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File ANX-1996-040

Name: Valley Meadows East Annexation - E Of 25.5 Road; N Of Grand Valley Canal

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, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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		*Review Sheet Summary
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X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
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		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
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		Reduction of any maps – final copy
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		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence			
X	X	Petition for Annexation			
X	X	Impact Report			
X	X	Property Profile			
X	X	Majority Annexation Checklist			
X		Future Land Use Map			
X	X	City Council Minutes – 3/6/96, 4/17/96, 5/1/96- **			
X	X	Ordinance No. 2920, 2921 - **			
X	X	Sewer Hookup Agmt / POA - **			
X	X	Annexation Map – Historical Maps - **			
X	X	Resolution No. 42-96 - **			

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.

VALLEY MEADOWS EAST ANNEXATION DESCRIPTION

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

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3; thence S 89°58'24" E along the North line of said SW 1/4 NE 1/4 a distance of 796.70 feet to the Northeast corner of a parcel of land as described in Book 1817 at Page 466 of the records of the Mesa County Clerk and Recorder; thence along the East boundary of said parcel of land the following 3 courses:

1) S 00°02'42" W a distance of 399.30 feet;

2) S 29°56'46" E a distance of 195.69 feet;

3) S 00°27'24" E a distance of 347.36 feet to a point on the centerline for the existing Main Line Grand Valley Canal; thence

S 00°27'24" E a distance of 26.64 feet to a point on the Southerly right-of-way line for said existing Main Line Grand Valley Canal; thence along the Southerly right-of-way line for said Grand Valley Canal the following 4 courses:

1) N 70°15'39" W a distance of 82.53 feet;

2) N 77°05'13" W a distance of 165.66 feet;

3) S 00°02'28" W a distance of 15.39 feet;

4) N 77°05'13" W a distance of 674.97 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 3; thence North along said West line (said West line also being the centerline for 25 1/2 Road) a distance of 742.88 feet to the point of beginning. Said parcel contains 16.20 acres more or less.

H:\VAL-MEAD\LEGAL
SRP

VALLEY MEADOWS EAST ANNEXATION PETITION

BEG NW COR SW4NE4 SEC 3 1S 1W S 89DEG58'24SEC E 796.70FT S
0DEG02'42SEC W 399.30FT S 29DEG56'46SEC E 195.69FT S 0DEG27'24SEC E
347.36FT TO C LI CNL N 70DEG15'39SEC W 74.82FT N 77DEG05'13SEC W 847.86
FT N 701.84FT TO BEG
(2945-031-00-155)

Richard L. Watson
ETAL
NAME

Stephanie Nye
Richard L. Watson & ETAL by their
attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A.
as filed in the City Clerk's Office

653 26 Road
ADDRESS

2/29/96
DATE

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 29th day of
February, 1994.

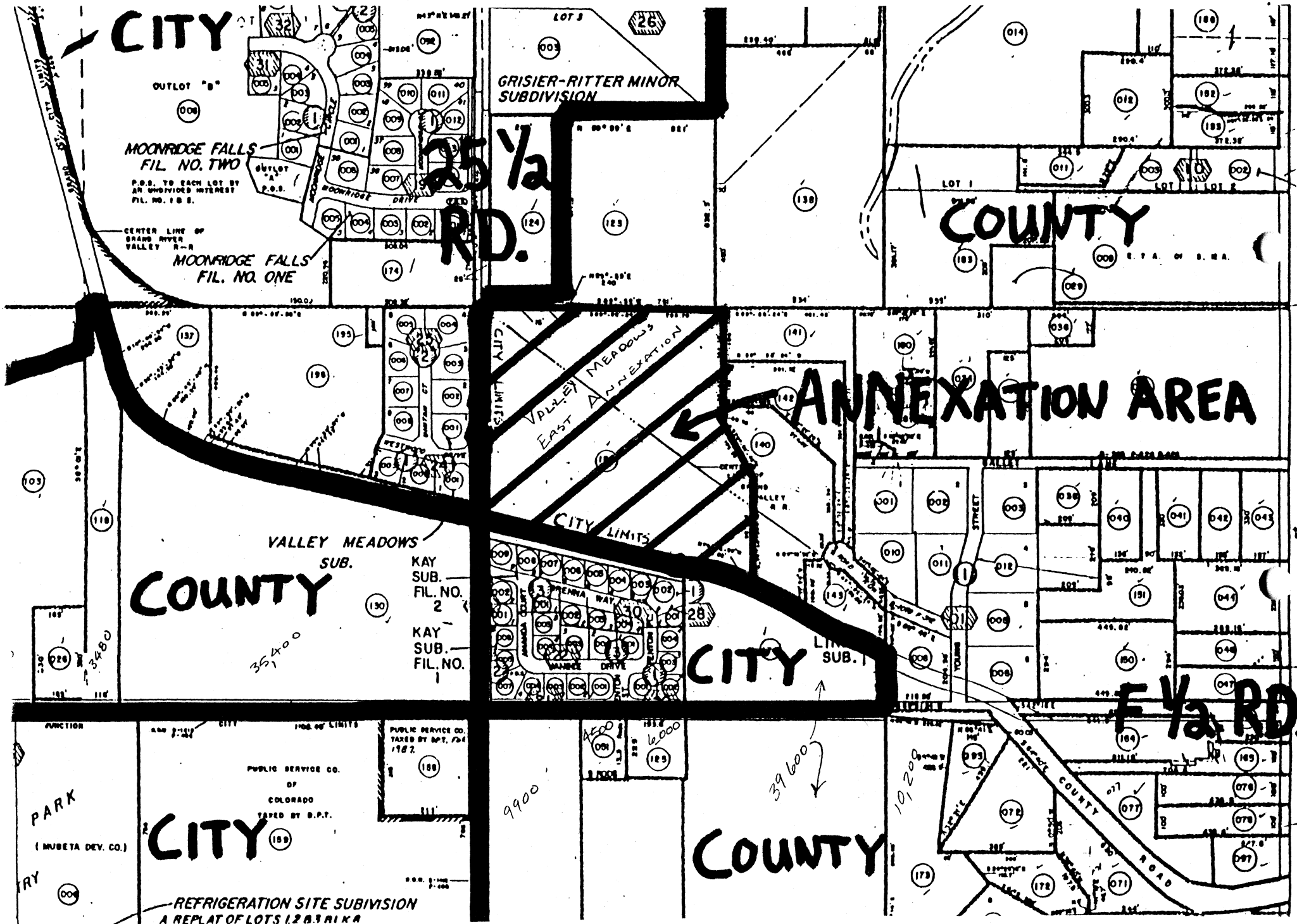
Witness my hand and official seal.

Theresa A. Martinez
Notary Public

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

My commission expires: June 13, 1999

VALLEY MEADOWS EAST ANNEXATION



ANNEXATION AREA FACT SHEET

Name of Area: VALLEY MEADOWS EAST Date: 2/28/96
Common Location: NORTHEAST CORNER OF 25 1/2 ROAD AND THE GRAND VALLEY CANAL
Land Use: AGRICULTURE
Projected Land Use: 52 RESIDENTIAL UNITS

Estimate # of Acres: 16.2 # of Parcels: 1
of Dwelling Units: 0 # of Parcels (Owner Occupied): 0
Estimated Population: 0

Special Districts:
Water: UTE WATER
Sewer:
Fire: GRAND JUNCTION RURAL FIRE
Drainage: GRAND JUNCTION IRRIGATION & DRAINAGE
School: DISTRICT 51
Irrigation: GRAND JUNCTION IRRIGATION & DRAINAGE
Pest:
Other:

Type of Petition (property owner, P.O.A., or Enclave): PROPERTY OWNER

Legal Requirements: Pursuant to the following requirements in C.R.S. 31-12-104, this annexation is eligible to be annexed:

- 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.

Signature x Mike Fullerton

Existing County Zoning ⇒ Proposed City Zoning:

AFT ⇒ RSF-4

file copy

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 VALLEY MEADOWS ANNEXATION

DATE: February 20, 1996

On Wednesday, March 6th, a resolution for the intent to annex the Valley Meadows East 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 April 17th, with second reading on May 1st. The annexation will be effective June 2, 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 March 29, 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.

VALLEY MEADOWS EAST ANNEXATION LOCATION

LOCATION: Northeast corner of 25 1/2 Road and Grand Valley Canal (see map).

SUMMARY

PARCELS: 1 **# of Dwelling Units:** 0

ACRES: 16.2 **Estimated Population:** 0

Developable Acres Remaining: 15.03 acres

Included Right-of-Way: 25 1/2 Road (east side - 750 ft)

Previous County Zoning: AFT

Proposed City Zoning: RSF-4

Current Land Use: Agriculture

Future Land Use: 52 single family units

Assessed Values: Land = \$2,200
Improvements = \$0
TOTAL VALUE = \$2,200

Census Tract: 10

Address Ranges: about 660 - 680 (even) 25 1/2 Road

The City Of Grand Junction

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

PROPERTY PROFILE

2/20/96

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.

OWNER INFORMATION

RICHARD L WATSON
653 26 RD
GRAND JUNCTION, CO 81506-1418

CO OWNER: ETAL

PROPERTY INFORMATION

PARCEL NUMBER: 2945-031-00-155
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG NW COR SW4NE4 SEC 3 1S 1W S 89DEG58'24SEC E 796.70FT S 0DEG02'42SEC W 399.30FT S
29DEG56'46SEC E 195.69FT S 0DEG27'24SEC E 347.36FT TO C LI CNL N 70DEG15'39SEC W 74.82FT N
77DEG05'13SEC W 847.86 FT N 701.84FT TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 15.01 ABST: 4117 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/30/90

PRICE: 0

RECORDING INFO - BOOK: 1817 PAGE: 466

TAX INFORMATION

TAC: 10800

MIL LEVY: 86.0290

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	7,570.00	LAND ASSESS:	2,200.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	7,570.00	TOTAL ASSESS:	2,200.00

TAXES: 189.26

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

VALLEY MEADOWS EAST ANNEXATION IMPACT REPORT

Section 31-12-108.5, C.R.S. provides:

The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. Such report shall not be required for annexations of ten acres or less in total area or when the municipality and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived. Such report shall include, as a minimum:

(a) a map or maps of the municipality and adjacent territory to show the following information:

(I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

See map labeled Existing Land Use/City Limits

(II) the present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and

See map labeled Main Utilities Location Map

(III) The existing and proposed land use pattern in the area to be annexed;

See maps labeled Existing Land Use/City Limits and Future Land Use Map

(b) A copy of any draft or final preannexation agreement, if available;

No annexation agreements are contemplated for this annexation.

(c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

Electric, gas, telephone, and cable television are provided by public utility companies and not the City of Grand Junction. Public Service Company will provide electric service to their respective service areas within the annexation. These utilities have represented to the City that they have adequate capacity to serve the area proposed to be annexed. Responsibilities of providing drainage and irrigation services by Grand Junction Irrigation & Drainage District will be unaffected by this annexation. New developments in annexed areas are reviewed by the City to ensure that adequate utilities, water, sewer, drainage, and street access are provided to the development and that the provision of these services does not adversely affect existing uses.

Sewer service will continue to be provided by existing sewer service providers. The sewer service provider for this annexation is the City of Grand Junction. Special

districts shall provide sewer service pursuant to contract and legal relationship with the City. In the future, some areas currently served by these districts may be converted to the City system in accordance with such policies and/or contracts as may be established.

In the annexed area potable water is and will continue to be provided by the Ute Water Conservancy District so long as required by court order. Annexation itself will not change the water provider.

Municipal services provided to the annexed area include City Police (patrol, investigation, and response) and Fire and Emergency Medical Service. Such services begin following the effective date of the annexation.

(d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

Methods of financing extension of municipal services may vary with developed and undeveloped tracts. For undeveloped tracts, the developer will pay to extend services. Other financing mechanisms maybe available. For developed areas, sewer service extension will normally be paid by a combination of the benefitting property owners, the City, and/or the Sewer Fund. If water lines are deficient in already developed areas, the water provider is responsible for upgrading the system. Ute Water requires the property owner to pay one-third of the costs of upgrading (the City volunteers one-third of such costs as well).

(e) A statement identifying existing districts within the area to be annexed; and

The following districts are within the area to be annexed:

- 1 School District 51
- 2 Ute Water Conservancy District (U)
- 3 Grand Junction Rural Fire Protection District (GJFD)
- 4 Grand Junction Irrigation & Drainage District (D)

(f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

School District 51 serves both incorporated and unincorporated areas in the Grand Valley. Annexation of any area in the Grand Valley will have no effect on the numbers or distribution of children attending School District 51 facilities. Current and historical development patterns have shown that housing density is not affected by whether a residential development occurs in the County or City.

ANNEXATION AREA FACT SHEET

Name of Area: VALLEY MEADOWS EAST Date: 2/28/96
Common Location: NORTHEAST CORNER OF 25 1/2 ROAD AND THE GRAND VALLEY CANAL
Land Use: AGRICULTURE
Projected Land Use: 52 RESIDENTIAL UNITS

Estimate # of Acres:	16.2	# of Parcels:	1
# of Dwelling Units:	0	# of Parcels (Owner Occupied):	0
Estimated Population:	0		

Special Districts:

Water:	UTE WATER
Sewer:	
Fire:	GRAND JUNCTION RURAL FIRE
Drainage:	GRAND JUNCTION IRRIGATION & DRAINAGE
School:	DISTRICT 51
Irrigation:	GRAND JUNCTION IRRIGATION & DRAINAGE
Pest:	
Other:	

Type of Petition (property owner, P.O.A., or Enclave): PROPERTY OWNER

Legal Requirements: Pursuant to the following requirements in C.R.S. 31-12-104, this annexation is eligible to be annexed:

- 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.

Signature x Mike Peltier

Existing County Zoning ⇒ Proposed City Zoning:

AFT ⇒ RSF-4

Majority Annexation Checklist

FOR THE

Valley Meadows

ANNEXATION(S)

ANX-96-40

- 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.
- ~~NA~~ Annexation newsletter
- ~~NA~~ 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 *copy*
- Welcome to the City letter (with address list)

plus copy of impact report

Police
 Fire

(majority.lst)

To: davidt
From: Kathy Portner
Subject: Impact reports
Date: 3/15/96 Time: 2:48PM

Following are some impact reports that are probably very late. I can't remember if I sent them to you.

Sunset Village--Personnel--\$3,360, Operating--\$378
River Road--Personnel--\$8,856, Operating--\$756
Euler--Personnel--\$1,224, Operating--\$126
Valley Meadows-- Personnel--\$3,360, Operating--\$378

All costs are per year.

To: David Thornton
Cc: Rick Beaty, Greg Trainor
From: Jim Bright
Subject: Valley Meadows Annexation
Date: 3/20/96 Time: 2:19PM

Valley Meadows Annexation - Fire

The department currently serves this area of proposed annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation of this area will not change the level of response for the fire department, and since there are no structures currently in this area, no water line upgrades or hydrants are required.

Annexation of this area will reduce the Grand Junction Rural Fire Protection District revenue by \$16.71 which is less than .1% of their total revenue.

Euler Annexation

The department currently serves this area of proposed annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation will not change the level of response for the fire department, and the one existing structure is within proximity of a fire hydrant to not require any water line upgrades or additional hydrants for fire protection at this time.

Annexation of this area will reduce the Grand Junction Rural Fire Protection District revenue by \$68.90 which is less than .1% of their total revenue.



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

March 21, 1996

Mesa County Board of Commissioners
750 Main
Grand Junction, CO 81501

RE: Annexation Impact Report

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed Valley Meadows East Annexation. This report is required by CRS 31-12-108.5 for proposed annexations in excess of 10 acres. If you have any questions regarding this material, please contact Dave Thornton (244-1450) of this department.

Sincerely,

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

Larry Timm, AICP
Community Development Director

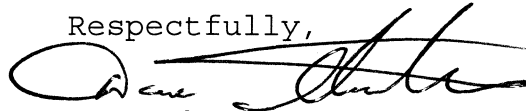
(imprpt.bp)

March 21, 1996

To File # ANX-96-40

The Impact Report as required by State Statute 31-12-108.5 has been deposited with the Grand Junction City Clerk for the Valley Meadows East Annexation.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton", written over a horizontal line.

Dave Thornton, AICP
Senior Planner

MEMORANDUM

DATE: April 2, 1996

TO: Dave Thornton

FROM: Greg Trainor

SUBJECT: Valley Meadows Annexation Impact Report
Utility Division

EAST

(1) Water Service:

Service will be provided by the Ute Water Conservancy District.

(2) Sewer Service:

Sewer service will be provided by 201 Sewer System.

There is adequate comments on capacity in the Paradise Hills interceptor to serve this area.

(3) Solid Waste Service:

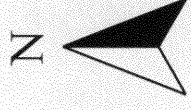
The City Council, at this time, has determined that the City will not serve areas annexed after April 19, 1994. At some future date the City may provide service to these areas.

Valley Meadows East Annexation Impact Report
File #ANX-96-40

The City Clerk's copy of the Impact Report for the Valley Meadows East Annexation does not include the following: 1) a copy of the annexation petition; and 2) a copy of the City of Grand Junction 1996 Municipal Annexation Plan. The Impact Report filed with Mesa County does have a copy of the petition and the 1996 Municipal Annexation Plan. To review the petition, please refer to the Valley Meadows East Annexation Petition that has been deposited with the City Clerk and to review the 1996 Municipal Annexation Plan, please see the City Clerk's copy of that document. In an effort to conserve space and not be repetitive, the City Clerk's copy of the impact report will be kept with the annexation petition allowing a person to review both at the same time and as a complete file. The 1996 Municipal Annexation Plan is in a different file but easily accessible at the City Clerk's office.

VALLEY MEADOWS EAST ANNEXATION

Existing Land Use/City Limits



Roads*



City Limits*



*Source: Mesa County Arclinfo via ArcView

1000

0

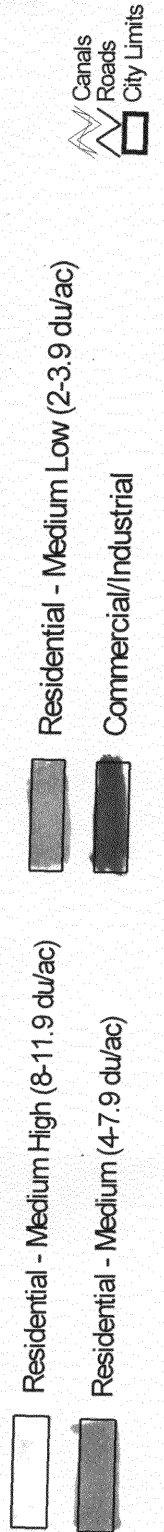
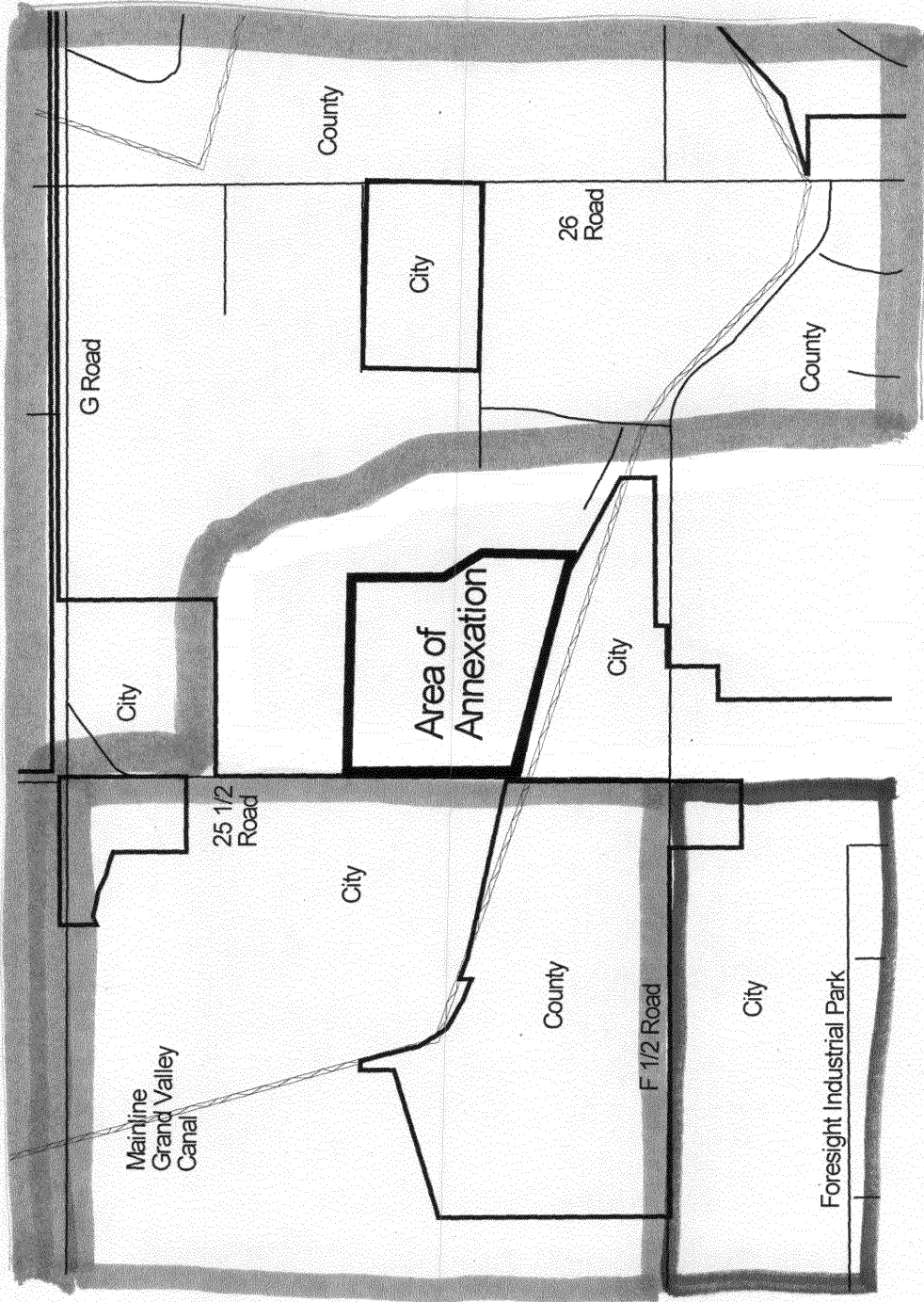
1000

2000 Feet



VALLEY MEADOWS EAST ANNEXATION FUTURE LAND USE MAP

Based on the Growth Plan (preliminary)



STAFF REVIEW

FILE: #ANX-96-40 VALLEY MEADOWS EAST ANNEXATION

DATE: March 6, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve the resolution for the referral of petition for the Valley Meadows East Annexation.

LOCATION: East side of 25 1/2 Road at Westwood Drive

APPLICANTS: G.W.H.C., Inc.,

EXECUTIVE SUMMARY: G.W.H.C., Inc., property owners have signed a POA for annexation and are requesting to be annexed into the City limits. Staff requests that City Council approve the resolution for the referral of petition for the 16.2 acres, Valley Meadows East Annexation.

STAFF ANALYSIS: G.W.H.C., Inc. are the developers of the Valley Meadows Subdivision on 25 1/2 Road between F 1/2 Road and G Road. They are in the process of now developing their land on the east side of 25 1/2 Road (Valley Meadows East) which is across from Valley Meadows Subdivision on 25 1/2 Road. G.W.H.C., Inc. are requesting annexation now and will be submitting a development application with the City concurrently with the annexation. This annexation is a 100% annexation petition. It is located within an enclave that was created as part of the Pomona Park Annexation in 1995.

ANNEXATION PETITION TOTALS

of parcels (total) = 1
of parcels that signed petition = 1 (100%)

of acres (total) = 15
of acres signed for = 15 (100%)

of owners (total) = 4
of owners signing petition = 4 (100%)

Total area of Right-Of-Way being annexed = 1 acre.
Total area of the annexation is 16.20 acres.

Pursuant to C.R.S. 31-12-104, the Valley Meadows East 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.

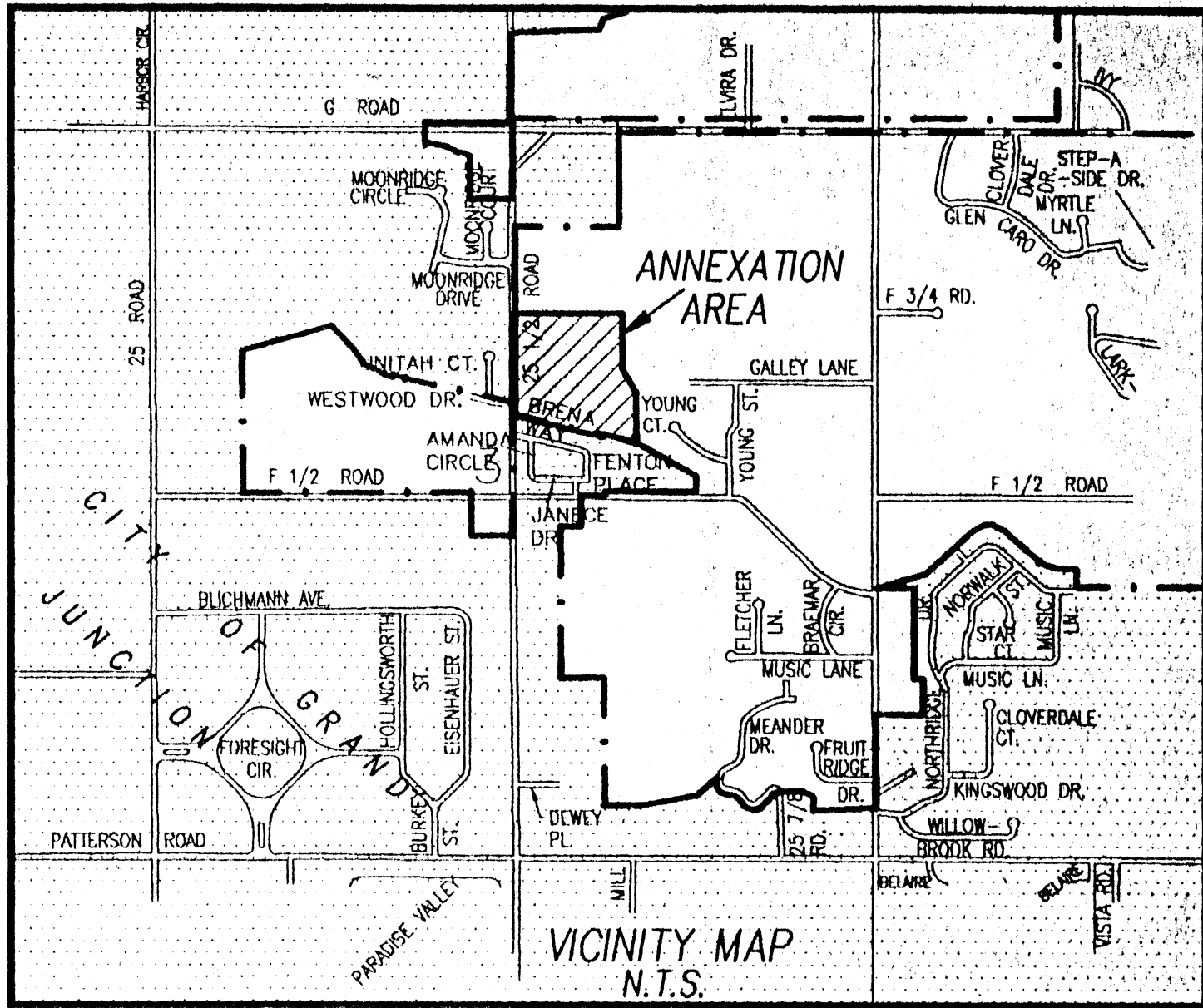
FISCAL IMPACTS: A financial analysis will be available for City Council review by second reading of the annexation ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval.

Approved by
City Council
7-0

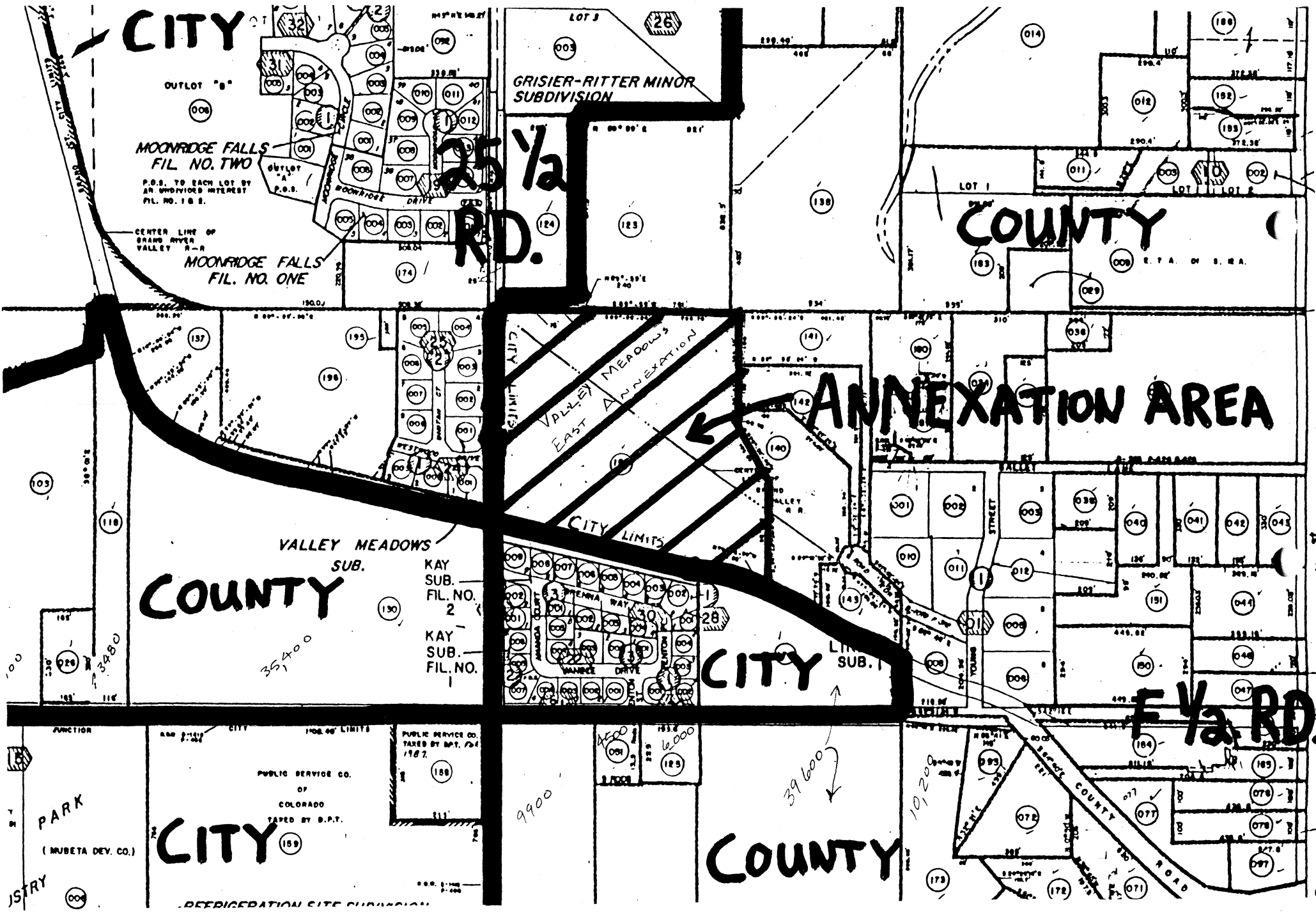
(vmeast.rpt)



VALLEY MEADOWS EAST

DESCRIPTION

VALLEY MEADOWS EAST ANNEXATION



CITY

MOONRIDGE FALLS
FIL. NO. TWO

P.O.S. TO EACH LOT BY
AN UNDIVIDED INTEREST
FIL. NO. 188.

CENTER LINE OF
GRAND RIVER
VALLEY R-R

MOONRIDGE FALLS
FIL. NO. ONE

GRISIER-RITTER MINOR
SUBDIVISION

2 1/2
RD.

COUNTY

ANNEXATION AREA

VALLEY MEADOWS
SUB.
COUNTY

KAY
SUB.
FIL. NO.
2

KAY
SUB.
FIL. NO.
1

CITY

F 1/2
RD.

CITY

COUNTY

PARK

(MUBETA DEV. CO.)

PUBLIC SERVICE CO.
OF
COLORADO
TAKED BY D.P.T.

PUBLIC SERVICE CO.
TAKED BY M.P.T. 704
1987.

REFRIGERATION SITE SUBDIVISION



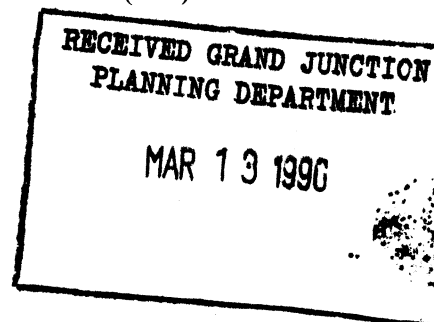
City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX:(970)244-1599

March 11, 1996

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

Commissioners:

Subject: Valley Meadows East Annexation, Notice of Hearing,
Resolution No. 24-96, and Petition



In compliance with Title 31, Article 12, C.R.S., Part 1, entitled "Municipal Annexation Act of 1965", Section 31-12-108(2), I have enclosed a copy of the petition as filed and Resolution No. 25-96 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting March 6, 1996, giving notice of hearing on the proposed Valley Meadows East Annexation.

Sincerely,

Stephanie Nye
Stephanie Nye, CMC/AAE
City Clerk

SN:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney
Ute Water Conservancy District
Grand Junction Rural Fire District
Grand Junction Irrigation & Drainage District
School District #51
Dan Wilson, City Attorney
Larry Timm, Community Development Director ✓

Approved 5-1

STAFF REVIEW

FILE: #ANX-96-40 VALLEY MEADOWS EAST ZONE OF ANNEXATION

DATE: April 9, 1996

STAFF: David Thornton, Senior Planner

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council the zone of annexation of RSF-4 for the Valley Meadows East Annexation.

LOCATION: East side of 25 1/2 Road at Westwood Drive

APPLICANTS: G.W.H.C., Inc.,

EXECUTIVE SUMMARY: The Valley Meadows East 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 and County.

EXISTING LAND USE: Agricultural/Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE

NORTH: Residential (proposed Sunset Village Sub) / Vacant
SOUTH: Residential (Kay Sub & Cimmaron North Sub)
EAST: Residential
WEST: Residential (Valley Meadows Sub & Moonridge Falls Sub)

EXISTING COUNTY ZONING: AFT

PROPOSED CITY ZONING: RSF-4

Actual density 3.7

SURROUNDING ZONING

NORTH: RSF-4 - Sunset Village Sub (City) / AFT
SOUTH: Planned Residential (PR-3.8) - Kay Sub (City)
Planned Residential (PR-3.7) Cimmaron North Sub (City)
EAST: R-1-A (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:

Total area of the annexation is 16.2 acres. G.W.H.C., Inc. are the developers of the Valley Meadows Subdivision on 25 1/2 Road between F 1/2 Road and G Road. They are in the process of now developing their land on the east side of 25 1/2 Road (Valley Meadows East) across from Valley Meadows Subdivision on 25 1/2 Road. G.W.H.C., Inc. are requesting annexation now and have submitted a preliminary plan development application with the City concurrently with the annexation.

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 52 lot major subdivision (Valley Meadows East) on approximately 15 acres. RSF-4 zoning is required before the subdivision can receive final approval.

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 preferred alternative of the City's proposed Growth Plan shows this area of 25 1/2 Road at 4-8 dwellings per acre. The Sunset Village Subdivision to the north was just recently annexed and zoned RSF-4. Rather than zone this annexation to RSF-Rural, the City's equivalent to the County's AFT zone, 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 Valley Meadows East is 3.7 dwellings per acre.

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

VALLEY MEADOWS EAST 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. Property to the north was zoned RSF-4 by the City and property to the west was rezoned from AFT to Planned Residential 2.8 units per acre (developed), Planned Residential 9.9 units per acre (undeveloped) and Planned Residential 7.8 units per acre (undeveloped) by Mesa County. In addition, there are 2 residential developments adjacent to the south of this property zoned with densities of 3.8 and 3.7

units per acre which also received zone changes in the County during the past few years.

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

Yes. The Grand Junction community is experiencing 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 last 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 3.7 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 Valley Meadows East Annexation.

PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-96-40, I move that we forward the zoning of RSF-4 for the Valley Meadows East Zone of Annexation on to City Council with recommendation of approval.

(vmezzone.rpt)

STAFF REVIEW

FILE: #ANX-96-40 VALLEY MEADOWS EAST ANNEXATION

DATE: April 17, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council accept the annexation petition and approve on first reading the Valley Meadows East Annexation.

LOCATION: East side of 25 1/2 Road at Westwood Drive

APPLICANTS: G.W.H.C., Inc.,

EXECUTIVE SUMMARY: G.W.H.C., Inc., property owners have signed a POA for annexation and are requesting to be annexed into the City limits. Staff requests that City Council ^{Accept} ~~approve~~ the ~~resolution~~ ~~for the referral of~~ petition for the 16.2 acres, Valley Meadows East Annexation. *And Approve on 1st Reading*

STAFF ANALYSIS: G.W.H.C., Inc. are the developers of the Valley Meadows Subdivision on 25 1/2 Road between F 1/2 Road and G Road. They are in the process of now developing their land on the east side of 25 1/2 Road (Valley Meadows East) which is across from Valley Meadows Subdivision on 25 1/2 Road. G.W.H.C., Inc. are requesting annexation now and have submitted a development application with the City concurrently with the annexation. This annexation is a 100% annexation petition. It is located within an enclave that was created as part of the Pomona Park Annexation in 1995.

ANNEXATION PETITION TOTALS

- # of parcels (total) = 1
- # of parcels that signed petition = 1 (100%)

- # of acres (total) = 15
- # of acres signed for = 15 (100%)

- # of owners (total) = 4
- # of owners signing petition = 4 (100%)

Total area of Right-Of-Way being annexed = 1 acre.
Total area of the annexation is 16.20 acres.

*Approved
7-0*

Pursuant to C.R.S. 31-12-104, the Valley Meadows East Annexation is eligible to be annexed.

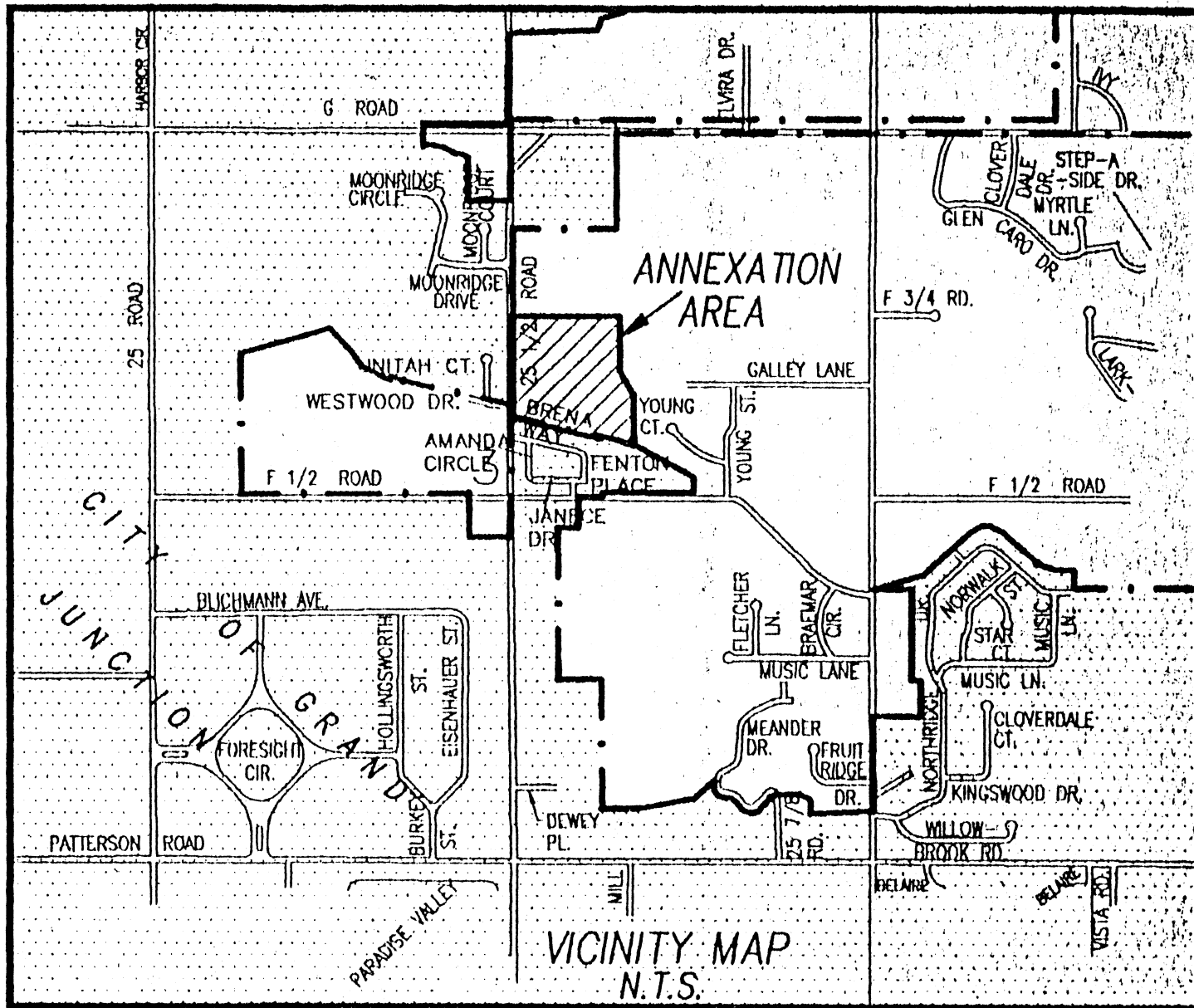
It complies with the following:

- 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.

FISCAL IMPACTS: Staff is currently analyzing the potential financial impacts to the City for this annexation. A financial analysis or statement will be provided to Council by second reading of the annexation ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval.



VALLEY MEADOWS EAST

DESCRIPTION



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
APR 22 1996

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

April 19, 1996

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

Dear County Commissioners:

Attached is a copy of Resolution No. 42-96 adopted by the City Council on April 17, 1996. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Valley Meadows East Annexation.

By resolution the City of Grand Junction has accepted a petition for annexation, and therefore, the City has now assumed jurisdiction of all land use proceedings within the area to be annexed. Accordingly, the processing of all development reviews, including but not necessarily limited to, planning clearances for building permits, fence permits, sign permits, subdivisions, planned developments, rezonings, conditional use permits, right-of-way vacations, and similar applications or proceedings, by the County, for lands within this annexation should be discontinued. Applicants, their agents or representatives, should be referred to the City Community Development Department. Please compile forthwith all documents, maps, plans, plats and files relating to current or pending applications, reviews or approvals in the annexation area. A Community Development Department representative will be in to pick up these items one week from the date of this letter.

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

Sincerely,

Stephanie Nye
Stephanie Nye, CMC/AAE
City Clerk

SN:tm

c: County Building Inspection Division
County Planning Division
City Department of Community Development ✓

STE NIE,
PLEASE keep maps & ORD
FROM LAST MTE.

THANKS
DT

STAFF REVIEW

FILE: #ANX-96-40 VALLEY MEADOWS EAST ZONE OF ANNEXATION

DATE: May 1, 1996

STAFF: David Thornton, Senior Planner

ACTION REQUESTED: Staff requests that City Council approve on second reading the zone of annexation of RSF-4 for the Valley Meadows East Annexation.

LOCATION: East side of 25 1/2 Road at Westwood Drive

APPLICANTS: G.W.H.C., Inc.,

EXECUTIVE SUMMARY: The Valley Meadows East 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 and County.

EXISTING LAND USE: Agricultural/Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE

NORTH: Residential (proposed Sunset Village Sub) / Vacant

SOUTH: Residential (Kay Sub & Cimmaron North Sub)

EAST: Residential

WEST: Residential (Valley Meadows Sub & Moonridge Falls Sub)

EXISTING COUNTY ZONING: AFT

PROPOSED CITY ZONING: RSF-4

SURROUNDING ZONING

NORTH: RSF-4 - Sunset Village Sub (City) / AFT

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

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

EAST: R-1-A (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:

Total area of the annexation is 16.2 acres. G.W.H.C., Inc.

are the developers of the Valley Meadows Subdivision on 25 1/2 Road between F 1/2 Road and G Road. They are in the process of now developing their land on the east side of 25 1/2 Road (Valley Meadows East) across from Valley Meadows Subdivision on 25 1/2 Road. G.W.H.C., Inc. are requesting annexation now and have submitted a preliminary plan development application with the City concurrently with the annexation. City Planning Commission approved the preliminary plan at their April 9th meeting. That plan has been appealed by a neighboring property owner and will come to City Council review at the May 1st meeting.

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 52 lot major subdivision (Valley Meadows East) on approximately 15 acres. RSF-4 zoning is required before the subdivision can receive final approval.

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 2 to 4 dwellings per acre.

The preferred alternative of the City's proposed Growth Plan shows this area of 25 1/2 Road at 4-8 dwellings per acre. The Sunset Village Subdivision to the north was just recently annexed and zoned RSF-4. Rather than zone this annexation to RSF-Rural, the City's equivalent to the County's AFT zone, it is recommended that the zone be consistent with land use patterns in the area, the proposed Growth Plan alternative, as well as match the proposed development density for the proposed Valley Meadows East Subdivision. The actual proposed density for Valley Meadows East is 3.46 dwellings per acre.

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

VALLEY MEADOWS EAST 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. Property to the north was zoned RSF-4 by the City and property to the west was rezoned from AFT to Planned Residential 2.8 units per acre (developed), Planned Residential 9.9 units per acre (undeveloped) and Planned Residential 7.8 units per acre (undeveloped) by Mesa County. In addition, there are 2 residential developments adjacent to the south of this property zoned with densities of 3.8 and 3.7

units per acre which also received zone changes in the County during the past few years.

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

Yes. The Grand Junction community is experiencing 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 last 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 3.46 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 Valley Meadows East Annexation.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended RSF-4 for the Valley Meadows East Zone of Annexation.

(vmezone.rpt)

STAFF REVIEW

FILE: #ANX-96-40 VALLEY MEADOWS EAST ANNEXATION

DATE: May 1, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the Valley Meadows East Annexation.

LOCATION: East side of 25 1/2 Road at Westwood Drive

APPLICANTS: G.W.H.C., Inc.,

EXECUTIVE SUMMARY: G.W.H.C., Inc., property owners have signed a POA for annexation and are requesting to be annexed into the City limits. Staff requests that City Council approve on second reading the 16.2 acres, Valley Meadows East Annexation.

STAFF ANALYSIS: G.W.H.C., Inc. are the developers of the Valley Meadows Subdivision on 25 1/2 Road between F 1/2 Road and G Road. They are in the process of now developing their land on the east side of 25 1/2 Road (Valley Meadows East) which is across from Valley Meadows Subdivision on 25 1/2 Road. G.W.H.C., Inc. are requesting annexation now and have submitted a development application with the City concurrently with the annexation. This annexation is a 100% annexation petition. It is located within an enclave that was created as part of the Pomona Park Annexation in 1995.

ANNEXATION PETITION TOTALS

of parcels (total) = 1
of parcels that signed petition = 1 (100%)

of acres (total) = 15
of acres signed for = 15 (100%)

of owners (total) = 4
of owners signing petition = 4 (100%)

Total area of Right-Of-Way being annexed = 1 acre.
Total area of the annexation is 16.20 acres.

STEPH,
Please keep MAPS
from LAST mtg.

THANKS
DT

Pursuant to C.R.S. 31-12-104, the Valley Meadows East 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.

FISCAL IMPACTS: Staff has completed a financial impacts analysis for this annexation and finds the impacts to be negligible.

STAFF RECOMMENDATIONS:
Staff recommends approval.

Community Development
Planning Division



May 14, 1996

Mesa County Clerk and Recorder
Mesa County Court House
6th and Rood
Grand Junction, Colorado 81501

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

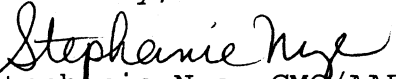
Madam:

Re: Annexation - Valley Meadows East

Enclosed herewith is a certified copy of Ordinance No. 2920 and map for annexation of Valley Meadows East Annexation, which annexes approximately 16.20 acres of land located at 25 1/2 Road at Westwood Drive.

The effective date of the annexation is June 2, 1996.

Sincerely,


Stephanie Nye, CMC/AAE
City Clerk

SN:tm

Enclosures

cc: Michael Gallegos, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power Lines
Ray David, Colorado Department of Transportation
Tom Worster, TCI Cablevision
Michelle Wilson, U.S. West, Inc.
Sgt. Mark Barger, Colorado State Patrol
Jan Matticks, Grand Junction Area Chamber of Commerce
Division of Local Government
Charles E. Stockton, Assistant Manager, Ute Water
County Assessor
County Motor Vehicle Department
County Engineering Department
County Planning Department
County Road Department
County Sheriff
City Community Development, Planning Division ✓
City Community Development, Code Enforcement Division
City Engineering
City Sales Tax
City Sanitation
City Streets
City Traffic
City Utilities
City Parks & Recreation
City Police Department
City Fire Department
Greater Grand Valley Communications Center



June 18, 1996

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

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

Dear Mr. Watson,

On May 1, 1996, the City Council approved the Valley Meadows East Annexation on second reading. This annexation became effective on June 2, 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 cursive script that reads "Linda Afman".

Linda Afman
Mayor

enclosure

VALLEY MEADOWS EAST 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 Valley Meadows East 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 Valley Meadows East 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. The Valley Meadows East Annexation received RSF-4 (four residential unit per acre) from the 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 Temporary Community Development Director is Kathy Portner.

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

VALLEY MEADOWS EAST ANNEXATION DESCRIPTION

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

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3; thence S 89°58'24" E along the North line of said SW 1/4 NE 1/4 a distance of 796.70 feet to the Northeast corner of a parcel of land as described in Book 1817 at Page 466 of the records of the Mesa County Clerk and Recorder; thence along the East boundary of said parcel of land the following 3 courses:

1) S 00°02'42" W a distance of 399.30 feet;

2) S 29°56'46" E a distance of 195.69 feet;

3) S 00°27'24" E a distance of 347.36 feet to a point on the centerline for the existing Main Line Grand Valley Canal; thence S 00°27'24" E a distance of 26.64 feet to a point on the Southerly right-of-way line for said existing Main Line Grand Valley Canal; thence along the Southerly right-of-way line for said Grand Valley Canal the following 4 courses:

1) N 70°15'39" W a distance of 82.53 feet;

2) N 77°05'13" W a distance of 165.66 feet;

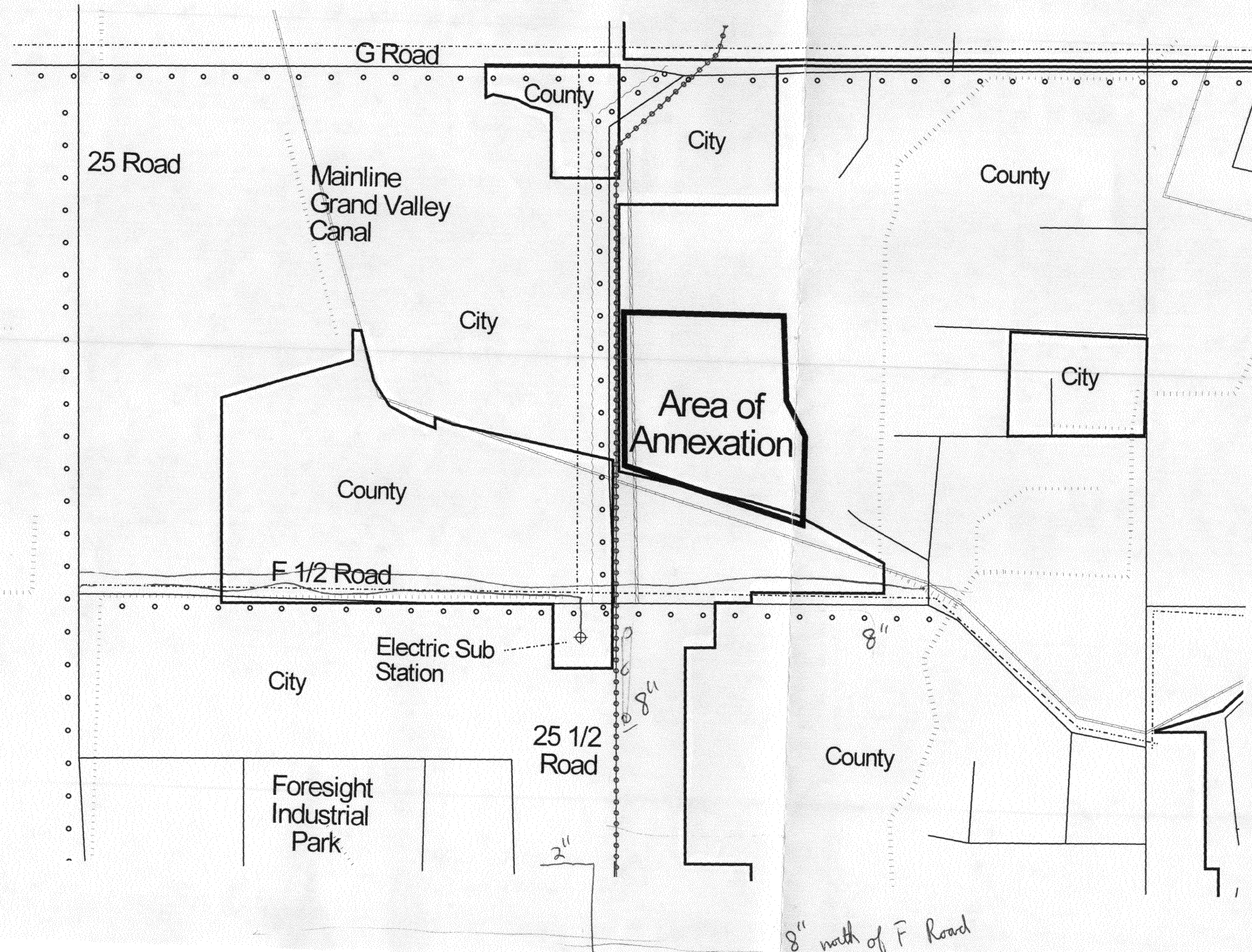
3) S 00°02'28" W a distance of 15.39 feet;

4) N 77°05'13" W a distance of 674.97 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 3; thence North along said West line (said West line also being the centerline for 25 1/2 Road) a distance of 742.88 feet to the point of beginning. Said parcel contains 16.20 acres more or less.

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SRP

VALLEY MEADOWS EAST ANNEXATION MAIN UTILITIES LOCATION MAP

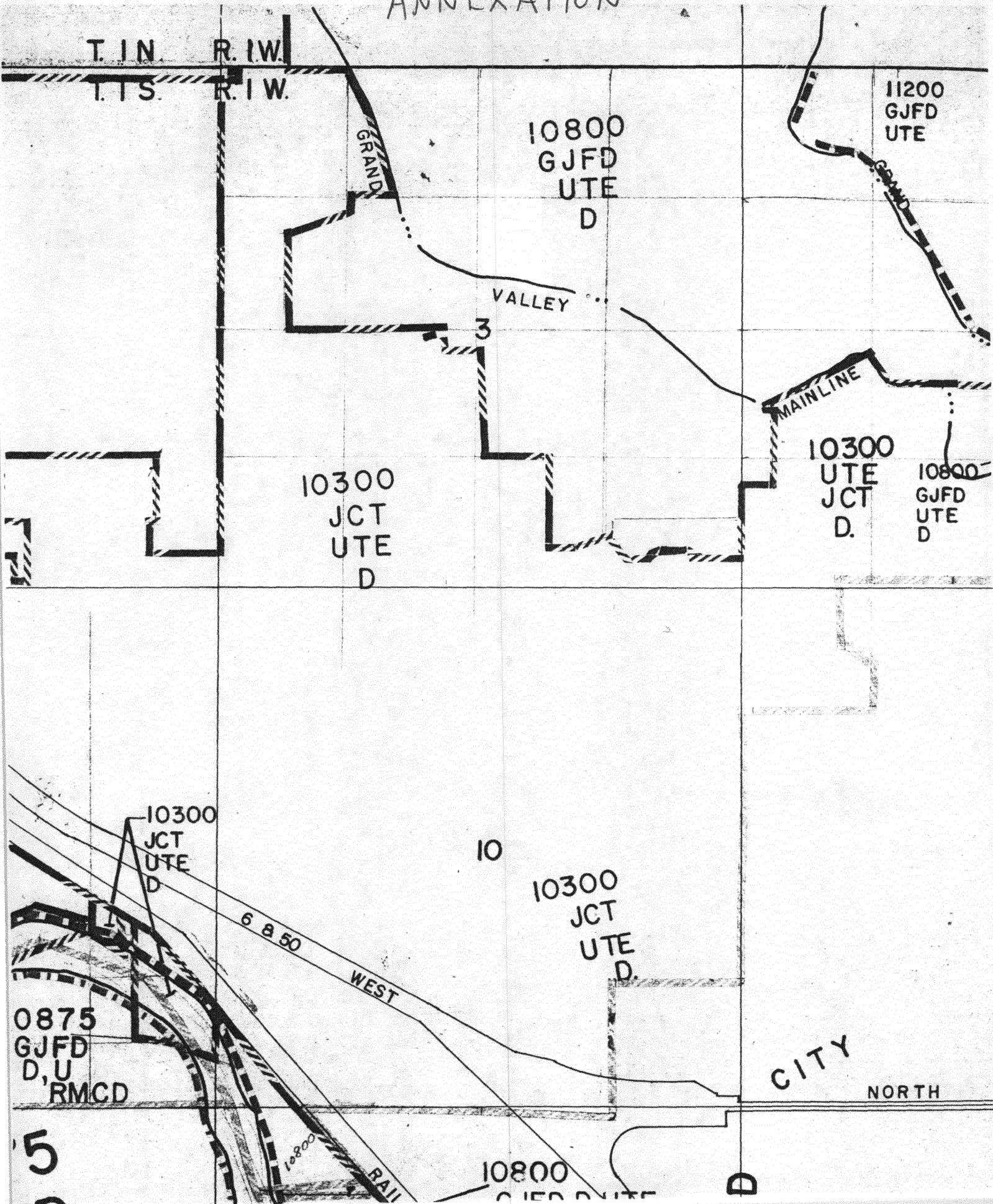


- Data from Utilities**
- • • • Ute Water Mains
 - ~~~~~ Gas Line
 - Phone Line
 - ~~~~~ Electric Line



- Data from Mesa County ArcInfo (GIS)**
- ~~~~~ Sewer Trunk Lines
 - ~~~~~ Canals
 - ~~~~~ Ditch
 - ~~~~~ Ditches (piped)
 - ~~~~~ Roads
 - City Limits

VALLEY MEADOWS EAST ANNEXATION



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T. TS.

R. IW.
R. IW.

10800
GJFD
UTE
D

11200
GJFD
UTE

GRAND

VALLEY

3

MAINLINE

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JCT
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10300
UTE
JCT
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10800
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6 8 50

WEST

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GJFD
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CITY

NORTH

5

10800

RAIL

10800

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