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File ANX-1996-058

Name: Hetzel Annexation - 514 River View Road

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.</p> <p>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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DOCUMENT DESCRIPTION:

X	X	Petition for Annexation	X	X	Ordinance 3000, 3001 - **
X	X	Impact Report	X	X	Resolution No. 41-96 - **
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X	X	Existing Land Use Maps			
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X	X	Utility Map			
X	X	Agreement - ** - City/John Davis			
X	X	Fiscal Impact Overview			
X	X	Correspondence			
X	X	Location/Vicinity Map			
X	X	Hetzel Annexation Map - GIS Historical Maps - **			
X	X	City Council Minutes - 2/5/96, 3/6/96, 6/5/96, 7/17/96, 9/4/96, 9/18/96, 10/2/96, 12/18/96 - **			
X	X	Planning Commission Minutes - 4/16/96, 6/11/96, 9/10/96, 4/16/97 - **			

STATE OF COLORADO

COUNTY OF MESA

}

SS

AFFIDAVIT

Kenneth M. Hetzel, 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.

Kenneth M. Hetzel

Subscribed and sworn to before me this 12th day of April, ~~1994~~ 1996

Witness my hand and official seal.

[Signature]
Notary Public

202 Main St. Gt. Co. 81501
Address

My commission expires: 022298

PETITION FOR ANNEXATION

I 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:

E2W2NW4SE4 SEC 3 1S 1W EXC N 13.5RDS OF W 9RDS + EXC N 225FT OF E 181.5FT (2945-034-00-126) and
E2NW4SE4 SEC 3 1S 1W EXC N 225FT OF THE W 12.1FT (2945-034-00-170)

This foregoing description describes the two parcels; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Description/Hetzel."

Kenneth M. Hetzel
ETAL
NAME

Kenneth M. Hetzel
Signature

514 River View Dr.
ADDRESS

April 12 1996
DATE

As grounds therefore, the petitioner 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 subject to the terms of an agreement between John Davis and the City of Grand Junction dated 12 day of April, 1996.

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.

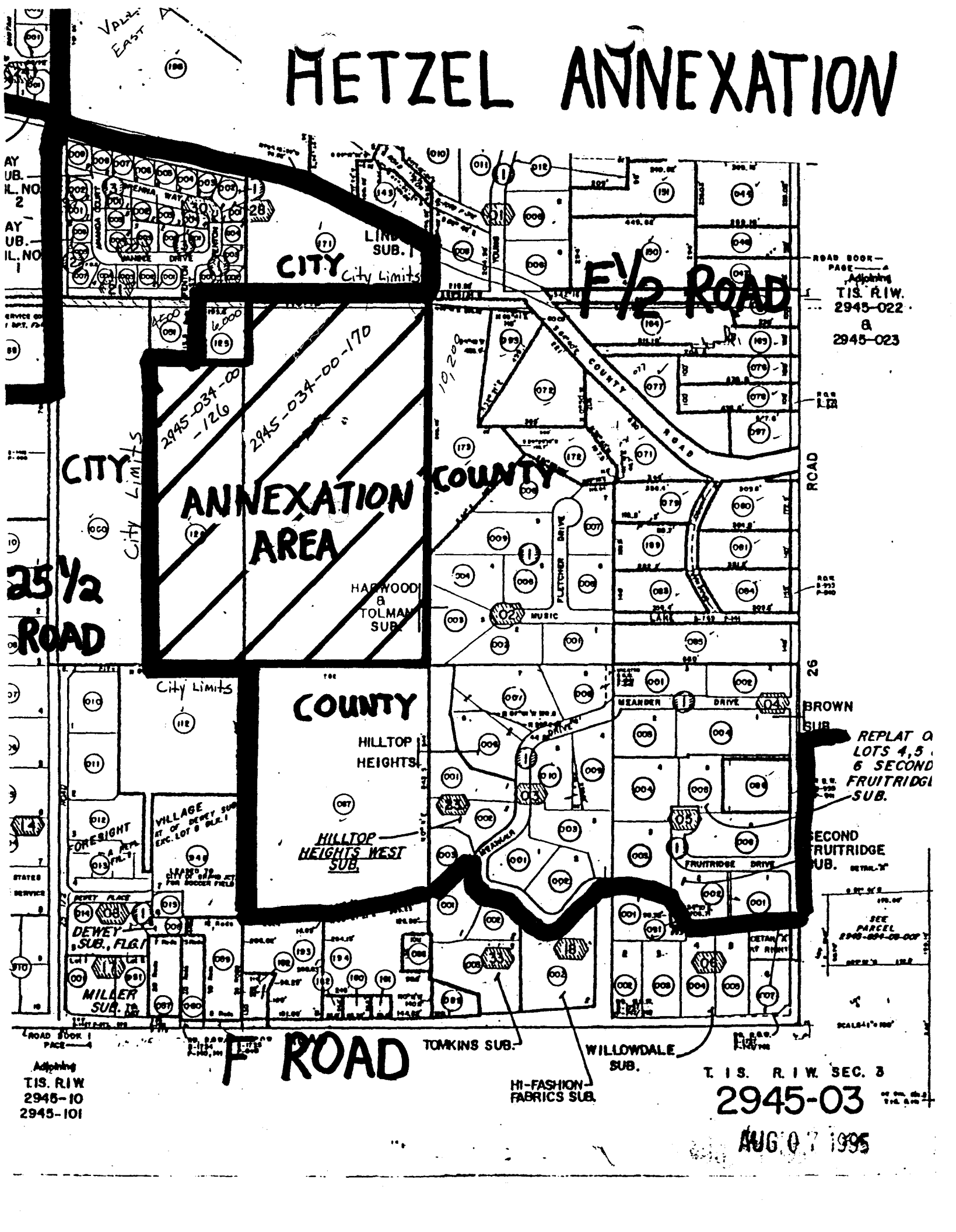
WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

PERIMETER BOUNDARY DESCRIPTION/HETZEL

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

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00°01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89°55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00°02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89°55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00°08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89°55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00°08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89°55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00°08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00°09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning.

HETZEL ANNEXATION



AY UB. NO. 2
AY UB. IL. NO. 1

Adopting
T. I. S. R. I. W.
2945-10
2945-101

ROAD BOOK -
PAGE
Adopting
T. I. S. R. I. W.
2945-022
&
2945-023

REPLAT OF
LOTS 4, 5,
6 SECOND
FRUITRIDGE
SUB.

SECOND
FRUITRIDGE
SUB. DETAIL

SEE
PARCEL
2945-031-08-007

T. I. S. R. I. W. SEC. 3
2945-03

AUG 07 1995

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 HETZEL 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

3/12/96 ^{4/15/96}
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: Hetzel Date: 3/12/96
Common Location: East of the southeast corner of 25 1/2 Road and F 1/2 Road
Existing Land Use: Vacant, agriculture
Projected Land Use: 321 RESIDENTIAL UNITS

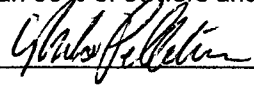
Estimate # of Acres: 29 # of Parcels: 2
of Dwelling Units: 0 # of Parcels (Owner Occupied): 0
Estimated Population: 0

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 

Existing County Zoning ⇒ Proposed City Zoning:

AFT (County), (City) ⇒ PR10

PETITION FOR ANNEXATION

I 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:

E2W2NW4SE4 SEC 3 1S 1W EXC N 13.5RDS OF W 9RDS + EXC N 225FT OF E 181.5FT (2945-034-00-126) and E2NW4SE4 SEC 3 1S 1W EXC N 225FT OF THE W 12.1FT (2945-034-00-170)

This foregoing description describes the two parcels; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Description/Hetzel."

Kenneth M. Hetzel

ETAL
NAME

Hilda L. Hetzel
Barbara F. Dickel
Garth W. Hetzel
Gerald L. Hetzel by Kenneth M. Hetzel

- 4 - 16 - 96

Signature

514 River View Dr.
ADDRESS

DATE

As grounds therefore, the petitioner 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 subject to the terms of an agreement between John Davis and the City of Grand Junction dated _____ day of _____, 1996.

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

_____, 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.

Hilbert Hetzel John W. Hetzel
Barbara J. Nichols Sherald L. Hetzel by Kenneth M. Hetzel P.O.A.

Subscribed and sworn to before me this 16th day of April, 1996.

Witness my hand and official seal.

Donald P. Davis
 Notary Public

2323 N 7th St
 Address
 GRAND JUNCTION, CO 81501

My commission expires: 10/25/96

General Power of Attorney

with Durable Provision NRS 111.450-111.460

KNOW ALL MEN BY THESE PRESENTS:

That GERALD L. HETZEL

the undersigned Grantor, who currently resides at the street address of 8232 MORADI AVE.

In the City of LAS VEGAS, In the County of CLARK

State of NEVADA

, has made, constituted and appointed, and by these presents do make, constitute and appoint: KENNETH M. HETZEL

, the undersigned Appointee, who currently resides at the street address of 514 RIVER VIEW DR.

In the City of GRAND JUNCTION, State of COLORADO

, as my true and lawful Attorney-in-Fact for me and in my name, place and stead and for my use and benefit to:

(a) To transact business of any kind or class and as my act to ask for, demand, sue, recover, collect and receive each and every sum of money, debt, account, legacy, bequest, interest, dividend, annuity and demand (which now is or hereafter shall become due, owing, payable) belonging to or claimed by me, and to use and take any lawful means for the recovery thereof by legal process or otherwise, in my name for the recovery thereof, by attachments, arrests, distress or otherwise, to execute and deliver a satisfaction or release therefor, together with the right and power to compromise or compound any claim or demand and agree for the same, and acquittance, or other sufficient discharges for the same, for me, and in my name, to make, seal and deliver; to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditament and accept the seizing and possession of all lands and all deeds and other assurances in the law therefor, and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements and hereditament, upon such terms and conditions, and under such covenants, as my Appointee shall deem fit and proper.

(b) To exercise any or all of the following powers as to real property, any interest therein and/or any building thereon. To contract for, bargain and agree for, sign, seal, execute, deliver and acknowledge such deeds, buy, purchase, receive and take possession thereof and of evidence of title thereto, to lease the same for any term or purpose, to lease, assignments of leases, covenants, indentures, mortgages, satisfaction of mortgages, leases for business, residence, and oil and/or mineral development, to sell, exchange, grant or convey the same with or without warranty, and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement

(c) To exercise any or all of the following powers as to all kinds of personal property and goods, in any and every way and manner deal in and with goods, wares and merchandise, chooses in action and other property in possession or in action. To contract for, buy, sell, exchange, transfer, make to, and transact all and every kind of business of whatever nature or kind, bills of lading, bills, bonds, notes, stock certificates, drafts and checks, receipts, evidence of debts, releases, judgements and other debts, and such other instruments in writing of whatever kind and nature as may be necessary or proper in the premises, any legal manner, deal in and with the same, in my name and as my act and deed.

(d) To borrow money and to execute and deliver negotiable or non-negotiable notes therefor with or without security, and to loan money and receive negotiable or non-negotiable notes therefor with such security as my Appointee shall deem fit and proper.

(e) To create, amend, supplement and terminate any trust and to instruct and advise the trustee of any trust wherein I am or may be trustor or beneficiary, to represent and vote stock, exercise stock rights, accept and deal with any dividend, distribution or bonus, join in any corporate financing, reorganization, merger, liquidation, consolidation or other action and the extension, compromise, conversion, adjustment, enforcement or foreclosure, singularly or in conjunction with others of any corporate stock, bond, note, debenture or other security, to compound, compromise, adjust, settle and satisfy any obligation, secured or unsecured, owing by or to me and to give or accept any property and/or money whether or not equal to or less in value than the amount owing in payment, settlement or satisfaction thereof.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my said attorney, or any substitute or substitutes that my Attorney may choose, shall lawfully do or cause to be done by virtue of these presents. The powers and authority hereby conferred upon my said Attorney shall be applicable to all real and personal property or interests therein now owned or hereafter acquired by me and whatever situate.

WARNING: THIS IS AN IMPORTANT LEGAL DOCUMENT AND MUST BE RECORDED WITH THE COUNTY RECORDERS OFFICE PURSUANT TO NRS 111.450. TO REVOKE THIS POWER OF ATTORNEY THE REVOCATION MUST BE RECORDED IN THE COUNTY RECORDERS OFFICE. Before executing this document: (a) Read this document very carefully. (b) This document may provide the person you designate as your attorney in fact with broad powers to administer, manage, dispose, sell, transmit and convey your real and personal property and to borrow money using your property as security for the loan. (c) These powers will exist for an indefinite period of time unless you limit their duration in this document. (d) These powers will continue to exist notwithstanding your subsequent disability or incapacity. (e) You have the right to revoke or terminate this power of attorney. (f) If there is anything about this form that you do not understand, we urge you to seek competent legal advice.

DURABLE CLAUSE NRS 111.460: (YOU MUST INITIAL ONE OF THE CLAUSES STATED BELOW)
D.S.A. "THIS POWER OF ATTORNEY IS NOT AFFECTED BY THE DISABILITY OF THE PRINCIPAL" - OR -
"THIS POWER OF ATTORNEY BECOMES EFFECTIVE UPON THE DISABILITY OF THE PRINCIPAL" and remains in effect only during such time periods as I may be mentally or physically incapacitated and unable to care for my own needs or to make competent decisions as are necessary to protect my interests or conduct my affairs.

THE GRANTOR'S SIGNATURE MUST BE NOTARIZED
WITNESS my hand this 18 day of JAN, 19 96
Gerald L. Hetzel
Signature of Grantor
GERALD L. HETZEL
Print name on line above

THE APPOINTEE'S SIGNATURE DOES NOT HAVE TO BE NOTARIZED
WITNESS my hand this 27 day of February, 19 96
Kenneth M. Hetzel
Signature of Appointee/Attorney-in-Fact
KENNETH M HETZEL
Print name on line above

STATE OF NEVADA)
COUNTY OF CLARK)
This instrument was acknowledged before me on the 18TH of JANUARY, 19 96
By the Grantor GERALD L. HETZEL

RECORDING REQUESTED BY AND MAIL TO
NAME:
ADDRESS:
CITY/STATE/ZIP:

Brenda Wray
NOTARY PUBLIC
My Commission Expires 3/21/99
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BRENDA WRAY
My Appointment Expires March 21, 1999

PETITION FOR ANNEXATION

I 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:

**E2W2NW4SE4 SEC 3 1S 1W EXC N 13.5RDS OF W 9RDS + EXC N 225FT OF E 181.8FT (2045-034-00-128) and
E2NW4SE4 SEC 3 1S 1W EXC N 225FT OF THE W 12.1FT (2045-034-00-170)**

This foregoing description describes the two parcels; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Description/Hetzel."

GLEN E. HETZEL

~~Kenneth M. Hetzel~~

**ETAL
NAME**

Glen E. Hetzel

**614 River View Dr.
ADDRESS**

Signature

4/12/96

DATE

As grounds therefore, the petitioner 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.

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STATE OF COLORADO }
COUNTY OF MESA }

SS

AFFIDAVIT

Glen E. Hetzel, 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.

Glen E. Hetzel

Subscribed and sworn to before me this 12 day of
April, 1994.

Witness my hand and official seal.

Carolyn D. Leonard
Notary Public

11757 W. Ken Caryl Ave Ste F
Littleton Co 80127
Address

My commission expires: June 30, 1996

Hetzel Annexation Impact Report
File #ANX-96-58

The ^{file's} ~~City Clerk's~~ copy of the Impact Report for the Hetzel Annexation does not include a copy of the annexation petition. The Impact Report filed with Mesa County does have a copy of the petition. To review the petition, please refer to the Hetzel Annexation Petition that has been deposited with the City Clerk. 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.

(imp-rpt.bp)

HETZEL 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;

Map #1 - Orthophoto with City limits & annexed area outlined, labeled as present and proposed.

(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

Map #2 - Existing infrastructure map which includes water, sewer, roads, utilities, and any proposed extensions.

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

Map # 3a - Existing land use.

3b - Proposed land use utilizing the Growth Plan Future Land Use Map.

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

See attached.

(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 within the annexation and 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. 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). They also include Fire and Emergency Medical Service when annexations occur within the Grand Junction Rural Fire District. 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: Hetzel Date: 3/12/96

Common Location: East of the southeast corner of 25 1/2 Road and F 1/2 Road

Existing Land Use: Vacant, agriculture

Projected Land Use: 321 RESIDENTIAL UNITS

Estimate # of Acres:	29	# of Parcels:	2
# 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.

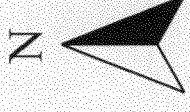
Signature x _____

Existing County Zoning ⇒ Proposed City Zoning:

AFT (County), (City) ⇒ PR10

HETZEL ANNEXATION

Existing Land Use/City Limits



Roads*



City Limits*



*Source: Mesa County Arclnfo via ArcView

1000

0

2000 Feet



HETZEL ANNEXATION
Existing Land Use based on
Preliminary County/City Growth Plan



Existing Land Use

- Transportation
- Single Family/Duplex
- Multi-Family
- Mobile Home
- Transient
- Commercial, Intensive
- Commercial, Retail
- Commercial, Entertainment
- Light Industrial
- Heavy Industrial
- Institutional
- Park/Recreation, Developed
- Park/Recreation, Undeveloped
- Agriculture
- Vacant
- Water

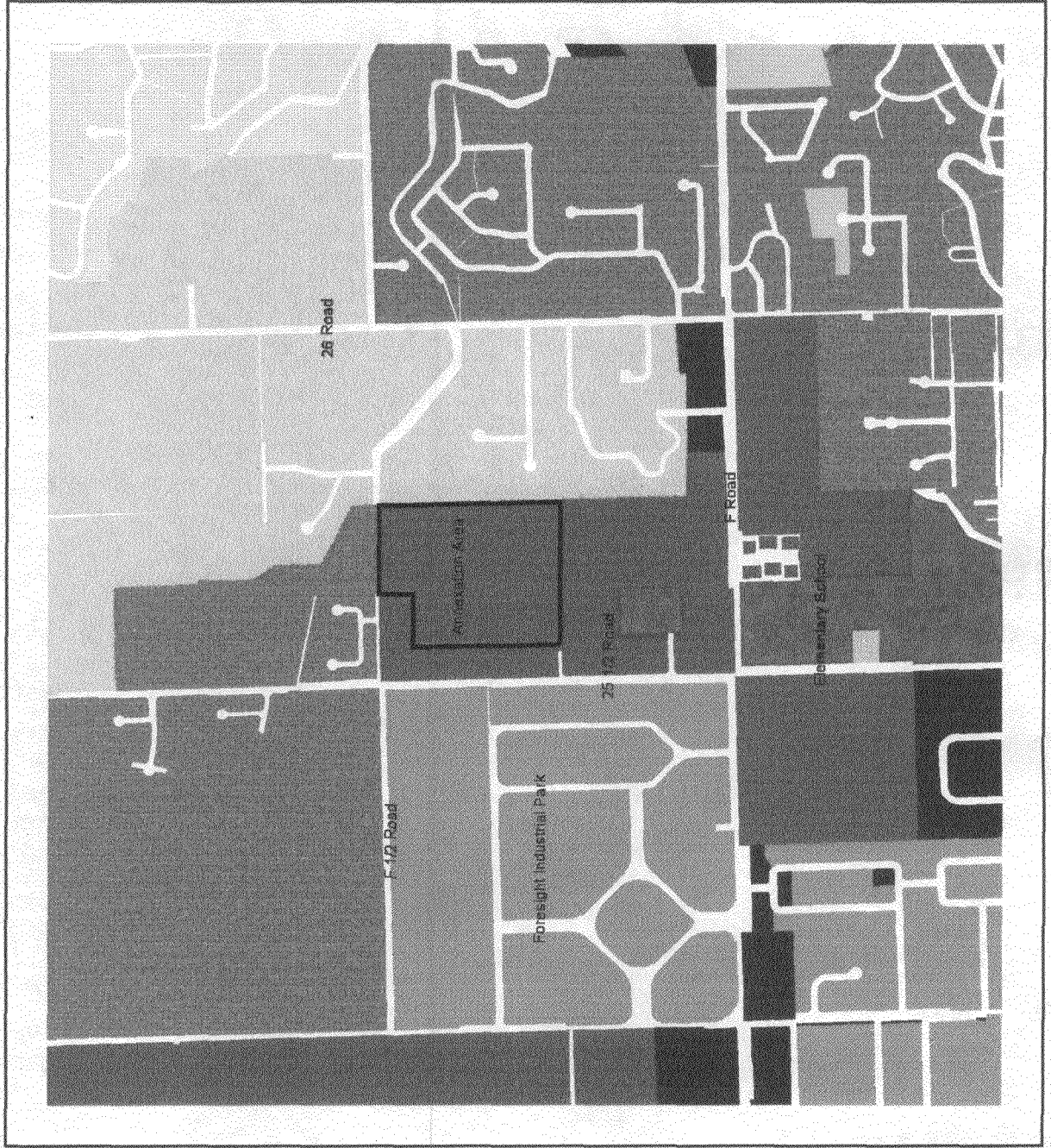


0 950 1900 Feet

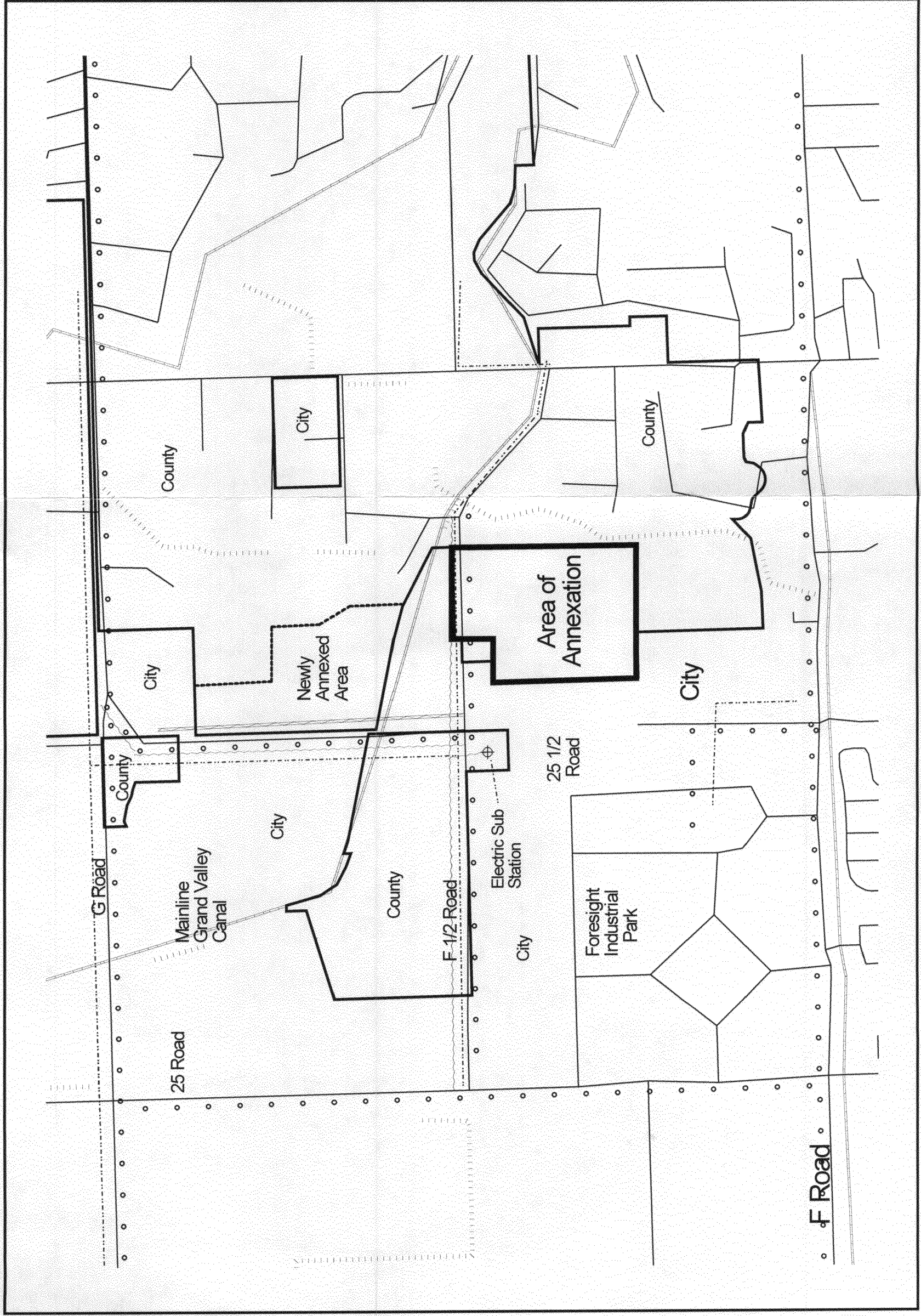
HETZEL ANNEXATION Future Land Use Map*

*Data from the Preliminary
City/County Growth Plan

- Land Uses
- Agriculture (35 Acres +)
 - Commercial
 - Commercial/Industrial
 - Conservation
 - Estate (2 - 5 Acres)
 - Industrial
 - Public
 - Park
 - Residential High (12+ DU/Acre)
 - Residential Low (1/2 - 2 Acres)
 - Residential Medium (4 - 8 DU/Acre)
 - Residential Medium High (8 - 12 DU/Acre)
 - Residential Medium Low (2 - 4 DU/Acre)
 - Right of Way
 - Rural (5 - 35 Acres)



HETZEL ANNEXATION Utility Map

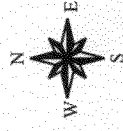


Data from Utilities

- • • Ute Water Mains
- Gas Line
- - - Phone Line
- ~ ~ ~ Electric Line

Data from Mesa County ArcInfo (GIS)

- Canals
- Ditch
- Roads
- City Limits



HETZEL ANNEXATION

Fiscal Impact Overview

4/16/97

	Year 1	Year 5	Year 10	Year 15	Year 20
REVENUE	\$ 9,880	\$ 13,811	\$ 19,811	\$ 27,287	\$ 36,593
OPERATING COSTS	(1,587)	(7,936)	(15,873)	(23,809)	(31,746)
CAPITAL COSTS	-	-	-	-	-
GAIN or (LOSS)	\$ 8,293	\$ 5,874	\$ 3,938	\$ 3,478	\$ 4,847

20 Year Cumulative Gain or (Loss) = \$ 96,572

20 Year Net Present Value = \$ 60,114

NOTES:

Revenue

- 1) Development assumes; 28.5 acres / 2.9 zoning / 5% per year - 20 year build-out.
- 2) Average market value = \$120,000, inflated at 2% annually.
- 3) State Assessment Rate of 10%, City Mill Levy 8.0.
- 4) Sales Tax from building materials is calculated @ 2.75% of 1/3rd the market value of new development.
- 5) Sales Tax from residences is based on \$72 per residence, inflated at 5.5% annually. Base rate was arrived at using the Coley/Forrest report Table 3, where it is estimated that 10% of the average household income (\$24,208 in 1995 adjusted to \$26,000) is spent on motor vehicles, furniture, appliances, etc.. (\$2,600*0.0275 = \$72). This is a conservative estimate that assumes all of the population to live in the new subdivision currently reside in the county and shop predominately in the City.
- 6) Other revenue is calculated based on historical relationships to assessed value, population or street miles depending on the particular revenue, reduced by the impact on the rural fire district contract which is tied to assessed value.

Expense

- 1) There were no direct budgetary costs associated with this annexation. Although we realize there are service delivery impacts it is assumed those costs are currently, and will continue to be covered through economies of scale. If the area being annexed consisted of existing development, specific costs would be identified.
- 2) Since there are no direct expenditures anticipated in the near future, for purposes of this model we have projected annual costs per household for providing basic municipal services within a subdivision, based on the City's overall budget.

STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation

DATE: April 17, 1996

STAFF: Dave Thornton

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

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel & ETAL

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel and ETAL is requesting annexation as part of a residential development plan. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by Resolution the Referral of Petition for the Hetzel Annexation.

STAFF ANALYSIS: This annexation contains 29 acres and two parcels. It is located within the enclave created by the Pomona Park Annexation. City Council approved an annexation agreement with the developer (John Davis) for this site at their March 6, 1996 meeting. The developer is requesting that this 29 acre site be annexed into the City limits to allow him to plan and develop this site as part of a larger development which includes approximately 10 acres adjacent to the west. The 10 acre site is already in the City. If the development proposal is not approved, the annexation agreement states that the annexation will not be completed.

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

Approved
M-O

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.

(hetzel.rpt)

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
Jodi Romero, Customer Service Manager
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor
Beth Meek, Communication Supervisor
Jo Millsaps, Zoning Administrator
Ralph Ohm, Ute Water Conservancy

FROM: Dave Thornton, Community Development Department
RE: **IMPACT REPORT FOR HETZEL ANNEXATION**
DATE: April 18, 1996

On Wednesday, April 17th., a resolution for the intent to annex the Hetzel 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 June 5th, with second reading on June 19th. The annexation will be effective July 21, 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 May 10, 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: Report only direct budgetary impacts instead of incremental service delivery impacts. Also, double check your total impact dollars to make sure it is realistic and makes sense.

HETZEL LOCATION

Southeast corner of F 1/2 Road and 25 1/2 Road (see map).

SUMMARY

PARCELS = 2

of Dwelling Units = 0

ACRES = 28.48

Estimated Population = 0

Developable Acres Remaining = 27.58 acres

The annexation includes the following right-of-way:

F 1/2 Road (about 650 feet)

Previous County Zoning: AFT

Proposed City Zoning: PR 10

Current Land Use: Vacant and agriculture

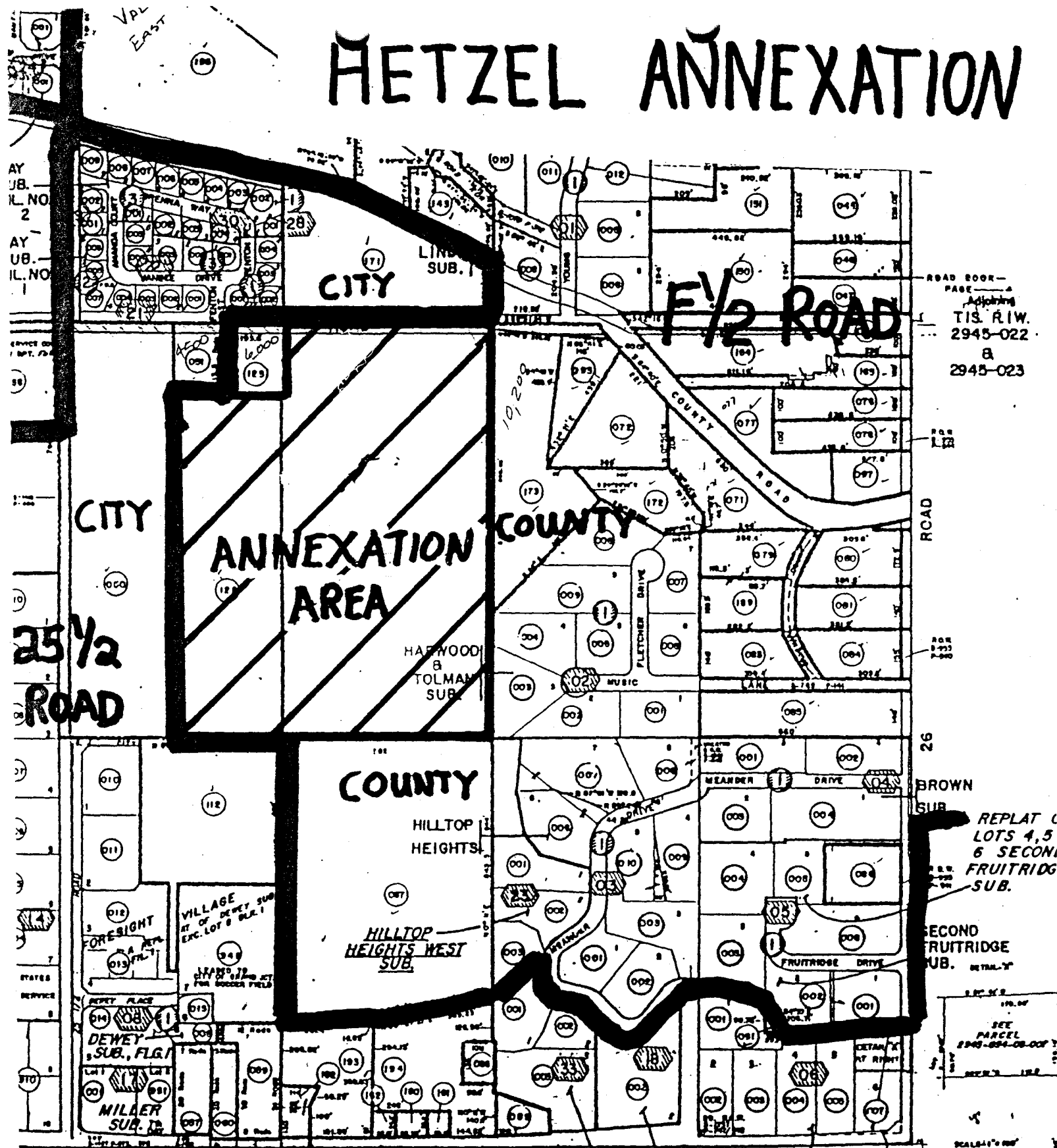
Future Land Use: Residential

Assessed Values:
Land = \$3,450
Improvements = \$0
TOTAL VALUE = \$3,450

Census Tract: 10

Address Ranges: 2565 - 2573 (odd only) F 1/2 Road

HETZEL ANNEXATION



ROAD BOOK -
PAGE - A
TIS. R.I.W.
2945-022
B
2945-023

REPLAT (C)
LOTS 4, 5
6 SECOND
FRUITRIDGE
SUB.

SECOND
FRUITRIDGE
SUB. DETAIL 'A'

SEE
PARCEL
1940-694-08-007

Adopting
TIS. R.I.W.
2945-10
2945-101

TIS. R.I.W. SEC. 3
2945-03

AUG 07 1995



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

April 22, 1996

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

Commissioners:

Subject: Hetzel Annexation, Notice of Hearing,
Resolution No. 41-96, 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. 41-96 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting April 17, 1996, giving notice of hearing on the proposed Hetzel Annexation.

Sincerely,

A handwritten signature in cursive script that reads "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 and Drainage
School District #51
Dan Wilson, City Attorney
Larry Timm, Community Development Director ✓



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

April 24, 1996

Ward Scott
REMAX 4000, Inc.
1401 N. 1st Street
Grand Junction CO 81501


Dear Mr. Scott:

Pursuant to our conversation yesterday, the Fall Valley Preliminary Plan and the Hetzel Zone of Annexation will be removed from the May Planning Commission agenda and moved to the June Planning Commission agenda to permit additional time for you to complete the response to comments. Below is a preliminary schedule of deadlines and hearing dates for the project. Please recognize that the schedule is subject to change if incomplete information is submitted or if all staff concerns have not been adequately addressed prior to the hearing dates.

Response to comments due:	May 20, 1996 (by 5 PM)
Preliminary Plan/Zone of Annexation:	June 4, 1996 Planning Commission
Acceptance of Petition for Annexation:	June 5, 1996 City Council
1st Reading of Zone of Annexation:	June 19, 1996 City Council
2nd Reading of Zone of Annexation/ 2nd Reading of Petition for Annexation:	July 3, 1996 City Council
Ordinances effective:	30 days after publication (publication typically Friday after hearing)

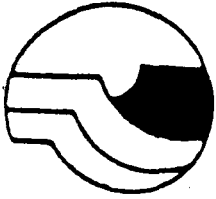
I hope that this schedule is useful. Please do not hesitate to call should you have any questions or require additional information.

Sincerely yours,


Michael T. Drollinger
Senior Planner

cc: ~~David Thornton~~
John Davis

h:\cityfil\1996\96-045.ltl



Mesa County Department of Planning and Development
Zoning Enforcement Division

(970) 244-1638

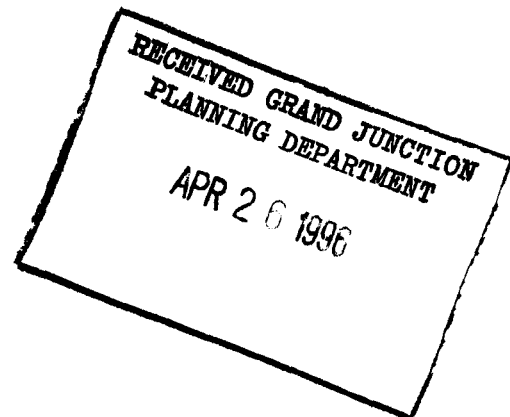
750 Main Street • P.O. Box 20,000 • Grand Junction, Colorado 81502-5028

MEMORANDUM

TO: Dave Thorton, Community Development Department
FROM: Jo Millsaps, Zoning Enforcement
DATE: April 25, 1996
SUBJECT: Hetzel Annexation

On April 24, 1996, an inspection was performed of the above referenced property. Mesa County has no records of variances or outstanding enforcement action at this location.

If you have any question, please do not hesitate to contact me at 244-1774.



UTE WATER CONSERVANCY DISTRICT

560 25 Road, P.O. Box 460
Grand Junction, CO 81502

Office
Telephone: 970-242-7491
FAX: 970-242-9189

Treatment Plant
Telephone: 970-464-5563
FAX: 970-464-5443

May 3, 1996

Mr. Dave Thornton
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAY 06 1996

Re: Proposed Hetzel Location Annexation
Southeast Corner of F.5 Road and 25.5 Road

Dear Dave:

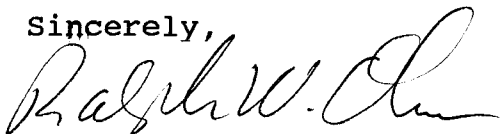
Domestic water service including fireline flows for future development in the subject area to be annexed will be served from an 8-inch main located in 25.5 Road. An 8-inch main also exists in F.5 Road from 25.5 Road to about 25.75 Road.

A recently proposed subdivision located immediately to the west of the subject annexation will be installing an 8-inch main from 25.5 Road eastward within the F.25 Road right-of-way.

Water mains within the proposed annexation area will eventually be looped via F.25 and F.5 Roads.

Call us if you have any questions or concerns.

Sincerely,



Ralph W. Ohm, P.E.
Superintendent Transmission/Distribution

cc: Jim Bright - Grand Junction Fire Department

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
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Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor
Beth Meek, Communication Supervisor
Jo Millsaps, Zoning Administrator
Ralph Ohm, Ute Water Conservancy

FROM: Dave Thornton, Community Development Department
RE: **IMPACT REPORT FOR HETZEL ANNEXATION**
DATE: April 18, 1996

On Wednesday, April 17th., a resolution for the intent to annex the Hetzel 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 June 5th, with second reading on June 19th. The annexation will be effective July 21, 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 May 10, 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: Report only direct budgetary impacts instead of incremental service delivery impacts. Also, double check your total impact dollars to make sure it is realistic and makes sense.

HETZEL LOCATION

Southeast corner of F 1/2 Road and 25 1/2 Road (see map).

SUMMARY

PARCELS = 2

of Dwelling Units = 0

ACRES = 28.48

Estimated Population = 0

Developable Acres Remaining = 27.58 acres

The annexation includes the following right-of-way:

F 1/2 Road (about 650 feet)

Previous County Zoning: AFT

Proposed City Zoning: PR 10

Current Land Use: Vacant and agriculture

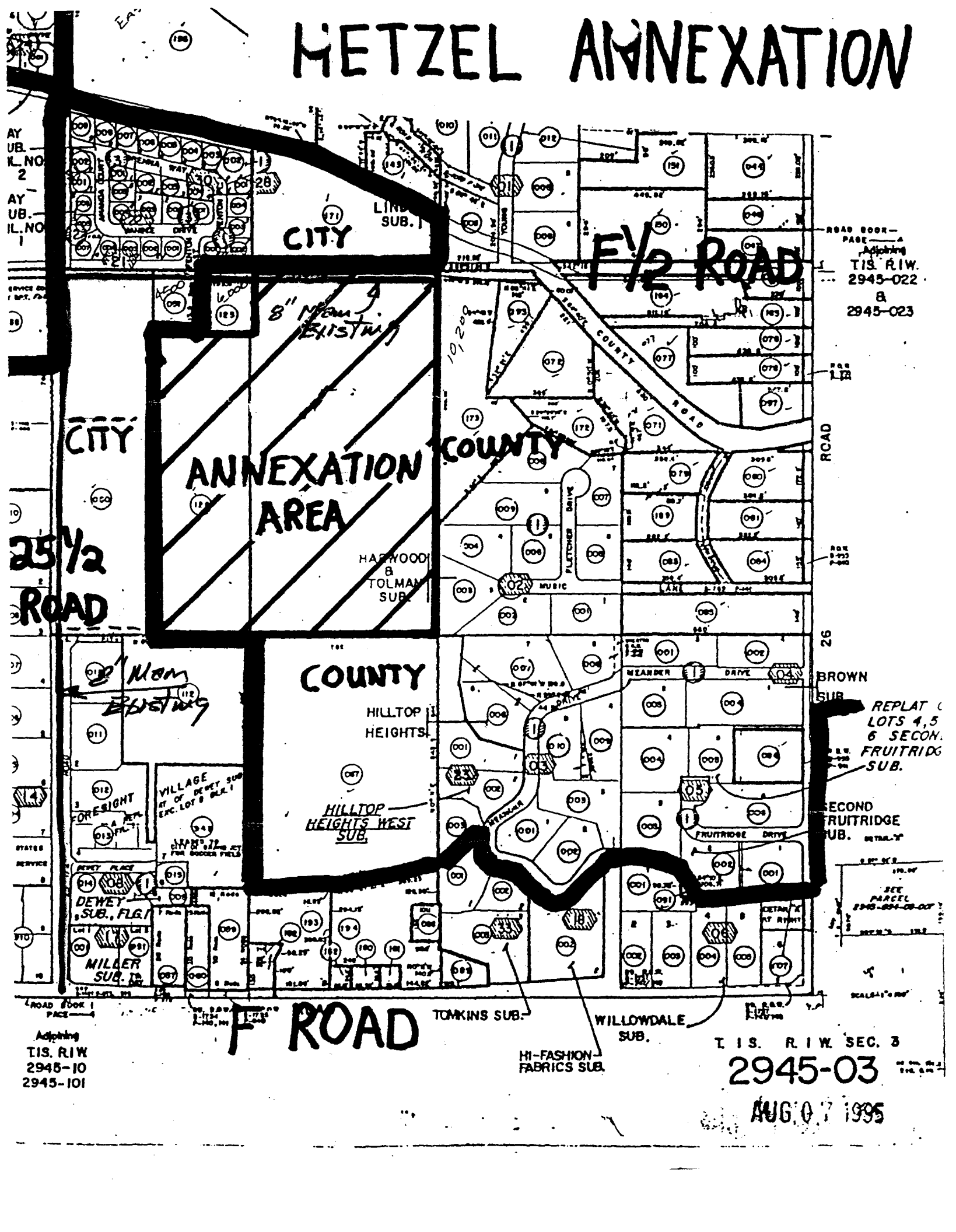
Future Land Use: Residential

Assessed Values: Land = \$3,450
Improvements = \$0
TOTAL VALUE = \$3,450

Census Tract: 10

Address Ranges: 2565 - 2573 (odd only) F 1/2 Road

METZEL ANNEXATION



AY UB. IL. NO. 2
AY UB. IL. NO. 1

CITY
25 1/2 ROAD

ANNEXATION AREA
8" Main EXISTING

COUNTY
HILLTOP HEIGHTS
HILLTOP HEIGHTS WEST SUB.
MUSIC
MEANDER DRIVE
FRUITRIDGE DRIVE
TOMKINS SUB.
WILLOWDALE SUB.
HI-FASHION FABRICS SUB.

F 1/2 ROAD

F ROAD

ROAD BOOK - PAGE 4
T.I.S. R.I.W. 2945-022
2945-023

REPLAT OF LOTS 4, 5, 6 SECOND FRUITRIDGE SUB.

SECOND FRUITRIDGE SUB.

SEE PARCEL 2945-024-02-007

Adopting T.I.S. R.I.W. 2945-10 2945-101

T.I.S. R.I.W. SEC. 3 2945-03

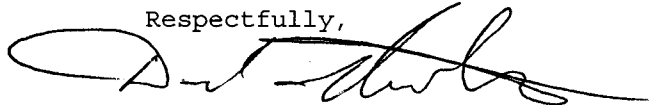
AUG 07 1995

May 6, 1996

To File # ANX-96-58

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

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton", written in a cursive style.

Dave Thornton, AICP
Senior Planner

(imp-rpt.bp)

To: File



May 6, 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

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

RE: Annexation Impact Report

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed Hetzel 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

(imp-rpt.bp)

To: David Thornton
Cc: Rick Beaty, Greg Trainor
From: Jim Bright
Subject: Hetzel Location Annexation
Date: 5/9/96 Time: 5:32PM

Hetzel Location Annexation - Fire

The Fire 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 at this time. (See Ute Water's report on planned water line upgrades.)

Annexation of this area will reduce the Grand Junction Rural Fire Protection District revenue by \$26.20 which is less than .1% of their total revenue.

To: David Thornton
From: Jodi Romero
Subject: Hetzel Annexation-Tax Impact
Date: 5/15/96 Time: 12:57PM

No commercial propertys....no tax impact.

PI	RSF-R	PI
3.8		3.7

STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation

DATE: June 4, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council a zone of PR7.6 for the Hetzel Annexation.

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel & ETAL

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel and ETAL is requesting to join the City as part of a residential development plan.

EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Residential
SURROUNDING LAND USE	
NORTH:	Single Family
SOUTH:	Apartments, Radio Antenna, Vacant
EAST:	Single Family
WEST:	Industrial Park, Vacant
EXISTING COUNTY ZONING:	AFT
PROPOSED CITY ZONING:	PR7.6
SURROUNDING ZONING	
NORTH:	PR3.8, PR3.7
SOUTH:	PR18, PI
EAST:	AFT
WEST:	RSF-R, PI

STAFF ANALYSIS:

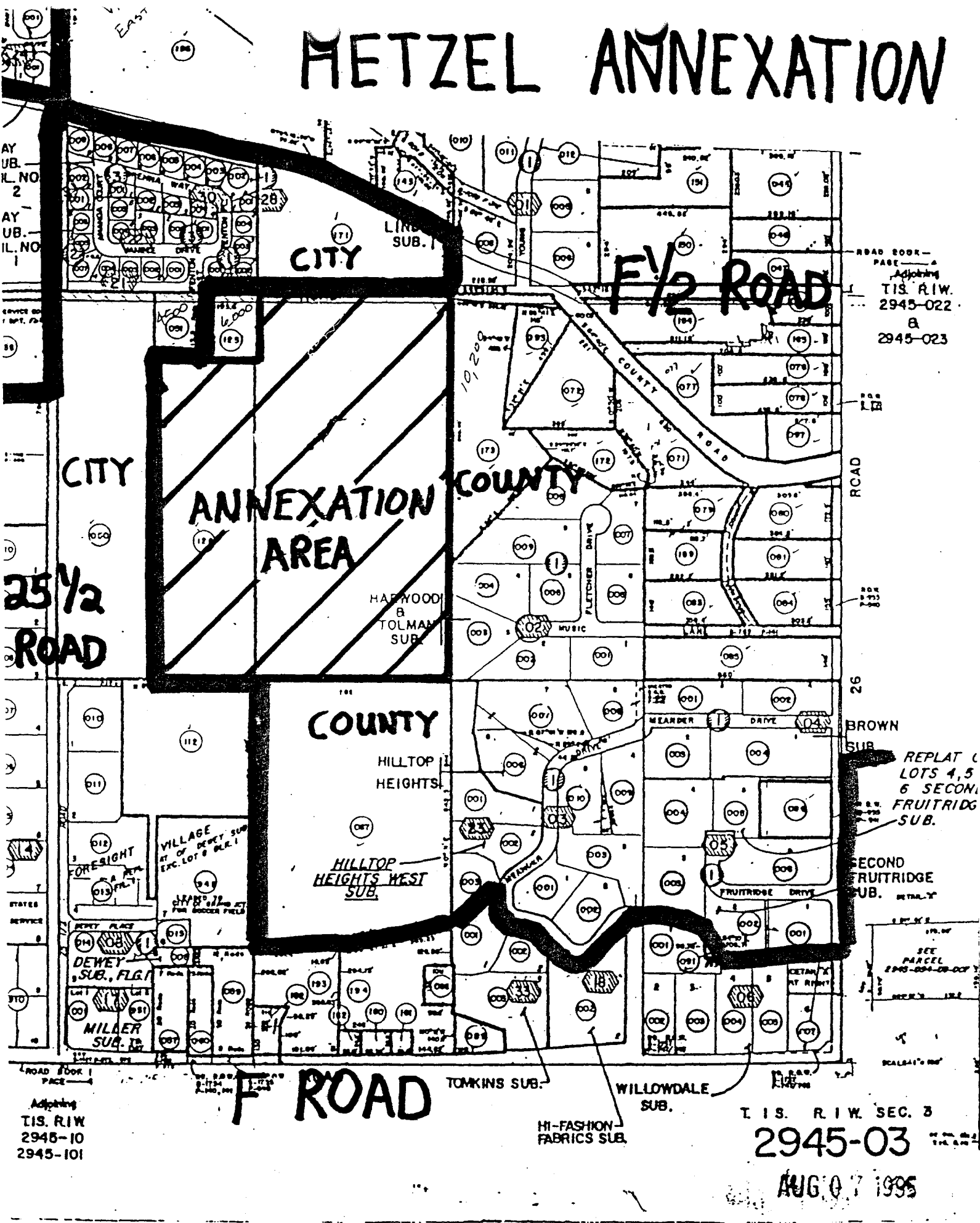
See the Staff report for the Fall Valley Subdivision for complete information concerning the zoning issue.

RECOMMENDED MOTIONS:

Mr. Chairmain, on item # ANX-95-58, a zone of annexation for the Hetzel Annexation, I recommend that we forward to City Council a recommendation of PR7.6 for the Hetzel Annexation zoning.

Approved
3-0 Recommend Approval for RSF-R

METZEL ANNEXATION



ROAD BOOK -
PAGE - A
Adjoining
T.I.S. R.I.W.
2945-022
&
2945-023

REPLAT OF
LOTS 4, 5
& 6 SECOND
FRUITRIDGE
SUB.

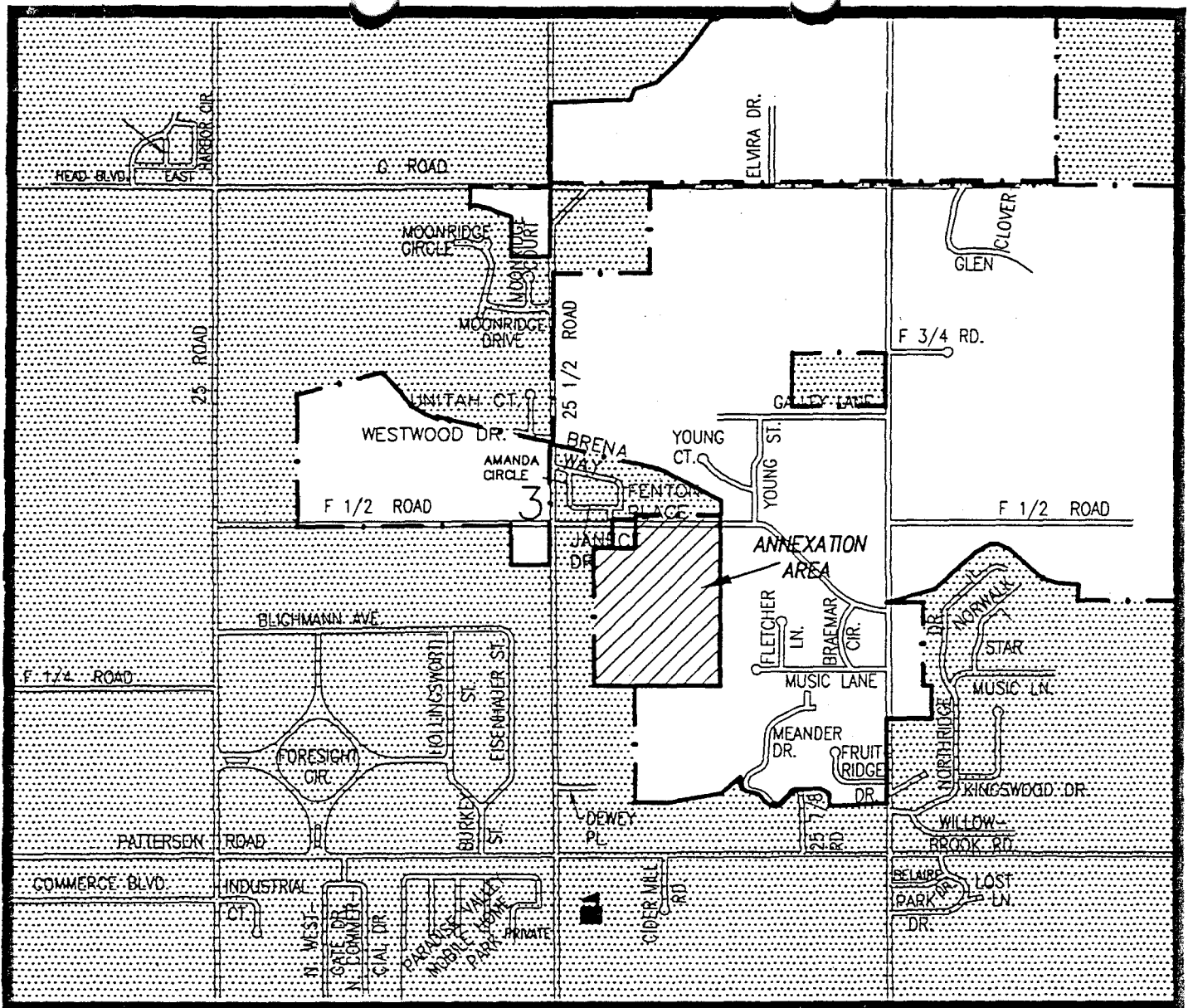
SECOND
FRUITRIDGE
SUB.

SEE
PARCEL
2945-024-08-OCT
1995

Adjoining
T.I.S. R.I.W.
2945-10
2945-101

T.I.S. R.I.W. SEC. 3
2945-03

AUG 07 1995



HETZEL

ANNEXATION

Vicinity Map

STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation

DATE: June 5, 1996

STAFF: Dave Thornton

*Approved
7-0
SET HEARING
FOR SEPT 4th*

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council a zone of PR7.6 for the Hetzel Annexation.

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel & ETAL

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel and ETAL is requesting to join the City as part of a residential development plan.

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SURROUNDING ZONING	
NORTH:	PR3.8, PR3.7
SOUTH:	PR18, PI
EAST:	AFT
WEST:	RSF-R, PI

STAFF ANALYSIS:

See the Staff report for the Fall Valley Subdivision for complete information concerning the zoning issue.

RECOMMENDED MOTIONS:

Mr. Chairmain, on item # ANX-95-58, a zone of annexation for the Hetzel Annexation, I recommend that we forward to City Council a recommendation of PR7.6 for the Hetzel Annexation zoning.

STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation

DATE: June 5, 1996

STAFF: Dave Thornton

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

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel & ETAL

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel and ETAL is requesting to join their property to the City as part of a residential development plan. Staff requests that City Council accept the annexation petition and approve on first reading the Hetzel Annexation.

STAFF ANALYSIS: This annexation contains 29 acres and two parcels. It is located within the enclave created by the Pomona Park Annexation. City Council approved an annexation agreement with the developer (John Davis) for this site at their March 6, 1996 meeting. The developer is requesting that this 29 acre site be annexed into the City limits to allow him to plan and develop this site as part of a larger development which includes approximately 10 acres adjacent to the west. The 10 acre site is already in the City. If the development proposal is not approved, the annexation agreement states that the annexation will not be completed.

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

(hetzel.rpt)

HETZEL ANNEXATION DESCRIPTION

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

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00°01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89°55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00°02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89°55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00°08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89°55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00°08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89°55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00°08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00°09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning.

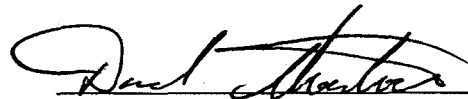
Hetzel Annexation

For City Council 6/5/96

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

It complies with the following:

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



David Thornton, AICP
Senior Planner - Annexations
Date 6/5/96

(eligible)

DAVE T.



**Above
the
Crowd!**[®]

June 17, 1996

Michael Drollinger
City Development Department
Grand Junction, CO

HAND DELIVERED

RE: File RZP-96-045
~~ANX-96-036~~

This is our notice that we want to appeal the Planning Commission's determination at their June 11, 1996 hearing for Fall Valley to the Grand Junction City Council. Please see if this item can be placed on the Council's July 3, 1996, agenda.

Ward Scott
For the Developer John Davis

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JUN 17 1996



RE/MAX 4000, Inc.
1401 North 1st Street
Grand Junction, Colorado 81501
Phone: (970) 241-4000
Fax: (970) 241-4015

Each Office Independently Owned and Operated

File # AXK-96-58



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

June 18, 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. 64-96 adopted by the City Council on June 5, 1996. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Hetzel 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 the Acting 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 ✓

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 64-96

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS HETZEL ANNEXATION IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION

WHEREAS, on the 17th day of April, 1996, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

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

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00°01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89°55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00°02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89°55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00°08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89°55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00°08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89°55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00°08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00°09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning.

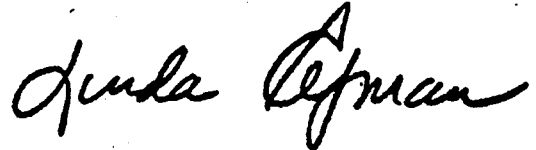
WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of June, 1996; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

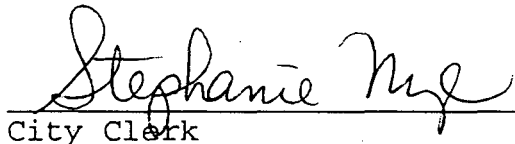
1. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.
2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 5th day of June, 1996.



President of the Council

Attest:



City Clerk

CITY COUNCIL STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation Zone of Annexation

DATE: July 3, 1996

Passed 7-0

STAFF: Mike Pelletier

ACTION REQUESTED: This is an appeal of a Planning Commission recommendation of zoning to Residential Single Family - Rural (RSF-R) for the Hetzel Annexation. The Hetzel Annexation contains lands which are part of the proposed Fall Valley Subdivision, which was denied by Planning Commission and is scheduled for the July 17, 1996 Council hearing. The developer is requesting a zone of annexation of Planned Residential - 7.6 units per acre (PR-7.6), which is consistent with the proposed preliminary plan for the Fall Valley Subdivision.

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel, ET AL
John Davis - Developer

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel, is requesting annexation to the City as part of a residential development plan. The developer, John Davis, is seeking for City approval of the proposed Fall Valley Subdivision which includes the land area included in the Hetzel Annexation along with approximately ten acres which is already in the City and is presently zoned RSF-R. The Fall Valley Subdivision is proposed at a density of 7.6 units per acre. Planning Commission denied the proposed zoning of PR 7.6 and instead recommended a Residential Single Family - Rural (RSF-R) density for the Hetzel Annexation, which permits 1 unit per 5 acres. The Developer is appealing Planning Commission's recommendation of RSF-R.

EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Residential (Single family detached and attached, duplex, and fourplex)
SURROUNDING LAND USE	
NORTH:	Single Family Residential
SOUTH:	Multifamily Residential, Radio Antenna, Vacant
EAST:	Single Family Residential
WEST:	Industrial Park, Vacant
EXISTING COUNTY ZONING:	AFT
PROPOSED CITY ZONING:	PR-7.6
SURROUNDING ZONING	

*Add Jim Rooks - de-annexation issue to 10th meeting
694 230 Road*

NORTH:	PR-3.8, PR-3.7
SOUTH:	PR-18, PI
EAST:	AFT
WEST:	RSF-R, PI

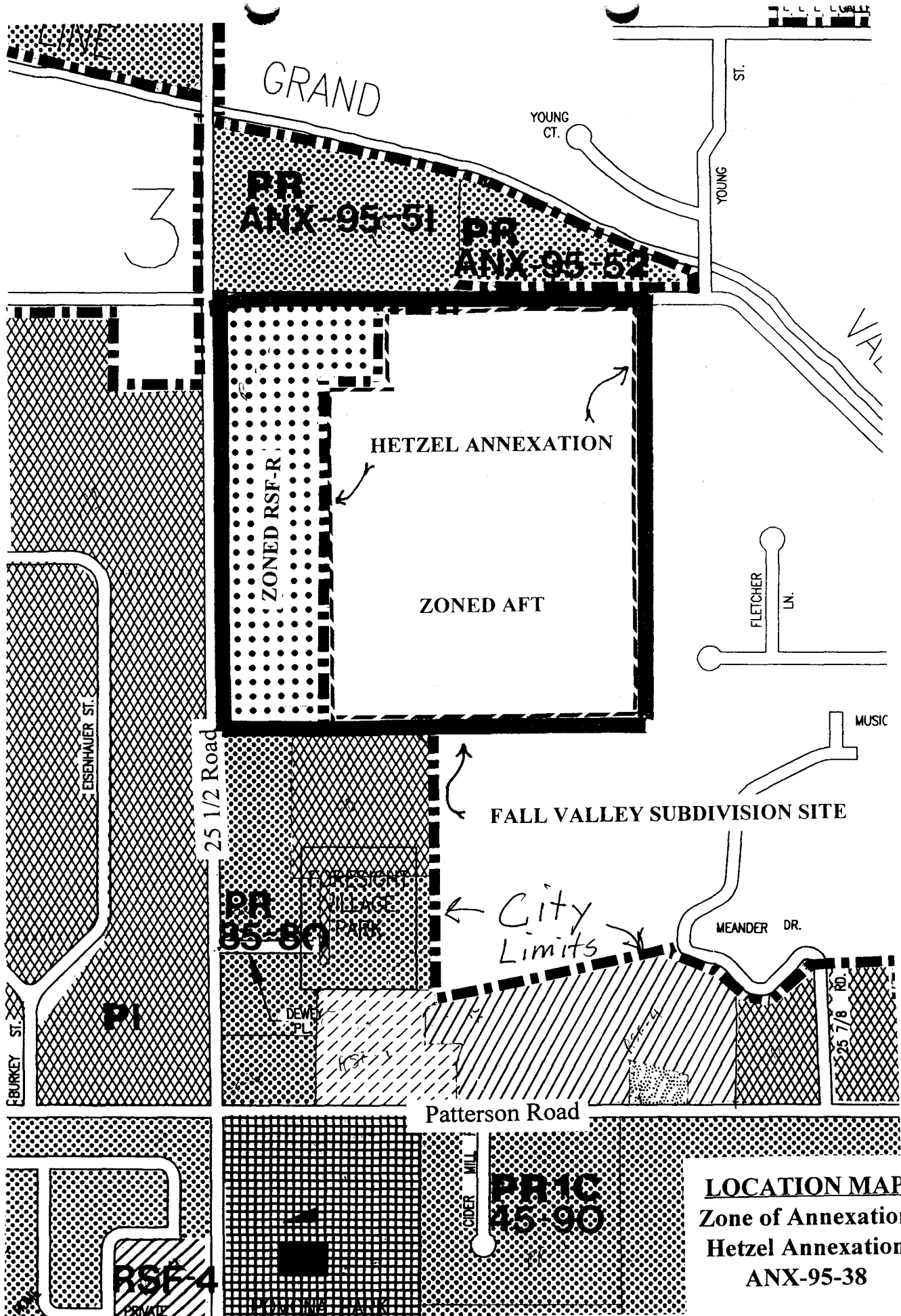
STAFF ANALYSIS:

On June 11, 1996, Planning Commission heard this zone of annexation request along with the proposed Fall Valley Subdivision proposal. Fall Valley Subdivision incorporates the entire Hetzel Annexation area as well as approximately 10 acres of land adjacent to the west which is already in the City limits. After Board discussion and public input by the neighborhood, the Commission denied the PR-7.6 zoning (and accompanying Preliminary Plan) for the Fall Valley Subdivision and recommended Residential Single Family - Rural (RSF-R) zoning for the Hetzel Annexation area, which is the most equivalent City zone to the County's AFT zone.

The developer is appealing the Planning Commission recommended zoning of RSF-R for the Hetzel Annexation, as well as the denial for a PR 7.6 zoning and Preliminary Plan for the entire Fall Valley Subdivision. The second reading of the zone of annexation will be heard by Council concurrently with the Fall Valley Subdivision appeal, both of which are scheduled for July 17, 1996. If the Council chooses to approve the appeal and subsequently approves a final plan and plat for the Fall Valley development, the annexation would proceed to a second reading as per the annexation agreement with the developer. The second reading for the annexation is tentatively scheduled for September 4, 1996.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended zoning this annexation to RSF-R. The existing County zoning is AFT. The RSF-R zone is the City's most equivalent zone district to the County's AFT zoning. As previously mentioned, the Fall Valley Subdivision preliminary plan request which calls for a density of 7.6 units per acre was denied.



LOCATION MAP
 Zone of Annexation
 Hetzel Annexation
 ANX-95-38

STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation Zone of Annexation

DATE: September 3, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Approval by Planning Commission to recommend to City Council the zoning of Planned Residential with a maximum density of 3.5 units per acre (PR-3.5) for the Hetzel Annexation.

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel & ETAL
John Davis - Developer

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel and ETAL is requesting to join the City as part of a residential development plan. The developer, John Davis, is seeking for City approval of the proposed Fall Valley Subdivision which includes the land area included in the Hetzel Annexation. Fall Valley Subdivision is proposed at a density of 3.5 units per acre.

EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Residential
SURROUNDING LAND USE	
NORTH:	Single Family
SOUTH:	Apartments, Radio Antenna, Vacant
EAST:	Single Family
WEST:	Industrial Park, Vacant
EXISTING COUNTY ZONING:	AFT
PROPOSED CITY ZONING:	PR 3.5
SURROUNDING ZONING	
NORTH:	PR3.8, PR3.7
SOUTH:	PR18, PI
EAST:	AFT
WEST:	RSF-R, PI

STAFF ANALYSIS:

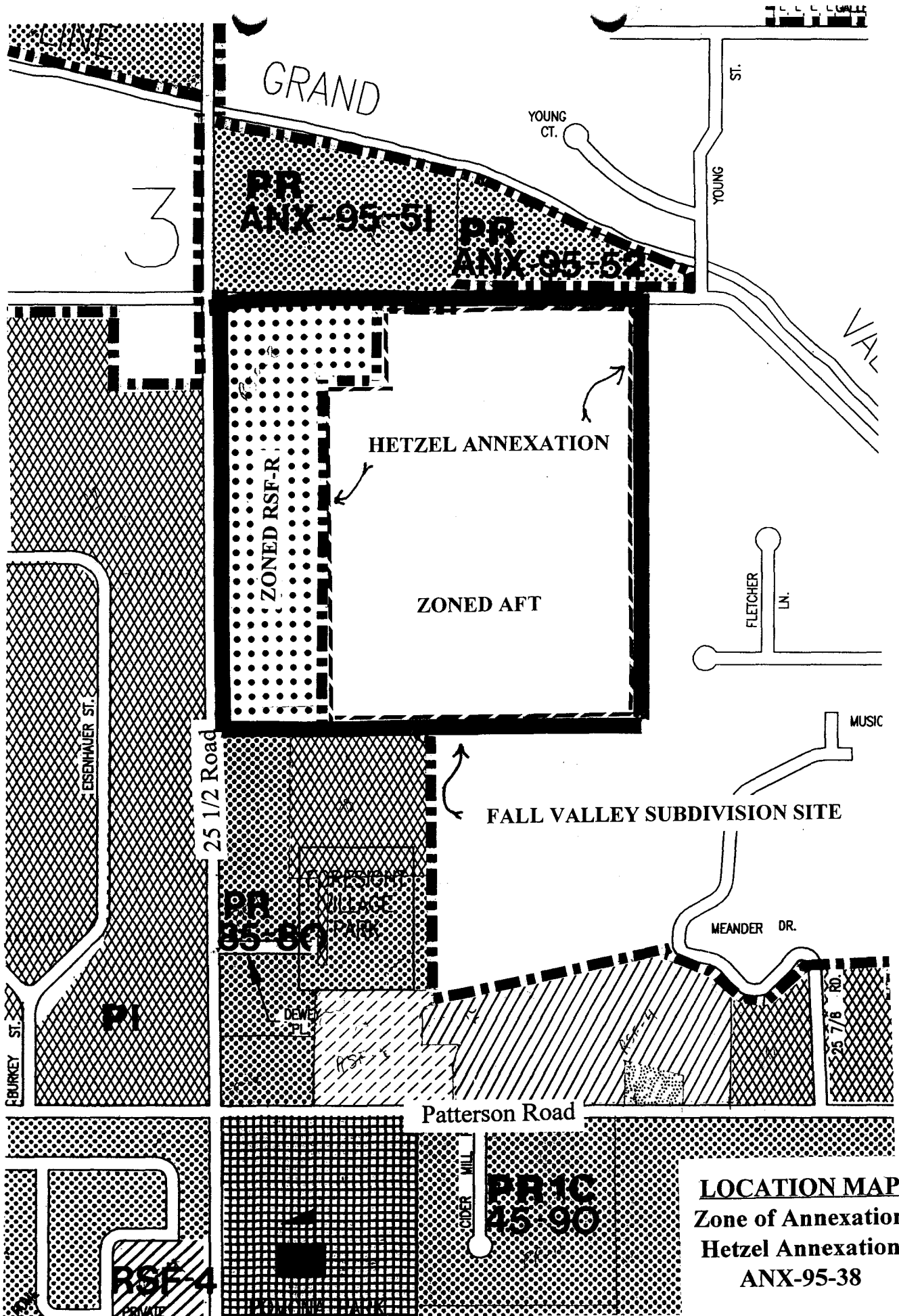
Planning Commission denied a proposed zoning of PR 7.6 for the fall valley proposal which includes the Hetzel Annexation area and instead approved Residential Single Family - Rural (RSF-R), not to exceed 1 unit per 5 acres for the Hetzel Annexation on June 11, 1996. The Developer appealed Planning Commission's recommendation of RSF-R to City Council. City Council denied the zoning request and gave the developer direction to come back through the process with a density not to exceed 3.2 to 3.8 units per acre

Fall Valley Subdivision incorporates the entire Hetzel Annexation area, as well as approximately 10 acres of land adjacent to the west which is already in the City limits. This zone of annexation needs to be heard by Planning Commission concurrently with Fall Valley.

PLANNING COMMISSION RECOMMENDATION:

Mr. Chairman, on item #ANX-96-58, I move that we forward this on to City Council with a recommendation of approval for a Planned Residential zone not to exceed 3.5 units per acre (PR-3.5) for the Hetzel Annexation.

(hetzzone.rpt)



3

GRAND

YOUNG CT.

YOUNG ST.

PR ANX-95-51

PR ANX-95-52

VALLEY

HETZEL ANNEXATION

ZONED RSF-R

ZONED AFT

FLETCHER LN.

MUSIC

FALL VALLEY SUBDIVISION SITE

MEANDER DR.

PATTERSON ROAD

25 7/8 RD.

CIDER MILL

PR 1C 45-90

RSF-4 PRIVATE

LOCATION MAP
 Zone of Annexation
 Hetzel Annexation
 ANX-95-38

STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation

DATE: September 4, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council continue 2nd reading of the Hetzel Annexation until October 16th. ~~16th.~~ ^{2nd}

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel & ETAL

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel and ETAL is requesting to join their property to the City as part of a residential development plan. Staff requests that City Council continue 2nd reading of the Hetzel Annexation until October 16th, 1996.

STAFF ANALYSIS: This annexation is contingent upon city approval of a proposed development plan and subsequent zoning now in the development review process before Planning Commission. The current plan calls for a single family development density of 3.5 units per acre and will be hear at the September 10th Planning Commission meeting.

This annexation contains 29 acres and two parcels. It is located within the enclave created by the Pomona Park Annexation. City Council approved an annexation agreement with the developer (John Davis) for this site at their March 6, 1996 meeting. The developer is requesting that this 29 acre site be annexed into the City limits to allow him to plan and develop this site as part of a larger development which includes approximately 10 acres adjacent to the west. The 10 acre site is already in the City. If the development proposal is not approved, the annexation agreement states that the annexation will not be completed.

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

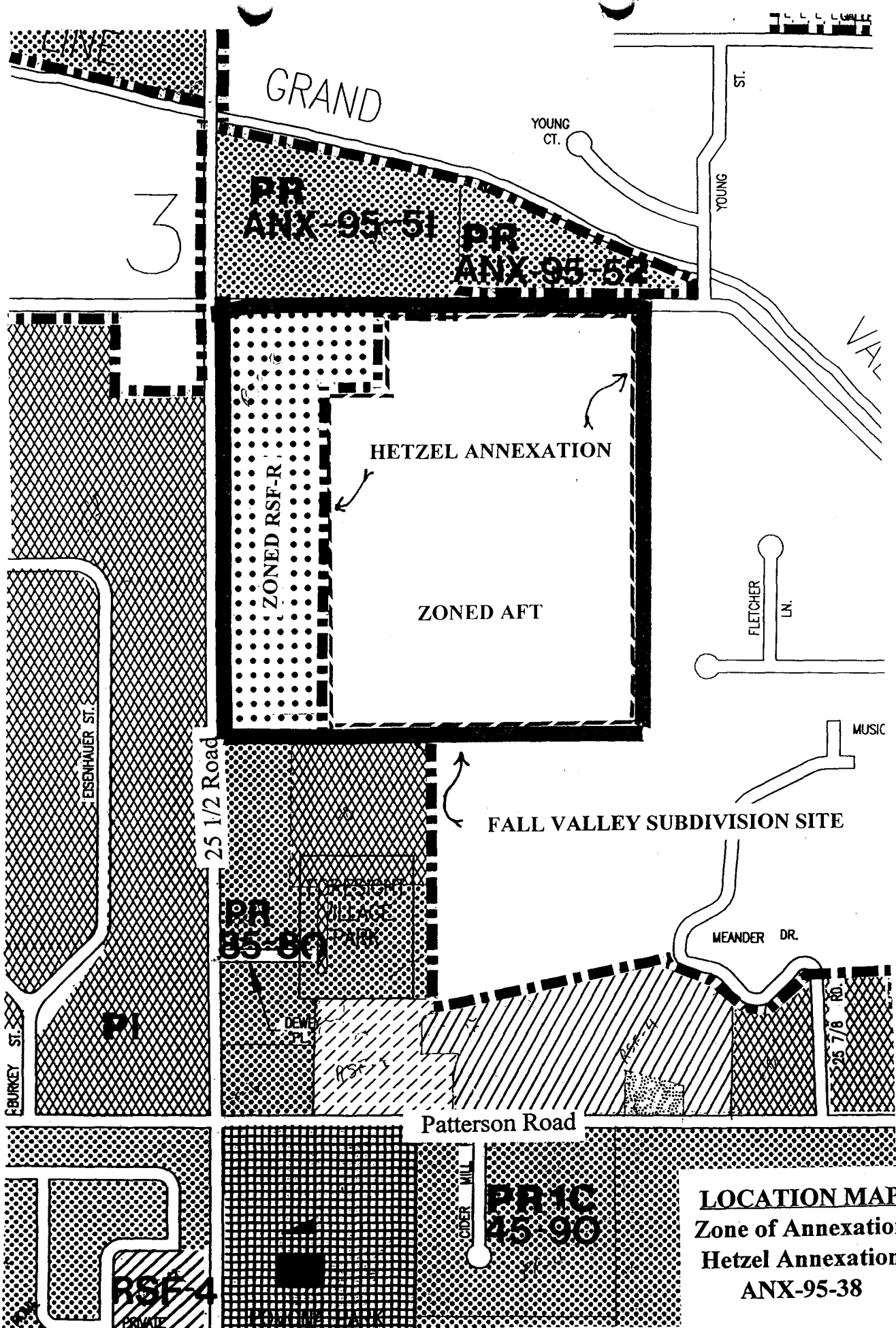
g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

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 October 16th.

STAFF RECOMMENDATIONS:

Staff recommends approval.

Approved 5-0 TO?
Postponed until
OCT 21~~16~~



LOCATION MAP
 Zone of Annexation
 Hetzel Annexation
 ANX-95-38

STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation Zone of Annexation

DATE: September 18, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Approval by City Council to zone the Hetzel Annexation Planned Residential with a maximum density of 3.5 units per acre (PR-3.5) for the Hetzel Annexation.

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel & ETAL
John Davis - Developer

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel and ETAL is requesting to join the City as part of a residential development plan. The developer, John Davis, is seeking for City approval of the proposed Fall Valley Subdivision which includes the land area included in the Hetzel Annexation. Fall Valley Subdivision is proposed at a density of 3.5 units per acre. The developer is requesting a Planned Residential with a maximum of 3.5 units per acre (PR-3.5) zoning.

EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Residential
SURROUNDING LAND USE	
NORTH:	Single Family
SOUTH:	Apartments, Radio Antenna, Vacant
EAST:	Single Family
WEST:	Industrial Park, Vacant
EXISTING COUNTY ZONING:	AFT
PROPOSED CITY ZONING:	PR 3.5
SURROUNDING ZONING	
NORTH:	PR3.8, PR3.7
SOUTH:	PR18, PI
EAST:	AFT
WEST:	RSF-R, PI

STAFF ANALYSIS:

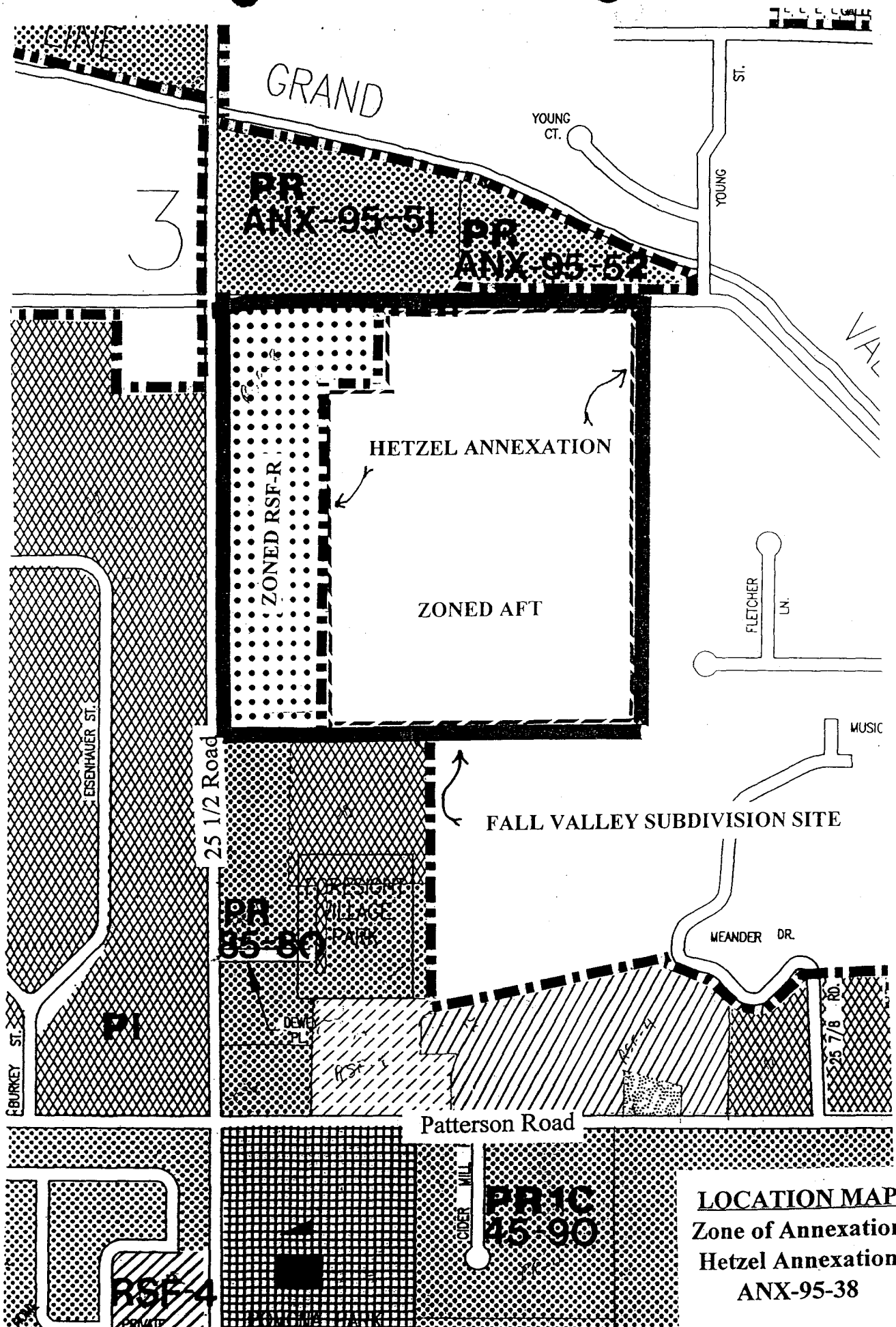
Planning Commission approved the preliminary plan and recommended approval for a PR-3.5 zoning for the Fall Valley proposal which includes the Hetzel Annexation area on September 10, 1996. City Council originally denied a proposal for 7.6 units per acre for Fall Valley and gave the developer direction to come back through the process with a density not to exceed 3.2 to 3.8 units per acre

Fall Valley Subdivision incorporates the entire Hetzel Annexation area, as well as approximately 10 acres of land adjacent to the west which is already in the City limits, the Foraker property. This zone of annexation needs to be heard by City Council concurrently with the Foraker property rezone.

PLANNING COMMISSION RECOMMENDATION:

Approval.

(hetzzone.rpt)



LOCATION MAP
 Zone of Annexation
 Hetzel Annexation
 ANX-95-38

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. ____

**Ordinance Zoning the Hetzel Annexation &
a Parcel of Land Directly to the West (Foraker Property #2945-034-00-050)**

Recitals.

The following property is in the process of being annexed to the City of Grand Junction (the Hetzel Annexation). A City zoning designation must be assigned to the property.

After public notice and public hearing, as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended that the proper zoning be Planned Residential - 3.5 units per acre (PR3.5). This recommendation is for the property being annexed and for the Foraker Property which is already in the City and which is presently zoned RSF-R. Both properties are included in the Fall Valley Subdivision development and are being planned and zoned together.

After public notice and public hearing before the Grand Junction City Council, City Council finds that a zone district of Planned Residential with a density not to exceed 3.5 units per acre (PR3.5) be established for both parcels in accordance with the approved plan. This was determined after reviewing the proposed Fall Valley subdivision and the surrounding area.

This change in zoning shall be contingent upon final approval of the first filing within the Fall Valley Subdivision as stated in the annexation agreement between the City of Grand Junction and John Davis, developer.

The City Council finds that the zone district described above is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. Subject to the provisions of section 2, the following described property is hereby zoned Planned Residential - with a maximum of 3.5 units per acre (PR3.5) in accordance with the approved plan:

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

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00E01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89E55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00E02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89E55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00E08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89E55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00E08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89E55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00E08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89E55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00E09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning.

and (b) the following described property known as the Foraker Property:

A parcel of land situated in the W 1/4 of the NW 1/4 of the SE 1/4 of SECTION 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado. (tax parcel #2945-034-00-050)

2. The provisions of this ordinance shall be effective at the same time as the annexation ordinance is effective.

Introduced on first reading this 18th day of September, 1996.

PASSED and ADOPTED on second reading this ____ day of October, 1996.

Mayor

ATTEST:

City Clerk

(hetzone2.ord)

STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation Zone of Annexation

DATE: October 2, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Approval by City Council to zone the Hetzel Annexation Planned Residential with a maximum density of 3.5 units per acre (PR-3.5) for the Hetzel Annexation.

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel & ETAL
John Davis - Developer

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel and ETAL is requesting to join the City as part of a residential development plan. The developer, John Davis, is seeking for City approval of the proposed Fall Valley Subdivision which includes the land area included in the Hetzel Annexation. Fall Valley Subdivision is proposed at a density of 3.5 units per acre. The developer is requesting a Planned Residential with a maximum of 3.5 units per acre (PR-3.5) zoning.

EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Residential
SURROUNDING LAND USE	
NORTH:	Single Family
SOUTH:	Apartments, Radio Antenna, Vacant
EAST:	Single Family
WEST:	Industrial Park, Vacant
EXISTING COUNTY ZONING:	AFT
PROPOSED CITY ZONING:	PR 3.5
SURROUNDING ZONING	
NORTH:	PR3.8, PR3.7
SOUTH:	PR18, PI
EAST:	AFT
WEST:	RSF-R, PI

STAFF ANALYSIS:

Planning Commission approved the preliminary plan and recommended approval for a PR-3.5 zoning for the Fall Valley proposal which includes the Hetzel Annexation area on September 10, 1996. City Council originally denied a proposal for 7.6 units per acre for Fall Valley and gave the developer direction to come back through the process with a density not to exceed 3.2 to 3.8 units per acre

Fall Valley Subdivision incorporates the entire Hetzel Annexation area, as well as approximately 10 acres of land adjacent to the west which is already in the City limits, the Foraker property. This zone of annexation needs to be heard by City Council concurrently with the Foraker property rezone.

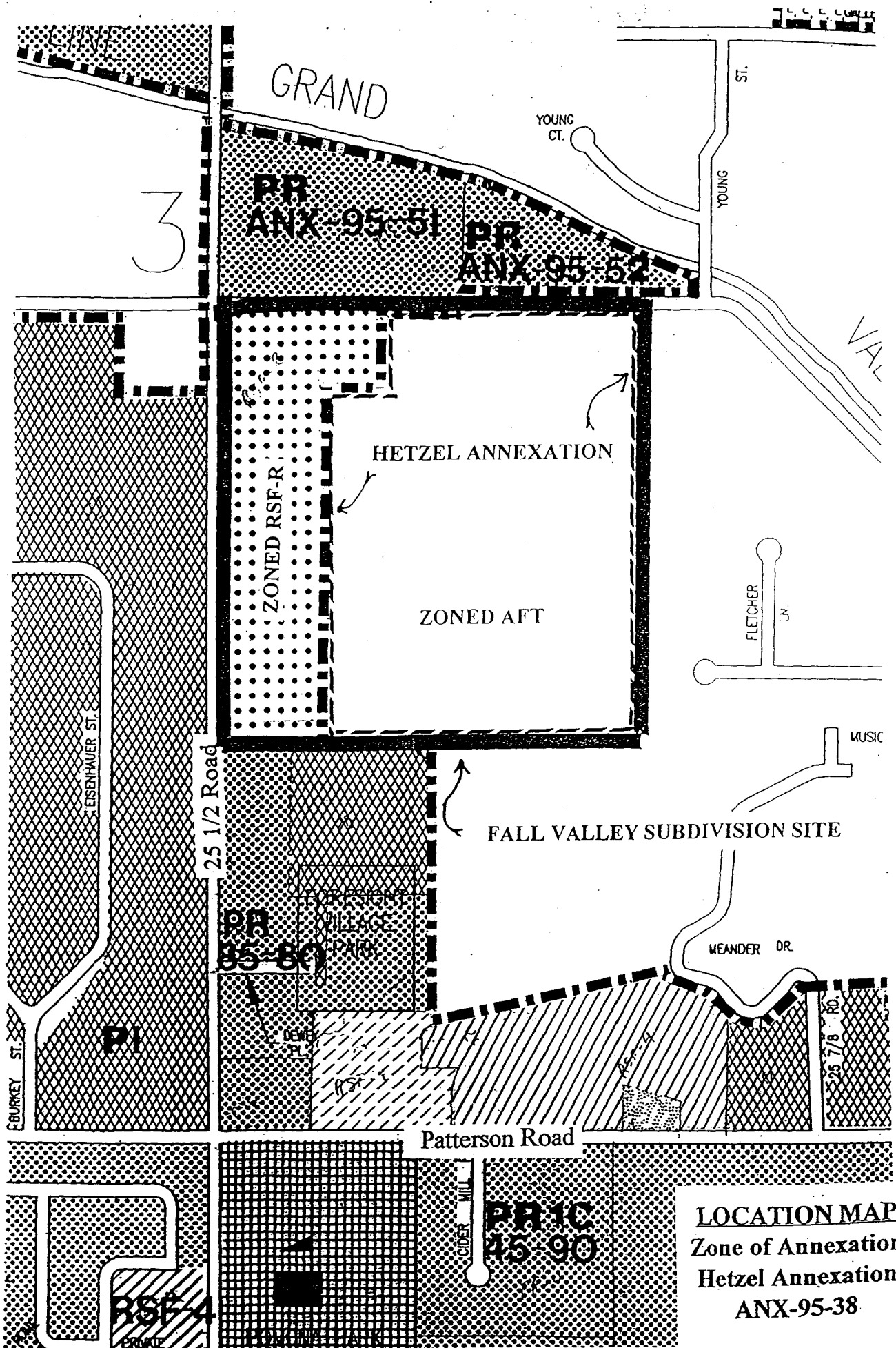
STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION RECOMMENDATION:

Approval.

(hetzzone.rpt)



LOCATION MAP
 Zone of Annexation
 Hetzel Annexation
 ANX-95-38

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. ____

**Ordinance Zoning the Hetzel Annexation &
a Parcel of Land Directly to the West (Foraker Property #2945-034-00-050)**

Recitals.

The following property is in the process of being annexed to the City of Grand Junction (the Hetzel Annexation). A City zoning designation must be assigned to the property.

After public notice and public hearing, as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended that the proper zoning be Planned Residential - 3.5 units per acre (PR3.5). This recommendation is for the property being annexed and for the Foraker Property which is already in the City and which is presently zoned RSF-R. Both properties are included in the Fall Valley Subdivision development and are being planned and zoned together.

After public notice and public hearing before the Grand Junction City Council, City Council finds that a zone district of Planned Residential with a density not to exceed 3.5 units per acre (PR3.5) be established for both parcels in accordance with the approved plan. This was determined after reviewing the proposed Fall Valley subdivision and the surrounding area.

This change in zoning shall be contingent upon final approval of the first filing within the Fall Valley Subdivision as stated in the annexation agreement between the City of Grand Junction and John Davis, developer.

The City Council finds that the zone district described above is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. Subject to the provisions of section 2, the following described property is hereby zoned Planned Residential - with a maximum of 3.5 units per acre (PR3.5) in accordance with the approved plan:

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

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00E01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89E55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00E02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89E55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00E08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89E55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00E08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89E55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00E08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89E55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00E09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning.

and (b) the following described property known as the Foraker Property:

A parcel of land situated in the W 1/4 of the NW 1/4 of the SE 1/4 of SECTION 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado. (tax parcel #2945-034-00-050)

2. The provisions of this ordinance shall be effective at the same time as the annexation ordinance is effective.

Introduced on first reading this 18th day of September, 1996.

PASSED and ADOPTED on second reading this ____ day of October, 1996.

Mayor

ATTEST:

City Clerk

(hetzone2.ord)

STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation

DATE: October 2, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Mr. Kenneth Hetzel and developer, John Davis request that City Council pass on 2nd reading the Hetzel Annexation.

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel & ETAL

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel and ETAL is requesting to join their property to the City as part of a residential development plan. Staff requests that City Council continue 2nd reading of the Hetzel Annexation until October 16th, 1996.

STAFF ANALYSIS: This annexation is contingent upon city approval of a proposed development plan and subsequent zoning now in the development review process. The current plan calls for a single family development density of 3.5 units per acre and was approved by Planning Commission at their September 10th Planning Commission meeting.

This annexation contains 29 acres and two parcels. It is located within the enclave created by the Pomona Park Annexation. City Council approved an annexation agreement with the developer (John Davis) for this site at their March 6, 1996 meeting. The developer is requesting that this 29 acre site be annexed into the City limits to allow him to plan and develop this site as part of a larger development which includes approximately 10 acres adjacent to the west. The 10 acre site is already in the City. If the development proposal is not approved, the annexation agreement states that the annexation will not be completed.

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

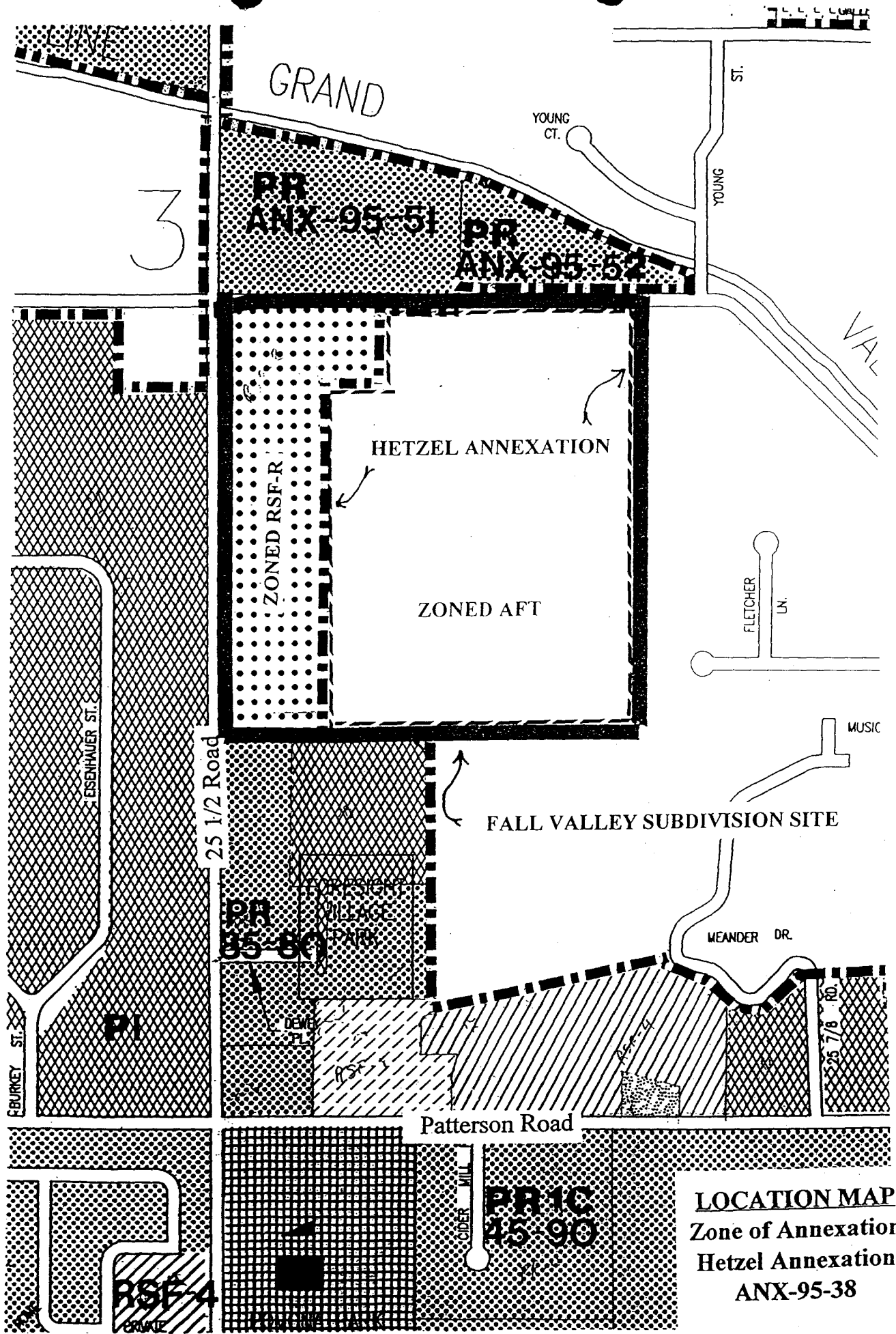
f) No land held in identical ownership is being divided by the proposed annexation;

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: There are no direct budgetary impacts associated with this annexation. However, since this parcel is now vacant land and planned to be developed with infrastructure improvements, the City should realize sales, use and property taxes as it is developed.

STAFF RECOMMENDATIONS:

Staff recommends approval.



3

GRAND

YOUNG CT.

ST.

YOUNG

PR ANX-95-51

PR ANX-95-52

VAL

HETZEL ANNEXATION

ZONED RSF-R

ZONED AFT

FLETCHER

LN.

MUSIC

FALL VALLEY SUBDIVISION SITE

WEANDER DR.

EISENHOWER ST.

25 1/2 Road

BOURKEY ST.

Patterson Road

25 7/8 RD.

PR 10 45-90

RSF-4

LOCATION MAP
 Zone of Annexation
 Hetzel Annexation
 ANX-95-38

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO

HETZEL ANNEXATION
APPROXIMATELY 29 ACRES
LOCATED AT THE SOUTHEAST CORNER OF 25 1/2 ROAD AND F 1/2 ROAD

WHEREAS, on the 5th day of June, 1996 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of June, 1996; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed, and

WHEREAS, this property is being considered by the City as part of a larger development being proposed by the developer, John Davis, who has entered into an annexation agreement with the City for annexation of this property contingent upon City development approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. Subject to the provisions of section 2, the following described property is hereby annexed to the City of Grand Junction:

That the property situate in Mesa County, Colorado, and described to wit:

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

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00°01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89°55'45" W a distance of 659.55 feet to the Southeast corner of Kay

Subdivision; thence leaving said North right-of-way line S 00°02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89°55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00°08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89°55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00°08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89°55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00°08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00°09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning

be and is hereby annexed to the City of Grand Junction, Colorado.

2. The provisions of this ordinance shall not be effective until the City grants final approval of the first filing within the Fall Valley Subdivision which shall occur prior to April 17, 1997. If the Developer does not obtain approval of said filing 1 or if the City denies approval of filing 1 on or before April 17, 1997, then this ordinance becomes null & void.

INTRODUCED on first reading on the 5th day of June, 1996.

ADOPTED and ordered published this _____ day of _____, 1996.

Attest:

President of the Council

City Clerk

AGENDA TOPIC: Pubic hearing for annexation and zoning for the Hetzel Annexation continued from October 2, 1996

SUMMARY: The property owner Kenneth M. Hetzel is requesting to join the City as part of a residential development plan. The developer, John Davis is seeking for City approval of the proposed Fall Valley Subdivision. The Fall Valley Subdivision is being proposed at a density of 3.7 units per acre. It is recommended that a Planned Residential with a maximum density of 3.7 units per acre (PR-3.7) be applied to this annexation. This annexation and zoning has been continued from the October 2, 1996 City Council hearing. The Fall Valley proposal at 3.7 units per acre was denied by Planning Commission on December 10, 1996. The appeal will be heard by Council on February 5, 1997

ACTION REQUESTED: It is recommended that Council continue the hearing for the Hetzel Annexation and the Hetzel Zone of Annexation until February 5, 1997 and be heard concurrently with the Fall Valley Subdivision appeal.

BACKGROUND INFORMATION:

Location: Southeast corner of 25 1/2 Road and F 1/2 Road

Applicant: Kenneth M. Hetzel & ETAL, owners and John Davis, developer

Existing Land Use: Vacant

Proposed Land Use: Residential

Surrounding Land Use:

North: Single Family

South: Apartments, Radio Antenna. vacant

East: Single Family

West: Industrial Park, vacant

Existing Zoning: AFT

Proposed Zoning: PR-3.7

Surrounding Zoning:

North: PR-3.8, PR-3.7 (City)

South: PR-18, PI (City)

East: AFT (Mesa Co.)

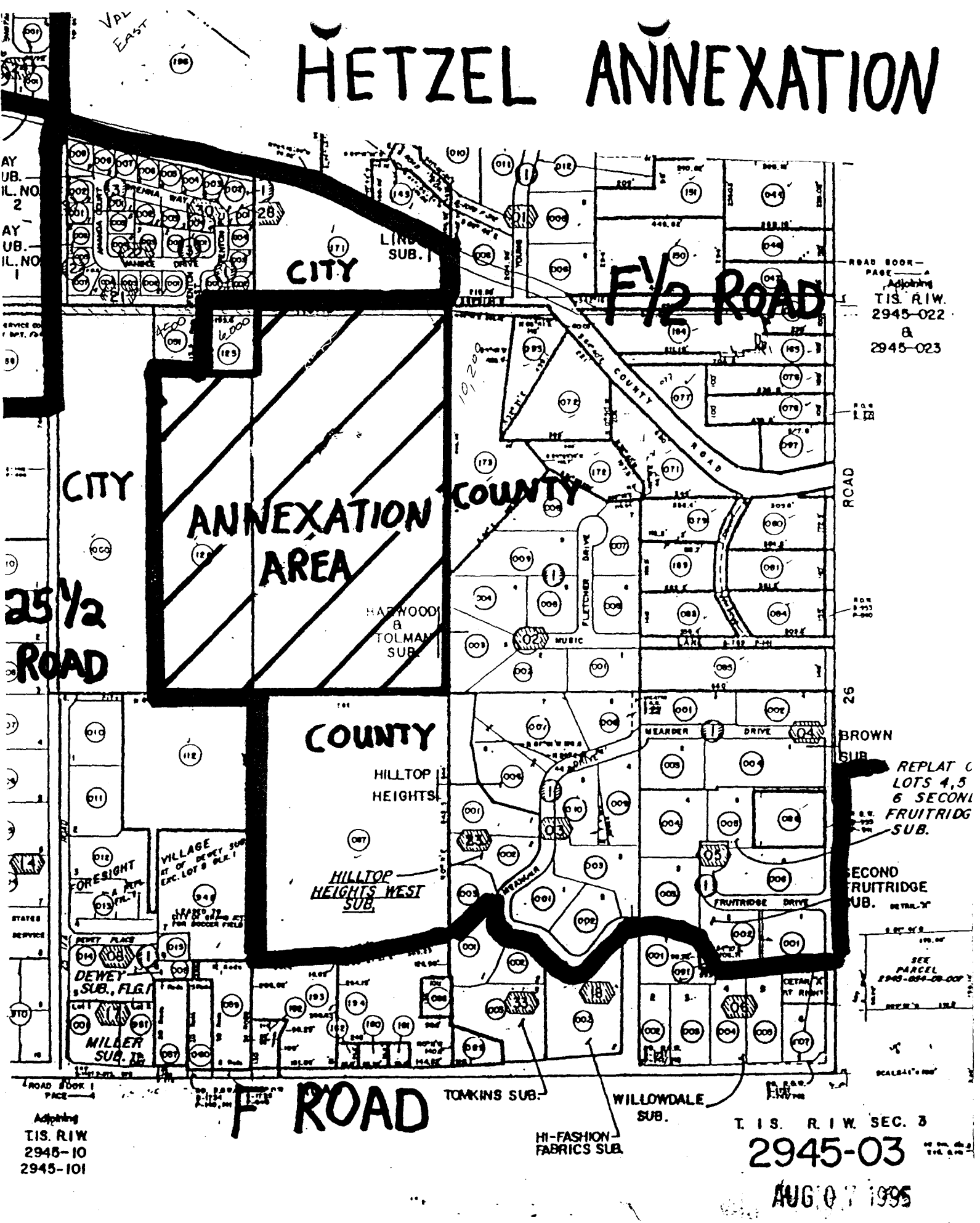
West: RSF-R9 (City)

Relationship to Comprehensive Plan: The Growth Plan recommends densities between 2 and 3.9 units per acre.

Staff Analysis: *Staff asks that Council continue the hearing for this item until January 15, 1997. Additional information will be given to Council for the January 15th meeting.*

RECOMMENDATION: Continue hearing.

HETZEL ANNEXATION



ROAD BOOK - PAGE -
 Adjoining
 T.I.S. R.I.W.
 2945-022
 &
 2945-023

REPLAT C
 LOTS 4, 5
 & 6 SECOND
 FRUITRIDGE
 SUB.

SECOND
 FRUITRIDGE
 SUB.

SEE
 PARCEL
 2945-009-08-007

Adjoining
 T.I.S. R.I.W.
 2945-10
 2945-101

T. I. S. R. I. W. SEC. 3
 2945-03

AUG 07 1995

AGENDA TOPIC: Public hearing for annexation and zoning for the Hetzel Annexation continued from October 2, 1996

SUMMARY: The property owner Kenneth M. Hetzel is requesting to join the City as part of a residential development plan. The developer, John Davis is seeking for City approval of the proposed Fall Valley Subdivision. The Fall Valley Subdivision is being proposed at a density of 3.7 units per acre. It is recommended that a Planned Residential with a maximum density of 3.7 units per acre (PR-3.7) be applied to this annexation. This annexation and zoning has been continued from the October 2, 1996 City Council hearing. The Fall Valley proposal at 3.7 units per acre was denied by Planning Commission on December 10, 1996.

ACTION REQUESTED: It is recommended that City Council approve the annexation and zoning at 3.7 units per acre under a Planned Residential zone district.

BACKGROUND INFORMATION:

Location: Southeast corner of 25 1/2 Road and F 1/2 Road

Applicant: Kenneth M. Hetzel & ETAL, owners and John Davis, developer

Existing Land Use: Vacant

Proposed Land Use: Residential

Surrounding Land Use:

North: Single Family

South: Apartments, Radio Antenna. vacant

East: Single Family

West: Industrial Park, vacant

Existing Zoning: AFT

Proposed Zoning: PR-3.7

Surrounding Zoning:

North: PR-3.8, PR-3.7 (City)

South: PR-18, PI (City)

East: AFT (Mesa Co.)

West: RSF-R (City)

Relationship to Comprehensive Plan: The Growth Plan recommends densities between 2 and 3.9 units per acre.

Staff Analysis: Planning Commission denied the proposed development plan for the Fall Valley Subdivision at their December 10, 1996 Planning Commission meeting. The developer is appealing the Planning Commission decision to City Council. The annexation request and zone of annexation is being brought to City Council concurrent with the subdivision development plan request. The present Fall Valley development is proposed at 3.7 units per acre.

RECOMMENDATION: Approval

CC continued
7-0 to Feb 19th

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

**Ordinance Zoning the Hetzel Annexation &
a Parcel of Land Directly to the West (Foraker Property #2945-034-00-050)**

Recitals.

The following property is in the process of being annexed to the City of Grand Junction (the Hetzel Annexation). A City zoning designation must be assigned to the property.

After public notice and public hearing, as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended that the proper zoning be Planned Residential - 3.7 units per acre (PR3.7). This recommendation is for the property being annexed and for the Foraker Property which is already in the City and which is presently zoned RSF-R. Both properties are included in the Fall Valley Subdivision development and are being planned and zoned together.

After public notice and public hearing before the Grand Junction City Council, City Council finds that a zone district of Planned Residential with a density not to exceed 3.7 units per acre (PR3.7) be established for both parcels in accordance with the approved plan. This was determined after reviewing the proposed Fall Valley subdivision and the surrounding area.

This change in zoning shall be contingent upon final approval of the first filing within the Fall Valley Subdivision as stated in the annexation agreement between the City of Grand Junction and John Davis, developer.

The City Council finds that the zone district described above is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. Subject to the provisions of section 2, the following described property is hereby zoned Planned Residential - with a maximum of 3.7 units per acre (PR3.7) in accordance with the approved plan:

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

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00E01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89E55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00E02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89E55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00E08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89E55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00E08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89E55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00E08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89E55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00E09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning.

and (b) the following described property known as the Foraker Property:

A parcel of land situated in the W 1/4 of the NW 1/4 of the SE 1/4 of SECTION 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado. (tax parcel #2945-034-00-050)

2. The provisions of this ordinance shall be effective at the same time as the annexation ordinance is effective.

Introduced on first reading this 18th day of September, 1996.

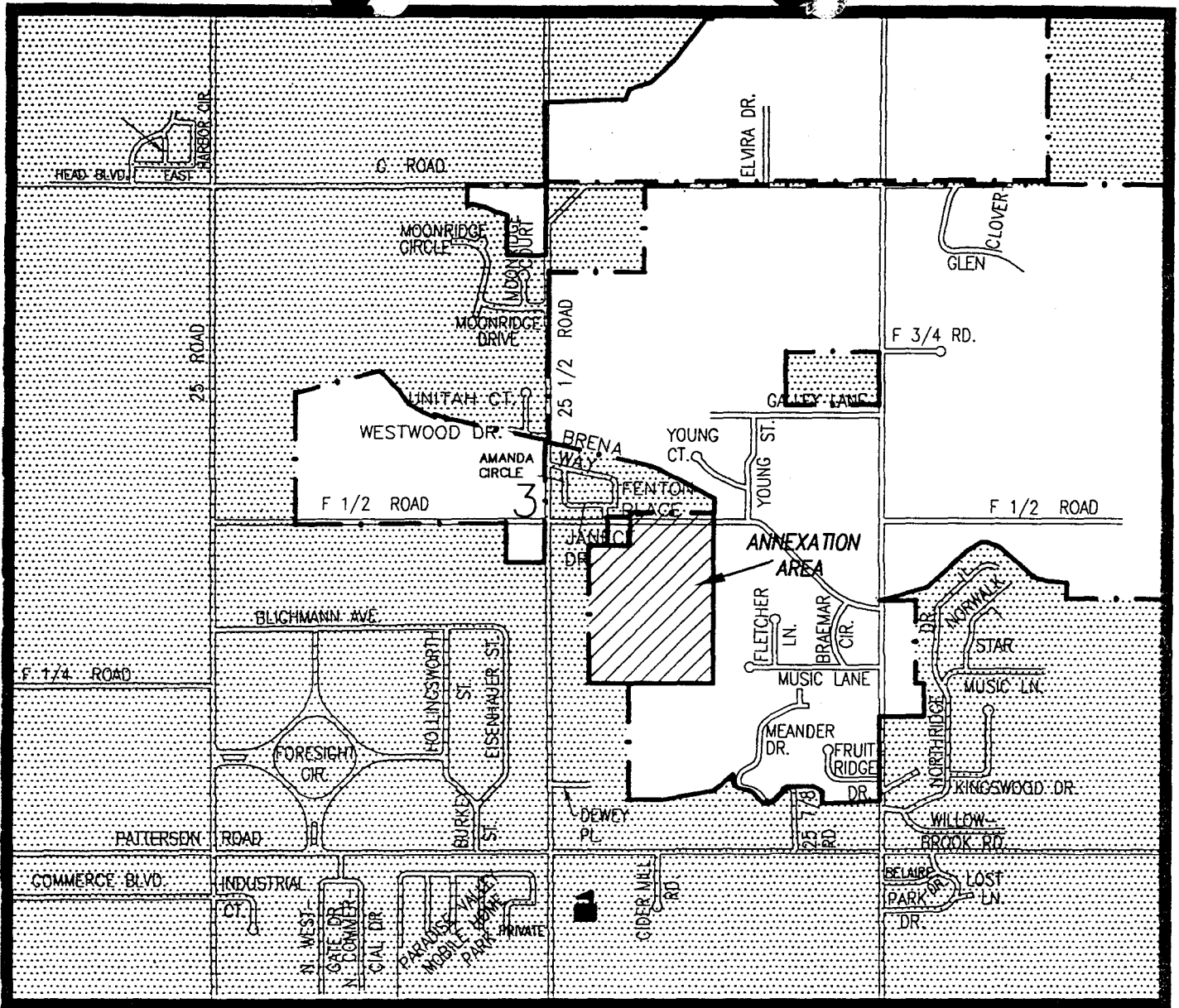
PASSED and ADOPTED on second reading this ____ day of February, 1997.

Mayor

ATTEST:

City Clerk

(hetzone2.ord)



HETZEL

ANNEXATION

Vicinity Map

RECEIVED

FEB 13 1997

February 13, 1997

Dear Members of the City Council,

On behalf of John Davis, petitioner, and Bill Fitzgerald, homebuilder, we are requesting that both the Annexing Ordinance and the Zoning and Rezoning Ordinance for the Hetzel Annexation, scheduled for the February 19, 1997 City Council meeting, be continued to the April 16, 1997 Council meeting. We anticipate having a new proposal for the Fall Valley subdivision site submitted to the City by March 3rd which would allow the Planning Commission to consider the item on April 1st. An on-going second reading would then allow a hearing before the City Council on April 16th. This continuance would provide the present City Council to review the zoning concurrent with consideration of a new subdivision proposal.

Thank you for your consideration.

With regards,

A handwritten signature in cursive script that reads "Tom Dixon".

Tom Dixon, consultant

CITY OF GRAND JUNCTION

DATE: February 19, 1997

CITY COUNCIL

STAFF PRESENTATION: Dave Thornton

AGENDA TOPIC: Public hearing for annexation and zoning for the Hetzel Annexation continued from February 5, 1997.

SUMMARY: The Fall Valley Subdivision was proposed at a density of 3.7 units per acre and was denied by City Council on February 5, 1997. City Council continued the annexation and zoning until February 19th. The petitioner/property owner has requested the annexation and zoning be continued until April 16, 1997.

ACTION REQUESTED: It is recommended that City Council continue the hearing for annexation and zoning to April 16, 1997.

BACKGROUND INFORMATION:

Location: Southeast corner of 25 1/2 Road and F 1/2 Road

Applicant: owner John Davis, developer Castle Homes

Existing Land Use: Vacant

Proposed Land Use: Residential

Surrounding Land Use:

North: Single Family

South: Apartments, Radio Antenna, vacant

East: Single Family

West: Industrial Park, vacant

Existing Zoning: AFT

Proposed Zoning: PR-3.7

Surrounding Zoning:

North: PR-3.8, PR-3.7 (City)

South: PR-18, PI (City)

East: AFT (Mesa Co.)

West: RSF-R (City)

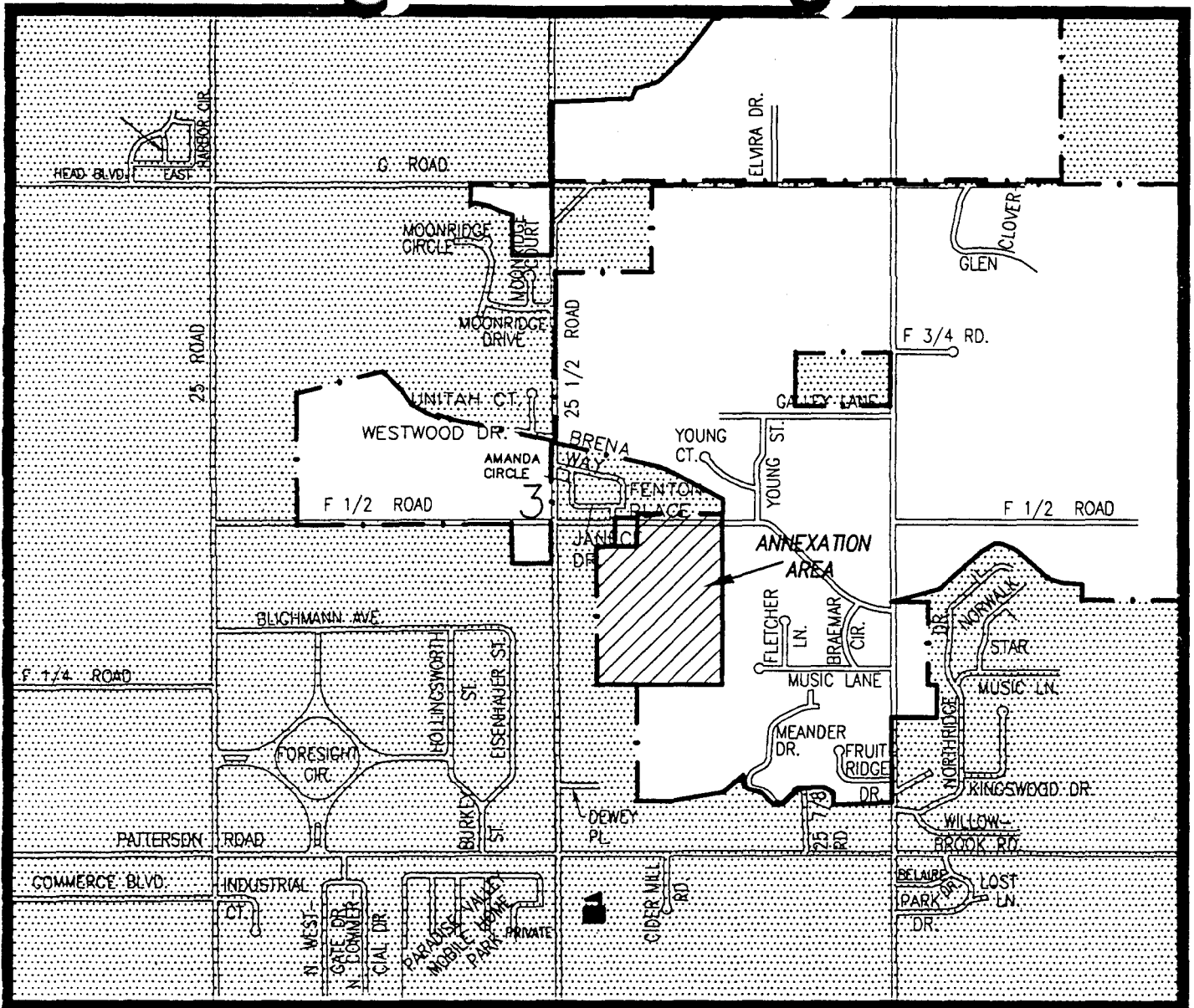
Relationship to Comprehensive Plan: The Growth Plan recommends densities between 2 and 3.9 units per acre.

STAFF ANALYSIS: Staff has been in contact with John Davis the new property owner for the Hetzel property and with the developer, Bill Fitzgerald of Castle Homes and has learned that the developer plans to submit a new preliminary plan to the City in March. If the new preliminary plan is submitted in March, then it would be heard by Planning Commission on April 1st and then by City Council on April 16th. As a result, the property owner has asked that Council continue the annexation and the zoning hearings until April 16, 1997.

RECOMMENDATION: Continue the hearings until April 16, 1997.

Approved
7-0

(hetzel.dot)



HETZEL

ANNEXATION

Vicinity Map



April 29, 1997

Mesa County Clerk and Recorder
Mesa County Court House
P.O. Box 20,000
Grand Junction, Colorado 81502-5009

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

Madam:

Re: Annexation - Hetzel

Enclosed herewith is a certified copy of Ordinance No. 3000 and map for annexation of Hetzel Annexation, which annexes approximately 29 acres of land located at the southeast corner of 25-1/2 and F 1/2 Roads.

The effective date of the annexation is May 18, 1997.

Sincerely,

A handwritten signature in cursive script that reads "Theresa F. Martinez".

Theresa F. Martinez, CMC
Deputy City Clerk

Enclosures

cc: Michael Gallegos, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power
Ray David, Colorado Department of Transportation
Area Manager, TCI Cablevision
Jean Ambrosier, Manager, 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

CITY OF GRAND JUNCTION

DATE: April 16, 1997

CITY COUNCIL

STAFF PRESENTATION: David Thornton

AGENDA TOPIC: Public hearings for the Smith/Ashley/ Crowley/Robinson Annexation and zone of annexation located at the northeast corner of 25 1/2 Road and G Road (2556 G Road and 702 25 1/2 Road) continued from 4/2/97. (#ANX-1997-023)

SUMMARY: The 4.24 acre Smith/Ashley/Crowley/Robinson Annexation comprises two parcels of land. The property owners for both parcels have requested to join the City and have signed a petition for annexation. The City must apply a City zone district to all annexed properties within 90 days of annexation. It is recommended that a RSF-1 zone district be applied to the Smith/Ashley/ Crowley/Robinson Annexation.

ACTION REQUESTED: Approve on second reading the annexation and zoning to RSF-1 for the Smith/Ashley/Crowley/Robinson Annexation.

BACKGROUND INFORMATION:

Location: 2556 G Road and 702 25 1/2 Road

Applicant: Robert & Jackie Smith
Wanda Crowley
Alma Ashley
Mary Robinson

Existing Land Use: Single Family residential

Proposed Land Use: Same

Surrounding Land Use:

North: Residential
South: Residential
East: Residential
West: Residential

Existing Zoning: AFT (County)

Proposed Zoning: RSF-1 (City)

Surrounding Zoning:

North: AFT (County)
South: RSF-1 (City)
East: AFT (County)
West: RSF-2 (City)

Relationship to Comprehensive Plan: The Growth Plan future land use map recommends this area as “residential medium” with densities ranging between 4 acres and 7.9 units per acre.

Staff Analysis:

ANNEXATION: This annexation is 100% owner requested. The area being annexed contains two parcels. Both parcels have an existing single family residence on them. The property owners signed petitions to annex as part of their Utility Connection Agreement with the City when they connected to City sewer. At City Council’s December 2, 1996 workshop, staff was directed by Council to proceed with annexing the 2556 G Road parcel. The City recently received a signed petition for annexation for the 702 25 1/2 Road parcel which is adjacent to 2556 G Road on the west. Both properties have been combined for this annexation. Letters have been sent to all property owners involved in this proposed annexation informing them of the annexation and schedule.

Pursuant to C.R.S. 31-12-104, the Smith/Ashley/Crowley/Robinson 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 is or 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.

ZONING: The Smith/Ashley/Crowley/Robinson Annexation contains 4.24 acres including right-of-way. The parcel at 702 25 1/2 Road consists of approximately 2.37

acres and the parcel at 2556 G Road has approximately 1.42 acres. Current Mesa County zoning is AFT which allows one residential unit per 5 acres on average. The most equivalent City zone district to AFT is RSF-R. The RSF-R zone requires a minimum lot size of 5 acres. The Residential Single Family with a maximum of 1 unit per acre (RSF-1) zone district is being recommended rather than a Residential Single Family Rural with minimum lot sizes of five acres (RSF-R) zone district for the following reasons:

1) to protect the existing land uses by ensuring that existing parcel sizes meet minimum lot requirements of the proposed zoning; and

2) both parcels are developed with existing single family residences. Further residential development will be difficult due to topography and other site constraints.

The proposed zoning of RSF-1 meets the criteria of the Grand Junction Zoning and Development Code sections 4-4-4 and 4-11.

Planning Commission recommended RSF-1 at their March 4th meeting.

The following chart compares the “bulk requirements” between the AFT and RSF-1 zone districts.

County/City Zoning Comparison

Criteria	*More restrictive*	
	Current County Zone - AFT (1 unit per 5 acres)	Proposed City Zone - RSF-1 (1.0 units per acre)
Land Use Type	Single Family	Single Family
Minimum Lot Size	*Average lot size of 5 acres*	1 acre
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	*50' from property line*	30' from property line
Side Setback	*50' from property line*	15' from property line

Fiscal Impacts: Attached is a fiscal impact overview for this annexation.

RECOMMENDATION: Approval

SMITH/ASHLEY/CROWLEY/ROBINSON ANNEXATION

Fiscal Impact Overview

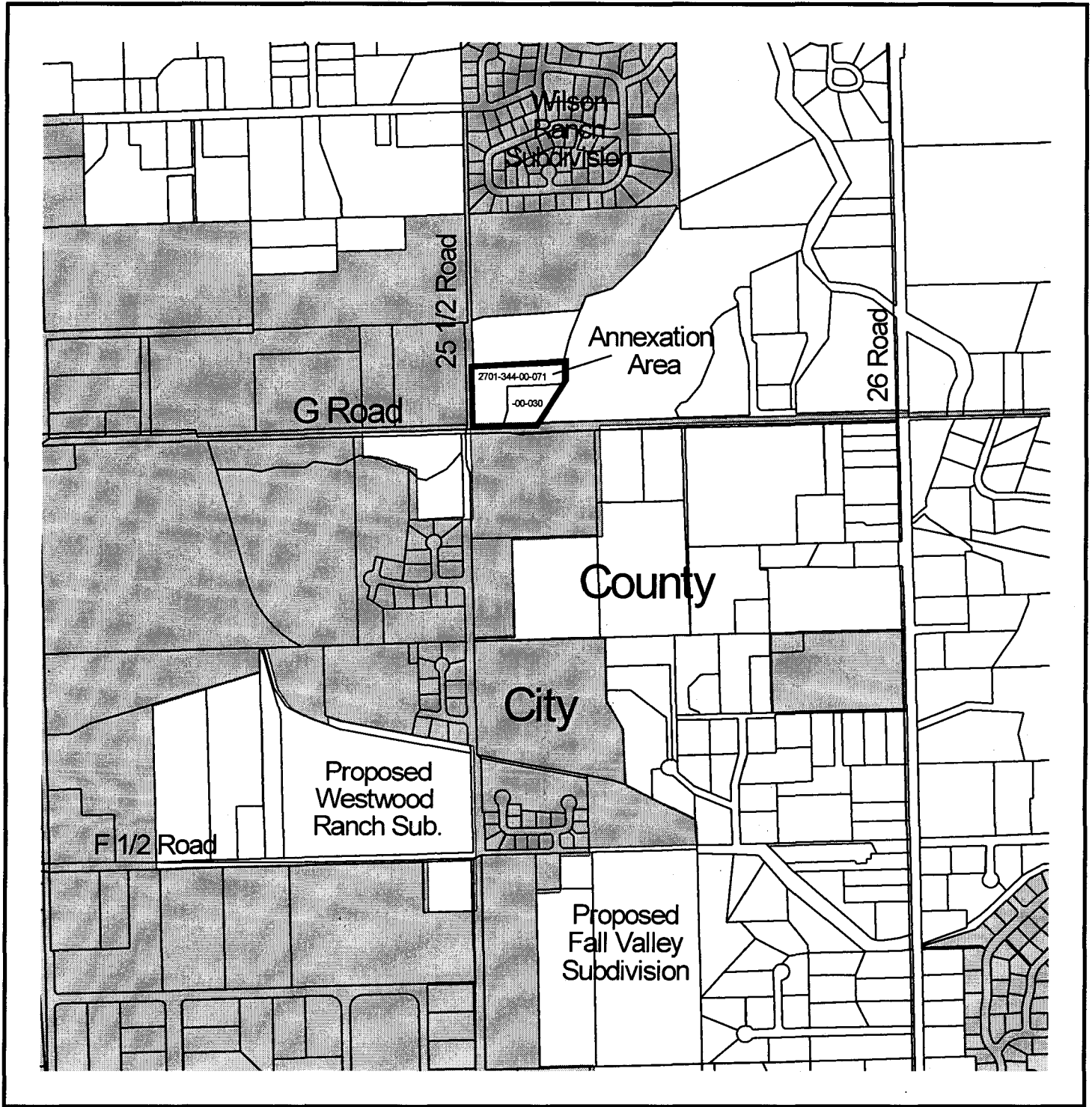
3/26/97

	Year 1	Year 5	Year 10	Year 15	Year 20
REVENUE	\$ 494	\$ 568	\$ 680	\$ 818	\$ 989
OPERATING COSTS	(161)	(153)	(169)	(188)	(208)
CAPITAL COSTS	-	-	-	-	-
ANNUAL VARIANCE	\$ 333	\$ 415	\$ 510	\$ 630	\$ 781

20 Year Cumulative Variance = \$ 10,730

20 Year Net Present Value = \$ 5,668

SMITH/ASHLEY/CROWLEY/ROBINSON ANNEXATION



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Ordinance Zoning the Smith/Ashley/Crowley/Robinson Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Smith/Ashley/Crowley/Robinson Annexation and requires a City zoning designation be applied to the property.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the Residential Single Family with a maximum of 1 unit per acre (RSF-1) zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Residential Single Family with a maximum of 1 unit per acre (RSF-1) zone district be established.

The City Council finds that the Residential Single Family with a maximum of 1 unit per acre (RSF-1) zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described property be zoned Residential Single Family with a maximum of 1 unit per acre (RSF-1):

A parcel situate in the Southwest 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

A parcel of land situate in the Southeast 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 34; thence N 00°00'00" E along the west line of the Southeast 1/4 of said Section 34 a distance of 380.90 feet to a point; thence leaving said west line S 90°00'00" E a distance of 551.90 feet to a point; thence S 01°51'00" W a distance of 119.87 feet to a point; thence S 35°19'00" W a distance of 320.00 feet to a point on the south line of the Southeast 1/4 of said Section 34; thence S 90°00'00" W along the south line of said Southeast 1/4 a distance of 363.00 feet to the point of beginning.

Introduced on first reading this 19th day of March, 1997.

PASSED and ADOPTED on second reading this ____ day of April, 1997.

Mayor

ATTEST:

City Clerk

(sacrzone.ord)

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



April 17, 1997

John Davis
1023 24 Road
Grand Junction, CO 81505

Dear Mr. Davis,

On April 16, 1997, the City Council approved the Hetzel Annexation on second reading. This annexation will become effective on May 18, 1997. 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

HETZEL 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 Hetzel 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 Gary Konsak.

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 Hetzel 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. Generally, the City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. This annexation received a planned residential zone with 2.9 units per acre. 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 within 60 days of the date on the cover letter, to: Director of Community Development, 250 N. 5th Street, Grand Junction, Colorado 81501**

The Acting 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 B, District D, 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

Majority Annexation Checklist

FOR THE HETZEL ANNEXATION(S)

ANX-96-58

- 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 property is eligible for annex *6/5/96*
 - Address labels of all property owners and business owners
 - Fact sheet of each property included in annexation
 - Staff report *5*
 - Cover letter (sent out to property/business owners) with address list.
 - Annexation newsletter
 - Attendance roster at neighborhood meetings
 - Resolution of referring petition (or intent to annex) *April 17, 1996*
 - Resolution of accepting petition *June 5, 1996*
 - Signed annexation ordinance *April 16, 1997*
 - Final annexation plat
 - City Council minutes for annexation
 - referral of petition (intent to annex for enclaves) *April 17, 1996*
 - acceptance of petition/1st reading of ordinance *June 5, 1996*
 - 2nd reading of ordinance *July 17, 1996 & Sept 4, 1996 continued - 10/2 - 2/5/97 - 2/19/97 - 4/11/97*
 - Planning Commission minutes for Zoning *6/11/96 & 9/10/96*
 - City Council minutes for zone of annexation
 - 1st reading of ordinance *Sept 18, 1996*
 - 2nd reading of ordinance *July 17, 1996 & OCT 2, 1996 CONTINUED -> 2/5/97 - 2/19/97*
 - Copy of signed zoning ordinance
 - Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only) *MAY 6, 1996 AND REPORT*
 - Memo requesting impact reports *April 18, 1996*
 - Impact reports
 - Public Works
 - Code Enforcement
 - Planning
 - Parks
 - Finance (final report)
 - Fire *5/9/96*
 - Other *WTE WATER 5/3/96*
- MESA CO CODE ENFORCEMENT** *4/25/96*
- Original POA's
- Welcome to the City letter (with address list) *April 17, 1997*
- ANNEXATION AGREEMENT** *April 17, 1996* (majority.lst)
- CC minutes *MARCH 6, 1996*

Hetzel Annexation

