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File ANX-1996-163

Name: Floral Anenxation - 264 26 ¼ Rd. - Annexation

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</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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		*Submittal checklist
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DOCUMENT DESCRIPTION:

X	X	Petition for Annexation - 7/10/96			
X	X	Correspondence			
X	X	Power of Attorney - Bk 1035 / Pg 661 - **			
X		Statutory Deed - Bk 2040 / Pg 585			
X		Property Profile - 6/18/96			
X	X	Notes to file			
X	X	Impact Report - 7/15/96			
X	X	City Council Minutes - 7/17/96, 8/21/96, 9/4/96, 9/18/96, 10/2/96 - **			
X	X	Resolution No. 75-96 - **			
X	X	Petition for Annexation			
X	X	Ordinance No. 2948, 2953 - **			
X	X	Location Map			
X	X	Majority Annexation Checklist			
X	X	Annexation Map - GIS Historical Maps - **			

- Western Co. Floral - will be liquidating
- 1200 ft closet fire hydrant
- they want one 500 ft. How long will it take?
- Water bill will drop
- Walter F. Larson & Catherine
- Water / Sewer - ~~no~~ Δ in City provides both currently
- Bulk water user outside City \$15.50/mo. W401 rate
- Jodi Romero \$8.50/min
- R2 in County

Acct #
4001-1570.
01-3

File Copy

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
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 FLORAL ANNEXATION**
DATE: July 15, 1996

On Wednesday, July 17th, a resolution for the intent to annex the Floral 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 August 21st, with second reading on September 4th. The annexation will be effective October 6, 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 August 9, 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.

FLORAL ANNEXATION SUMMARY

File Number: ANX#96-163
Location: 264 26 1/4 Road
Parcel: 2945-262-00-036
Estimated Population: 2
of Parcels (owner occupied): 1
of Dwelling Units: 1
Acres: 2.91

Developable Acres Remaining: 0

The annexation includes the following right-of-way:

356 feet along 26 1/4 Road (eastern half)

Previous County Zoning: R2
Proposed City Zoning: RSF-4
Current Land Use: Single Family Home and Nursery (in the process of liquidating the nursery operation)
Future Land Use: Single Family Home
Assessed Values: Land = \$1,680
Improvements = \$9,330
TOTAL VALUE = \$11,010
Census Tract: 13
Address Ranges: 264 26 1/4 Road
Special Districts:
Water: Ute Water
Sewer:
Fire: Grand Junction Rural Fire
Drainage:
School: District 51
Irrigation:
Pest:
Other:

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

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

Western Colorado Floral Company
PO Box 581
Grand Junction, CO 81502-0581

Dear Western Colorado Floral Company,

This letter is to inform you that the City will be annexing your property at 264 26 1/4 Road (tax parcel #2945-262-00-036). Our records show that Walter F. & Catherine A. Larsen signed a Power-of-Attorney for this property on March 26, 1975 as part of a sewer service agreement. This property now abuts City limits and is eligible for annexation under State statutes. The preliminary schedule for this annexation is to begin the annexation process by referring the annexation petition to City Council on July 17th.

The City offers many services to it's residences and businesses we hope that you will be able to enjoy those services. Enclosed is a brochure describing some of the benefits, as well as, the costs of living or operating a business in the City.

We would appreciate hearing from you. When convenient, please call me at 244-1451 so that we can discuss this matter.

Sincerely,

A handwritten signature in black ink that reads "Mike Pelletier".

Mike Pelletier
Associate Planner

Enclosure

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:

2945-262-00-036 - BEG S 330.01FT & S 89DEG33'14SEC E 330.01FT & S 89DEG33'14SEC E 20FT & S 303.90FT
FR NW COR SE4NW4 SEC 26 1S 1W S 88DEG45'56SEC E 338.07FT S 0DEG00'01SEC E 351.21FT N
89DEG35'40SEC W 338FT N 356.10FT TO POB

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Floral 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.

Walter F. & Catherine A. Larsen
NAME

Stephanie Nye
Walter F. & Catherine A. Larsen
by their attorney in fact City
Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1035
Page 661.

264 26 1/4 Road
ADDRESS

7-10-96
DATE

PERIMETER BOUNDARY DESCRIPTION FOR THE FLORAL ANNEXATION

A parcel of land situate in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, thence South along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 663.63 feet to the **True Point of Beginning** of the parcel described herein; thence crossing the east $\frac{1}{2}$ of 26 $\frac{1}{4}$ Road and along the north line of a parcel of land as described in Book 2040 at Page 585 of the records of the Mesa County Clerk and Recorder S $88^{\circ}45'56''$ E a distance of 358.07 feet to the northeast corner of said parcel of land; thence S $00^{\circ}00'01''$ E along the east line of said parcel of land a distance of 351.21 feet to the southeast corner of said parcel of land; thence along the south line of said parcel of land and extending to the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ N $89^{\circ}35'40''$ W a distance of 358.00 feet to a point on said west line; thence North along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 356.39 feet to the point of beginning.

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 10th day of
July, 1999.

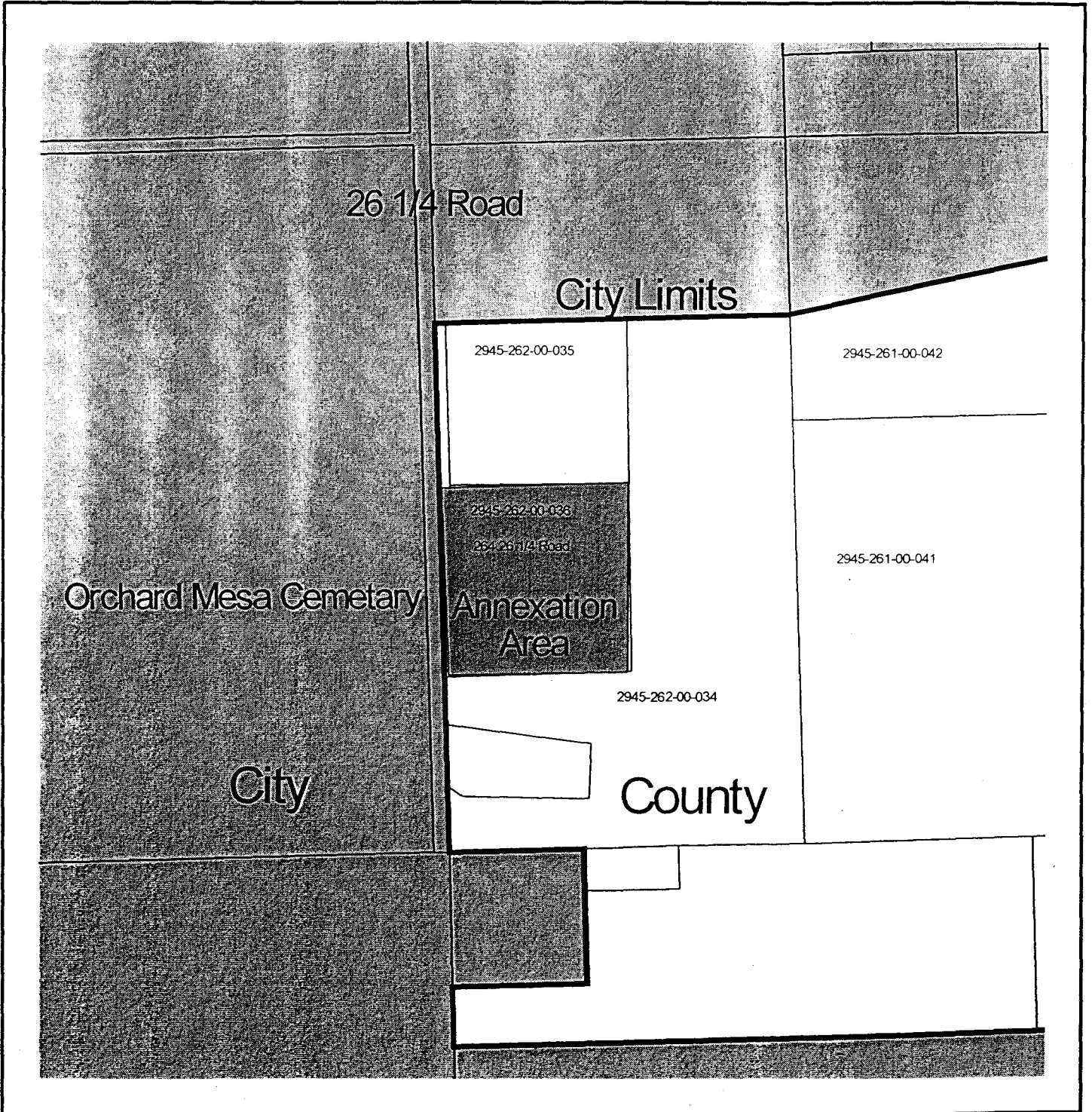
Witness my hand and official seal.

Theresa J. Martinez
Notary Public

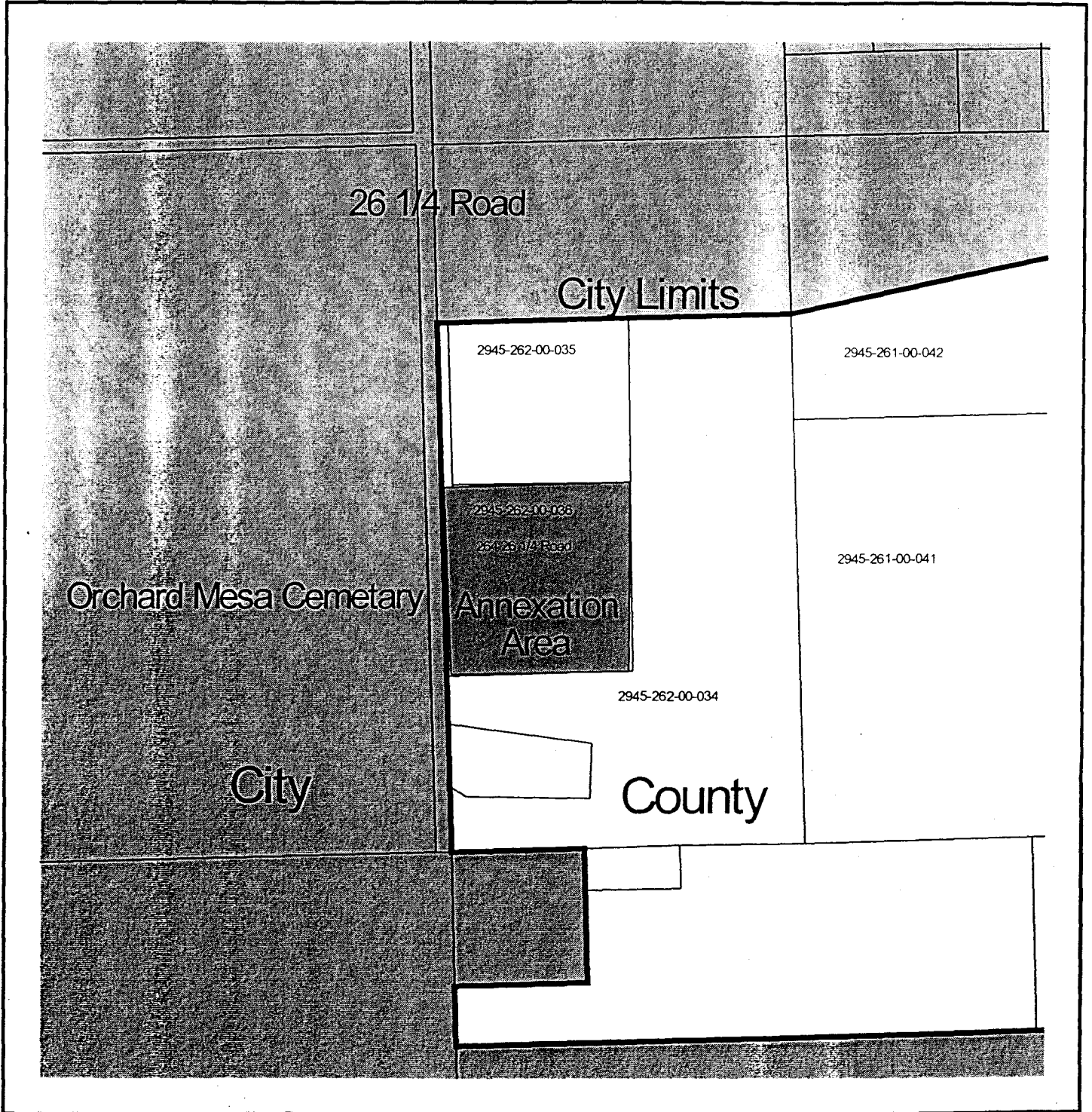
2567 N. 5th St. Grand Jct Co 81501
Address

My commission expires: June 13, 1999

FLORAL ANNEXATION



FLORAL ANNEXATION



FLORAL ANNEXATION SUMMARY

File Number: ANX#96-163
Location: 264 26 1/4 Road
Parcel: 2945-262-00-036
Estimated Population: 2
of Parcels (owner occupied): 1
of Dwelling Units: 1
Acres: 2.91

Developable Acres Remaining: 0

The annexation includes the following right-of-way:

356 feet along 26 1/4 Road (eastern half)

Previous County Zoning: R2
Proposed City Zoning: RSF-4
Current Land Use: Single Family Home and Nursery (in the process of liquidating the nursery operation)
Future Land Use: Single Family Home

Assessed Values: Land = \$1,680
Improvements = \$9,330
TOTAL VALUE = \$11,010

Census Tract: 13
Address Ranges: 264 26 1/4 Road

Special Districts:
Water: Ute Water
Sewer:
Fire: Grand Junction Rural Fire
Drainage:
School: District 51
Irrigation:
Pest:
Other:

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

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 Floral 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 _____ 7/10/96 _____
Affiant DATE

Mike Pelletier appeared before me this 10th day of July, 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

STAFF REVIEW

FILE: #ANX-96-163

FLORAL ANNEXATION

DATE: July 17, 1996

STAFF: David Thornton

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

LOCATION: 264 26 1/4 Road (across from the Orchard Mesa Cemetary)

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY: Walter and Catherine Larsen signed a power-of-attorney on March 26, 1975 for annexation as part of a sewer service agreement. Staff requests that City Council approve the resolution for the referral of petition for the 2.9 acres, and set a hearing for August 21, 1996.

STAFF ANALYSIS: This annexation is a 100% petition utilizing a power-of-attorney for annexation. ~~It is located within an enclave that was created as part of the Penoma Park Annexation in May of 1995.~~ This annexation is being brought before Council in response to the Planning Committee's direction to annex power-of-attorneys where feasible and in a timely manner.

ANNEXATION PETITION TOTALS

of parcels (total) = 1

of parcels that signed power-of-attorney = 1 (100%)

of acres (total) = 2.9

of acres signed for = 2.9 (100%)

of owners (total) = 2

of owners signing petition = 1 (100%)

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

It complies with the following:

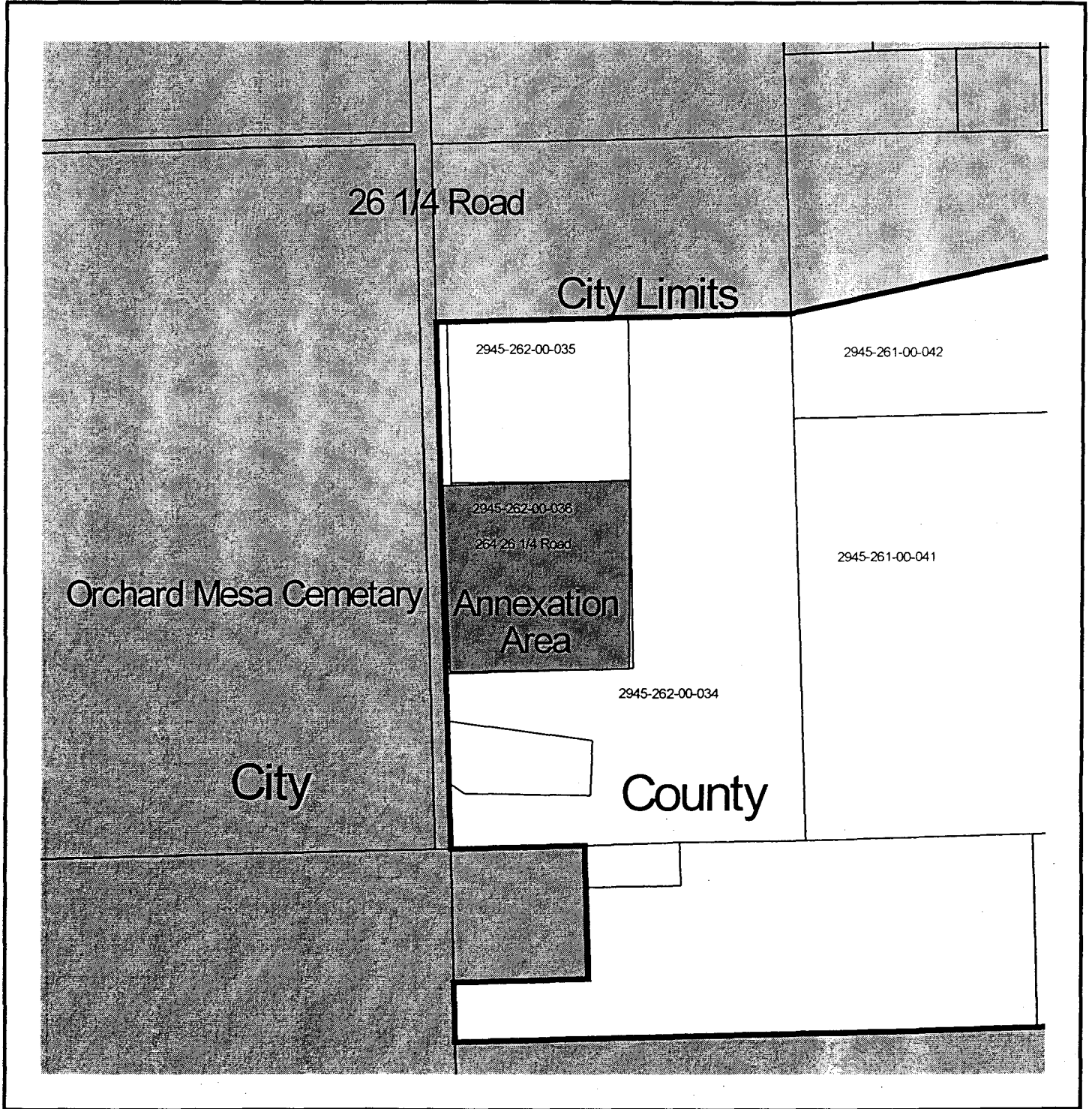
- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
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- d) The area is 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.

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.

FLORAL ANNEXATION



PETITION FOR ANNEXATION

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Walter F. & Catherine A. Larsen
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Stephanie Nye
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by their attorney in fact City
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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 10th day of July, 1996.

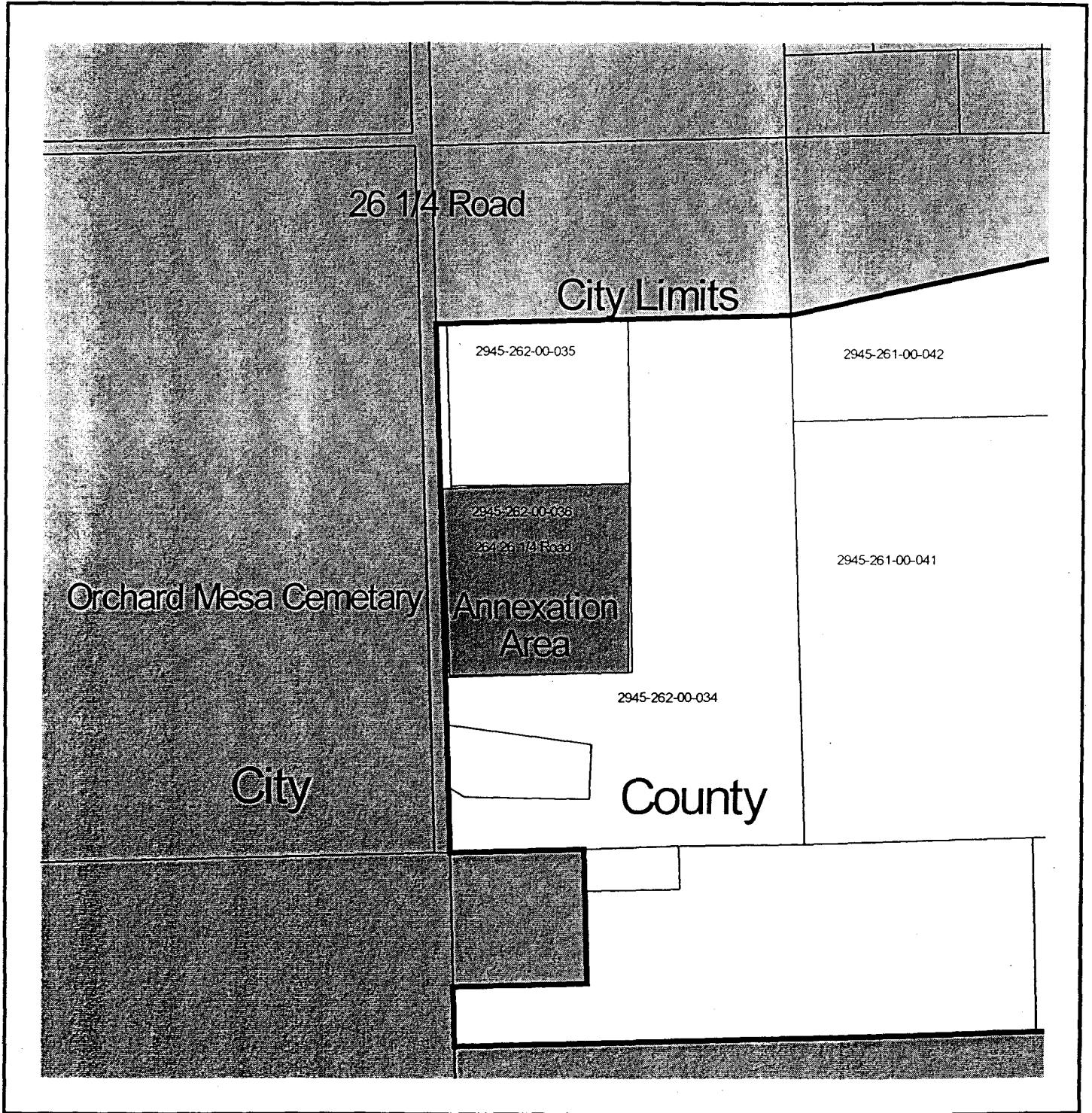
Witness my hand and official seal.

Theresa J. Martinez
Notary Public

2527 N. 5th St. Grand Jct Co 81501
Address

My commission expires: June 13, 1999

FLORAL ANNEXATION



STAFF REVIEW

FILE: #ANX-96-163

FLORAL ANNEXATION

DATE: August 21, 1996

STAFF: David Thornton

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

LOCATION: 264 26 1/4 Road (across from the Orchard Mesa Cemetery)

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY: Walter and Catherine Larsen have requested to join the City. Staff requests that City Council accept the annexation petition and approve on first reading the annexation ordinance for the 2.9 acres Floral Annexation.

STAFF ANALYSIS: This annexation is a 100% petition utilizing a power-of-attorney for annexation. Walter and Catherine Larsen signed a power-of-attorney on March 26, 1975 for annexation as part of a sewer service agreement. This annexation is being brought before Council in response to the Urban Planning Committee's (formerly known as the Growth Committee) directive to annex power-of-attorneys where feasible and in a timely manner.

ANNEXATION PETITION TOTALS

of parcels (total) = 1

of parcels that signed power-of-attorney = 1 (100%)

of acres (total) = 2.9

of acres signed for = 2.9 (100%)

of owners (total) = 2

of owners signing petition = 1 (100%)

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

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.

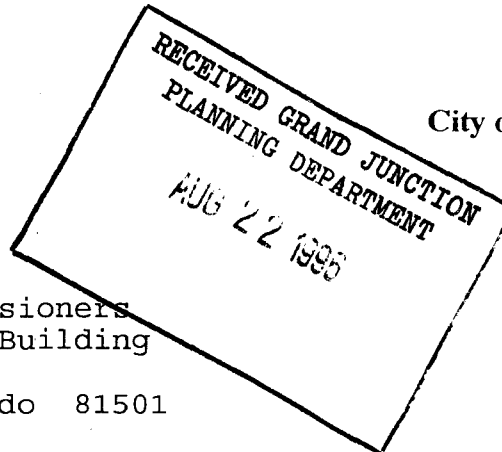
Approved 6-0

(floral rpt)



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

August 23, 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. 83-96 adopted by the City Council on August 21, 1996. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Floral 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 Kathy Portner, the Acting Director of the Community Development Department at 244-1430. Thank you.

Sincerely,

Theresa A. Martinez
Theresa F. Martinez CMC
Deputy City Clerk

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

STAFF REVIEW

FILE: #ANX-96-163

FLORAL ANNEXATION

DATE: September 4, 1996

STAFF: David Thornton

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

LOCATION: 264 26 1/4 Road (across from the Orchard Mesa Cemetery)

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY: Walter and Catherine Larsen signed a Power of Attorney to join their property at 264 26 1/4 Road to the City. Staff requests that City Council approve on second reading the annexation ordinance for the 2.9 acres Floral Annexation.

STAFF ANALYSIS: This annexation is a 100% petition utilizing a power-of-attorney for annexation. Walter and Catherine Larsen signed a power-of-attorney on March 26, 1975 for annexation as part of a sewer service agreement. This annexation is being brought before Council in response to the Urban Planning Committee's (formerly known as the Growth Committee) directive to annex power-of-attorneys where feasible and in a timely manner.

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- d) The area is or will be urbanized in the near future;
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- 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.

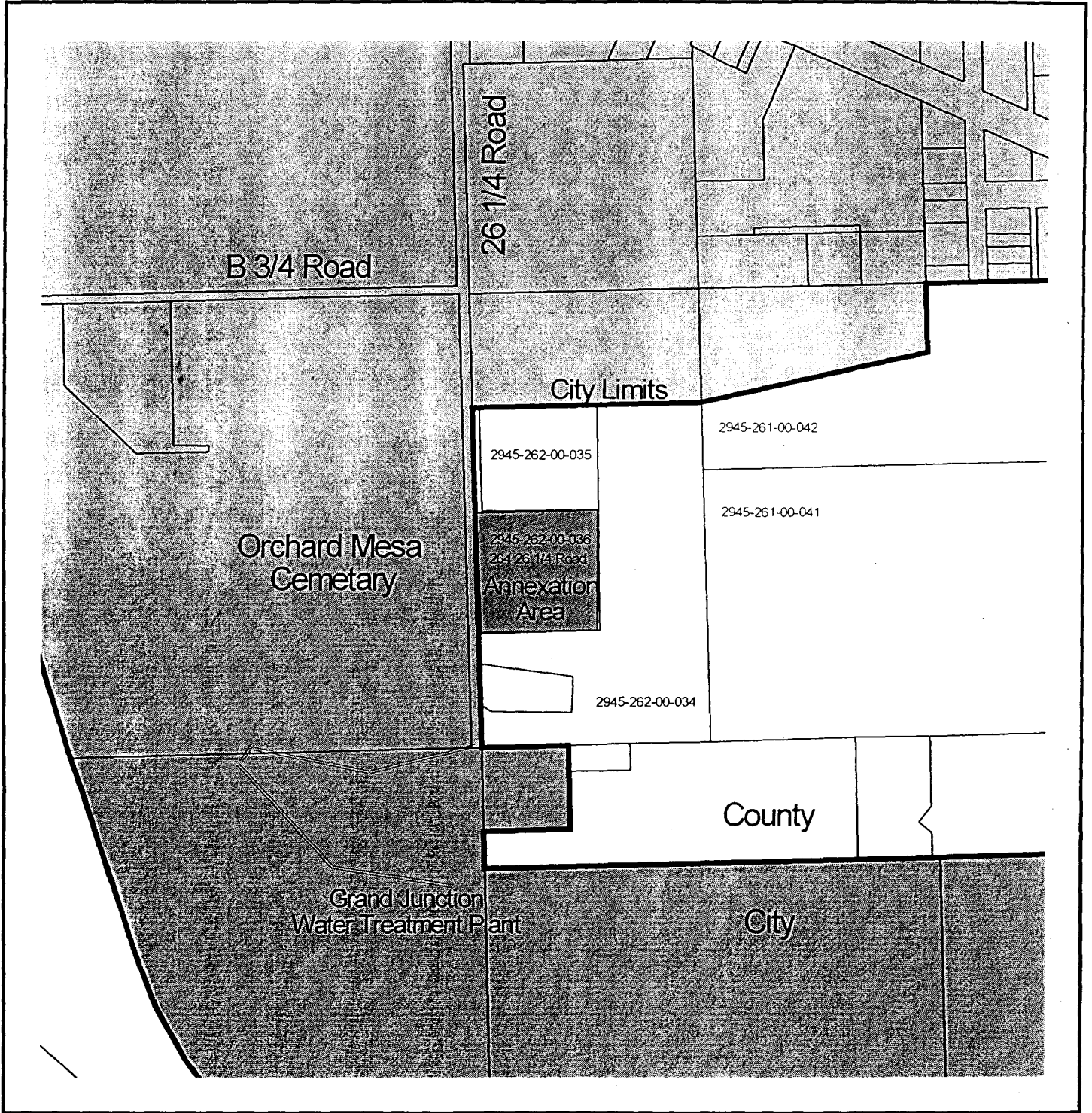
FISCAL IMPACTS: Financial impacts have been found to be negligible.

STAFF RECOMMENDATIONS:

Staff recommends approval.

*Approved
5-0*

FLORAL ANNEXATION





September 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

Walter F. & Catherine Larsen
264 26 1/4 Road
Grand Junction, CO 81503

Dear Walter & Catherine,

On September 4, 1996, the City Council approved the Floral Annexation on second reading. This annexation will become effective on October 6, 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, flowing style.

Linda Afman
Mayor

enclosure

FLORAL 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 Floral 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 Floral 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 the same~~ 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 ~~classification~~ classifications that are similar, if not identical, to the current zoning for each parcel. In the case of the Floral Annexation, the City is proposing RSF-4 which is the most equivalent City zone to the current county zoning of R2. The Planning Commission will make a recommendation regarding the zoning on September 10th and City Council will make the final decision on October 2nd. These dates are subject to change, however. 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.

Passed 5-0

STAFF REVIEW

FILE: #ANX-96-163 FLORAL ANNEXATION - ZONE OF ANNEXATION

DATE: September 10, 1996

STAFF: Mike Pelletier

ACTION REQUESTED: Staff requests that Planning Commission recommend RSF-4 (Residential Single Family with a density not to exceed 4 units per acre) zoning for the Floral Annexation.

LOCATION: 264 26 1/4 Road

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY:

Staff recommends RSF-4 zoning for the Floral Annexation which is the most equivalent City zone to the current R2 Mesa County zone.

EXISTING LAND USE: Single Family Residential and Remains of a Liquidating Floral Operation
PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE
 NORTH: Residential
 SOUTH: Residential
 EAST: Residential and Agriculture
 WEST: Orchard Mesa Cemetery

EXISTING COUNTY ZONING: R2
PROPOSED CITY ZONING: RSF-4

SURROUNDING ZONING
 NORTH: R2 (County)
 SOUTH: Public Zone (City)
 EAST: R2 (County)
 WEST: Public Zone (City)

STAFF ANALYSIS:

This annexation contains one parcel and 2.9 acres. The petitioner signed a power-of-attorney for this property on March 26, 1975. There was a greenhouse/floral operation on the property that is now in the process of liquidating. The owners have indicated that the proposed future use is residential only. The proposed RSF-4 zone is the most equivalent City zone to Mesa County's R2 zone.

The Orchard Mesa Neighborhood Plan recommends 4 units per acre or less for this area. Also, the City/County Growth Plan recommends 2 - 3.9 dwelling units per acre for this area. Both recommendations are consistent with the proposed zone.

The following table provides a comparison of the bulk requirements of the R2 and RSF-4 zones.

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

The zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zone. The criteria are as follows:

- A. Was the existing zone an error at the time of adoption?
Response: No, the County R2 zone is appropriate..
- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?
Response: The area is becoming increasingly more residential as agricultural land develops.
- C. Is there an area of community need for the proposed rezone?
Response: State law requires that the City give the land a City zone.
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?
Response: It is compatible with surrounding uses..
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?
Response: Not applicable.

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

Response: Yes

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

Response: *Utilities can be easily extended to the area.*

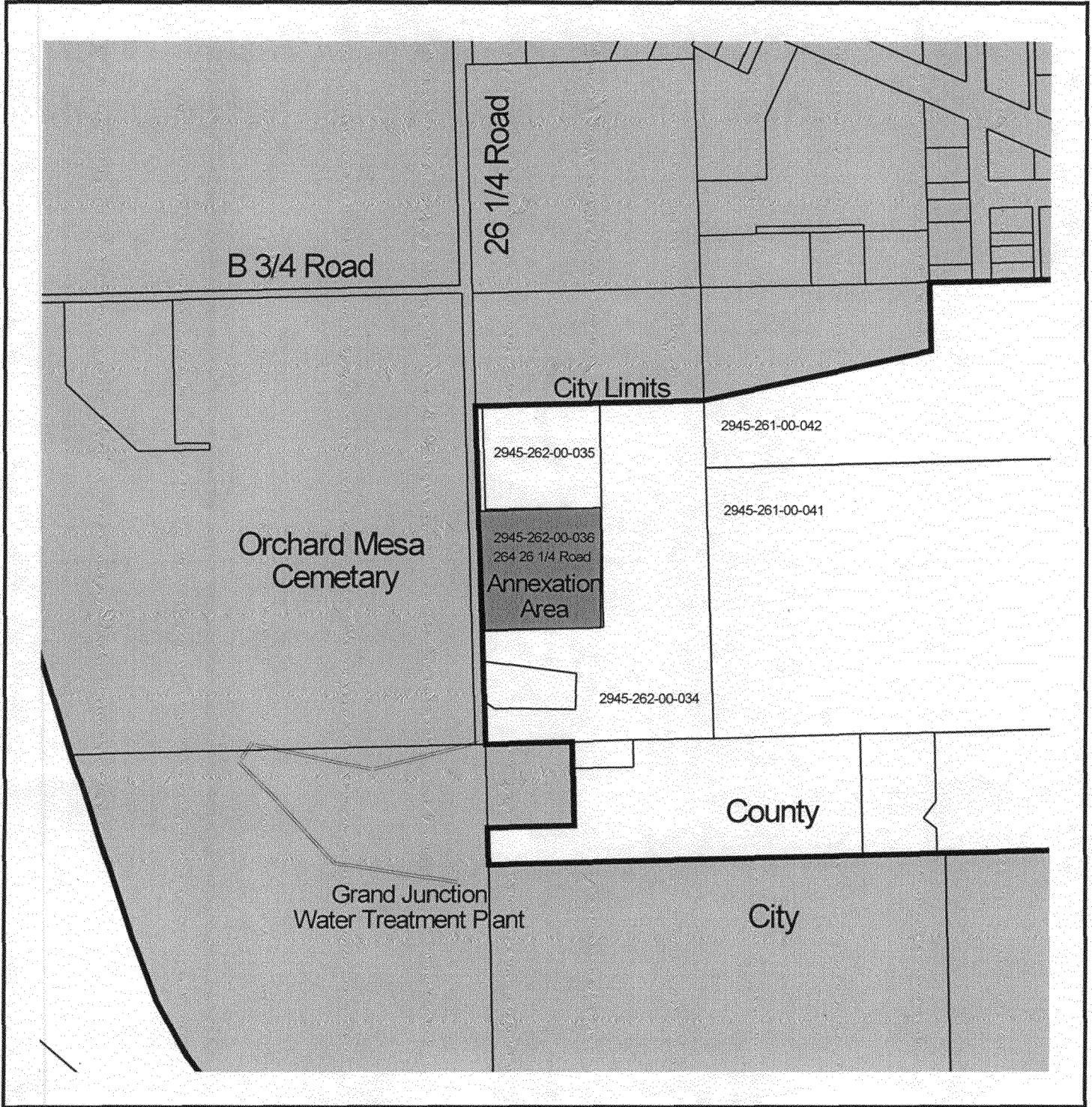
STAFF RECOMMENDATIONS:

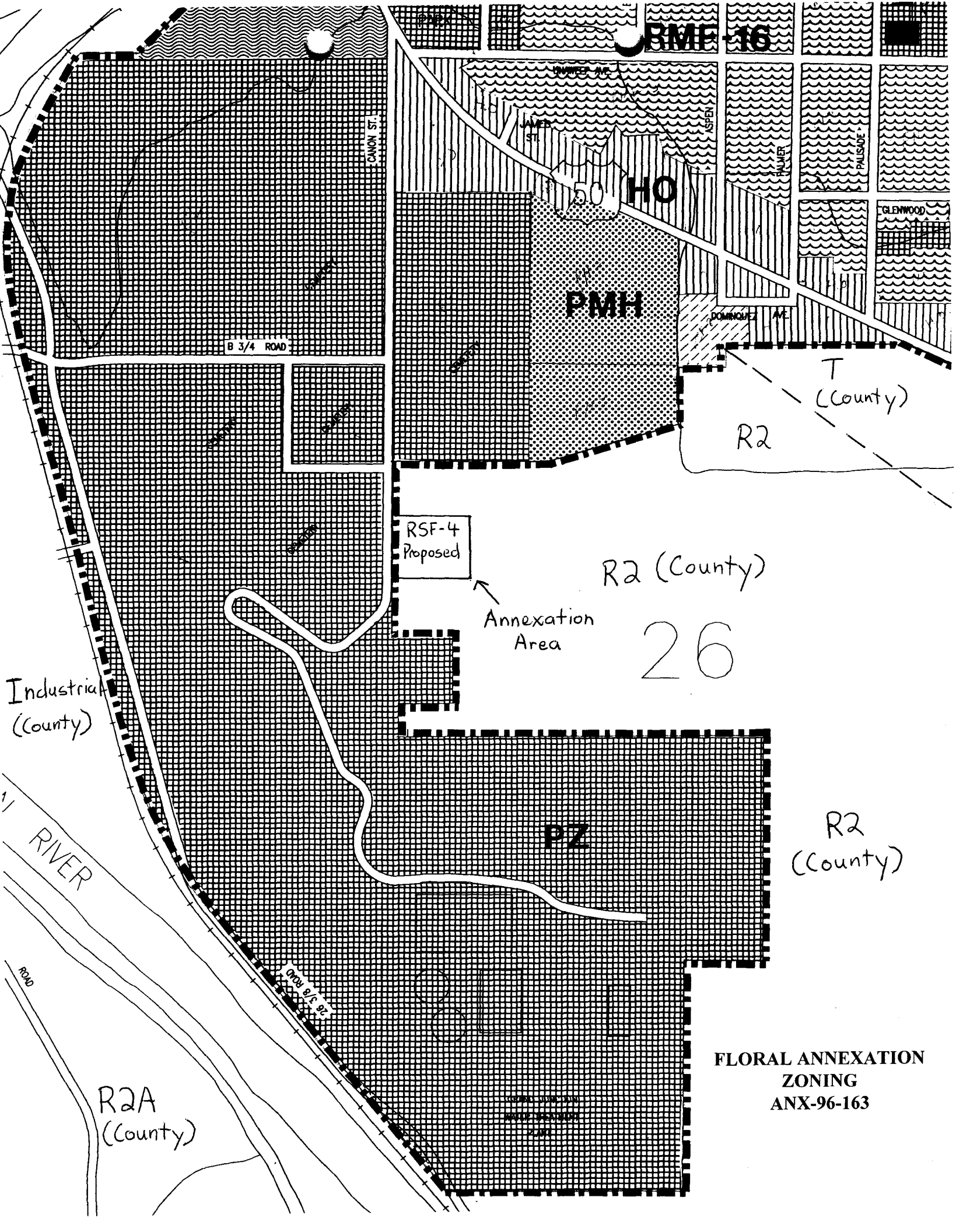
RSF-4 zoning

RECOMMENDED PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #ANX-96-163 a zone of annexation for the Floral Annexation, I move that we forward to City Council a recommendation of RSF-4 zoning.

FLORAL ANNEXATION





**FLORAL ANNEXATION
ZONING
ANX-96-163**

STAFF REVIEW

FILE: #ANX-96-163 FLORAL ANNEXATION - ZONE OF ANNEXATION

DATE: September 18, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve RSF-4 (Residential Single Family with a density not to exceed 4 units per acre) zoning for the Floral Annexation.

LOCATION: 264 26 1/4 Road

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY:

Staff recommends RSF-4 zoning for the Floral Annexation which is the most equivalent City zone to the current R2 Mesa County zone.

EXISTING LAND USE: Single Family Residential and Remains of a
Liquidating Floral Operation

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE

NORTH: Residential

SOUTH: Residential

EAST: Residential and Agriculture

WEST: Orchard Mesa Cemetery

EXISTING COUNTY ZONING: R2

PROPOSED CITY ZONING: RSF-4

SURROUNDING ZONING

NORTH: R2 (County)

SOUTH: Public Zone (City)

EAST: R2 (County)

WEST: Public Zone (City)

STAFF ANALYSIS:

This annexation contains one parcel and 2.9 acres. The petitioner signed a power-of-attorney for this property on March 26, 1975. There was a greenhouse/floral operation on the property that is now in the process of liquidating. The owners have indicated that the proposed future use is residential only. The proposed RSF-4 zone is the most equivalent City zone to Mesa County's R2 zone.

The Orchard Mesa Neighborhood Plan recommends 4 units per acre or less for this area. Also, the City/County Growth Plan recommends 2 - 3.9 dwelling units per acre for this area. Both recommendations are consistent with the proposed zone.

The following table provides a comparison of the bulk requirements of the R2 and RSF-4 zones.

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

The zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zone. The criteria are as follows:

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

Response: No, the County R2 zone is appropriate. RSF-4 is the most equivalent City zone to the County's R2 zone..

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

Response: The area is becoming increasingly more residential as agricultural land develops.

C. Is there an area of community need for the proposed rezone?

Response: State law requires that the City give the land a City zone within 90 days of the annexation becoming effective..

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

Response: It is compatible with surrounding uses..

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

Response: The existing residential use will continue to be in compliance to zoning.

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

Response: Yes. It is in compliance with the Orchard Mesa Neighborhood Plan and the City/County Growth Plan.

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

Response: Utilities are available.

STAFF RECOMMENDATIONS:

RSF-4 zoning

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended RSF-4 zoning.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Ordinance Zoning the Floral Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Floral 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 Single family with a maximum of four units per acre (RSF-4) zoning.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Residential Single Family with a maximum of four units per acre (RSF-4) zone district be established.

The City Council finds that the RSF-4 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 four units per acre (RSF-4):

A parcel of land situate in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, thence South along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 663.63 feet to the **True Point of Beginning** of the parcel described herein; thence crossing the east $\frac{1}{2}$ of 26 $\frac{1}{4}$ Road and along the north line of a parcel of land as described in Book 2040 at Page 585 of the records of the Mesa County Clerk and Recorder S 88°45'56" E a distance of 358.07 feet to the northeast corner of said parcel of land; thence S 00°00'01" E along the east line of said parcel of land a distance of 351.21 feet to the southeast corner of said parcel of land; thence along the south line of said parcel of land and extending to the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ N 89°35'40" W a distance of 358.00 feet to a point on said west line; thence North along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 356.39 feet to the point of beginning.

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

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

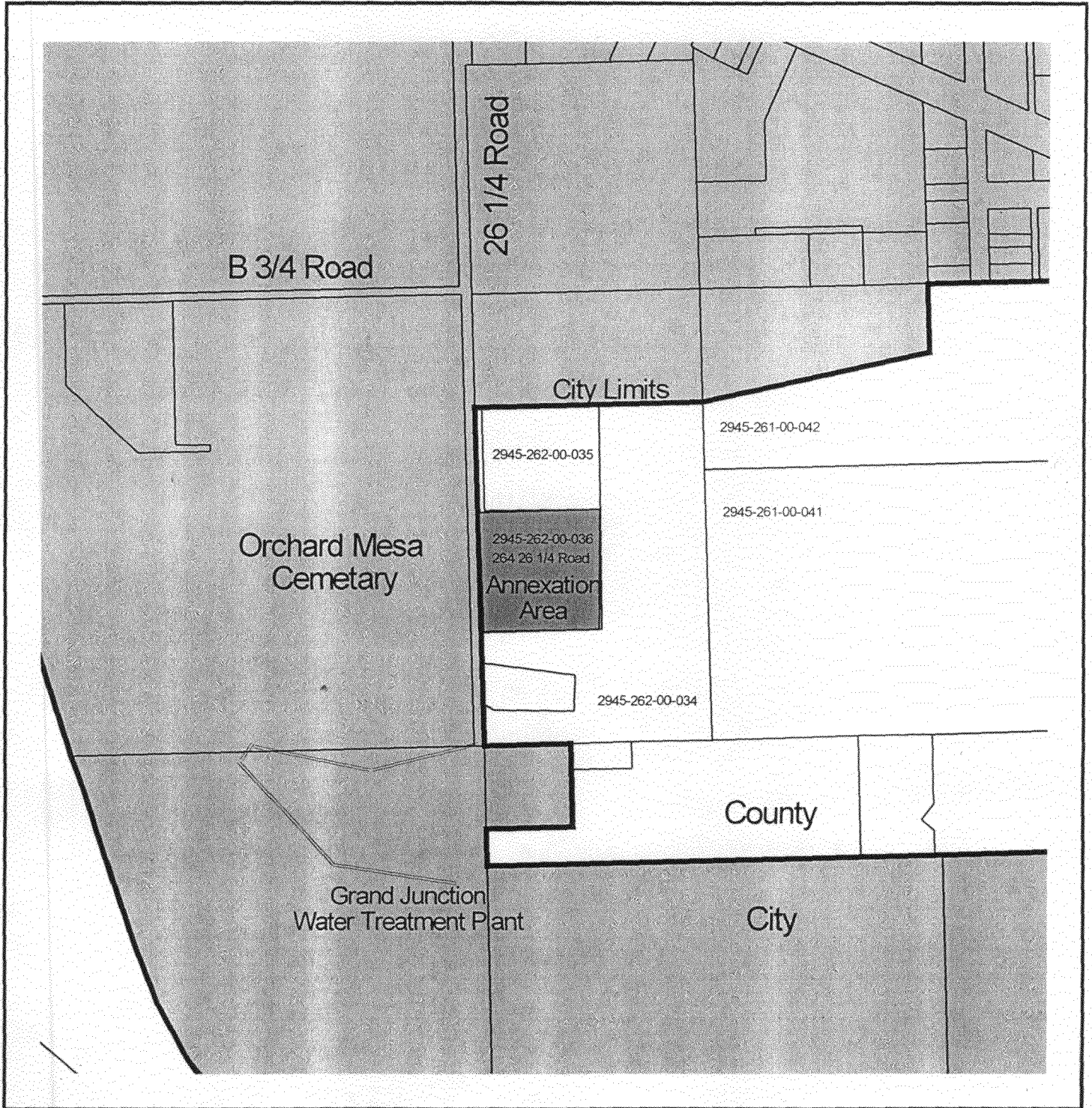
Mayor

ATTEST:

City Clerk

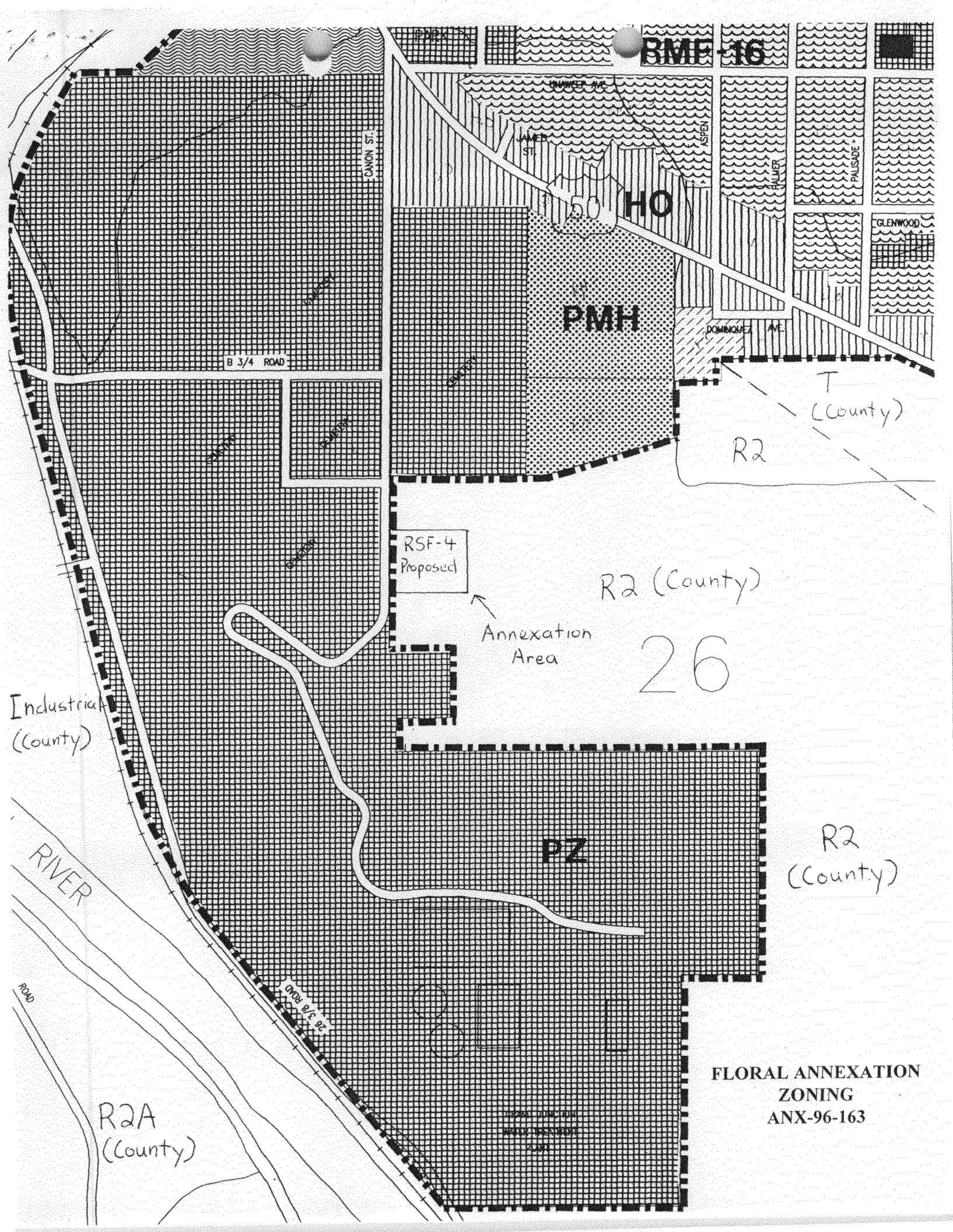
(florzzone.ord)

FLORAL ANNEXATION



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.





RMF 16

HO

PMH

R2

T (County)

RSF-4
Proposed

R2 (County)

Annexation
Area

26

Industrial
(County)

R2
(County)

PZ

R2A
(County)

**FLORAL ANNEXATION
ZONING
ANX-96-163**

Community Development
Planning Division



September 19, 1996

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

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

Madam:

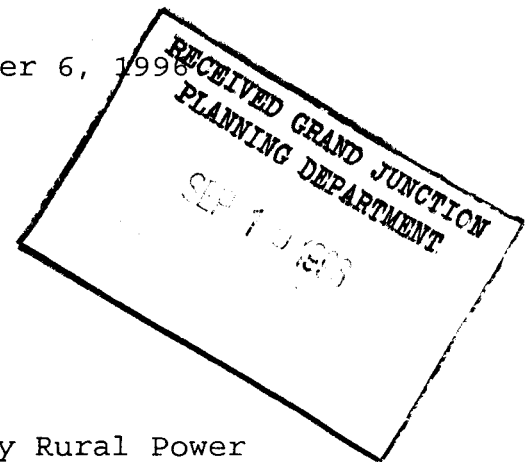
Re: Annexation - Floral

Enclosed herewith is a certified copy of Ordinance No. 2948 and map for annexation of Floral Annexation, which annexes approximately 2.9 acres of land located at 264 26 1/4 Road.

The effective date of the annexation is October 6, 1996

Sincerely,

Stephanie Nye
Stephanie Nye, CMC/AAE
City Clerk



SN:tm
Enclosures

cc: Michael Gallegos, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power
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

STAFF REVIEW

FILE: #ANX-96-163 FLORAL ANNEXATION - ZONE OF ANNEXATION

DATE: October 2, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve RSF-4 (Residential Single Family with a density not to exceed 4 units per acre) zoning for the Floral Annexation.

LOCATION: 264 26 1/4 Road

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY:

Staff recommends RSF-4 zoning for the Floral Annexation which is the most equivalent City zone to the current R2 Mesa County zone.

EXISTING LAND USE: Single Family Residential and Remains of a
Liquidating Floral Operation
PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE

 NORTH: Residential
 SOUTH: Residential
 EAST: Residential and Agriculture
 WEST: Orchard Mesa Cemetery

EXISTING COUNTY ZONING: R2

PROPOSED CITY ZONING: RSF-4

SURROUNDING ZONING

 NORTH: R2 (County)
 SOUTH: Public Zone (City)
 EAST: R2 (County)
 WEST: Public Zone (City)

STAFF ANALYSIS:

This annexation contains one parcel and 2.9 acres. The petitioner signed a power-of-attorney for this property on March 26, 1975. There was a greenhouse/floral operation on the property that is now in the process of liquidating. The owners have indicated that the proposed future use is residential only. The proposed RSF-4 zone is the most equivalent City zone to Mesa County's R2 zone.

The Orchard Mesa Neighborhood Plan recommends 4 units per acre or less for this area. Also, the City/County Growth Plan recommends 2 - 3.9 dwelling units per acre for this area. Both recommendations are consistent with the proposed zone.

The following table provides a comparison of the bulk requirements of the R2 and RSF-4 zones.

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

The zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zone. The criteria are as follows:

- A. Was the existing zone an error at the time of adoption?
Response: No, the County R2 zone is appropriate. RSF-4 is the most equivalent City zone to the County's R2 zone..
- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?
Response: The area is becoming increasingly more residential as agricultural land develops.
- C. Is there an area of community need for the proposed rezone?
Response: State law requires that the City give the land a City zone within 90 days of the annexation becoming effective..
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?
Response: It is compatible with surrounding uses..
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?

Response: The existing residential use will continue to be in compliance to zoning.

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

Response: Yes. It is in compliance with the Orchard Mesa Neighborhood Plan and the City/County Growth Plan.

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

Response: Utilities are available.

STAFF RECOMMENDATIONS:

RSF-4 zoning

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended RSF-4 zoning.

(flozone2.rpt)

10/2/96
Approved
6-0

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Ordinance Zoning the Floral Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Floral Annexation and requires a City zoning designation be applied to the property.

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After public notice and public hearing before the Grand Junction City Council, City Council finds that the Residential Single Family with a maximum of four units per acre (RSF-4) zone district be established.

The City Council finds that the RSF-4 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 four units per acre (RSF-4):

A parcel of land situate in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, thence South along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 663.63 feet to the **True Point of Beginning** of the parcel described herein; thence crossing the east $\frac{1}{2}$ of 26 $\frac{1}{4}$ Road and along the north line of a parcel of land as described in Book 2040 at Page 585 of the records of the Mesa County Clerk and Recorder S $88^{\circ}45'56''$ E a distance of 358.07 feet to the northeast corner of said parcel of land; thence S $00^{\circ}00'01''$ E along the east line of said parcel of land a distance of 351.21 feet to the southeast corner of said parcel of land; thence along the south line of said parcel of land and extending to the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ N $89^{\circ}35'40''$ W a distance of 358.00 feet to a point on said west line; thence North along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 356.39 feet to the point of beginning.

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

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

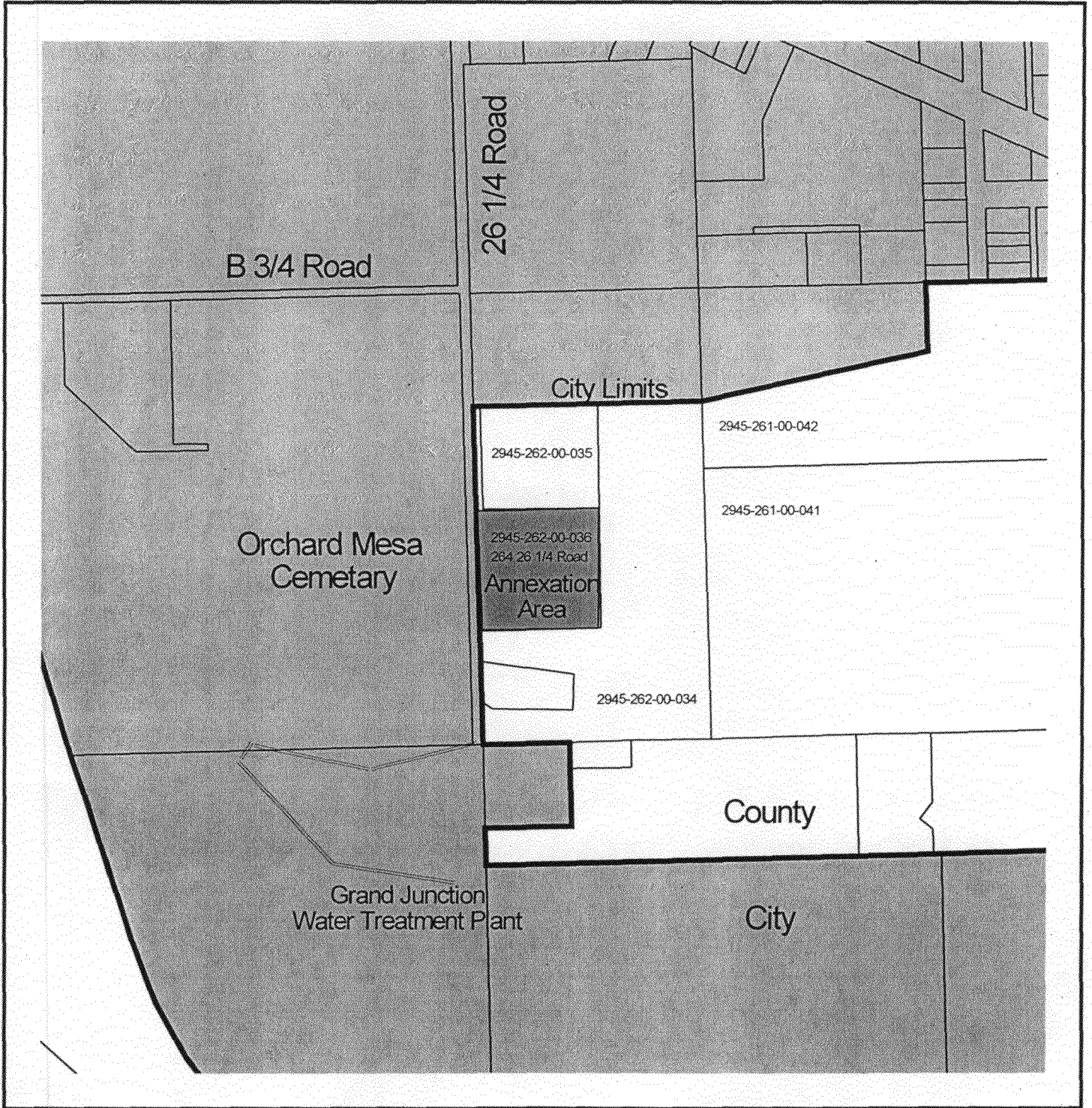
Mayor

ATTEST:

City Clerk

(florzzone.ord)

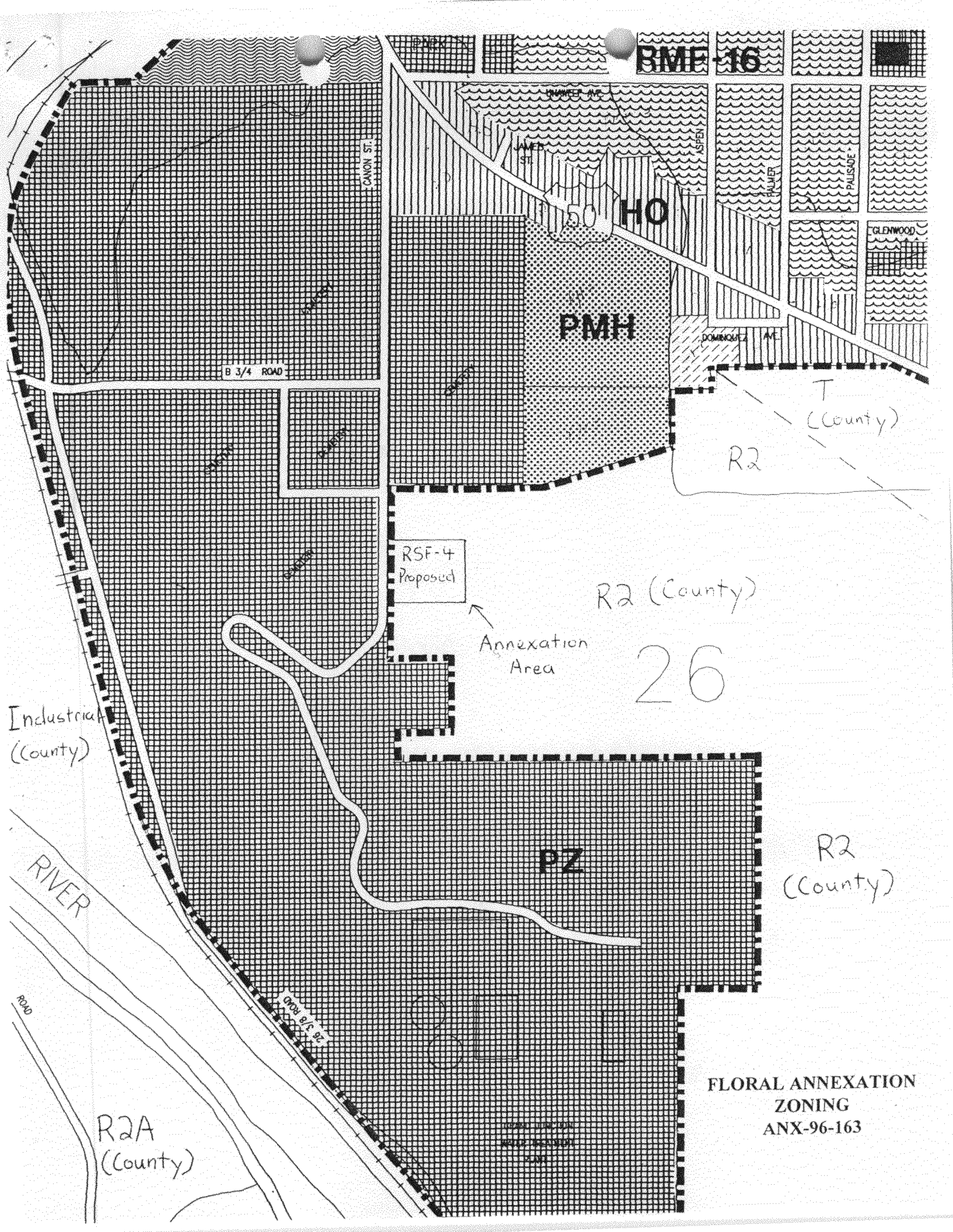
FLORAL ANNEXATION



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



MP
6/26/96



December 27, 1996

To File # ANX-96-163

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 Floral Annexation has a total area of approximately 2.91 acres.

Respectfully,

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

Dave Thornton
Senior Planner

(imprpt.bp)

208 house
Fire hydrant

FLORAL ANNEXATION



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



MP
6/26/96

Majority Annexation Checklist

FOR THE FLORAL ANNEXATION(S)

ANX-96-163

- 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 (*see impact report request*)
- 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 reports
- Cover letter (sent out to property/business owners) with address list. *June 21, 1996*
- Annexation newsletter
- Attendance roster at neighborhood meetings
- Resolution of referring petition (or intent to annex) *July 17, 1996*
- Resolution of accepting petition *Aug 21, 1996 (cover letter only dated Aug 23) see City Clerk*
- Signed annexation ordinance *Sept 4, 1996*
- Final annexation plat
- City Council minutes for annexation
 - referral of petition (intent to annex for enclaves) *July 17, 1996*
 - acceptance of petition/1st reading of ordinance *AUG 21, 1996*
 - 2nd reading of ordinance *Sept 4, 1996*
- Planning Commission minutes for Zoning
- City Council minutes for zone of annexation
 - 1st reading of ordinance
 - 2nd reading of ordinance
- Copy of signed zoning ordinance
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only) *Dec 27, 1996*
- Memo requesting impact reports *July 15, 1996*
- Impact reports
 - Public Works
 - Code Enforcement
 - Planning
 - Parks
 - Finance (final report)
 - Fire *Aug 5, 1996*
 - Other *MESA Co Code Enforcement (July 24, 1996)*
 - LITE WATER (Aug 9, 1996)*
- Original POA's (*Copy*)
- Welcome to the City letter (with address list) *Sept 6, 1996*

(majority.lst)