FT

YR BUILT: 1900    ROOMS: 6    BATHS: 2.00    UNITS: 2688.00    ABST: 4277    IMP SQ FT: 0

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### SALE INFORMATION

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DATE SOLD: 07/31/92    PRICE: 65000    RECORDING INFO - BOOK: 1915    PAGE: 242

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### TAX INFORMATION

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TAC: 10800

MIL LEVY: 88.7990

MIL LEVY DATE: 01/01/95

APPRAISED VALUE:	LAND VALUE:	2,070.00	LAND ASSESS:	600.00
	IMP VALUE:	82,480.00	IMP ASSESS:	8,660.00
	TOTAL VALUE:	84,550.00	TOTAL ASSESS:	9,260.00

TAXES: 822.29

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

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## 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 PROPERTY DESCRIPTION

As ground therefore, 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, Sections 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 limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred percent of the area of such territory to be annexed, exclusive of streets and alleys; 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.

SUNSET VILLAGE ANNEXATION PETITION

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BEG 688.5FT S OF N4 COR SEC 3 1S 1W N 89 DEG59'E 265FT S 632.5FT S  
89DEG59'W 265FT N 632.5FT TO BE EXC W 25FT + S 15FT  
(2945-031-00-124)

Christi Ann Laird  
Marc S. Laird  
NAME

Stephanie Nye  
Marc S. & Christi Ann Laird by  
their attorney in fact City  
Clerk, Stephanie Nye, pursuant  
to P.O.A. as filed in the City  
Clerk's Office

686 25 1/2 Road  
ADDRESS

12-20-95  
DATE

SUNSET VILLAGE ANNEXATION  
DESCRIPTION

A parcel of land situate in the Northeast 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 North 1/4 corner of said Section 3, thence S 00°00'00" w along the North-South centerline of said Section 3 ( said centerline also being the centerline of 25 1/2 Road ) a distance of 688.50 feet to the True Point of Beginning of the parcel described herein; thence crossing the East 1/2 of said 25 1/2 Road and along the South line of Lot 3 of Grisier-Ritter Minor Subdivision as recorded in Plat Book 14 at Page 319 of the records of the Mesa County Clerk and Recorder N 89°59'57" E a distance of 265.00 feet to the Northeast corner of a parcel of land as described in Book 1915 at Page 242 of the records of said Mesa County Clerk and Recorder; thence S 00°00'00" W along the East line of said parcel of land a distance of 617.50 feet to the Southeast corner of said parcel of land; thence S 89°59'00" W along the South line of said parcel of land a distance of 265.00 feet to a point on the North-South centerline of said Section 3; thence N 00°00'00" E along said centerline a distance of 617.50 feet to the point of beginning. Said parcel of land contains 3.76 acres.

H:\sunset

STATE OF COLORADO }  
COUNTY OF MESA }

SS

AFFIDAVIT

Mike Pelletier, of lawful age, being first duly sworn,  
upon oath, deposes and says:

That he is the circulator of the forgoing petition:

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

Mike Pelletier

Subscribed and sworn to before me this 20th day of  
December, 1995

Witness my hand and official seal.

Christine English  
Notary Public

250 N. 5th Street  
Address

My commission expires: 2-2-98

STAFF REVIEW

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FILE: #ANX-95-223                      Sunset Village Annexation

DATE: January 3, 1996

STAFF: Dave Thornton/Mike Pelletier

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

LOCATION:                      686 25 1/2 Road

APPLICANTS:                  Marc S. and Christy Laird

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**EXECUTIVE SUMMARY:** The property owner, Marc S. Laird is requesting annexation of his property. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by resolution the Referral of Petition for the Sunset Village Annexation.

**STAFF ANALYSIS:** This annexation contains one 3.4 acre parcel and is located within the "Pomona Park" enclave. The Lairds are proposing to subdivide their property into 12 lots, creating 3.53 dwelling units per acre. They have submitted their development application with the City concurrent with the annexation process. Planning Commission will consider their preliminary plan proposal at their January 16th meeting

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

**STAFF RECOMMENDATIONS:**

Staff recommends approval.



Approved S-0

STAFF REVIEW

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FILE: #ANX-95-223 SUNSET VILLAGE ZONE OF ANNEXATION

DATE: January 16, 1995

STAFF: David Thornton, Senior Planner  
Bill Nebeker, Senior Planner

LOCATION: 686 25 1/2 Road

APPLICANTS: Marc and Christy Laird

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**EXECUTIVE SUMMARY:** The Sunset Village Annexation is being considered by City Council. The City is required to zone all property annexed into the City within 90 days of the annexation. Staff recommends approval of the proposed zoning of RSF-4 for this annexation because it is consistent with the preferred alternative of the City's proposed Growth Plan and the majority of surrounding land uses that have developed in the city.

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EXISTING LAND USE: Residential and Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE

NORTH: Residential (Grisier-Ritter Sub)  
SOUTH: Agricultural/Vacant/Residential (Kay Sub & Cimmaron North Sub)  
EAST: Residential/Agricultural/vacant  
WEST: Residential (Moonridge Falls Sub)

EXISTING COUNTY ZONING: AFT

PROPOSED CITY ZONING: RSF-4

SURROUNDING ZONING

NORTH: RSF-1 - Grisier-Ritter Sub (City)  
SOUTH: AFT (Mesa County)  
Planned Residential (PR-3.8) - Kay Sub (City)  
Planned Residential (PR-3.7) Cimmaron North Sub (City)  
EAST: AFT (Mesa County)  
WEST: Planned Residential (PR-2.3) - Moonridge Falls Sub (City)  
Planned Residential (PR-9.9) (City)  
Planned Residential (PR-7.8) (City)  
Planned Residential (PR-2.8) - Valley Meadows Sub (City)

**STAFF ANALYSIS:** Existing zoning in the County for this parcel is AFT which allows 1 unit per 5 acres. The most equivalent straight zone in the City for AFT is Residential Single Family - Rural (RSF-R) with a maximum of 1 unit per 5 acres. Standard practice is for the City to rezone to the most equivalent zoning district. However, as part of the request for annexation, the petitioner is requesting City approval for a 12 lot major subdivision (Sunset Village) on this 3.4 acre parcel. RSF-4 zoning is required before the subdivision can be approved.

Developed land uses near this parcel have been zoned for densities higher than the County ATF allows. The average density in surrounding developed or approved developments is 4 dwellings per acre. The lowest density subdivision, located directly to the north in the Grisier-Ritter Subdivision, zoned RSF-1, but developed at a density of approximately 1 dwelling per 3.5 acres. However it is unknown whether these lots will be further subdivided in the future.

The preferred alternative of the City's proposed Growth Plan shows the proposed Sunset Village annexation at 4-8 dwellings per acre. The Grisier-Ritter Subdivision to the north is designated 2-4 dwellings per acre. Rather than rezone this parcel to an equivalent zoning, it is recommended that the zone be consistent with land use patterns in the area and the proposed Growth Plan alternative. The actual proposed density for Sunset Village is 3.6 dwellings per acre.

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

SUNSET VILLAGE ZONE OF ANNEXATION

- A. Was the existing zone an error at the time of adoption?**  
No. Mesa County AFT zoning at the time of County adoption was appropriate for this property. This is the first zone to be adopted by the City for this property.
- B. Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?**  
Yes. Properties to the north and west were rezoned from AFT to RSF-1 and Planned Residential 2.3 units per acre by Mesa County. In addition, there are 3 residential developments to the south and southwest within 420 feet of this property zoned with densities of 2.8, 3.8 and 3.7 units per acre respectively which also received zone changes in the County during the past few years. There are two undeveloped parcels with a Mesa County zoning of PR 7.8 and PR 9.9 also to the west of this property. Both of these rezonings were approved by the County during the past 15 years.

**C. Is there a community need for the proposed rezone?**

Yes. The Grand Junction community is experiencing a high rate of growth and new homes are needed to provide housing for that growth. Vacancy rates for rentals were at about one percent at the end of this summer. Although rentals are not proposed for this subdivision, there is a direct relationship between them and the amount of housing available in the community. Also there is a need for additional residential development on property within close proximity to City services. Other residential growth occurring in this area makes this property a good infill candidate.

**D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**

Yes. This property is residential as well as all adjacent properties. Proposed densities are similar to other residential densities along 25 1/2 Road between G Road and F 1/2 Road.

**E. Will there be benefits derived by the community, or area, by granting the proposed rezone?**

Yes. One benefit to the community and the neighborhood is that this zoning is consistent with recent development of the neighborhood. This development will help pay for the associated costs of providing urban services to this area of the City.

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

Currently the preferred alternative for the City's Growth plan identifies this area as residential with average densities between 4 and 8 units per acre. The actual proposed density for this site is 3.6 units per acre.

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

Yes. Water and sewer is available to serve the proposed development. 25 1/2 Road is paved and the applicant will likely include sidewalk, curb and gutter as a condition of approval of the proposed subdivision.

**STAFF RECOMMENDATIONS:**

Staff recommends that the proposed zone district of RSF-4 be applied to the Sunset Village Annexation.

**PLANNING COMMISSION MOTION:**

Mr. Chairman, on item #ANX-95-223, I move that we forward the zoning of RSF-4 for the Sunset Village Zone of Annexation on to City Council with recommendation of approval.

(svzone.rpt)

STAFF REVIEW

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FILE: #ANX-95-223 SUNSET VILLAGE ZONE OF ANNEXATION

DATE: February 7, 1995

STAFF: David Thornton, Senior Planner

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

LOCATION: 686 25 1/2 Road

APPLICANTS: Marc and Christy Laird

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**EXECUTIVE SUMMARY:** The Sunset Village Annexation is being considered by City Council. The City is required to zone all property annexed into the City within 90 days of the annexation. Staff recommends approval of the proposed zoning of RSF-4 for this annexation because it is consistent with the preliminary subdivision plan approved by City Planning Commission and it is consistent with the preferred alternative of the City's proposed Growth Plan and the majority of surrounding land uses that have developed in the City.

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EXISTING LAND USE: Residential and Vacant

*IN JANUARY*

PROPOSED LAND USE: Residential

**SURROUNDING LAND USE**

NORTH: Residential (Grisier-Ritter Sub)

SOUTH: Agricultural/Vacant/Residential (Kay Sub & Cimmaron North Sub)

EAST: Residential/Agricultural/vacant

WEST: Residential (Moonridge Falls Sub)

EXISTING COUNTY ZONING: AFT

PROPOSED CITY ZONING: RSF-4

**SURROUNDING ZONING**

NORTH: RSF-1 - Grisier-Ritter Sub (City)

SOUTH: AFT (Mesa County)

Planned Residential (PR-3.8) - Kay Sub (City)

Planned Residential (PR-3.7) Cimmaron North Sub (City)

EAST: AFT (Mesa County)

WEST: Planned Residential (PR-2.3) - Moonridge Falls Sub (City)

Planned Residential (PR-9.9) (City)

Planned Residential (PR-7.8) (City)

Planned Residential (PR-2.8) - Valley Meadows Sub (City)

**STAFF ANALYSIS:** Existing zoning in the County for this parcel is AFT which allows 1 unit per 5 acres. The most equivalent straight zone in the City for AFT is Residential Single Family - Rural (RSF-R) with a maximum of 1 unit per 5 acres. Standard practice is for the City to rezone to the most equivalent zoning district. However, as part of the request for annexation, the petitioner is requesting City approval for a 13 lot major subdivision (Sunset Village) on this 3.4 acre parcel. RSF-4 zoning is required before the subdivision can be approved at final plat.

Developed land uses near this parcel have been zoned for densities higher than the County AFT allows. The average density in surrounding developed or approved developments is 4 dwellings per acre. The lowest density subdivision, located directly to the north in the Grisier-Ritter Subdivision, zoned RSF-1, but developed at a density of approximately 1 dwelling per 3.5 acres. However it is unknown whether these lots will be further subdivided in the future.

The preferred alternative of the City's proposed Growth Plan shows the proposed Sunset Village annexation at 4-8 dwellings per acre. The Grisier-Ritter Subdivision to the north is designated 2-4 dwellings per acre. Rather than rezone this parcel to an equivalent zoning, it is recommended that the zone be consistent with land use patterns in the area and the proposed Growth Plan alternative. The actual proposed density for Sunset Village is 3.82 dwellings per acre.

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

SUNSET VILLAGE ZONE OF ANNEXATION

**A. Was the existing zone an error at the time of adoption?**

No. Mesa County AFT zoning at the time of County adoption was appropriate for this property. This is the first zone to be adopted by the City for this property.

**B. Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?**

Yes. Properties to the north and west were rezoned from AFT to RSF-1 and Planned Residential 2.3 units per acre by Mesa County. In addition, there are 3 residential developments to the south and southwest within 420 feet of this property zoned with densities of 2.8, 3.8 and 3.7 units per acre respectively which also received zone changes in the County during the past few years. There are two undeveloped parcels with a Mesa County zoning of PR 7.8 and PR 9.9 also to the west of this property. Both of these rezonings were approved by the County during the past 15 years.

**C. Is there a community need for the proposed rezone?**

Yes. The Grand Junction community is experiencing a moderate rate of growth and new homes are needed to provide housing for that growth. Vacancy rates for rentals were at about one percent at the end of this summer. Although rentals are not proposed for this subdivision, there is a direct relationship between them and the amount of housing available in the community. Also there is a need for additional residential development on property within close proximity to City services. Other residential growth occurring in this area makes this property a good infill candidate.

**D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**

Yes. This property is residential as well as all adjacent properties. Proposed densities are similar to other residential densities along 25 1/2 Road between G Road and F 1/2 Road.

**E. Will there be benefits derived by the community, or area, by granting the proposed rezone?**

Yes. One benefit to the community and the neighborhood is that this zoning is consistent with recent development of the neighborhood. This development will help pay for the associated costs of providing urban services to this area of the City.

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

Currently the preferred alternative for the City's Growth plan identifies this area as residential with average densities between 4 and 8 units per acre. The actual proposed density for this site is 3.82 units per acre.

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

Yes. Water and sewer is available to serve the proposed development. 25 1/2 Road is paved and the applicant will likely include sidewalk, curb and gutter as a condition of final plat approval of the proposed subdivision.

**STAFF RECOMMENDATION:**

The proposed zoning meets the rezoning criteria as established in Section 4-4-4 of the City Zoning and Development Code. Staff recommends that the proposed zone district of RSF-4 be applied to the Sunset Village Annexation.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended to City Council the zoning of RSF-4 for the Sunset Village Zone of Annexation.

(svzone.rpt)

Approved 7-0



Sunset Village Annexation

For City Council 2/7/96

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

It complies with the following:

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

  
\_\_\_\_\_  
David Thornton, AICP  
Senior Planner - Annexations  
Date 2/7/96

(eligible)



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

February 28, 1996

Marc & Christi Laird  
686 25 1/2 Road  
Grand Junction, CO 81505-1002

Dear Marc & Christi Laird,

On February 21, 1996, the City Council approved the Sunset Village Annexation on second reading. This annexation will become effective on March 27, 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,

A handwritten signature in black ink that reads "Ron Maupin". The signature is written in a cursive style with a large initial "R".

Ron Maupin  
Mayor

enclosure

# SUNSET VILLAGE 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 Sunset Village 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 Sunset Village 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 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-4 (four residential unit per acre) zoning to the Planning Commission and City Council. 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.

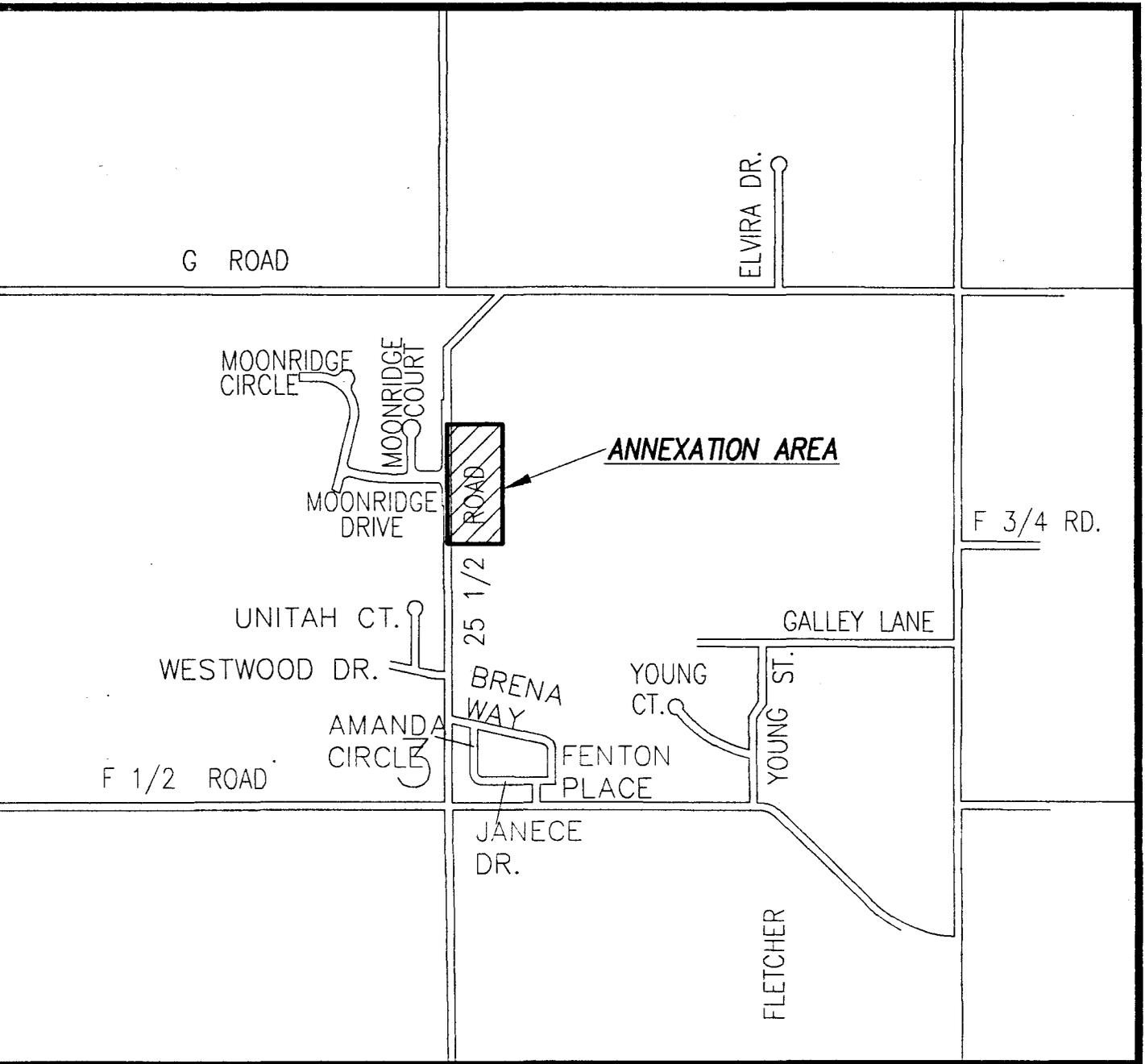
Please call for more information on City parks and our excellent recreation programs.

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

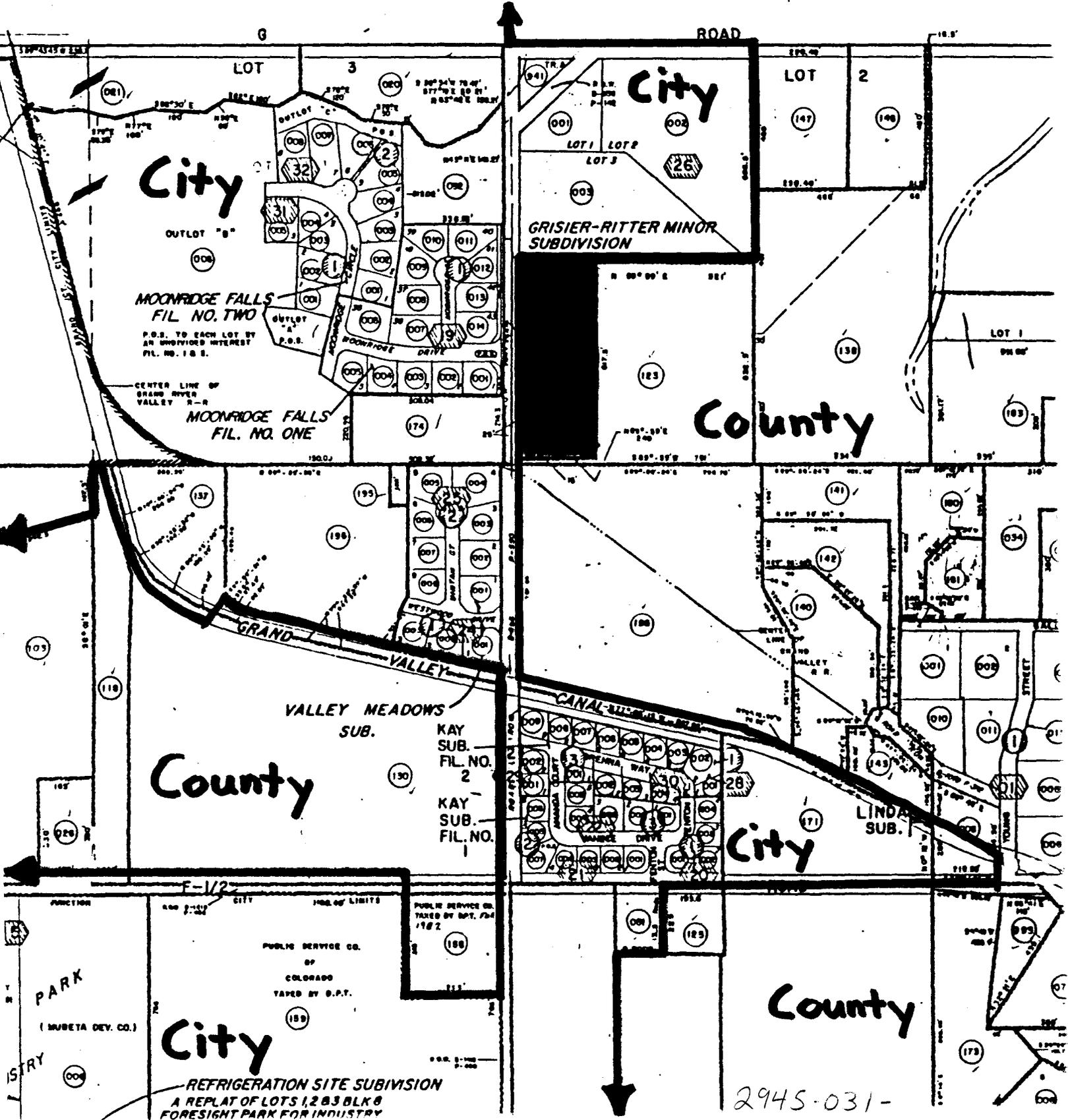


VICINITY MAP  
N.T.S.

LEGEND

# SUNSET VILLAGE ANNEXATION

Adjoining  
TIN R.I.W.  
2701-34



2945-031-