

Table of Contents

File ANX-1996-041

Name: Euler Annexation – 720 24 ¾ Road

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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X	X	Table of Contents
		*Review Sheet Summary
		*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Majority Annexation Checklist			
X	X	Correspondence			
X		Policy of Title Ins. – Ticor Title Ins. – 3/23/92			
X	X	Sewer Hookup Agmt/POA - **			
X	X	Property Profile – 2/21/96			
X	X	Affidavit – not notarized by petitioner			
X	X	Annexation Area Fact Sheet			
X	X	Petition for Annexation			
X	X	Impact Report – 3/1/96			
X	X	City Council Minutes – 3/6/96, 4/9/96, 4/17/96, 5/1/96 - **			
X	X	Ordinance No. 2922, Ordinance No. 2923 - **			
X	X	Location Maps			

January 22, 1996

Mr. David Thornton
City of Grand Junction
250 North 5th
Grand Junction, Colorado 81501

Re: Annexation of the property owned by George and Carrie Euler
Tax Number 2701-334-00-115

Dear David:

On behalf of our clients please find attached a copy of the title insurance policy for the above referenced property. Also attached is a copy of the legal description that will be submitted with the subdivision.

If you need any further information please contact our office at your convenience.

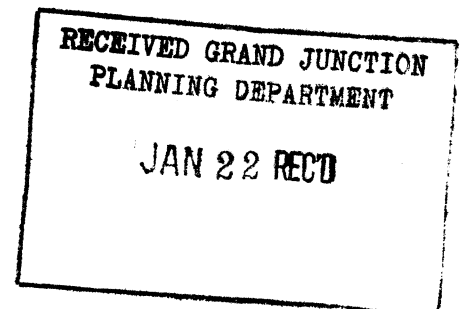
Very truly yours,



Mike Best

C: File

Job Number 96001.30



The City Of Grand Junction

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

PROPERTY PROFILE

3/ 6/96

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

GEORGE D EULER
720 24 3/4 RD
GRAND JUNCTION, CO 81505-9504

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-334-00-115
PROPERTY ADDRESS: 720 24 3/4 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG S 89DEG57'40SEC E 10FT FR SW COR LOT 48 POMONA PARK SUB SEC 33 1N 1W S 89DEG57'40SEC E 353.50FT N 0DEG07'37SEC W 470.52FT N 89DEG57'50SEC W 353.50 FT S 0DEG07'37SEC E 470.50FT TO BEG

YR BUILT: 1903 ROOMS: 4 BATHS: 1.00 UNITS: 992.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 04/26/94 PRICE: 0 RECORDING INFO - BOOK: 2068 PAGE: 938

TAX INFORMATION

TAC: 10800 MIL LEVY: 86.0290 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	30,690.00	LAND ASSESS:	3,180.00
	IMP VALUE:	56,890.00	IMP ASSESS:	5,890.00
	TOTAL VALUE:	87,580.00	TOTAL ASSESS:	9,070.00

TAXES: 780.26 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

The City Of Grand Junction

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

PROPERTY PROFILE

2/21/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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CODE 3: AMT 3: 0.00
OTHER: N

AFFIDAVIT

Affidavit in support of the City Council's finding, pursuant to C.R.S. 31-12-104, that certain property is eligible to be annexed.

Affiant states under oath the following:

1. I, Mike Pelletier, am employed by the City of Grand Junction as a Planner in the Community Development Department. I have no personal interest in the subject annexation. I have reviewed the petition for Fuler annexation.

2. It is my professional belief, based on my review of the petition and relevant documents in my office which I regularly rely upon in the performance of my duties, that:

a) A proper petition has been properly signed by the owners of more than 50 % (fifty percent) of the property described and by more than 50 % (fifty percent) of the owners in the area described. The property described is the same as the area 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 is urban or will be urbanized in the near future;

e) the area to be annexed is, practically, already integrated with the City; however even if it is found not be presently integrated, the area is capable of being integrated with the City since the City has the facilities and resources necessary to provide urban services.

f) No land held in identical ownership is being divided by the proposed annexation without the written consent of the landowners thereof unless the division is by a dedicated street, road, or other public way;

g) No land held in identical ownership comprising twenty acres or more with a valuation of two hundred thousand dollars (\$200,000) for *ad valorem* tax purposes or more is included without the owners consent.

Mike Pelletier
Affiant

2/29/96
DATE

_____ appeared before me this _____ day of _____, 199__ and, having been placed under oath, stated that the foregoing is true and accurate to the best of his knowledge.

Stephanie Nye _____
Notary Public/City Clerk

ANNEXATION AREA FACT SHEET

Name of Area: EULER

Date: 2/28/96

Common Location: 720 24 3/4 ROAD

Existing Land Use: 1 RESIDENTIAL UNIT

Projected Land Use: 7 RESIDENTIAL UNITS

Estimate # of Acres: 4.09

of Parcels: 1

of Dwelling Units: 1

of Parcels (Owner Occupied): 1

Estimated Population: 213

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:

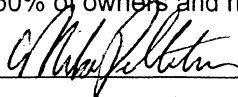
Type of Petition (property owner, P.O.A., or Enclave):

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 _____



Existing County Zoning ⇒ Proposed City Zoning:

PR 12 ⇒ RSF-4

copy

Euler
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.

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 _____ day of _____, 1994.

Witness my hand and official seal.

Notary Public

Address

My commission expires: _____

(affidavit)

EULER ANNEXATION PETITION

BEG S 89DEG57'40SEC E 10FT FR SW COR LOT 48 POMONA PARK SUB SEC 33 1N
1W S 89DEG57'40SEC E 353.50FT N 0DEG07'37SEC W 470.52FT N 89DEG57'50SEC
W 353.50FT S 0DEG07'37SEC E 470.50FT TO BEG

(2701-334-00-115)

George D. Euler
NAME

George D. Euler by his attorney in
fact City Clerk, Stephanie Nye,
pursuant to P.O.A. as filed in the
City Clerk's Office

720 24 3/4 Road
ADDRESS

DATE

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 EULER ANNEXATION**

DATE: March 1, 1996

On Wednesday, March 6th., a resolution for the intent to annex the Euler 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 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.

EULER LOCATION

LOCATION: 720 24 3/4 Road (see map).

SUMMARY

PARCELS = 1

of Dwelling Units = 1

ACRES = 4.09

Estimated Population = 3

Developable Acres Remaining = 4 acres

The annexation includes the following right-of-way:

East half of 24 3/4 Road (470 feet)

Previous County Zoning: PR 12

Proposed City Zoning: RSF-4

Current Land Use: 1 single family home

Future Land Use: 7 residential lots

Assessed Values:
Land = \$3,180
Improvements = \$5,890
TOTAL VALUE = \$9,070

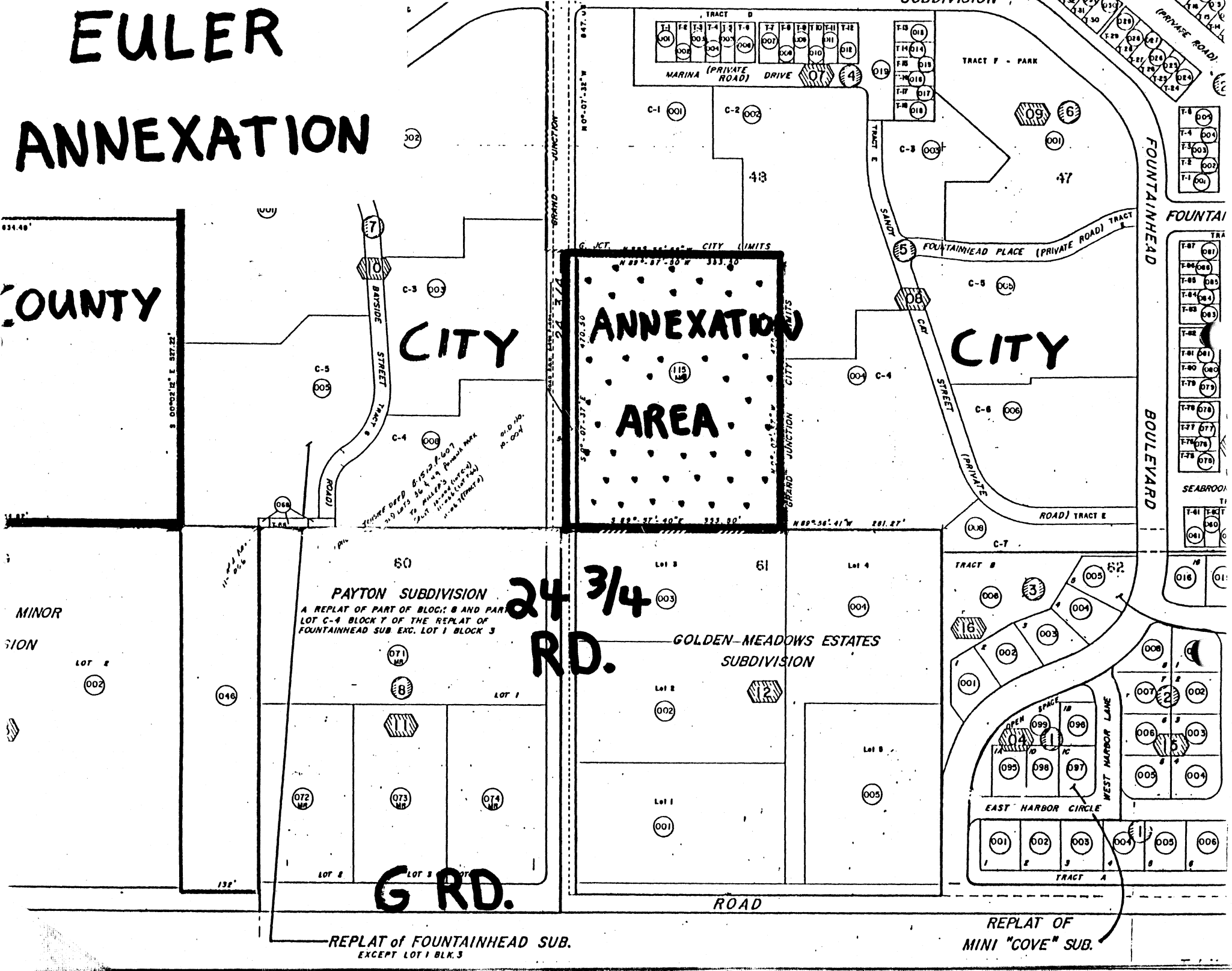
Census Tract: 9

Address Ranges: 720 24 3/4 Road

EULER ANNEXATION

COUNTY

MINOR DIVISION



ANNEXATION AREA

PAYTON SUBDIVISION
 A REPLAT OF PART OF BLOC. 8 AND PART
 LOT C-4 BLOCK 7 OF THE REPLAT OF
 FOUNTAINHEAD SUB EXC. LOT 1 BLOCK 3

GOLDEN-MEADOWS ESTATES SUBDIVISION

REPLAT OF MINI "COVE" SUB.

REPLAT of FOUNTAINHEAD SUB.
 EXCEPT LOT 1 BLK. 3

24 3/4 RD.

G RD.

ROAD

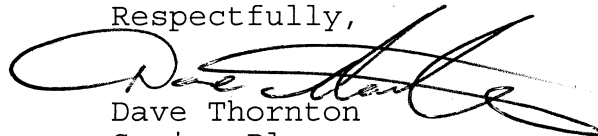
REPLAT OF MINI "COVE" SUB.

March 4, 1996

To File # ANX-96-41

The Impact Report for annexations as required by State Statute 31-12-108.5 is not required for annexations of 10 acres or less. The Euler Annexation has a total area of approximately 4.09 acres.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton", is written over the typed name. The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Dave Thornton
Senior Planner

(imprpt.bp)

STAFF REVIEW

FILE: #ANX-96-41 EULER 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 Euler Annexation.

LOCATION: 720 24 3/4 Road

APPLICANTS: George and Carrie Euler,

EXECUTIVE SUMMARY: George and Carrie Euler, 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 4.09 acres, Euler Annexation.

STAFF ANALYSIS: George and Carrie Euler, owners, are in the process of developing their land at 720 24 3/4 Road which is across from North Valley Subdivision and adjacent to Fountainhead Subdivision. The Euler's 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 North Valley Annexation in 1994.

ANNEXATION PETITION TOTALS

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

of acres (total) = 3.82
of acres signed for = 3.82 (100%)

of owners (total) = 2
of owners signing petition = 2 (100%)

Total area of Right-Of-Way being annexed = .27 acres.
Total area of the annexation is 4.09 acres.

Pursuant to C.R.S. 31-12-104, the Euler 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.

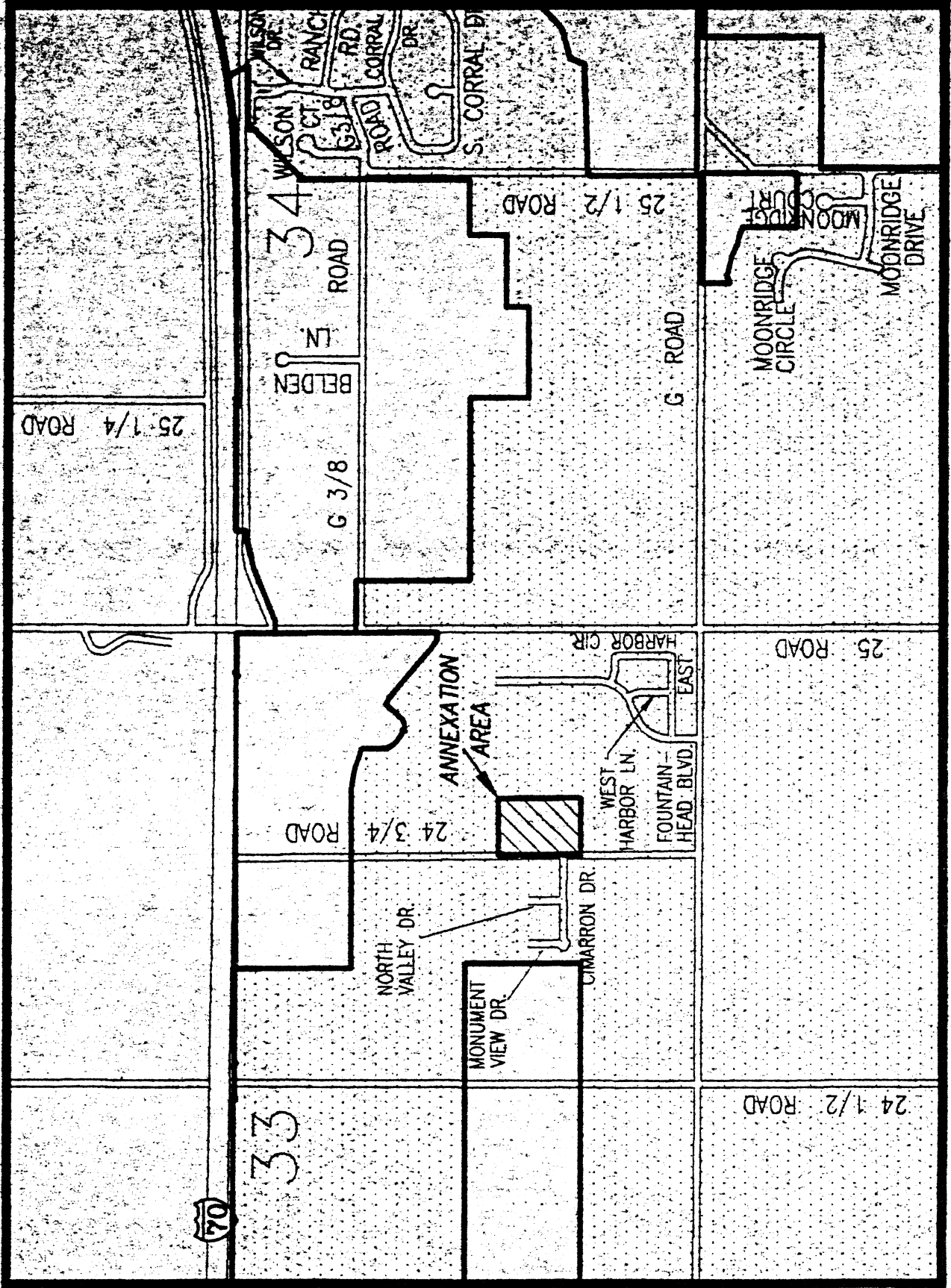
FISCAL IMPACTS: A financial analysis will be available for City Council review by second reading of the annexation ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval.

*Approved by City Council
7-0*

(euler.rpt)



VICINITY MAP

N.T.S.

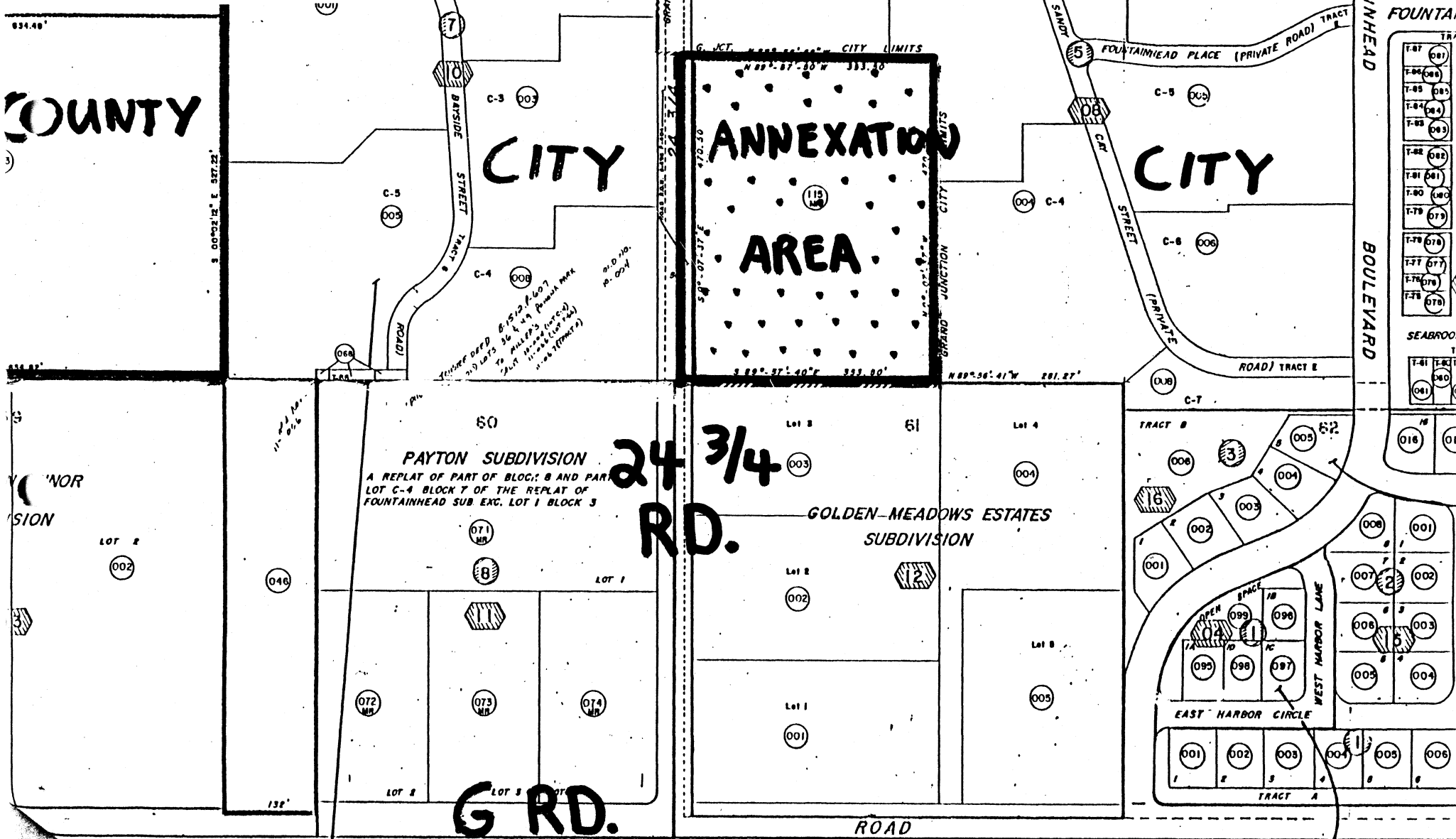
EULER ANNEXATION

EULER ANNEXATION

COUNTY

BOULEVARD

FOUNTAINHEAD SUBDIVISION



ANNEXATION AREA

24 3/4 RD.

G RD.

PAYTON SUBDIVISION
A REPLAT OF PART OF BLOCK 8 AND PART
LOT C-4 BLOCK 7 OF THE REPLAT OF
FOUNTAINHEAD SUB EXC. LOT 1 BLOCK 3

GOLDEN-MEADOWS ESTATES
SUBDIVISION

EAST HARBOR CIRCLE

REPLAT OF
MINI "COVE" SUB.

REPLAT of FOUNTAINHEAD SUB.



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: Euler Annexation, Notice of Hearing,
Resolution No. 25-96, 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 Euler Annexation.

Sincerely,

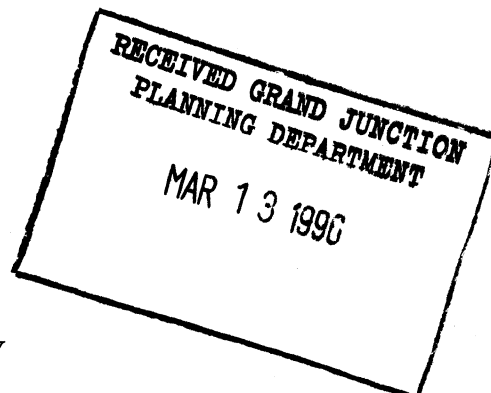
A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC/AE
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 6-0

STAFF REVIEW

FILE: #ANX-96-41 EULER ANNEXATION ZONE OF ANNEXATION

DATE: April 9, 1996

STAFF: David Thornton

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

LOCATION: 720 24 3/4 Road

APPLICANTS: George and Carrie Euler,

EXECUTIVE SUMMARY: The Euler 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 because it is consistent with the surrounding land uses and zoning. The previous County zone was Planned Residential with a maximum of 12 units per acre.

EXISTING LAND USE: Agricultural/Single Family

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE

NORTH: Agricultural/Vacant (proposed Fountainhead Sub)
SOUTH: Single Family Residential
EAST: Single Family residential (Fountainhead Subdivision)
WEST: Single Family Residential (North Valley Sub)

EXISTING COUNTY ZONING: PR-12

PROPOSED CITY ZONING: RSF-4

SURROUNDING ZONING

NORTH: PR-12
SOUTH: RSF-2
EAST: PR-12
WEST: PR-4.1

STAFF ANALYSIS: George and Carrie Euler, owners, are in the process of developing their land at 720 24 3/4 Road which is across from North Valley Subdivision and adjacent to Fountainhead Subdivision. The Euler's are requesting annexation now and have submitted a development application with the City concurrently with the annexation. That preliminary development application is also

on Planning Commission's agenda for April and is called Pheasant Meadows Subdivision. The proposed Pheasant Meadows subdivision consists of 7 lots on 3.82 acres. Total area of the annexation including right-of-way is 4.09 acres.

Existing zoning in the County for this parcel is PR-12 which allows 12 units per acres. The proposed Pheasant Meadows Subdivision has an actual density of 1.83 units per acre with lot sizes ranging from 11,415 square feet to 46,160 square feet. The RSF-4 zone district is the most equivalent straight residential zone district and will provide for adequate bulk requirements for the subdivision. Developed land uses near this parcel have been zoned for similar densities. The average density in surrounding developed or approved developments is greater than 4 dwellings per acre.

The preferred alternative of the City's proposed Growth Plan shows this area of 24 3/4 Road at 4-12 dwellings per acre. The North Valley Subdivision to the west was annexed in 1994 and zoned PR-4.1. Rather than zone this annexation to PR-12, the previous County zoning, it is recommended that the zone be consistent with land use patterns in the area and the proposed density for the site.

CRITERIA FOR A REZONE
Section 4-4-4

EULER 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 west was zoned PR-4.1 by the City in 1994. During the early 1980's, the Fountainhead residential development was approved by Mesa County at a density of 12 units per acre.
- 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 24 3/4 Road between G Road and Interstate 70.

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 12 units per acre. The actual proposed density for this site is 1.83 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. 24 3/4 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 Euler Annexation.

PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-96-41, I move that we forward the zoning of RSF-4 for the Euler Zone of Annexation on to City Council with recommendation of approval.

STAFF RECOMMENDATIONS:

Staff recommends approval.

STAFF REVIEW

FILE: #ANX-96-41 EULER 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 Euler Annexation.

LOCATION: 720 24 3/4 Road

APPLICANTS: George and Carrie Euler,

EXECUTIVE SUMMARY: George and Carrie Euler, 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 4.09 acres, Euler Annexation.~~ ^{Accept the} _{AND Approve on 1st Reading}

STAFF ANALYSIS: George and Carrie Euler, owners, are in the process of developing their land at 720 24 3/4 Road which is across from North Valley Subdivision and adjacent to Fountainhead Subdivision. The Euler's 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 North Valley Annexation in 1994.

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*Approved
7-0*

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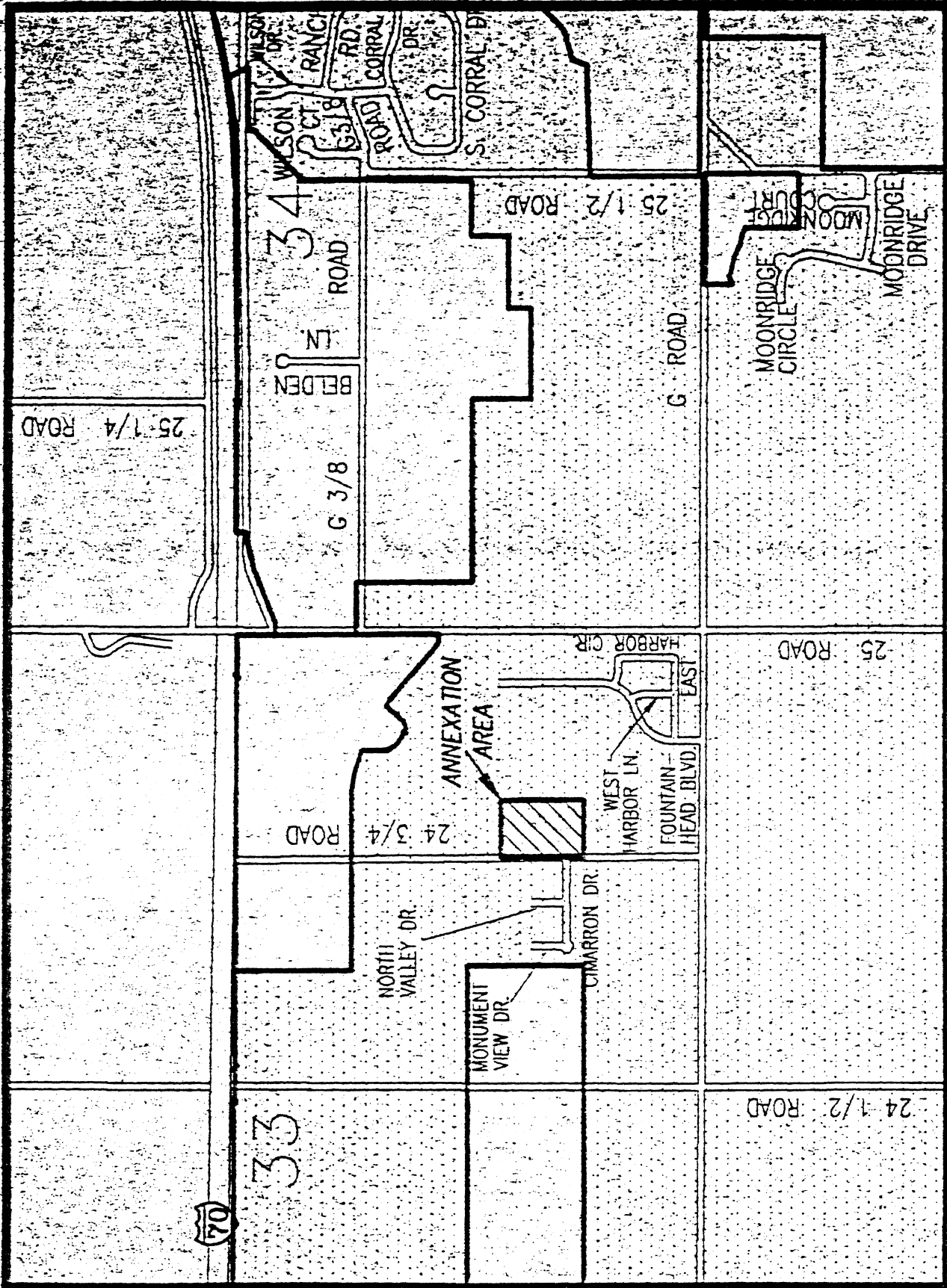
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- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley 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.



VICINITY MAP

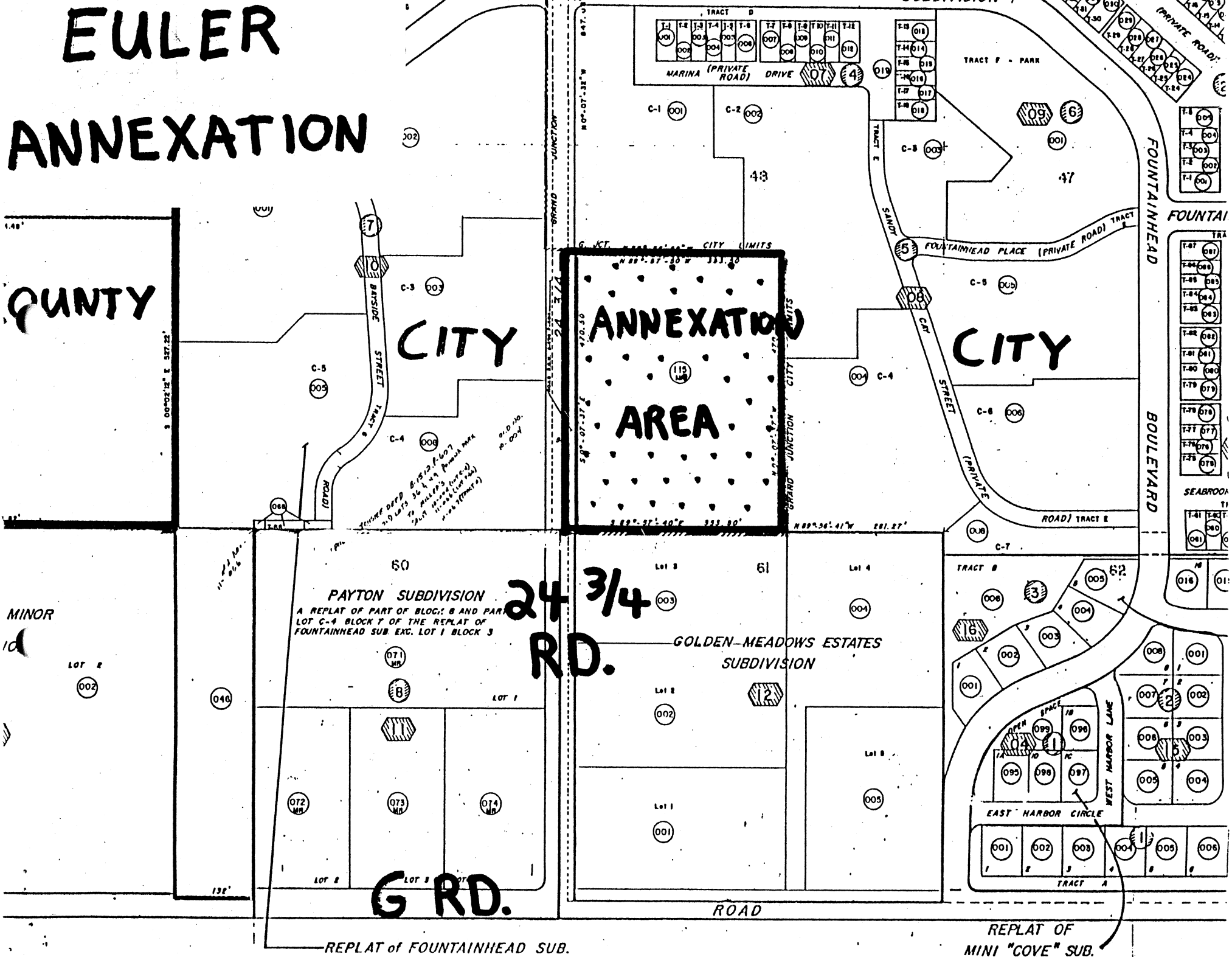
N.T.S.

EULER ANNEXATION

EULER ANNEXATION

QUINCY

MINOR



ANNEXATION AREA

24 3/4 RD.

G RD.

PAYTON SUBDIVISION
A REPLAT OF PART OF BLOCK 8 AND PART OF LOT C-4 BLOCK 7 OF THE REPLAT OF FOUNTAINHEAD SUB EXG. LOT 1 BLOCK 3

GOLDEN-MEADOWS ESTATES SUBDIVISION

REPLAT OF MINI "COVE" SUB.

REPLAT of FOUNTAINHEAD SUB.

STAFF REVIEW

FILE: #ANX-96-41 EULER ANNEXATION ZONE OF ANNEXATION

DATE: April 17, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on first reading the zone of annexation of RSF-4 for the Euler Annexation.

LOCATION: 720 24 3/4 Road

APPLICANTS: George and Carrie Euler,

EXECUTIVE SUMMARY: The Euler 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 because it is consistent with the surrounding land uses and zoning. The previous County zone was Planned Residential with a maximum of 12 units per acre.

EXISTING LAND USE: Agricultural/Single Family

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE

NORTH: Agricultural/Vacant (proposed Fountainhead Sub)
SOUTH: Single Family Residential
EAST: Single Family residential (Fountainhead Subdivision)
WEST: Single Family Residential (North Valley Sub)

EXISTING COUNTY ZONING: PR-12

PROPOSED CITY ZONING: RSF-4

SURROUNDING ZONING

NORTH: PR-12
SOUTH: RSF-2
EAST: PR-12
WEST: PR-4.1

STAFF ANALYSIS: George and Carrie Euler, owners, are in the process of developing their land at 720 24 3/4 Road which is across from North Valley Subdivision and adjacent to Fountainhead Subdivision. The Euler's are requesting annexation now and have submitted a development application with the City concurrently with the annexation. That preliminary development application was

Approved
6-0
1 Abstained

approved by Planning Commission on April 9th and is called Pheasant Meadows Subdivision. The proposed Pheasant Meadows subdivision consists of 7 lots on 3.82 acres. Total area of the annexation including right-of-way is 4.09 acres.

Existing zoning in the County for this parcel is PR-12 which allows 12 units per acres. The proposed Pheasant Meadows Subdivision has an actual density of 1.83 units per acre with lot sizes ranging from 11,415 square feet to 46,160 square feet. The RSF-4 zone district is the most equivalent straight residential zone district and will provide for adequate bulk requirements for the subdivision. Developed land uses near this parcel have been zoned for similar densities. The average density in surrounding developed or approved developments is greater than 4 dwellings per acre.

The preferred alternative of the City's proposed Growth Plan shows this area of 24 3/4 Road at 4-12 dwellings per acre. The North Valley Subdivision to the west was annexed in 1994 and zoned PR-4.1. Rather than zone this annexation to PR-12, the previous County zoning, it is recommended that the zone be consistent with land use patterns in the area and the proposed density for the site.

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

EULER 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 west was zoned PR-4.1 by the City in 1994. During the early 1980's, the Fountainhead residential development was approved by Mesa County at a density of 12 units per acre.
- 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 24 3/4 Road between G Road and Interstate 70.

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 12 units per acre. The actual proposed density for this site is 1.83 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. 24 3/4 Road is paved and the applicant will likely include sidewalk, curb and gutter as a condition of approval of the proposed subdivision.

STAFF RECOMMENDATIONS:

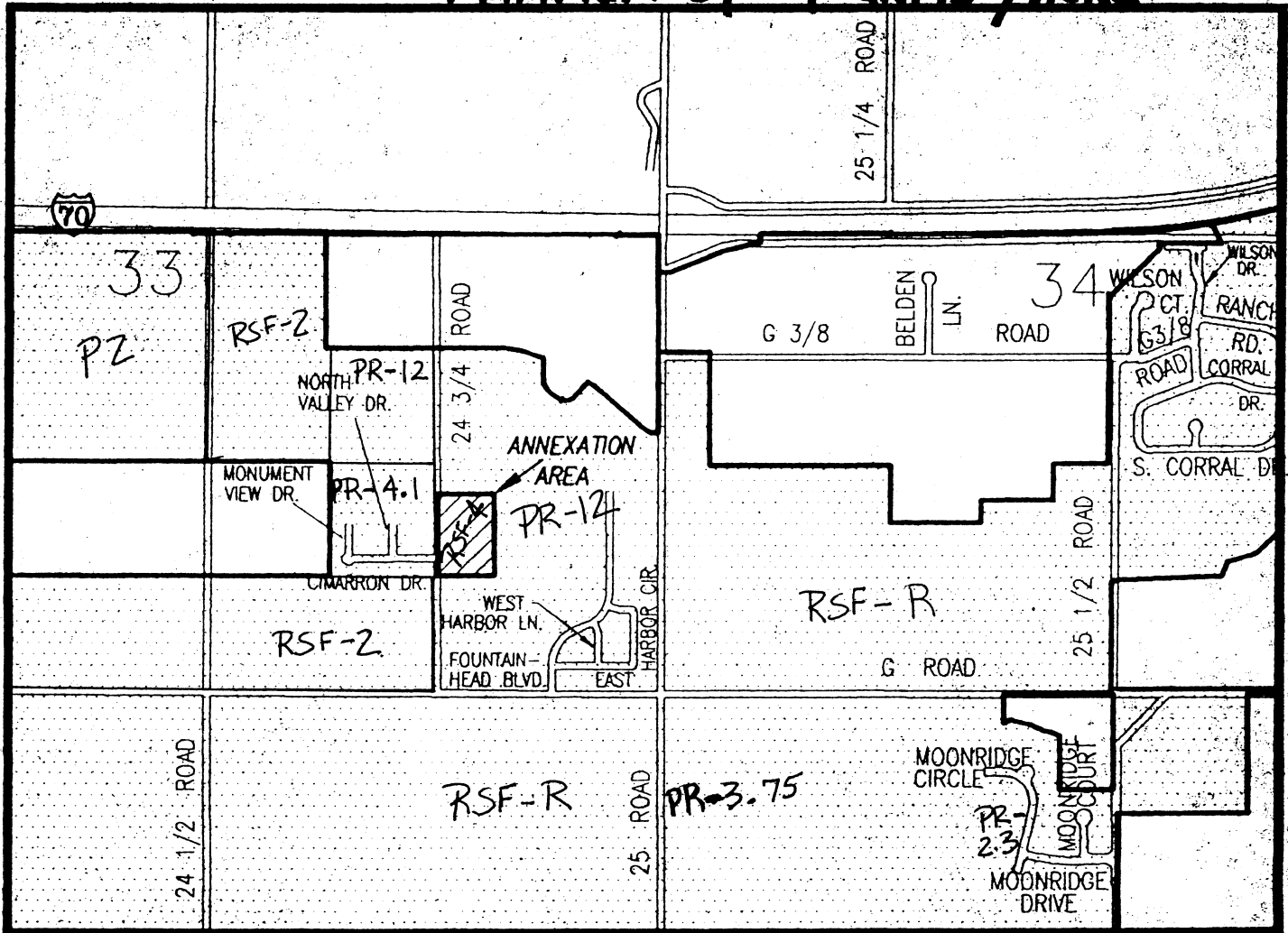
Staff recommends that the proposed zone district of RSF-4 be applied to the Euler Annexation.

PLANNING COMMISSION RECOMMENDATION:

Recommended the zoning of RSF-4.

ION

PROPOSED ZONING RSF-4 MAXIMUM of 4 UNITS / ACRE



VICINITY MAP

N.T.S.

EULER ANNEXATION

DESCRIPTION

A parcel of land situate in the SE 1/4 of the SE 1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
APR 22 1996

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

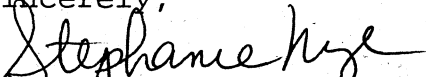
Dear County Commissioners:

Attached is a copy of Resolution No. 43-96 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 Euler 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, CMC/AAE
City Clerk

SN:tm

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

STAFF REVIEW

FILE: #ANX-96-41 EULER ANNEXATION

DATE: May 1, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the Euler Annexation.

LOCATION: 720 24 3/4 Road

APPLICANTS: George and Carrie Euler,

EXECUTIVE SUMMARY: George and Carrie Euler, 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 4.09 acres, Euler Annexation.

STAFF ANALYSIS: George and Carrie Euler, owners, are in the process of developing their land at 720 24 3/4 Road which is across from North Valley Subdivision and adjacent to Fountainhead Subdivision. The Euler's 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 North Valley Annexation in 1994.

ANNEXATION PETITION TOTALS

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

of acres (total) = 3.82
of acres signed for = 3.82 (100%)

of owners (total) = 2
of owners signing petition = 2 (100%)

Total area of Right-Of-Way being annexed = .27 acres.

Total area of the annexation is 4.09 acres.

STEPH,
Please keep maps
from last mtg.
THANK
DT

Pursuant to C.R.S. 31-12-104, the Euler 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.

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 - Euler

Enclosed herewith is a certified copy of Ordinance No. 2922 and map for annexation of Euler Annexation, which annexes approximately 4.09 acres of land located at 720 24 3/4 Road.

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

Sincerely,

Stephanie Nye
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

EULER 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 Euler 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 Euler 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 Euler 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

EULER ANNEXATION
LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 of the SE 1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 SE 1/4 of said Section 33; thence N 00°07'32" W along the West line of said SE 1/4 SE 1/4 a distance of 658.98 feet to the True Point of Beginning of the parcel described herein; thence S 89°57'12" E a distance of 15.00 feet to the Southwest corner of Lot 48, Pomona Park Subdivision; thence S 89°57'12" E a distance of 10.00 feet to a point on the East right-of-way line for 24 3/4 Road and Southwest corner of a parcel of land as described in Book 2202 at Page 963 of the records of the Mesa County Clerk and Recorder; thence S 89°57'12" E along a line common with the South line of said parcel of land and the North line of Lot 3, Golden Meadows Estates Subdivision a distance of 353.50 feet to the Southeast corner of said parcel of land; thence N 00°07'32" W along a line common with the East line of said parcel of land and the West line of Lots C-4 and C-2, Block 5, Replat of Fountainhead Subdivision Except Lot 1, Block 3 a distance of 470.52 feet to the Northeast corner of said parcel of land as described in said Book 2202 at Page 963; thence N 89°56'52" W along a line common with the North line of said parcel of land and the South line of Lots C-2 and C-1, Block 5 of said Replat of Fountainhead Subdivision Except Lot 1, Block 3 and extending across the East 1/2 of 24 3/4 Road a distance of 378.50 feet to a point on the West line of the SE 1/4 SE 1/4 of said Section 33; thence S 00°07'32" E along the West line of said SE 1/4 SE 1/4 (said West line also being the centerline of 24 3/4 Road) a distance of 470.50 feet to the point of beginning.

(euler)

Majority Annexation Checklist

FOR THE

Euler

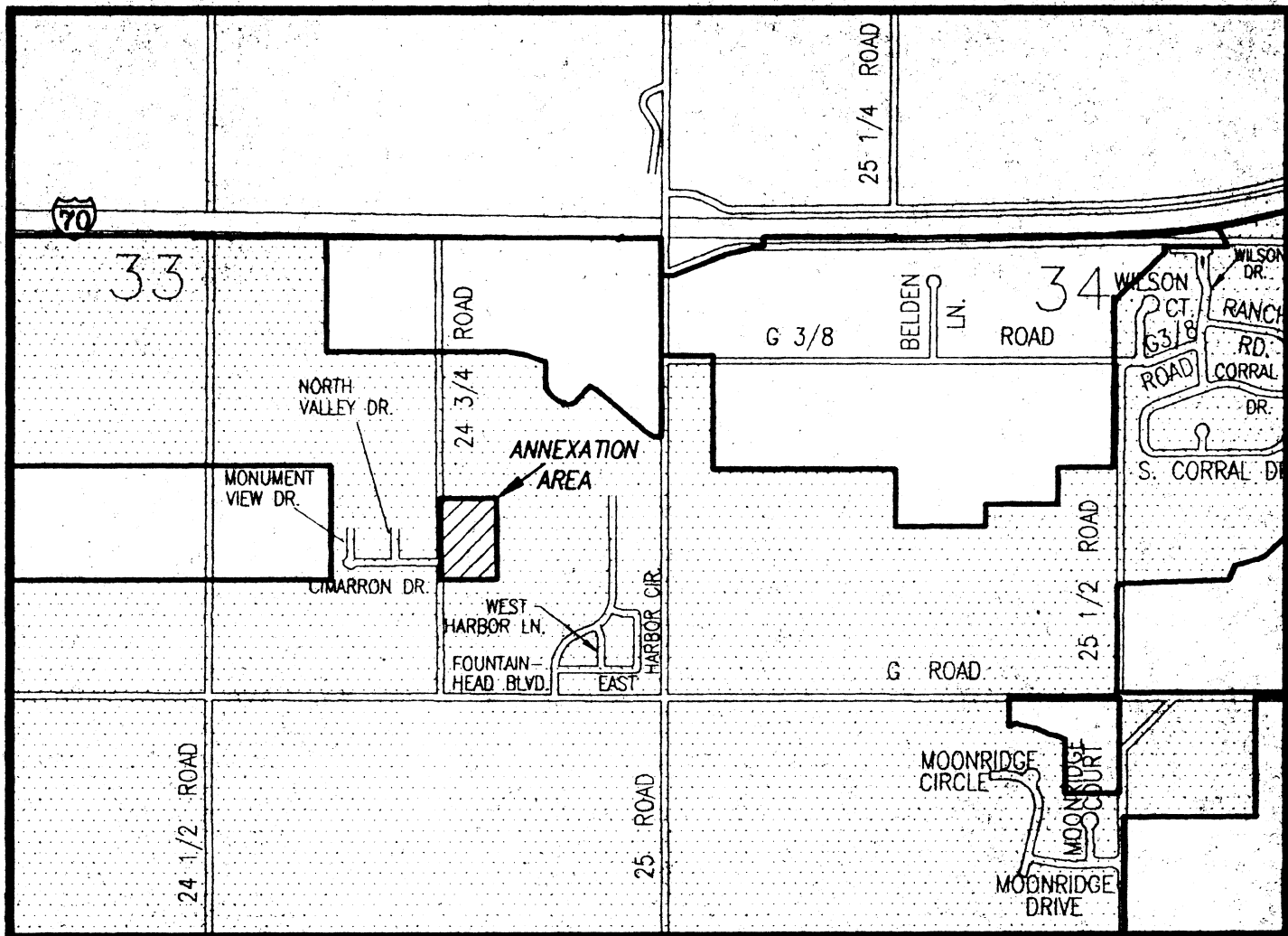
ANNEXATION(S)

ANX-76-41

- Annexation Petition signed copy w/ City Clerk
- Cover sheet with allegation that statute requirements are being met.
- Signature sheets
- ~~NA~~ 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.
- ~~NA~~ Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff report
- ~~NA~~ 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) MARCH 11, 1996
- Resolution of accepting petition April 17, 1996
- Signed annexation ordinance
- Final annexation plat
- City Council minutes for annexation
 - referral of petition (intent to annex for enclaves) MARCH 6, 1996
 - acceptance of petition/1st reading of ordinance April 17, 1996
 - 2nd reading of ordinance MAY 1, 1996
- Planning Commission minutes for Zoning ~~■~~
- City Council minutes for zone of annexation
 - 1st reading of ordinance April 17, 1996
 - 2nd reading of ordinance MAY 1, 1996
- Copy of signed zoning ordinance MAY 1, 1996
- Cover letter to Mesa County for Impact Report, and memo for annexations under 10 acres - memo only) MAR 9, 1996
- Memo requesting impact reports MARCH 1, 1996
- Impact reports
 - Public Works
 - Code Enforcement
 - Planning X Fire
 - Parks X PD
 - Other
 - Finance (final report)
- Original POA's copy
- Welcome to the City letter (with address list) June 18, 1996

(majority.lst)

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VICINITY MAP

N.T.S.

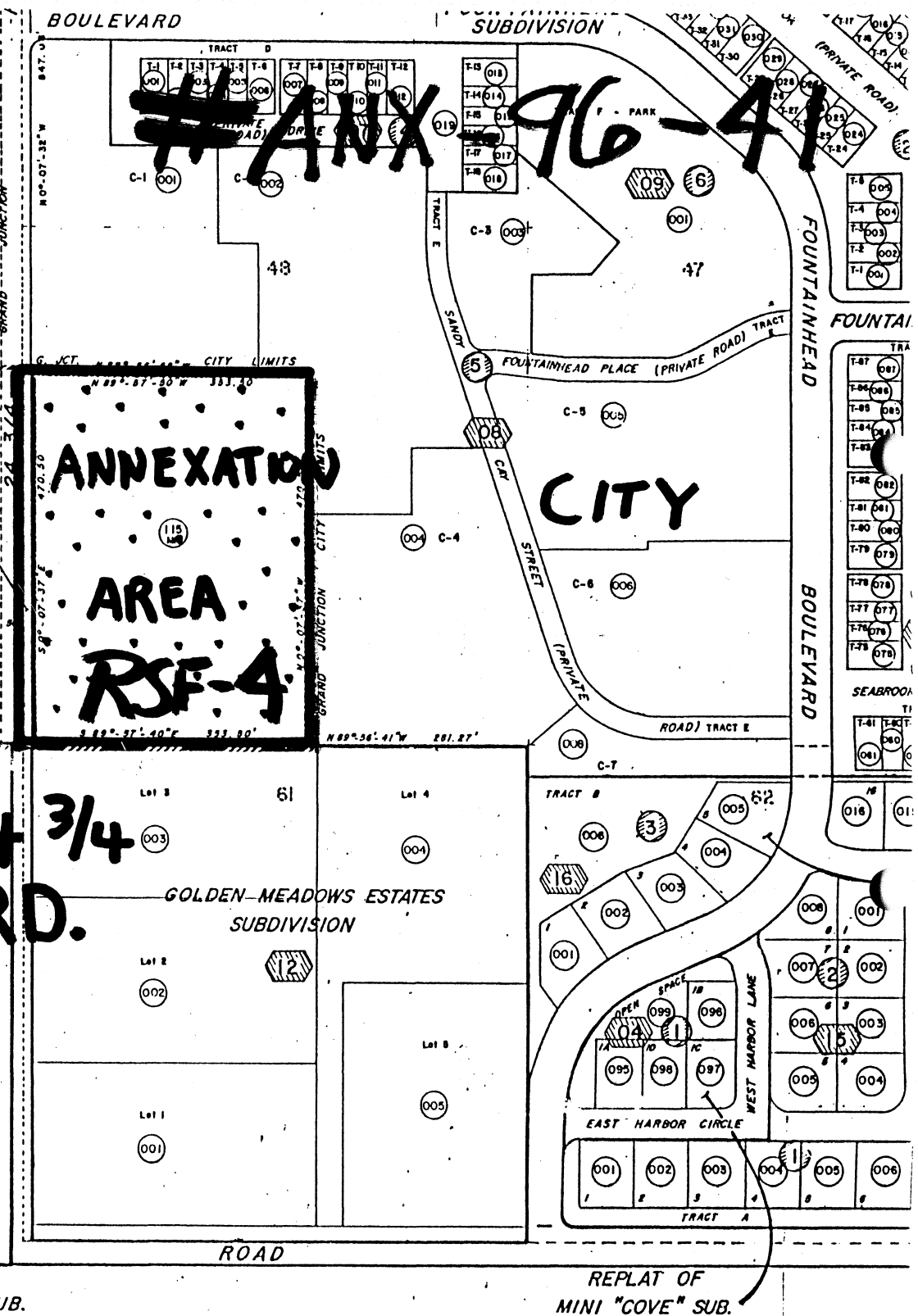
EULER ANNEXATION

DESCRIPTION

A parcel of land situate in the SE 1/4 of the SE 1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

EULER ANNEXATION

COUNTY



ANX-96-41

ANNEXATION AREA RSF-4

24 3/4 RD.

G RD.

PAYTON SUBDIVISION
A REPLAT OF PART OF BLOC: 8 AND PARK LOT C-4 BLOCK 7 OF THE REPLAT OF FOUNTAINHEAD SUB. EXC. LOT 1 BLOCK 3

GOLDEN-MEADOWS ESTATES SUBDIVISION

REPLAT OF MINI "COVE" SUB.

REPLAT OF FOUNTAINHEAD SUB.

