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File ANX-1996-069

Name: Edwards Annexation – 381 and 383 South Redlands Road - Annexation

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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DOCUMENT DESCRIPTION:

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X	X	Petition for Annexation			
X	X	Correspondence			
X	X	Property Profile – 3/20/96			
X	X	Impact Report			
X	X	Annexation Map – GIS Historical Maps - **			
X	X	Majority Annexation Checklist -			
X	X	Annexation Summary			
X	X	Resolution No. 34-96 - **			
X	X	Ordinance No. 2931 - **			
X	X	Site Plan			
X	X	Location Map			
X	X	Planning Commission Notice of Public Hearing mail-out – sent 5/3/96			



February 1, 1996

Cynthia Edwards
370 Martello Drive
Grand Junction, CO 81503

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

RE: Edwards Annexation

Dear Ms Edwards:

Bill Nebeker asked that I outline for you a proposed annexation schedule for your property at South Redlands and Monument Road. The following schedule is assuming that you submit your subdivision proposal on March 1, 1996 with our department. Prior to the March 1st submittal deadline, please contact me by February 21st and confirm this schedule. If March 1st is not realistic for you to submit, then we can work out a new schedule for you. The proposed March 1st schedule is as follows:

February 21, 1996 - Confirm schedule with City Staff.
March 1, 1996 - Submit subdivision request with City.
March 6, 1996 - City Staff will refer annexation petition to City Council.
April 2, 1996 - Planning Commission will hear subdivision request and zoning for annexation.
April 17, 1996 - City Council will consider annexation petition.
May 1, 1996 - City Council will hold public hearing to consider annexation and zoning.
June 2, 1996 - If approved, annexation and zoning becomes official.

If you have any questions, please let me know at your earliest convenience. You can reach me at 244-1450. Thanks for your patience with the development and annexation public process.

Respectfully,

Dave Thornton, AICP
Senior Planner

cc: Bill Nebeker
file

(edwards.let)

To: David Thornton
From: Bill Nebeker
Subject: Edwards Annexation
Date: 1/29/96 Time: 4:22PM

Please send Cynthia Edwards (370 Martello Dr., GJ CO 81503) a schedule for annexation for her 4 lot minor subdivision and site plan review for a duplex at 381 & 383 South Redlands Road. Submit a copy for me too. Any questions please give me a call. Bill

Edwards
ANNEXATION

IF MARCH 1st Submit
Tues
MARCH 6 — Refer Petition
April 2 PC — PC
April 17 CC — 1st Read
MAY 1 CC 2nd Read

The City Of Grand Junction

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

PROPERTY PROFILE

3/20/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

CYNTHIA LEE EDWARDS
370 MARTELLO DR
GRAND JUNCTION, CO 81503-4710

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2945-222-00-215
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 294522200192

LEGAL: BEG S 0DEG07' W 671.21FT & N 89DEG29' E 341.45FT FR NW COR SEC 22 1S 1W N 89DEG29' E 117.41FT N 10DEG45' E 207.22FT N 48DEG27'29SEC W 92.41FT ALG ARC OF CVE TO RIGHT RADIUS 1959.87FT CHD BRS S 18DEG05'45SEC W 279.76FT TO POB

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.53 ABST: 510 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 10/28/94

PRICE: 21900

RECORDING INFO - BOOK: 2108 PAGE: 228

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	9,540.00	LAND ASSESS:	2,770.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	9,540.00	TOTAL ASSESS:	2,770.00

TAXES: 229.57

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:	CODE 1:	AMT 1: 0.00
	CODE 2:	AMT 2: 0.00
	CODE 3:	AMT 3: 0.00
	OTHER:	N

PROPERTY PROFILE

3/20/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

CYNTHIA LEE EDWARDS
370 MARTELLO DR
GRAND JUNCTION, CO 81503-4710

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2945-222-00-214
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 294522200192

LEGAL: S 170FT OF THAT PT W2NW4NW4 SEC 22 1S 1W LYG 60FT W OF CO HWY TO MESA CO FARM & S OF CO HWY TO GLADE PARK & ADJ LOT 18 MESA VISTA SUB LYG E OF RD B-947 P-524 & BEG S 0DEG07' W 841.79FT & N 89DEG29' E 364.48FT FR NW COR SD SEC 22 N 89DEG29' E 56.36FT N 16DEG53' E 178.15FT S 89DEG29' W 137.94FT SELY TO BEG & BEG S 841.79FT & E 364.48FT & E 56.36FT & NELY 178.15FT & W 153.51FT FR NW COR SD SEC 22 NELY ALG ELY BNDRY MONUMENT RD TO INTERS WITH W BNDRY OF B-956 P-71 SELY ALG W LI RD B-956 P-71 TO A PT N 89DEG29' E OF BEG S 89DEG29' W TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.74 ABST: 510 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 10/28/94

PRICE: 21900

RECORDING INFO - BOOK: 2108 PAGE: 228

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	13,320.00	LAND ASSESS:	3,860.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	13,320.00	TOTAL ASSESS:	3,860.00

TAXES: 319.89

TAX SALE FLAG: False

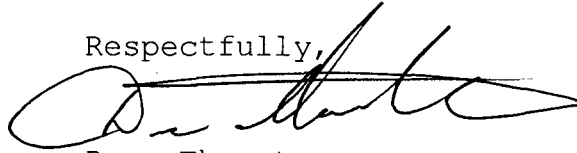
DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

To File # ANX-96-69

The Impact Report for annexations as required by State Statute 31-12-108.5 is not required for annexations of 10 acres or less. The Edwards Annexation has a total area of approximately 1.3 acres.

Respectfully,

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

Dave Thornton
Senior Planner

(imprpt.bp)

DEPARTMENT OF COMMUNITY DEVELOPMENT

Annexation Impact Report

Annexation Name Edwards Annexation (04/19/96)

	<i>This Annexation</i>	<i>Cumulative Impacts of Previous Annexations</i>
Impact on Level of Service	No impact.	
Impact on Current Budget	No impact.	
Impact on Future Budgets		

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**

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

FROM: Dave Thornton, Community Development Department

RE: **IMPACT REPORT FOR EDWARDS ANNEXATION**

DATE: March 26, 1996 *sent*

On Wednesday, April 3rd, a resolution for the intent to annex the Edwards 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 May 15th, with second reading on June 5th. The annexation will be effective July 7, 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 April 26, 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.

EDWARDS ANNEXATION SUMMARY

Location: Two lots between Monument Road and S. Redlands Road

Parcels: 2945-222-00-215, 2945-222-00-214
Estimated Population: 4
of Parcels (Owner Occupied): 0
of Dwelling Units: 2
Acres: 1.3

Developable Acres Remaining: .5 acres

The annexation includes the following right-of-way:

20' strip about 280' in length along Monument Road

Previous County Zoning: R2

Proposed City Zoning: ~~PR 3/5~~

Current Land Use: Duplex and a vacant lot

Future Land Use: Two duplexes

Assessed Values: Land = \$6,630
Improvements = \$0
TOTAL VALUE = \$6,630

Census Tract: 19

Address Ranges: 381 and 383 South Redlands Road

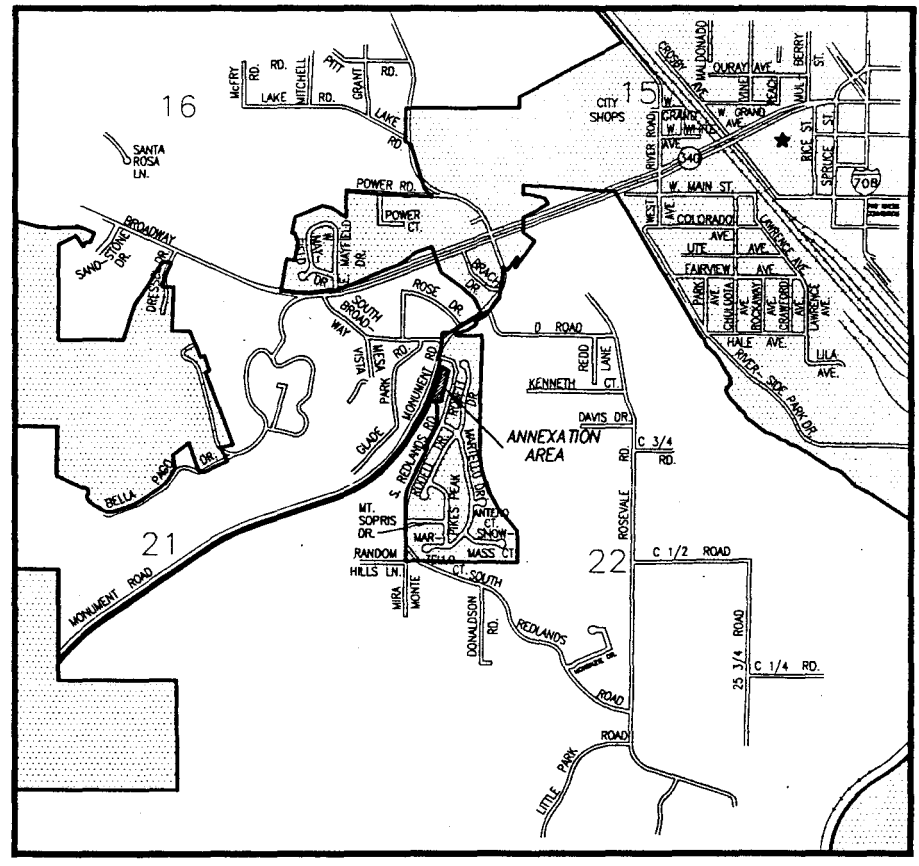
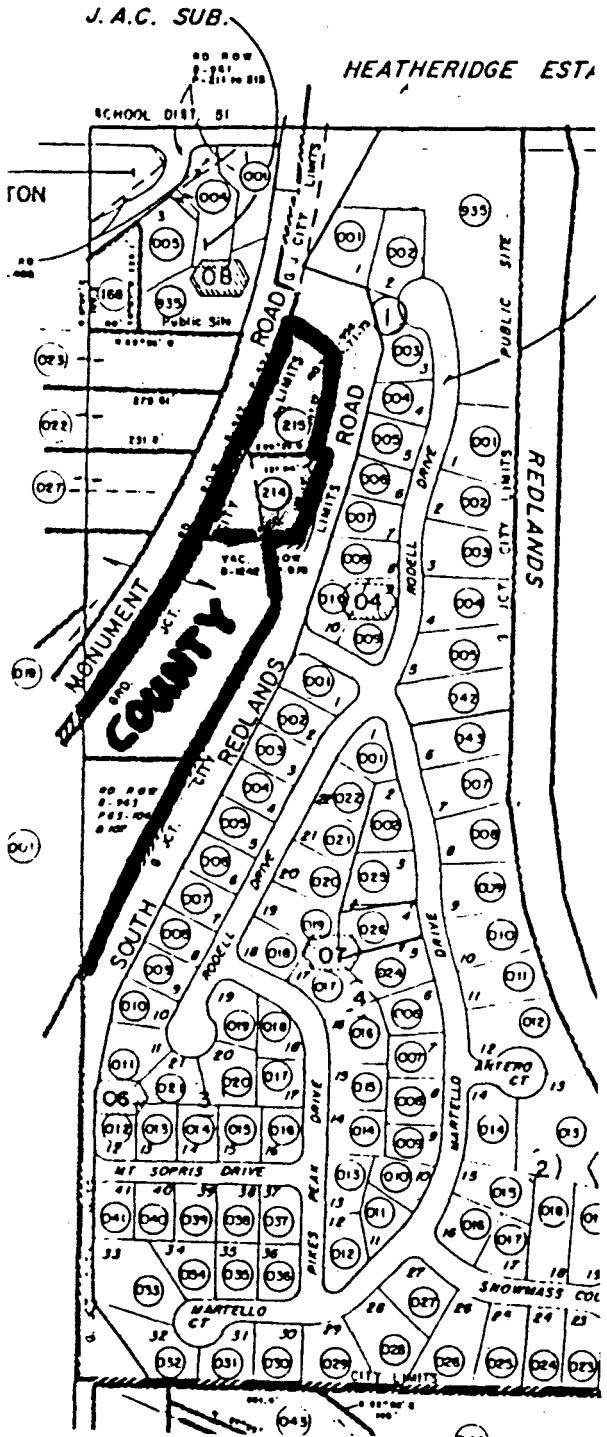
Special Districts:

Water: Ute Water
Sewer:
Fire: Grand Junction Rural Fire
Drainage:
School: District 51
Irrigation:
Pest: Redlands Mosquito Control District
Other:

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

EDWARDS ANNEXATION

Location Map



2945-222

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:

BEG S 0DEG07' W 671.21FT & N 89DEG29' E 341.45FT FR NW COR SEC 22 1S 1W N 89DEG29' E 117.41FT N 10DEG45' E 207.22FT N 48DEG27'29SEC W 92.41FT ALG ARC OF CVE TO RIGHT RADIUS 1959.87FT CHD BRS S 18DEG05'45SEC W 279.76FT TO POB (2945-222-00-215)

Cynthia Lee Edwards
NAME

Stephanie Nye
Cynthia Lee Edwards by his attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2112, Page 200

370 Martello Dr., Grand Junction, CO 81503
ADDRESS

3-26-96
DATE

S 170FT OF THAT PT W2NW4NW4 SEC 22 1S 1W LYG 60FT W OF CO HWY TO MESA CO FARM & S OF CO HWY TO GLADE PARK & ADJ LOT 18 MESA VISTA SUB LYG E OF RD B-947 P-524 & BEG S 0DEG07' W 841.79FT & N 89DEG29' E 364.48FT FR NW COR SD SEC 22 N 89DEG29' E 56.36FT N 16DEG53' E 178.15FT S 89DEG29' W 137.94FT SELY TO BEG & BEG S 841.79FT & E 364.48FT & E 56.36FT & NELY 178.15FT & W 153.51FT FR NW COR SD SEC 22 NELY ALG ELY BNDRY MONUMENT RD TO INTERS WITH W BNDRY OF B-956 P-71 SELY ALG W LI RD B-956 P-71 TO A PT N 89DEG29' E OF BEG S 89DEG29' W TO BEG (2945-222-00-214)

Cynthia Lee Edwards
NAME

Stephanie Nye
Cynthia Lee Edwards by his attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2112, Page 200

370 Martello Dr., Grand Junction, CO 81503
ADDRESS

3-26-96
DATE

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 Edwards Annexation."

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 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
EDWARDS ANNEXATION

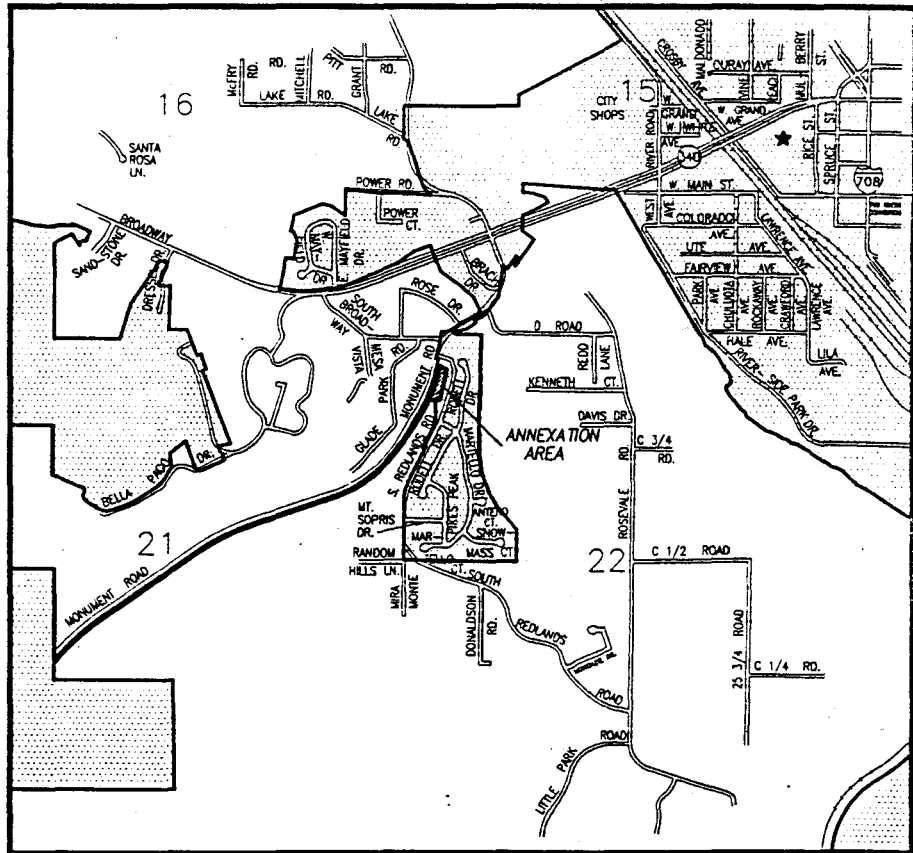
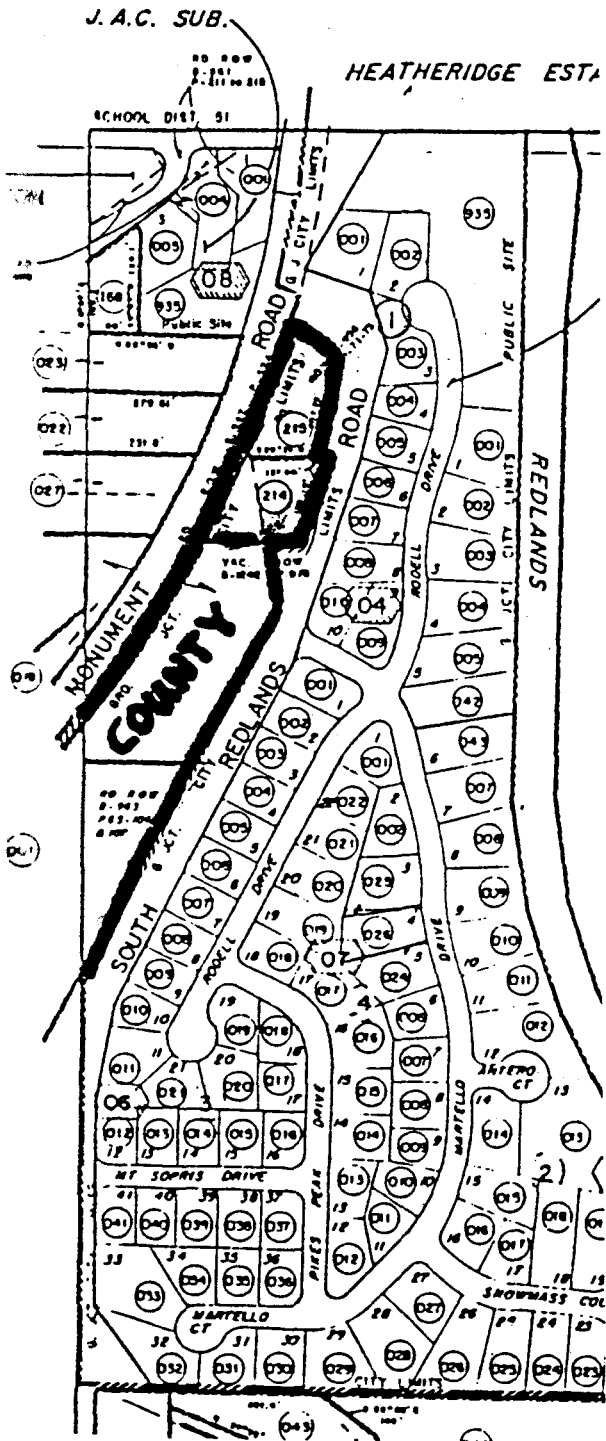
A parcel of land situate in the NW 1/4 of the NW 1/4 of Section 22, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Section 22; thence S 00°07'00" W along the West line of said Section 22 a distance of 841.79 feet to a point; thence N 89°29'00" E a distance of 239.72 feet to a point on the Easterly right-of-way line for Monument Road and True Point of Beginning of the parcel described herein; thence leaving said Easterly right-of-way line and along the South line of a parcel of land described as Parcel 2 in Book 2108 at Page 229 of the records of the Mesa County Clerk and Recorder N 89°29'00" E a distance of 181.12 feet to a point on the Westerly right-of-way line for South Redlands Road and Southeast corner of said Parcel 2; thence along the Westerly right-of-way line for said South Redlands Road the following 3 courses:

- 1) N 16°53'00" E a distance of 178.50 feet to the Northeast corner of said Parcel 2;
- 2) S 89°29'00" W a distance of 13.55 feet to the Southeast corner of a parcel of land as described as Parcel 1 in said Book 2108 at Page 229;
- 3) N 10°45'00" E a distance of 207.22 feet to the Northeast corner of said Parcel 1; thence continuing along said Westerly right-of-way line N 48°27'29" W a distance of 114.81 feet to a point on the Easterly right-of-way line for said Monument Road; thence 485.19 feet along said Easterly right-of-way line and curve concave to the West having a radius of 1939.86 feet and whose chord bears S 20°50'36" W a distance of 483.95 feet to the point of beginning.

EDWARDS ANNEXATION

Location Map



VICINITY MAP
N.T.S.

2945-222

STATE OF COLORADO
COUNTY OF MESA

SS

AFFIDAVIT

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

That he is the circulator of the forgoing petition:

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

Mike Pelletier

Subscribed and sworn to before me this 25th day of
March, 1994.6

Witness my hand and official seal.

Theresa J. Martin
Notary Public

250 N. 52 St. Grand Jct Co 80501
Address

My commission expires:

June 13, 1999

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 Edwards 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 3/26/96 DATE

Mike Pelletier appeared before me this 26th day of March 1996 and, having been placed under oath, stated that the foregoing is true and accurate to the best of his knowledge.

Stephanie Nye Stephanie Nye
Notary Public/City Clerk

MEMORANDUM

DATE: March 27, 1996

TO: Dave Thornton

FROM: Greg Trainor

SUBJECT: Impact Report -- Edwards Annexation

- (1) Send Annexation Impact Report to Ute Water. Please do this for all annexations that are in Ute District.
- (2) Area is on 201 Sewer. No impact.
- (3) Propose to offer service with City trash since we drive by each Monday. This item will have to be approved by City Council specifically.

cc: Darren Starr
Jim Shanks

STAFF REVIEW

FILE: #ANX-96-69 Edwards Annexation

DATE: April 3, 1996

STAFF: Dave Thornton

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

LOCATION: 381 & 383 South Redlands Road

APPLICANTS: Cynthia Lee Edwards

EXECUTIVE SUMMARY: The property owner, Cynthia Edwards is requesting annexation of her property. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by resolution the Referral of Petition for the Edwards Annexation.

STAFF ANALYSIS: This annexation contains two parcels and is located at 381 & 383 South Redlands Road. There is an existing duplex at 381 South Redlands Road and Ms. Edwards is proposing to develop 383 South Redlands Road with a duplex also. Both duplexes will be further subdivided to allow for separate ownership. The overall density for these two properties will be 3.3 dwelling units per acre. The property owner will submit her development application with the City concurrent with the annexation process. Under the proposed schedule, Planning Commission will consider the Edwards minor subdivision proposal at their May 7th meeting.

ANNEXATION PETITION TOTALS

of parcels (total) = 2
of parcels that signed petition = 2 (100%)
of acres (total) = 1.22
of acres signed for = 1.22 (100%)
of owners (total) = 2
of owners signing petition = 2 (100%)

Total area of Right-Of-Way being annexed = .08 acres.
Total area of the annexation is 1.3 acres.

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

To: davidt
From: Kathy Portner
Subject: Impact reports
Date: 4/3/96 Time: 12:02PM

The impact of the Country Club Park West #2 Annexation on the Planning Division is insignificant.

The impact of the Edwards Annexation on the Planning Division is as follows:

Planning Techs--insignificant
Senior Planner--.5 days per month
Personnel=\$1,224/yr.
Operating=\$126/yr.



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

April 11, 1996

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

Commissioners:

Subject: Edwards Annexation, Notice of Hearing,
Resolution No. 34-96, 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. 34-96 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting April 3, 1996, giving notice of hearing on the proposed Edwards Annexation.

Sincerely,

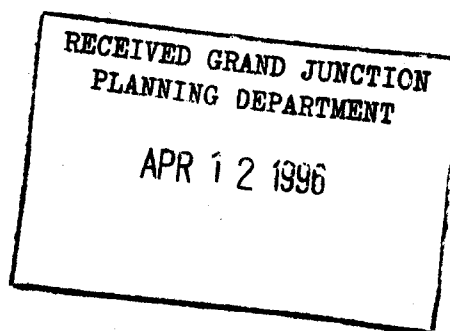
A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC/AE
City Clerk

SN:tm

Enclosures

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



To: David Thornton
Cc: Mark Relph
From: Doug Cline
Subject: Cost Impacts - Edwards Annexation
Date: 4/15/96 Time: 4:13PM

Dave:

In reviewing the very small area of proposed annexation for Edwards Annexation the cost impact of this annexation for Street Systems operations would be zero in terms of additional cost for maintenance and/or improvements to existing infa-structures. Thanks!!

Doug

To: David Thornton
Cc: Rick Beaty, Greg Trainor
From: Jim Bright
Subject: Country Club Park West #2 Annexation
Date: 4/23/96 Time: 2:13PM

Country Club Park West #2 Annexation - Fire

The Department currently serves this area of proposed annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation of this area will not change the level of response for the fire department. There is currently no adequate sized water line for fire flow nor any hydrants within this area. However, a fireline upgrade including a hydrant installation is scheduled later this year for this area.

Annexation of this area will reduce the Grand Junction Rural Fire Protection District revenue by \$130.57 which is less than .1% of their total revenue.

Edwards Annexation - Fire

The Department currently serves this area of proposed annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation of this area will not change the level of response for the fire department. There is currently no adequate sized water line for fire flow nor any hydrants within this area. Ute Water, however, will require the developer of this property to extend a 6" line from Heatheridge Subdivision and install a hydrant within the required proximity of the structures within this proposed annexation.

Annexation of this area will reduce the Grand Junction Rural Fire Protection District revenue by \$50.36 which is less than .1% of their total revenue.

Approved 5-0

STAFF REVIEW

FILE: #ANX-96-69

EDWARDS ANNEXATION ZONE OF ANNEXATION

DATE: May 14, 1996

STAFF: Mike Pelletier

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council the proposed zoning as shown on the proposed zoning map.

LOCATION: 381 and 383 South Redlands Road

APPLICANTS: Cynthia Lee Edwards

EXECUTIVE SUMMARY:

Staff recommends zoning the Edwards Annexation RSF-4 and PR4.3. The Planned Residential zone is necessary to accommodate an existing duplex which is not allowed in a RSF-4 zone.

EXISTING LAND USE:	Residential and Vacant
PROPOSED LAND USE:	Same
SURROUNDING LAND USE	
NORTH:	Multi-family (4 plex)
SOUTH:	Vacant
EAST:	Single Family
WEST:	Vacant
EXISTING COUNTY ZONING:	R2
PROPOSED CITY ZONING:	RSF-4 and PR4.3
SURROUNDING ZONING	
NORTH:	R2, RSF-4, and RMF-16
SOUTH:	R2 and RSF-4
EAST:	RSF-4
WEST:	R2

STAFF ANALYSIS:

This annexation contains two parcels and 1.22 acres. The petitioner is applying for a subdivision into four lots under the name of Little Rock Subdivision. The general character and density of the area is a RSF-4 (4 units per acre). The proposed Little Rock Subdivision lots 3 and 4 are proposed as having an RSF-4 zone. The proposed lots 1 and 2 are occupied by an existing duplex which is not allowed in the RSF-4 zone and therefore a planned residential zone (PR4.3) is desirable.

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

County/City Zoning Comparison

More restrictive

Criteria	Current County Zone - R2 (3.5 units per acre)	Proposed City Zone - RSF-4 (4.0 units per acre)
Land Use Type	Single Family & Duplex Residential,	*Residential*
Minimum Lot Size	*11,000 sq.ft. 9,900 sq.ft. with sewer *	8,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	*30' from property line*
Side Setback	*15' from property line*	7' from property line

STAFF RECOMMENDATIONS:

Zoning as shown on the proposed zoning map.

PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #ANX-96-69, the zone of annexation for Edwards Annexation, I move that we recommend to City Council RSF-4 zoning for the proposed Little Rock Subdivision lots 3 and 4 and PR4.3 zoning for the proposed lots 1 and 2 of the proposed Little Rock Subdivision.

STAFF REVIEW

FILE: #ANX-96-69 Edwards Annexation

DATE: May 15, 1996

STAFF: Dave Thornton

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

LOCATION: 381 & 383 South Redlands Road

APPLICANTS: Cynthia Lee Edwards

EXECUTIVE SUMMARY: The property owner, Cynthia Edwards is requesting ~~annexation~~^{to join} of her property^{to the City of}. Staff requests that City Council accept the annexation petition and approve on first reading the Edwards ~~Annexation~~^{petition}.

STAFF ANALYSIS: This annexation contains two parcels and is located at 381 & 383 South Redlands Road. There is an existing duplex at 381 South Redlands Road and Ms. Edwards is proposing to develop 383 South Redlands Road into two single family residences. Both parcels will be further subdivided to allow for separate ownership. The overall density for these two properties will be 3.3 dwelling units per acre. The property owner will submit her development application with the City concurrent with the annexation process. Under the proposed schedule, Planning Commission will consider the Edwards minor subdivision proposal at their May 14th meeting.

ANNEXATION PETITION TOTALS

of parcels (total) = 2
of parcels that signed petition = 2 (100%)

of acres (total) = 1.22
of acres signed for = 1.22 (100%)

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

Total area of Right-Of-Way being annexed = .08 acres.
Total area of the annexation is 1.3 acres.

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

*Approved
by CC on 1ST Reading*

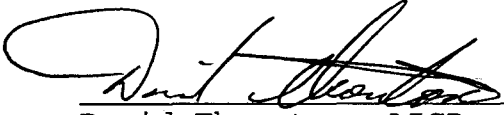
Edwards Annexation

For City Council 5/15/96

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Edwards 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 5/14/96

(eligible)



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

May 28, 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. 59-96 adopted by the City Council on May 15, 1996. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Edwards Annexation.

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

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

Sincerely,

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

Stephanie Nye, CMC/AAE
City Clerk

SN:tm

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

STAFF REVIEW

FILE: #ANX-96-69 Edwards Annexation

DATE: June 5, 1996

STAFF: Dave Thornton

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

LOCATION: 381 & 383 South Redlands Road

APPLICANTS: Cynthia Lee Edwards

EXECUTIVE SUMMARY: The property owner, Cynthia Edwards is requesting to join her property to the City of Grand Junction. Staff requests that City Council approve on second reading the Edwards Annexation.

STAFF ANALYSIS: This annexation contains two parcels and is located at 381 & 383 South Redlands Road. There is an existing duplex at 381 South Redlands Road and Ms. Edwards is proposing to develop 383 South Redlands Road into two single family residences. Both parcels will be further subdivided to allow for separate ownership. The overall density for these two properties will be 3.3 dwelling units per acre. Planning Commission approved the Edwards minor subdivision at their May 14th meeting.

ANNEXATION PETITION TOTALS

- # of parcels (total) = 2
- # of parcels that signed petition = 2 (100%)

- # of acres (total) = 1.22
- # of acres signed for = 1.22 (100%)

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

Total area of Right-Of-Way being annexed = .08 acres.
Total area of the annexation is 1.3 acres.

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

*Approved
7-0*

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 urbanized;

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.

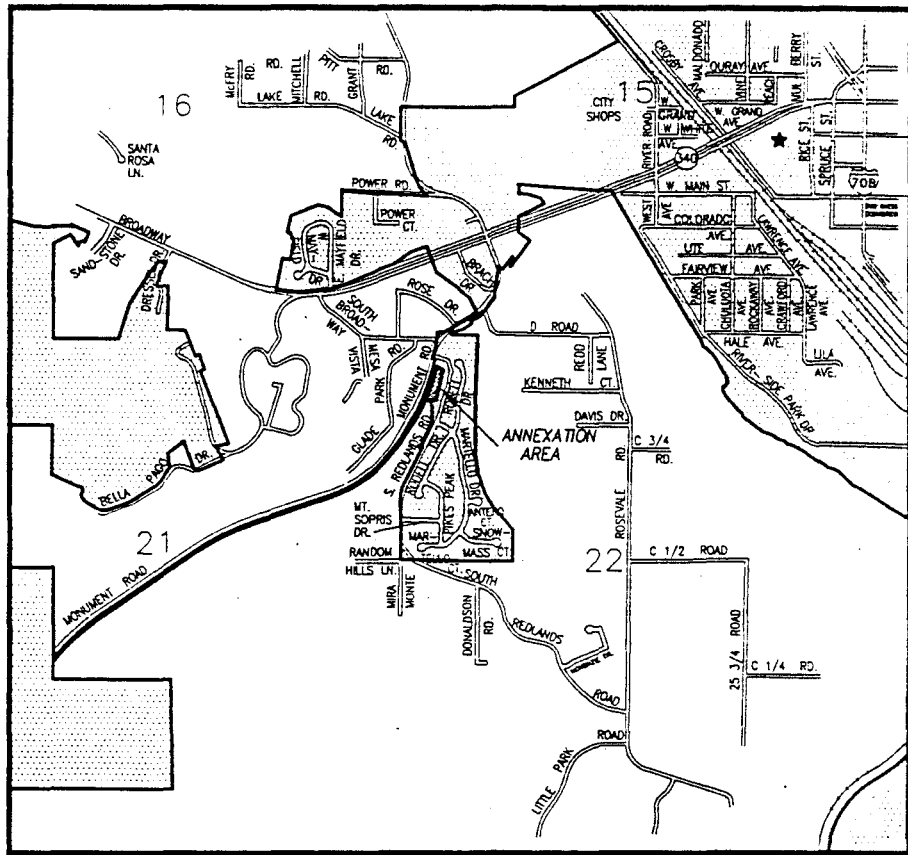
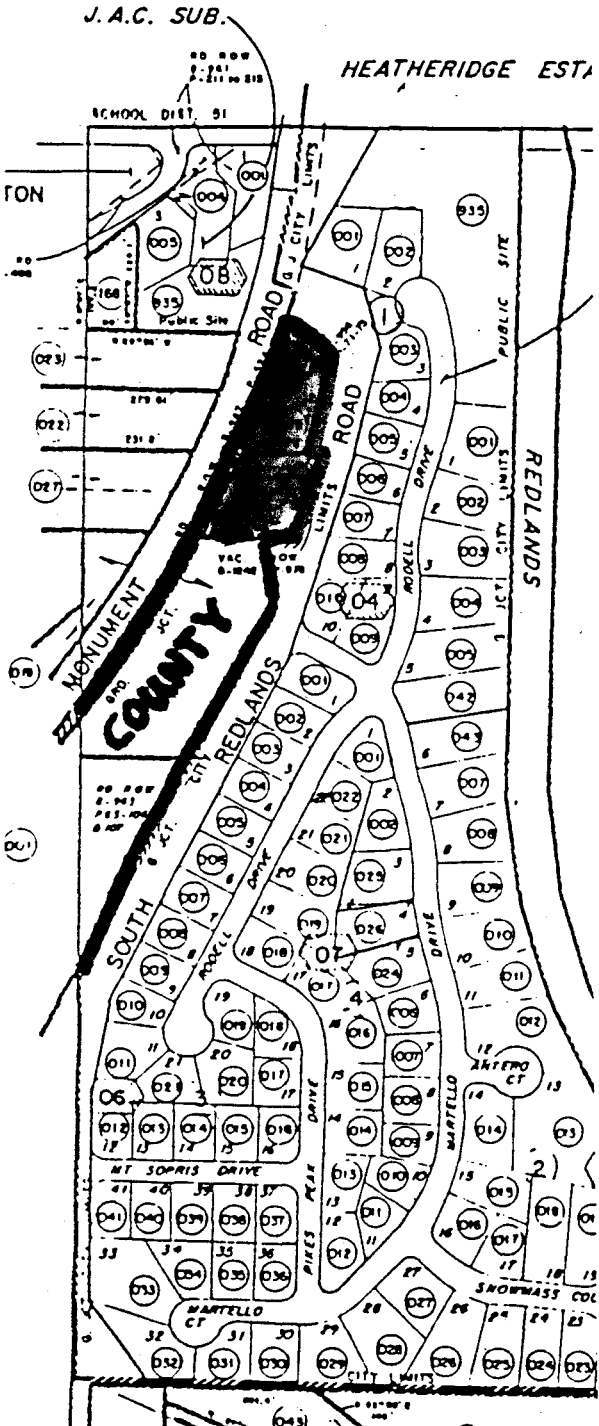
FISCAL IMPACTS: Financial impacts to the City for this annexation are negligible.

STAFF RECOMMENDATIONS:

Staff recommends approval.

EDWARDS ANNEXATION

Location Map



VICINITY MAP
N.T.S.

2945-222

STAFF REVIEW

FILE: #ANX-96-69

EDWARDS ANNEXATION ZONE OF ANNEXATION

DATE: June 19, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve zoning on second reading as shown on the proposed zoning map.

LOCATION: 381 and 383 South Redlands Road

APPLICANTS: Cynthia Lee Edwards

EXECUTIVE SUMMARY:

Staff recommends zoning the Edwards Annexation RSF-4 and PR4.3. The Planned Residential zone is necessary to accommodate an existing duplex which is not allowed in a RSF-4 zone.

EXISTING LAND USE: Residential and Vacant

PROPOSED LAND USE: Same

SURROUNDING LAND USE

NORTH: Multi-family (4 plex)

SOUTH: Vacant

EAST: Single Family

WEST: Vacant

EXISTING COUNTY ZONING: R2

PROPOSED CITY ZONING: RSF-4 and PR4.3

SURROUNDING ZONING

NORTH: R2, RSF-4, and RMF-16

SOUTH: R2 and RSF-4

EAST: RSF-4

WEST: R2

STAFF ANALYSIS:

This annexation contains two parcels and 1.22 acres. The petitioner received subdivision approval for four lots under the name of Little Rock Subdivision. The general character and density of the area is a RSF-4 (4 units per acre). The proposed Little Rock Subdivision lots 3 and 4 are proposed as having an RSF-4 zone. The proposed lots 1 and 2 are occupied by an existing duplex which is not allowed in the RSF-4 zone and therefore a planned residential zone (PR4.3) is desirable.

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

County/City Zoning Comparison

More restrictive

Criteria	Current County Zone - R2 (3.5 units per acre)	Proposed City Zone - RSF-4 (4.0 units per acre)
Land Use Type	Single Family & Duplex Residential,	*Residential*
Minimum Lot Size	*11,000 sq.ft. 9,900 sq.ft. with sewer *	8,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	*30' from property line*
Side Setback	*15' from property line*	7' from property line

STAFF RECOMMENDATIONS:

RSF-4 zoning for lots 3 and 4 and PR4.3 zoning for lots 1 and 2 of the Little Rock Subdivision.

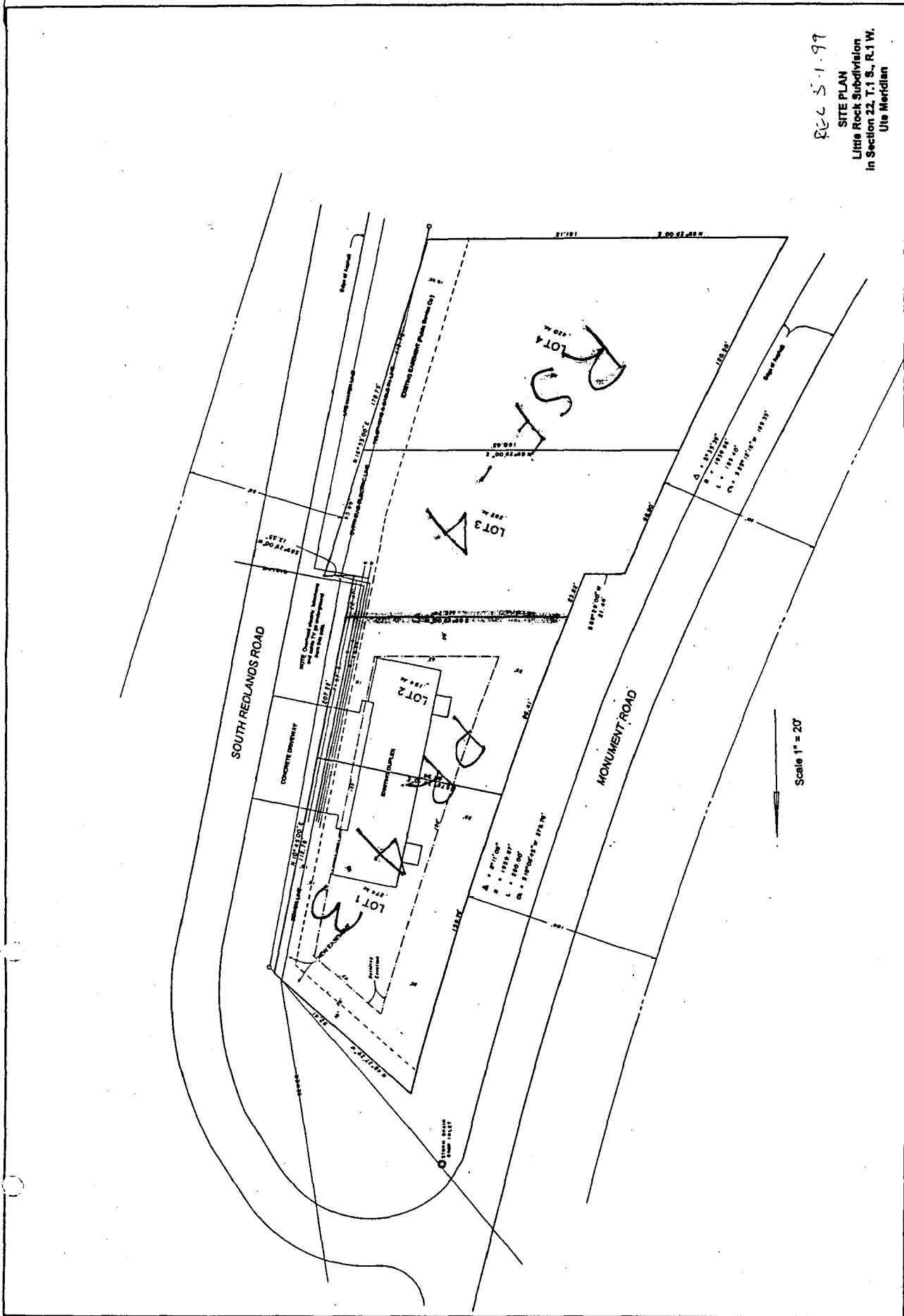
PLANNING COMMISSION RECOMMENDATIONS:

RSF-4 zoning for lots 3 and 4 and PR4.3 zoning for lots 1 and 2 of the Little Rock Subdivision.

*Approved
5-0*

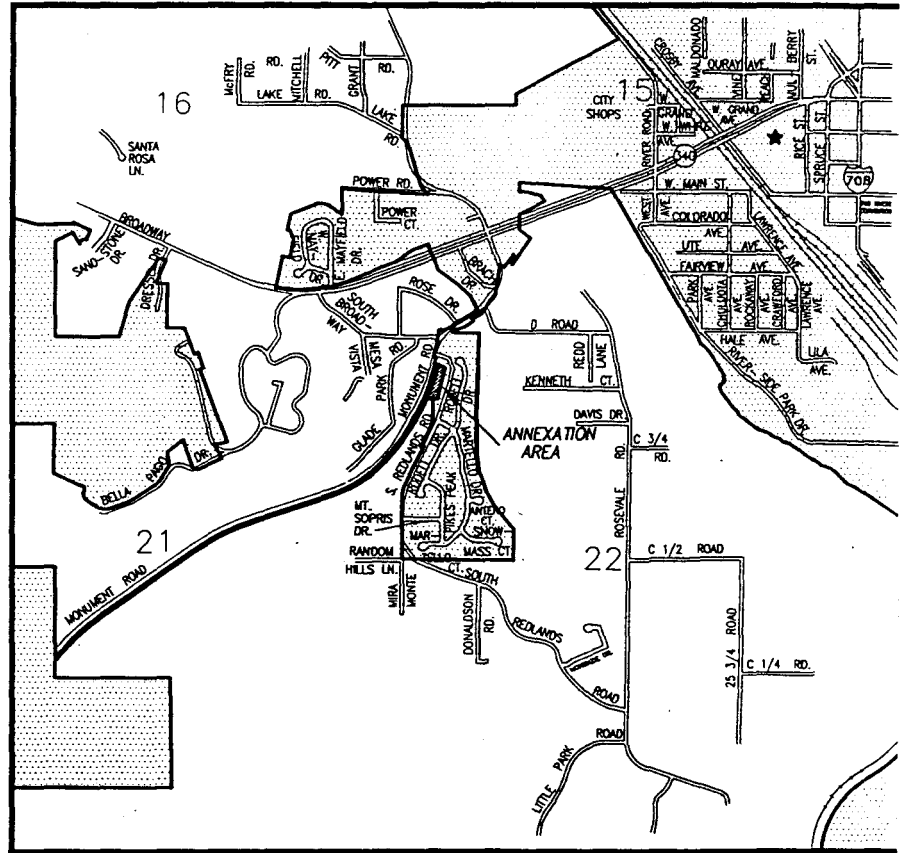
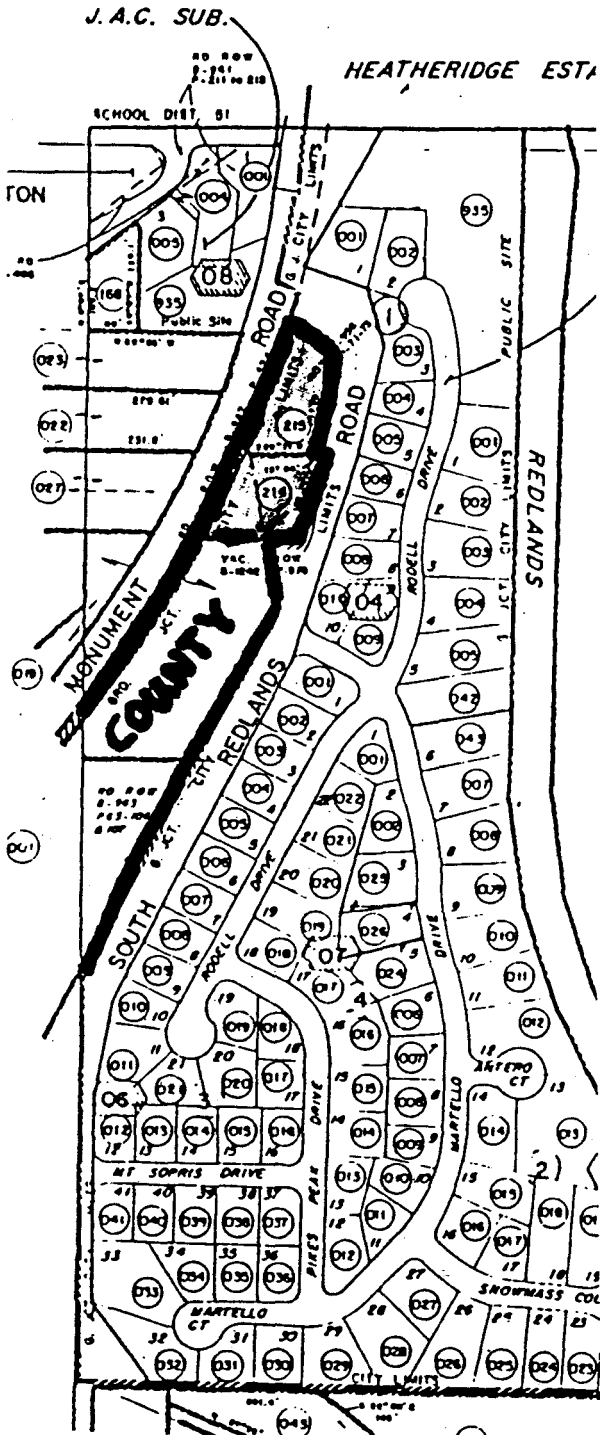
REC 5-1-99

SITE PLAN
Little Rock Subdivision
in Section 22, T.1 S., R.1 W.,
Ute Meridian



EDWARDS ANNEXATION

Location Map



VICINITY MAP
N.T.S.

2945-222

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Ordinance Zoning the Edwards Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Edwards 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 Residential Singlefamily with a maximum of 4 units per acre (RSF-4) zoning dor a portion of the annexation and Planned Residential with a maxium of 4.3 units per acre zoning for the remainder.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 zone and the PR-4.3 zone districts be established.

The City Council finds that the both zone districts are 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 4 units per acre (RSF-4):

Commencing at the northwest corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, thence S 0°07'00" W 841.79 feet along the west line of the NW1/4 NW1/4 of said Section 22, with all bearings relative hereto, thence N 89°29'00" E 239.72 feet to a point on

easterly right of way of Monument Road the TRUE POINT OF BEGINNING; thence N 89°29'00" E 181.12 feet, thence N 16°53'00" E 178.75 feet; thence S 89°29'00" W 13.55 feet, thence N 10°45'00" E 22.47 feet, thence S 89°29'00" W 112.74 feet, thence along the arc of a curve to the right with a central angle of 0°41'47" and a radius of 1959.87 feet, for 23.82 feet, the chord bears S 21°50'21" W 23.82 feet, thence S 89°29'00" W 21.44 feet, thence along the arc of a curve to the right with a central angle of 5°35'39" and a radius of 1939.86 feet, for 189.40 feet, the chord bears S 25°12'16" W 189.33 feet to the TRUE POINT OF BEGINNING.

The following described property be zoned Planned Residential with a maximum of 4.3 units per acre (PR-4.3):

Commencing at the northwest corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, thence S 0°07'00" W 841.79 feet along the west line of the NW1/4 NW1/4 of said Section 22, with all bearings relative hereto, thence N 89°29'00" E 239.72 feet to a point on easterly right of way of Monument Road, thence N 89°29'00" E 181.12 feet thence N 16°53'00" E 178.75 feet; thence S 89°29'00" W 13.55 feet, thence N 10°45'00" E 22.47 feet, the TRUE POINT OF BEGINNING; thence N 10°45'00" E 184.75 feet, thence N 48°27'29" W 92.41 feet, thence along the arc of a curve to the right with a central angle of 4°40'14" and a radius of 1959.87 feet, for 159.76 feet, the chord bears S 16°20'14" W 159.72 feet, thence along the arc of a curve to the right with a central angle of 2°49'07" and a radius of 1959.87 feet, for 96.41 feet, the chord bears S 20°04'55" W 96.40 feet; thence N 89°29'00" E 112.74 feet to the TRUE POINT OF BEGINNING.

Introduced on first reading this 5th day of June, 1996.

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

Mayor

ATTEST:

City Clerk



June 21, 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

Cynthia Lee Edwards
370 Martello Dr.
Grand Junction, CO 81503

Dear Cynthia Lee Edwards,

On June 5, 1996, the City Council approved the Edwards Annexation on second reading. This annexation will become effective on July 7, 1996. Therefore, on behalf of the citizens of Grand Junction, I welcome you to the City. We are very proud of our community and the services our City provides. The addition of your area to our corporate limits will help to make Grand Junction even better.

Attached is information about the City and its services, including items specifically pertaining to your property. Please take a moment to review it, and keep it on hand for future reference.

We strongly believe that the citizens of Grand Junction are the City's greatest asset. Therefore, we encourage your participation and support in all aspects of City government. If you need assistance, please call the appropriate number on the enclosed list. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Linda Afman". The signature is written in a cursive style.

Linda Afman
Mayor

enclosure

EDWARDS 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 Edwards Annexation Area is located in Voting District "A". For more information concerning vacancies on City boards or commissions, please call the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

The City Manager is Mark Achen. The Assistant City Manager is David Varley.

POLICE PROTECTION

Police service will begin immediately after annexation so you may notice periodic patrols by City Police vehicles. If you need emergency police protection you can dial 911. The Police Department coordinates several programs that may be of interest to you and your neighbors such as the Neighborhood Watch Program, school resource program, and a citizen volunteer program. Anyone who is interested in hosting a meeting to discuss a Neighborhood Watch Program please give us a call.

The Police Chief is Darold Sloan.

FIRE PROTECTION

Fire protection and emergency medical services will remain the same high quality it has been in the past. The City Fire Department will continue to respond to calls in the Edwards Annexation Area as it always has. In an emergency call 911.

The Fire Chief is Rick Beaty.

DOMESTIC WATER

Your domestic water service provider will remain Ute Water and your irrigation system will remain the same.

TRASH COLLECTION

Recent State legislation protects your current trash hauler unless an area's residents petition the City for service. The City may initiate service only after a competitive bidding process. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that until newly-annexed areas become large enough for a full collection route, the City will not collect trash in newly-annexed areas.

In order to keep trash, debris and garbage from accumulating, City ordinances do require that residences and businesses have trash pick up. If you do not have a company picking up your garbage, you may contact one of the several private haulers which provide trash collection.

STREETS

You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, or storm drainage, please call. The Public Works and Utilities Director is Jim Shanks.

The City has the "Fresh as a Daisy" program. This occurs during one month per year and gives our customers a chance to dispose of items not picked up with regular weekly trash service. There is no charge for this service. The 1996 program is anticipated to begin around the end of March. For more information about the Fresh-as-a-Daisy program, call 244-1574. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

ZONING & BUILDING

Planning Commission hearings are held at 7:00 p.m. and City Council hearings at 7:30 p.m. in the City/County auditorium located at 520 Rood Avenue. If you have questions regarding planning, zoning, building setbacks for new construction, or related matters, please consult the Community Development Department Planning Division. For information regarding the building code, please contact the City/County Building Department.

Like Mesa County, the City of Grand Junction has a code enforcement division that enforces the provisions of the zoning and development code, as well as junk and nuisance codes. Additionally, the City, unlike Mesa County, has the ability to enforce trash, rubbish and weed complaints. A Weed Abatement program is administered annually from May through October, to proactively enforce weed violations on public and private lands. All lots less than one acre in size must be weed free, and lots larger than one acre must maintain a twenty foot perimeter from all property lines weed free, exceptions are made for agricultural lands. For more information, contact the Weed Abatement office at 244-1583.

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. The Edwards Annexation received RSF-4 (four residential unit per acre) and PR4.3 (planned residential at 4.3 units per acre) from the City Council. If you have any questions, please contact the Planning Division (244-1430).

The City and Mesa County have similar restrictions for the keeping of livestock. One large agricultural animal (i.e. horses or cows) may be kept on every 1/4 acre in the PZ, RSF-R, RSF-1 and RSF-2 zone districts. In all other zone districts, a minimum of 1/2 acre is required to keep large agricultural animals. The City requires that a conditional use permit be obtained for the keeping of pigs, goats, burros, or mules. In all City zone districts, a maximum of three adult household pets (i.e. dogs and cats) per species are allowed, but the total shall not exceed six. **If you already have more large agricultural animals than the City allows; or if you already have pigs, goats, burros or mules; or if you already have more small animals than the City allows, you may be able to keep these animals if they are lawfully being kept under Mesa County's rules at the time of annexation to the City--but to do so you must submit a letter to the Community Development Department which describes the number and type of these animals. Send the letter, no later than March 15, 1996, to: Director of Community Development, 250 N. 5th Street, Grand Junction, Colorado 81501**

The 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 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

Community Development
Planning Division



June 25, 1996

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

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

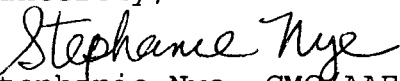
Madam:

Re: Annexation - Edwards

Enclosed herewith is a certified copy of Ordinance No. 2925 and map for annexation of Edwards Annexation, which annexes approximately 1.3 acres of land located between Monument Road and S. Redlands Road.

The effective date of the annexation is July 7, 1996.

Sincerely,


Stephanie Nye, CMC/AEE
City Clerk

SN:tm

Enclosures

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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2925

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

EDWARDS ANNEXATION
APPROXIMATELY 1.3 ACRES
LOCATED BETWEEN MONUMENT ROAD AND S. REDLANDS ROAD

WHEREAS, on the 1st day of May, 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 15th day of May, 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.;

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

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

A parcel of land situate in the NW 1/4 of the NW 1/4 of Section 22, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Section 22; thence S 00°07'00" W along the West line of said Section 22 a distance of 841.79 feet to a point; thence N 89°29'00" E a distance of 239.72 feet to a point on the Easterly right-of-way line for Monument Road and True Point of Beginning of the parcel described herein; thence leaving said Easterly right-of-way line and along the South line of a parcel of land described as Parcel 2 in Book 2108 at Page 229 of the records of the Mesa County Clerk and Recorder N 89°29'00" E a distance of 181.12 feet to a point on the Westerly right-of-way line for South Redlands Road and Southeast corner of said Parcel 2; thence along the Westerly right-of-way line for said South Redlands Road the following 3 courses:

1) N 16°53'00" E a distance of 178.50 feet to the Northeast corner of said Parcel 2;

2) S 89°29'00" W a distance of 13.55 feet to the Southeast corner of a parcel of land as described as Parcel 1 in said Book 2108 at Page 229;

3) N 10°45'00" E a distance of 207.22 feet to the Northeast corner of said Parcel 1; thence continuing along said Westerly right-of-way line N 48°27'29" W a distance of 114.81 feet to a point on the Easterly right-of-way line for said Monument Road; thence 485.19 feet along said Easterly right-of-way line and curve concave to the West having a radius of 1939.86 feet and whose chord bears

S 20°50'36" W a distance of 483.95 feet to the point of beginning.

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

INTRODUCED on first reading on the 15th day of May, 1996.

ADOPTED and ordered published this 5th day of June, 1996.

Attest:

Stephane Kye
City Clerk

Dinda Lipman
President of the Council

Majority Annexation Checklist

FOR THE EDWARDS ANNEXATION(S)

ANX-96-69

- 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
- Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff report
- Cover letter (sent out to property/~~business owners~~) with address list. Feb 1, 1996
- Annexation newsletter
- Attendance roster at neighborhood meetings
- Resolution of referring petition (~~or intent to annex~~) April 3, 1996
- Resolution of accepting petition (Letter)
- Signed annexation ordinance June 5, 1996
- Final annexation plat Effective July 7, 1996
- City Council minutes for annexation
 - referral of petition (intent to annex for enclaves)
 - acceptance of petition/1st reading of ordinance May 15, 1996
 - 2nd reading of ordinance June 5, 1996
- Planning Commission minutes for Zoning May 14, 1996
- City Council minutes for zone of annexation
 - 1st reading of ordinance June 5, 1996
 - 2nd reading of ordinance June 19, 1996
- Copy of signed zoning ordinance June 19, 1996
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only)
- Memo requesting impact reports MARCH 26, 1996
- Impact reports
 - Public Works
 - Code Enforcement 4/19/96
 - Planning 4/3/96
 - Parks
 - Finance (final report)
 - Fire 4/23/96
 - Other
 - Police 4/26/96
- Original POA's
- Welcome to the City letter (with address list) June 21, 1996
(majority.lst)

EDWARDS ANNEXATION SUMMARY

Location: Two lots between Monument Road and S. Redlands Road

Parcels: 2945-222-00-215, 2945-222-00-214
Estimated Population: 4
of Parcels (Owner Occupied): 0
of Dwelling Units: 2
Acres: 1.3

Developable Acres Remaining: .5 acres

The annexation includes the following right-of-way:

20' strip about 280' in length along Monument Road

Previous County Zoning: R2

Proposed City Zoning: PR 3.3

Current Land Use: Duplex and a vacant lot

Future Land Use: Two duplexes

Assessed Values: Land = \$6,630
Improvements = \$0
TOTAL VALUE = \$6,630

Census Tract: 19

Address Ranges: 381 and 383 South Redlands Road

Special Districts:

Water: Ute Water
Sewer:
Fire: Grand Junction Rural Fire
Drainage:
School: District 51
Irrigation:
Pest: Redlands Mosquito Control District
Other:

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

Edwards ANNEXATION

Little Rock Minor Subdivision

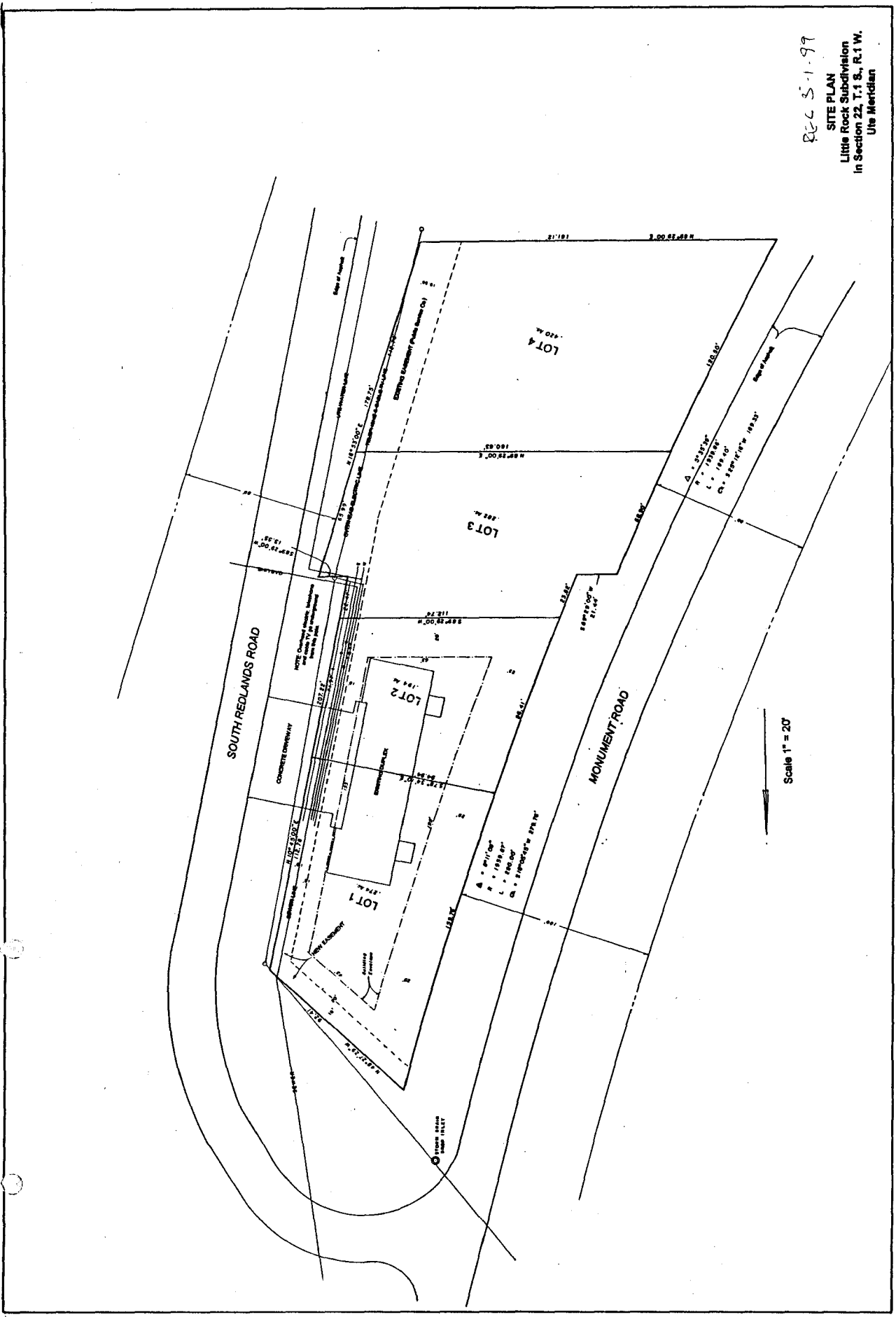
Combined Lots 3 & 4

Commencing at the northwest corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, thence S 0°07'00" W 841.79 feet along the west line of the NW1/4 NW1/4 of said Section 22, with all bearings relative hereto, thence N 89°29'00" E 239.72 feet to a point on easterly right of way of Monument Road the TRUE POINT OF BEGINNING; thence N 89°29'00" E 181.12 feet, thence N 16°53'00" E 178.75 feet; thence S 89°29'00" W 13.55 feet, thence N 10°45'00" E 22.47 feet, thence S 89°29'00" W 112.74 feet, thence along the arc of a curve to the right with a central angle of 0°41'47" and a radius of 1959.87 feet, for 23.82 feet, the chord bears S 21°50'21" W 23.82 feet, thence S 89°29'00" W 21.44 feet, thence along the arc of a curve to the right with a central angle of 5°35'39" and a radius of 1939.86 feet, for 189.40 feet, the chord bears S 25°12'16" W 189.33 feet to the TRUE POINT OF BEGINNING.

Combined Lots 1 & 2

Commencing at the northwest corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, thence S 0°07'00" W 841.79 feet along the west line of the NW1/4 NW1/4 of said Section 22, with all bearings relative hereto, thence N 89°29'00" E 239.72 feet to a point on easterly right of way of Monument Road, thence N 89°29'00" E 181.12 feet thence N 16°53'00" E 178.75 feet; thence S 89°29'00" W 13.55 feet, thence N 10°45'00" E 22.47 feet, the TRUE POINT OF BEGINNING; thence N 10°45'00" E 184.75 feet, thence N 48°27'29" W 92.41 feet, thence along the arc of a curve to the right with a central angle of 4°40'14" and a radius of 1959.87 feet, for 159.76 feet, the chord bears S 16°20'14" W 159.72 feet, thence along the arc of a curve to the right with a central angle of 2°49'07" and a radius of 1959.87 feet, for 96.41 feet, the chord bears S 20°04'55" W 96.40 feet; thence N 89°29'00" E 112.74 feet to the TRUE POINT OF BEGINNING.

REC S-1-99
 SITE PLAN
 Little Rock Subdivision
 in Section 22, T.1 S., R.1 W.,
 Ute Meridian



Scale 1" = 20'

