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File ANX-1996-167

Name: Fruitvale to Peachtree Annexation

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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.  
Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.  
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|   |   | *City Council staff report and exhibits                      |
|   |   | *Summary sheet of final conditions                           |

**DOCUMENT DESCRIPTION:**

|   |   |   |   |   |  |
|---|---|---|---|---|--|
|   |   | <b>This Annexation was Annexed and then De-Annexed as a final result</b>                        | X | X | Proposed Annexation Area Location Maps     |
| X | X | Correspondence  | X | X | Annexation Maps – GIS Historical Maps - ** |
| X | X | City Council Minutes - ** - 12/20/95, 7/17/96, 8/21/96, 11/6/96                                 | X |   | Proposed Annexation Boundary Map           |
|   |   | Optimal Timeline  | X |   | Annexation Area – South, North Half        |
| X |   | E-mails   | X | X | Future Land Use Map                        |
|   |   | Reference Materials   | X | X | Existing Land Use Map                      |
| X | X | Petition for Annexation – 7/22/96   | X | X | Large Assessor's Maps                      |
| X | X | Impact Report – 7/26/96   | X | X | Resolution No. 30-96, 77-96, 82-96 - **    |
|   |   | Notice of Hearing   | X | X | Ordinance 2875, 2876, 2910 - **            |
| X | X | Notes to file   |   |   |  |
| X | X | Property Profile – 8/20/96  |   |   |  |
| X | X | Annexation Brochures  |   |   |  |
| X |   | Newspaper Article – City Starts P.R. Blitz about Fruitvale Annexation - Daily Sentinel – 8/4/96 |   |   |  |

\*\*\*\*\*MEMORANDUM\*\*\*\*\*

Date: October 14, 1994

To: Ron Lappi  
cc:

From: Jodi Romero

Subject: Sales Tax Rev-Eastern Commercial Annexation  
Attachment: Detail Sales Tax Estimation

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Ron,

The attached schedule lists 186 businesses which I identified in the Eastern Commercial Area Annexation. I have also cross-referenced these business locations with Community Development's list of tax parcel numbers. The sales tax estimates are determined from sales tax histories of like-kind businesses already located and licensed within the City limits. This estimation process resulted in total taxable retail sales of \$44.8 million and \$1.25 million in sales tax. This sales tax number is before vendors fee.

The only commercial/industrial zone that is in the Clifton area that IS NOT included in this proposed annexation is from 31 1/2 Road to 32 Road and from the Railroad Tracks to the River. This area has approximately 35 businesses which are mainly comprised of industrial type businesses. (heavy equipment sales and repair, wholesale, contracting, etc) I have estimated total taxable sales in this area of @ \$2.3 million and sales tax of \$62,500.

As discussed, an estimate of sales taxes in the proposed incorporation area of Clifton will follow.

Thanks,  
Jodi

| SALES TAX ESTIMATION                                  |                                     |     |         |                  |              |             |                                     |
|---|-------------------------------------|-----|---------|------------------|--------------|-------------|-------------------------------------|
| EASTERN COMMERCIAL ANNEXATION                         |                                     |     |         |                  |              |             |                                     |
| { F Road to I-70 Business Loop and 29 to 32 1/4 Road} |                                     |     |         |                  |              |             |                                     |
| 10/14/94  |                                     |     |         |                  |              |             |                                     |
| BUSINESS  |                                     |     |         | TAXABLE<br>SALES | SALES<br>TAX | CLS         | COMPARABLE SALES/COMMENTS           |
| 1   | TBS Thompson Business Services      | 472 | 29 Road | 81504            | 1,000        | 28 S        | 3                                   |
| 2   | Ace Mini Storage                    | 476 | 29 Road | 81504            | 0            | 0 S         | 3                                   |
| 3   | Gold Fever Prospecting Supply       | 490 | 29 Road | 81504            | 8,000        | 220 N       | 3                                   |
| 4   | The Hair Station                    | 490 | 29 Road | 81504            | 25,000       | 688 W       | 3 VARIOUS                           |
| 5   | 29 Road Mini Storage                | 492 | 29 Road | 81504            | 0            | 0 S         | 3                                   |
| 6   | American West Real Estate Service   | 492 | 29 Road | 81504            | 1,000        | 28 S        | 3                                   |
| 7   | used car/junk yard-VACANT           | 494 | 29 Road | 81504            | 10,000       | 275 AE      | 3 VARIOUS                           |
| 8   | Fruitvale Liquors                   | 505 | 30 Road | 81504            | 560,000      | 15,400 G    | 3 OM/CROWN LIQUORS                  |
| 9   | Leon's Taqueria Restaurant          | 505 | 30 Road | 81504            | 150,000      | 4,125 I     | 3 LOIS'S PLACE                      |
| 10  | Cornerstone Thrif Store             | 507 | 30 Road | 81504            | 10,000       | 275 N       | 3                                   |
| 11  | Dominos Pizza                       | 507 | 30 Road | 81504            | 450,000      | 12,375 F    | 3 NO GJ LIC FOR DEL                 |
| 12  | JJ's Lounge                         | 507 | 30 Road | 81504            | 402,000      | 11,055 H    | 3 WRIGLEY FIELD                     |
| 13  | Nautilus Excel                      | 507 | 30 Road | 81504            | 11,500       | 316 N       | 3 MAINLY SERVICE BD GYM             |
| 14  | Southwest Imports                   | 507 | 30 Road | 81504            | 100,000      | 2,750 N     | 3 VARIOUS SMALL RETAIL              |
| 15  | Summer's Car Wash                   | 508 | 30 Road | 81504            | 5,000        | 138 T       | 4                                   |
| 16  | vacant                              | 510 | 30 Road | 81504            | 0            | 0 AE        | 4                                   |
| 17  | Sugar & Spice Donut & Sandwich Shop | 511 | 30 Road | 81504            | 50,000       | 1,375 D     | 3 SMALL RESTAURANT (1/2 LOIS PLACE) |
| 18  | T & J Mini Storage                  | 516 | 30 Road | 81504            | 0            | 0 S         | 4                                   |
| 19  | Balerios Gallery & Frame            | 524 | 30 Road | 81504            | 0            | 0 S         | 4                                   |
| 20  | Western Colorad Internet            | 524 | 30 Road | 81504            | 1,000        | 28 S        | 4                                   |
| 21  | A Small World Hobbies & Games       | 569 | 32 Road | 81504            | 100,000      | 2,750 N     | 4 VARIOUS SMALL RETAIL              |
| 22  | All About Travel                    | 569 | 32 Road | 81504            | 1,000        | 28 S        | 4                                   |
| 23  | Bruce Young, DDS                    | 569 | 32 Road | 81504            | 1,000        | 28 R        | 4                                   |
| 24  | Cirrus Instant Cash Machine         | 569 | 32 Road | 81504            | 0            | 0 AE        | 4                                   |
| 25  | City Market                         | 569 | 32 Road | 81504            | \$4,100,000  | \$112,750 A | 4 EASTGATE C.M.                     |
| 26  | Clifton Video Plus                  | 569 | 32 Road | 81504            | 126,000      | 3,465 ZZ    | 4 GRAND VALLEY VIDEO                |
| 27  | Cost Cutters                        | 569 | 32 Road | 81504            | 36,000       | 990 W       | 4 COST CUTTERS NORTH AVENUE         |
| 28  | Doc's Vac Shack                     | 569 | 32 Road | 81504            | 20,000       | 550 S       | 4 SERV/SOME PARTS                   |
| 29  | Dos Hombres                         | 569 | 32 Road | 81504            | 1,800,000    | 49,500 I    | 4 DOS HOMBRES-REDLANDS              |
| 30  | Floor Coverings International       | 569 | 32 Road | 81504            | 50,000       | 1,375 Q     | 4                                   |
| 31  | H&R Block                           | 569 | 32 Road | 81504            | 1,000        | 28 S        | 4                                   |
| 32  | La Hacienda Mexican Imports         | 569 | 32 Road | 81504            | 100,000      | 2,750 N     | 4 VARIOUS SMALL RETAIL              |

| SALES TAX ESTIMATION                                   |                                       |      |              |                  |              |        |                           |
|--|---------------------------------------|------|--------------|------------------|--------------|--------|---------------------------|
| EASTERN COMMERCIAL ANNEXATION                          |                                       |      |              |                  |              |        |                           |
| { F Road to I-70 Business Loop and 29 to 32 1/4 Road } |                                       |      |              |                  |              |        |                           |
| 10/14/94   |                                       |      |              |                  |              |        |                           |
| BUSINESS   |                                       |      |              | TAXABLE<br>SALES | SALES<br>TAX | CLS    | COMPARABLE SALES/COMMENTS |
| 33   | Mesa County Sherriff Clerk & Recorder | 569  | 32 Road      | 81504            | 0            | 0      | AE 4                      |
| 34   | Mesa National Bank                    | 569  | 32 Road      | 81504            | 1,000        | 28     | S 4                       |
| 35   | Mountain Man                          | 569  | 32 Road      | 81504            | 5,000        | 138    | D 4                       |
| 36   | Pizza Chef                            | 569  | 32 Road      | 81504            | 36,000       | 990    | E 4                       |
| 37   | Sam's Too Bingo                       | 569  | 32 Road      | 81504            | 50,000       | 1,375  | N 4                       |
| 38   | Taco Bell                             | 569  | 32 Road      | 81504            | 1,600,000    | 44,000 | E 4                       |
| 39   | Alpine Bank                           | 570  | 32 Road      | 81520            | 1,000        | 28     | S 4                       |
| 40   | Loco Food Stores                      | 573  | 32 Road      | 81520            | 100,000      | 2,750  | C 4                       |
| 41   | The Doctor's Office Inc.              | 573  | 32 Road      | 81520            | 1,000        | 28     | S 4                       |
| 42   | Contry Feed & Pet Supply              | 580  | 32 Road      | 81520            | 200,000      | 5,500  | N 4                       |
| 43   | Daylight Donuts                       | 580  | 32 Road      | 81520            | 5,000        | 138    | D 4                       |
| 44   | Hair We Are                           | 580  | 32 Road      | 81520            | 25,000       | 688    | W 4                       |
| 45   | Holsum Bakery Thrift Shop             | 580  | 32 Road      | 81520            | 0            | 0      | AE 4                      |
| 46   | Milpro Dry Cleaners                   | 580  | 32 Road      | 81520            | 1,000        | 28     | S 4                       |
| 47   | Pizza Hut                             | 580  | 32 Road      | 81520            | 350,000      | 9,625  | F 4                       |
| 48   | The Laundry                           | 580  | 32 Road      | 81520            | 10,000       | 275    | Z 4                       |
| 49   | Dollar Mania                          | 590  | 32 Road      | 81520            | 100,000      | 2,750  | N 4                       |
| 50   | Mesa County Public Library            | 590  | 32 Road      | 81520            | 0            | 0      | AE 4                      |
| 51   | Western Colorado Area Health Ed Ctr   | 592  | 32 Road      | 81520            | 0            | 0      | AE 4                      |
| 52   | Gators                                | 3001 | E Road       | 81504            | 600,000      | 16,500 | I 4                       |
| 53   | Eastside Professional Plaza           | 3198 | F Road       | 81504            | 1,000        | 28     | S 2                       |
| 54   | Roadway Express                       | 3207 | F Road       | 81520            | 1,000        | 28     | S 4                       |
| 55   | Diamond Shamrock                      | 3218 | F Road       | 81520            | 100,000      | 2,750  | C 2                       |
| 56   | Kentucky Fried Chicken                | 3219 | F Road       | 81520            | 1,000,000    | 27,500 | E 4                       |
| 57   | Slogar's Auto Sales                   | 3222 | F Road       | 81520            | 100,000      | 2,750  | XX 2                      |
| 58   | Stop N Save                           | 3223 | F Road       | 81520            | 100,000      | 2,750  | C 4                       |
| 59   | Fiegel's Traveland Inc.               | 3228 | F Road       | 81520            | 0            | 0      | V 2                       |
| 60   | Clifton Car Wash & Lube Shop          | 3240 | F Road       | 81520            | 95,000       | 2,613  | YY 2                      |
| 61   | Animal Medical Clinic                 | 504  | Fruitvale Ct | 81504            | 5,000        | 138    | S 4                       |
| 62   | Maynard & Hooches Service             | 504  | Fruitvale Ct | 81504            | 50,000       | 1,375  | YY 4                      |
| 63   | Francis Constructors                  | 507  | Fruitvale Ct | 81504            | 1,000        | 28     | S 4                       |
| 64   | Southwest Radiographics               | 507  | Fruitvale Ct | 81504            | 1,000        | 28     | S 4                       |

| SALES TAX ESTIMATION                                   |                                       |      |              |                  |              |        |   |
|--|---------------------------------------|------|--------------|------------------|--------------|--------|---|
| EASTERN COMMERCIAL ANNEXATION                          |                                       |      |              |                  |              |        |   |
| { F Road to I-70 Business Loop and 29 to 32 1/4 Road } |                                       |      |              |                  |              |        |   |
| 10/14/94   |                                       |      |              |                  |              |        |   |
| BUSINESS   |                                       |      |              | TAXABLE<br>SALES | SALES<br>TAX | CLS    | COMPARABLE SALES/COMMENTS               |
| 65   | Friends of Turkey                     | 508  | Fruitvale Ct | 81504            | 0            | 0      | AE 4                                    |
| 66   | Kampus Clubs                          | 508  | Fruitvale Ct | 81504            | 0            | 0      | AE 4                                    |
| 67   | A Carousel of Gifts                   | 510  | Fruitvale Ct | 81504            | 50,000       | 1,375  | N 4 VERY SMALL RETAIL                   |
| 68   | RC Enterprises                        | 510  | Fruitvale Ct | 81504            | 0            | 0      | AE 4                                    |
| 69   | Tough Wood                            | 510  | Fruitvale Ct | 81504            | 0            | 0      | N 4 ?                                   |
| 70   | Two Rivers Heating & Air Conditioning | 510  | Fruitvale Ct | 81504            | 1,000        | 28     | S 4                                     |
| 71   | Western States Roofing Inc.           | 510  | Fruitvale Ct | 81504            | 1,000        | 28     | S 4                                     |
| 72   | Action Printing                       | 516  | Fruitvale Ct | 81504            | 75,000       | 2,063  | U 4 GRT WEST/SOUTHWEST GR               |
| 73   | Authentic Senryokan Karate-Do         | 516  | Fruitvale Ct | 81504            | 0            | 0      | AE 4                                    |
| 74   | Game Dude                             | 516  | Fruitvale Ct | 81504            | 50,000       | 1,375  | N 4 VERY SMALL RETAIL                   |
| 75   | Re-Nu House                           | 516  | Fruitvale Ct | 81504            | 35,000       | 963    | Q 4                                     |
| 76   | Rob Balmer & Associates               | 516  | Fruitvale Ct | 81504            | 1,000        | 28     | S 4                                     |
| 77   | vacant commercial                     | 2907 | Hill Avenue  | 81504            | 0            | 0      | AE 3                                    |
| 78   | Grand Valley Auto Repair              | 2912 | Hill Avenue  | 81504            | 50,000       | 1,375  | YY 3 VARIOUS                            |
| 79   | Ute Engines                           | 2913 | Hill Avenue  | 81504            | 50,000       | 1,375  | YY 3 MACHINE SHOPS                      |
| 80   | Mountain States Plumbing & Heating    | 2914 | Hill Avenue  | 81504            | 150,000      | 4,125  | Y 3 LUNSFORD, CONNAWAY                  |
| 81   | Grand Junction Signs & Neon           | 2915 | Hill Avenue  | 81504            | 0            | 0      | Y 3 LIC. MOBILE BUSINESS                |
| 82   | Woodworkers                           | 2906 | I-70 B Loop  | 81504            | 0            | 0      | N 3                                     |
| 83   | Brinkley Electric                     | 2912 | I-70 B Loop  | 81504            | 5,000        | 138    | Y 3 CONTRACTOR                          |
| 84   | All Seasons Rentals                   | 2916 | I-70 B Loop  | 81504            | 150,000      | 4,125  | X 3 LEN'S RENTAL                        |
| 85   | Carpetime                             | 2920 | I-70 B Loop  | 81504            | 200,000      | 5,500  | Y 3 LIC. DELIVERY BUSINESS-EST INCREASE |
| 86   | ATS Screen Printing                   | 2940 | I-70 B Loop  | 81504            | 60,000       | 1,650  | U 3 LIC, EST INCREASE YOUR SIGN CO      |
| 87   | Victory Chapel                        | 2940 | I-70 B Loop  | 81504            | 0            | 0      | AE 3                                    |
| 88   | ACJJJS Service Company                | 2944 | I-70 B Loop  | 81504            | 0            | 0      | AE 3 OUT OF BUSINESS?                   |
| 89   | American Appliance                    | 2944 | I-70 B Loop  | 81504            | 0            | 0      | AE 3 OUT OF BUSINESS?                   |
| 90   | Overhead Door of Grand Junction       | 2944 | I-70 B Loop  | 81504            | 5,000        | 138    | Y 3 LIC MOBILE BUSINESS                 |
| 91   | United Waste Recycle Center           | 2948 | I-70 B Loop  | 81504            | 0            | 0      | AE 3                                    |
| 92   | J & M Lumber                          | 2956 | I-70 B Loop  | 81504            | 1,300,000    | 35,750 | M 3 LIC DEL. BUS. EST INCREASE          |
| 93   | Dance Works                           | 2964 | I-70 B Loop  | 81504            | 0            | 0      | S 3                                     |
| 94   | Fortney Refrigeration                 | 2964 | I-70 B Loop  | 81504            | 5,000        | 138    | Y 3 LIC. DELIVERY BUSINESS              |
| 95   | Fruitvale Laundromat                  | 2964 | I-70 B Loop  | 81504            | 6,000        | 165    | Z 3 EASY WASH                           |
| 96   | Vista Glass Company                   | 2964 | I-70 B Loop  | 81504            | 250,000      | 6,875  | N 3 VARIOUS                             |

| SALES TAX ESTIMATION                                   |                                  |      |             |               |           |           |                           |
|--|----------------------------------|------|-------------|---------------|-----------|-----------|---------------------------|
| EASTERN COMMERCIAL ANNEXATION                          |                                  |      |             |               |           |           |                           |
| { F Road to I-70 Business Loop and 29 to 32 1/4 Road } |                                  |      |             |               |           |           |                           |
| 10/14/94   |                                  |      |             |               |           |           |                           |
| BUSINESS   |                                  |      |             | TAXABLE SALES | SALES TAX | CLS       | COMPARABLE SALES/COMMENTS |
| 97   | Beauty & the Beast               | 3002 | I-70 B Loop | 81504         | 25,000    | 688 W     | 4 VARIOUS                 |
| 98   | Dairy Queen                      | 3002 | I-70 B Loop | 81504         | 350,000   | 9,625 E   | 4 1/2 OF NORTH AVE DQ     |
| 99   | Don's Estate Jewelry             | 3002 | I-70 B Loop | 81504         | 50,000    | 1,375 N   | 4 VERY SMALL RETAIL       |
| 100  | Nick's Emporium                  | 3002 | I-70 B Loop | 81504         | 50,000    | 1,375 N   | 4 VERY SMALL RETAIL       |
| 101  | The Video Channel                | 3002 | I-70 B Loop | 81504         | 125,500   | 3,451 ZZ  | 4 GRAND VALLEY VIDEO      |
|  | Wayne's TV                       | 3002 | I-70 B Loop | 81504         | 25,000    | 688 N     | 4 WILL'S TV               |
| 103  | Country General                  | 3010 | I-70 B Loop | 81504         | 3,935,000 | 108,213   | 4 STATE INFO              |
| 104  | Keenan Supply                    | 3026 | I-70 B Loop | 81504         | 60,000    | 1,650 Y   | 4 DAHL                    |
| 105  | Builders COOP                    | 3032 | I-70 B Loop | 81504         | 0         | 0 AE      | 4                         |
| 106  | Kids Closet                      | 3038 | I-70 B Loop | 81504         | 50,000    | 1,375 N   | 4 VERY SMALL RETAIL       |
| 107  | Renta Space                      | 3038 | I-70 B Loop | 81504         | 0         | 0 S       | 4                         |
| 108  | Chris A Cameron-State Farm Agent | 3092 | I-70 B Loop | 81504         | 1,000     | 28 S      | 4                         |
| 109  | All Terrain Motor Sports         | 3098 | I-70 B Loop | 81504         | 175,000   | 4,813 YY  | 4 SPORT CENTER            |
| 110  | Bilbek Sales & Services          | 3098 | I-70 B Loop | 81504         | 1,000     | 28 S      | 4                         |
| 111  | Joe McCoy Accounting             | 3098 | I-70 B Loop | 81504         | 1,000     | 28 S      | 4                         |
| 112  | TK Enterprises                   | 3098 | I-70 B Loop | 81504         | 1,000     | 28 S      | 4                         |
| 113  | Yooper Pasties & Pies            | 3098 | I-70 B Loop | 81504         | 20,000    | 550 N     | 4 FOOD FOR HOME CONS      |
| 114  | The Roundup                      | 3112 | I-70 B Loop | 81504         | 200,000   | 5,500 H   | 4 SMALL BAR               |
| 115  | Browns Point Family Restaurant   | 3210 | I-70 B Loop | 81520         | 500,000   | 13,750 I  | 4 BOB & JANS STEAKHOUSE   |
| 116  | Burger King                      | 3210 | I-70 B Loop | 81520         | 720,000   | 19,800 E  | 4 BURGER KING NORTH       |
| 117  | The Pointe Lounge                | 3210 | I-70 B Loop | 81520         | 200,000   | 5,500 H   | 4 SMALL BAR               |
| 118  | Gibsons Discount Center          | 3217 | I-70 B Loop | 81520         | 2,400,000 | 66,000 J  | 4 GIBSON NORTH            |
| 119  | McDonalds                        | 3219 | I-70 B Loop | 81520         | 1,500,000 | 41,250 E  | 4 MCDONALDS NORTH         |
| 120  | Clifton Sanitation District      | 3222 | I-70 B Loop | 81520         | 0         | 0 AE      | 4                         |
| 121  | Max's Auto Parts & Glass Inc,    | 3224 | I-70 B Loop | 81520         | 400,000   | 11,000 YY | 4                         |
| 122  | Smitty's Garage                  | 3224 | I-70 B Loop | 81520         | 50,000    | 1,375 YY  | 4                         |
| 123  | K's Stop N Sjop                  | 3225 | I-70 B Loop | 81520         | 50,000    | 1,375 N   | 4 VERY SMALL RETAIL       |
| 124  | Mesa Health Care                 | 3225 | I-70 B Loop | 81520         | 0         | 0 AE      | 4                         |
| 125  | Rumples Trolley Restaurant       | 3225 | I-70 B Loop | 81520         | 150,000   | 4,125 I   | 4 LOIS'S PLACE            |
| 126  | Glenn's Scaffolding & Equipment  | 3226 | I-70 B Loop | 81520         | 5,000     | 138 Y     | 4                         |
| 127  | Thundermountain Properties       | 3226 | I-70 B Loop | 81520         | 0         | 0 S       | 4                         |
| 128  | Payless Drug Stores              | 3227 | I-70 B Loop | 81520         | 3,000,000 | 82,500 J  | 4 PAYLESS NORTH 12TH      |

316,699

| SALES TAX ESTIMATION                                  |                                       |      |               |         |           |         |                           |                        |
|---|---------------------------------------|------|---------------|---------|-----------|---------|---------------------------|------------------------|
| EASTERN COMMERCIAL ANNEXATION                         |                                       |      |               |         |           |         |                           |                        |
| { F Road to I-70 Business Loop and 29 to 32 1/4 Road} |                                       |      |               |         |           |         |                           |                        |
| 10/14/94  |                                       |      |               |         |           |         |                           |                        |
|   |                                       |      |               | TAXABLE | SALES     |         |                           |                        |
| BUSINESS  |                                       |      |               | SALES   | TAX       | CLS     | COMPARABLE SALES/COMMENTS |                        |
| 129   | Clifton Inn                           | 3228 | I-70 B Loop   | 81520   | 400,000   | 23,000  | AB                        | 4                      |
| 130   | Max Foods                             | 3229 | I-70 B Loop   | 81520   | 3,000,000 | 82,500  | A                         | 4 COMPARED TO CITY MKT |
| 131   | Clifton Pawn Inc.                     | 3231 | I-70 B Loop   | 81520   | 18,000    | 495     | N                         | 4 ARK PAWN             |
| 132   | Country Corner Beauty Nook            | 3233 | I-70 B Loop   | 81520   | 25,000    | 688     | W                         | 4 VARIOUS              |
| 133   | Mt. Garfield Wines & Liquors          | 3233 | I-70 B Loop   | 81520   | 560,000   | 15,400  | G                         | 4 OM/CROWN LIQUORS     |
| 134   | KOA Kampground                        | 3238 | I-70 B Loop   | 81520   | 0         | 0       | AE                        | 4                      |
| 135   | Summers Auto Repair                   | 481  | Morning Glory | 81504   | 50,000    | 1,375   | YY                        | 3                      |
| 136   | Calvary Chapel                        | 492  | Morning Glory | 81504   | 0         | 0       | AE                        | 3                      |
| 137   | Duplicate Bridge Studio               | 492  | Morning Glory | 81504   | 0         | 0       | AE                        | 3                      |
| 138   | Eye Mart                              | 492  | Morning Glory | 81504   | 15,000    | 413     | R                         | 3 EYE DESIGNS          |
| 139   | Mountain Sates Optical                | 492  | Morning Glory | 81504   | 15,000    | 413     | R                         | 3                      |
| 140   | RainTree Restaurant                   | 492  | Morning Glory | 81504   | 150,000   | 4,125   | I                         | 3 LOIS'S PLACE         |
| 141   | Rose Park Mobile Village              | 2910 | North Avenue  | 81504   | 0         | 0       | AE                        | 3                      |
| 142   | Maverick Computers                    | 2912 | North Avenue  | 81504   | 500,000   | 13,750  | N                         | 3 COMPUTER SOLUTIONS   |
| 143   | Dare to Car-e                         | 2914 | North Avenue  | 81504   | 50,000    | 1,375   | YY                        | 3                      |
| 144   | Western Implement                     | 2919 | North Avenue  | 81504   | 4,000,000 | 110,000 | L                         | 3 HANSON EQUIPMENT     |
| 145   | Bookcliff Cycles                      | 2920 | North Avenue  | 81504   | 175,000   | 4,813   | YY                        | 3 SPORT CENTER         |
| 146   | Alpha Pawn                            | 2922 | North Avenue  | 81504   | 18,000    | 495     | N                         | 3 ARK PAWN             |
| 147   | Associated Business Products          | 2923 | North Avenue  | 81504   | 30,000    | 825     | N                         | 3 ?                    |
| 148   | C & D Shipping                        | 2923 | North Avenue  | 81504   | 20,000    | 550     | N                         | 3                      |
| 149   | Enterprise Liquors                    | 2923 | North Avenue  | 81504   | 560,000   | 15,400  | G                         | 3 OM/CROWN LIQUORS     |
| 150   | Max's Auto Parts                      | 2923 | North Avenue  | 81504   | 250,000   | 6,875   | YY                        | 3 OTHER MAX'S          |
| 151   | Spirit of Life Christian Fellowship   | 2923 | North Avenue  | 81504   | 0         | 0       | AE                        | 3                      |
| 152   | U.S. Postal Service                   | 2923 | North Avenue  | 81504   | 0         | 0       | AE                        | 3                      |
| 153   | Wonder/Hostess Bakery Thrift Shop     | 2923 | North Avenue  | 81504   | 0         | 0       | AE                        | 3                      |
| 154   | STS Satellite TV Supermarket          | 2924 | North Avenue  | 81504   | 20,000    | 550     | N                         | 3                      |
| 155   | Trails End Motel and Mobile Home Park | 2925 | North Avenue  | 81504   | 50,000    | 2,875   | AB                        | 3                      |
| 156   | Foust Tire, Auto, & Propane Service   | 2926 | North Avenue  | 81504   | 50,000    | 1,375   | AZ                        | 3                      |
| 157   | Grand China Restaurant                | 2931 | North Avenue  | 81504   | 150,000   | 4,125   | I                         | 3 PANDA INN            |
| 158   | Career Center                         | 2935 | North Avenue  | 81504   | 0         | 0       | AE                        | 3                      |
| 159   | Coyote Cafe                           | 2935 | North Avenue  | 81504   | 75,000    | 2,063   | I                         | 3 MARV'S STOP N EAT    |
| 160   | RPMC Exposition Service In.           | 2945 | North Avenue  | 81504   | 0         | 0       | AE                        | 3                      |

ESTTAX2.XLS

| SALES TAX ESTIMATION                                   |                               |      |              |               |              |             |                                       |
|--|-------------------------------|------|--------------|---------------|--------------|-------------|---------------------------------------|
| EASTERN COMMERCIAL ANNEXATION                          |                               |      |              |               |              |             |                                       |
| { F Road to I-70 Business Loop and 29 to 32 1/4 Road } |                               |      |              |               |              |             |                                       |
| 10/14/94   |                               |      |              |               |              |             |                                       |
| BUSINESS   |                               |      |              | TAXABLE SALES | SALES TAX    | CLS         | COMPARABLE SALES/COMMENTS             |
| 161  | Trinity Recording Studio      | 2947 | North Avenue | 81504         | 0            | 0 AE        | 3                                     |
| 162  | U-Haul                        | 2949 | North Avenue | 81504         | 18,000       | 495 N       | 3 OTHER U-HAULS                       |
| 163  | Intermountain Auto            | 2950 | North Avenue | 81504         | 0            | 0 XX        | 3 LIC. CAR DEALERSHIP                 |
| 164  | The Equipment Center          | 2950 | North Avenue | 81504         | 300,000      | 8,250 N     | 3                                     |
| 165  | Mesa Co. Dept Social Services | 2952 | North Avenue | 81504         | 0            | 0 AE        | 3                                     |
| 166  | Allstate Insurance            | 2956 | North Avenue | 81504         | 1,000        | 28 S        | 3                                     |
| 167  | Rescue Mission Thrift Store   | 2956 | North Avenue | 81504         | 20,000       | 550 N       | 3                                     |
| 168  | Binkley & Sons Painting       | 2957 | North Avenue | 81504         | 5,000        | 138 Y       | 3 CONTRACTOR                          |
| 169  | Sleepy Hollow Furniture       | 2958 | North Avenue | 81504         | 300,000      | 8,250 P     | 3 LIC FOR DELIV EST INCREASE          |
| 170  | The Yard Sale                 | 2959 | North Avenue | 81504         | 35,000       | 963 Q       | 3 VARIOUS                             |
| 171  | Furniture For Less            | 2962 | North Avenue | 81504         | 35,000       | 963 Q       | 3 VARIOUS                             |
| 172  | Peachtree True Value          | 2963 | North Avenue | 81504         | 1,500,000    | 41,250 L    | 3 GJ TRUEVALUE                        |
| 173  | Peach Tree True Value Lumber  | 2969 | North Avenue | 81504         | 1,500,000    | 41,250 M    | 3 LIC DELIVERY-ESTIMATE INCREASE      |
| 174  | Vineyard Christian Fellowship | 2971 | North Avenue | 81504         | 0            | 0 AE        | 3                                     |
| 175  | Go-Fer Foods/Conoco           | 2977 | North Avenue | 81504         | 100,000      | 2,750 C     | 3 OTHER GO-FERS                       |
| 176  | residential                   | 2985 | North Avenue | 81504         | 0            | 0 AE        | 3                                     |
| 177  | The Guest Closet              | 2987 | North Avenue | 81504         | 0            | 0 S         | 3                                     |
| 178  | vacant                        | 2991 | North Avenue | 81504         | 0            | 0 AE        | 3                                     |
| 179  | Academy of Beauty Culture     | 2992 | North Avenue | 81504         | 25,000       | 688 W       | 3                                     |
| 180  | Standard Beauty Supply        | 2992 | North Avenue | 81504         | 25,000       | 688 W       | 3 MOSTLY WHOLESALE                    |
| 181  | The Rose                      | 2993 | North Avenue | 81504         | 800,000      | 22,000 H    | 3 1 1/2 OF CAHOOTS                    |
| 182  | American Radiator             | 2995 | North Avenue | 81504         | 50,000       | 1,375 YY    | 3                                     |
| 183  | Clara's Coffee Cup            | 2997 | North Avenue | 81504         | 75,000       | 2,063 I     | 3 MARV'S STOP N EAT                   |
| 184  | Sinclair                      | 2998 | North Avenue | 81504         | 100,000      | 2,750 C     | 3 STOP N SAVE                         |
| 185  | Freight Damaged Furniture     | 2999 | North Avenue | 81504         | 600,000      | 16,500 P    | 3 LIC FOR DELIV EST INCREASE          |
| 186  | Waterworks                    | 2991 | Teller Ave   | 81504         | 0            | 0 S         | 3 LIC FOR DEL-MOST WORK OUTSIDE       |
|  |                               |      |              |               | \$44,817,000 | \$1,245,968 | BUSINESS 3 & 4 INCLUDE 3% LODGERS TAX |
|  |                               |      |              |               |              |             | CLIFTON INN AND TRAIL END MOTEL       |



*Larry Dinn*

MOTION FOR RECONSIDERATION

City of Grand Junction  
Ordinances Nos. 2875 and 2876

FILED IN THE MATTER OF ORDINANCE NUMBER 2875

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
FEB 2 RECD

TO: The City of Grand Junction; Ron Maupin, as Mayor of the City of Grand Junction; Grand Junction City Council; and Jim Baughman, Linda Afman, Reford Theobald, David Graham, R.T. Mantlo, Janet Terry, Ron Maupin, in their capacity as the City Council of the City of Grand Junction

The Board of County Commissioners of the County of Mesa, Colorado (hereafter "BOCC"), by and through the Mesa County Attorney's Office, submits this Motion, pursuant to Section 31-12-116(2)(a)(II), C.R.S., and asks that the City Council of the City of Grand Junction (hereafter "Council" or "City") reconsider Annexation Ordinances Numbers 2875 and 2876. As grounds for this Motion for Reconsideration, the BOCC states as follows:

1. A hearing on the annexation of certain areas was held on December 20, 1995. These areas include the Villa Coronado annexation, Ordinance number 2875, and the Eastern Commercial/Fruitwood annexation, Ordinance number 2876.

2. The Council approved the annexation Ordinances by a vote of 4-3 on each Ordinance.

3. Ordinance numbers 2875 and 2876 were published on December 24, 1995 and became effective January 26, 1996.

4. The BOCC is an entity statutorily authorized to seek review pursuant to 31-12-116, (1)(a), C.R.S.. The BOCC believes itself to be aggrieved by the acts of the Council in adopting Ordinances 2875 and 2876, as follows:

A. For the reasons set forth below, the actions of the Council in adopting Ordinances 2875 and 2876 were arbitrary, capricious, an abuse of discretion, and in excess of the Council's jurisdiction.

B. Regarding each Ordinance, the findings of the Council are insufficient to support the requirements imposed by 31-12-104, C.R.S..

C. Regarding each Ordinance, the evidence in the record is insufficient to support the findings of the Council with regard to the requirements imposed by 31-12-104, C.R.S..

D. The referenced Ordinances each are in violation of the legislative declaration of purpose set forth at 31-12-102(1)(a)-(g), C.R.S..

(1) The Ordinances establish an extensive "embrace" of a large area which will not be totally annexed to the City for as much as twenty (20) years, if at all. The "embrace" prohibits the formation of another municipality or annexation by another municipality in the area "embraced".

(2) The Ordinances do not further the natural and well-ordered development of the area. In fact, the annexations complicate and confuse governmental structure, law enforcement, land use planning, licensing, and infrastructure maintenance in the area. The annexations form what are, in reality, disconnected municipal satellites in violation of 31-12-104(2), C.R.S..

(3) Without proper planning or consideration, the Ordinances threaten the ultimate service delivery capability and existence of at least one special district which provides significant municipal services to the area annexed, to the area "embraced", and to the area remaining outside of either status.

E. The referenced Ordinances are in violation of Article II, Section 30(1) of the Colorado Constitution, as follows:

(1) The question of each annexation was not submitted to the vote of the landowners and registered electors in each area to be annexed.

(2) In each annexation, the City has not received a petition for the annexation the area signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area:

(a) Approximately 57% (122 out of a total of 214) of the the purported "signatures" on the petition in Ordinance 2876 are not signatures, but, rather some sort of stamp and are invalid.

(b) The purported "signatures" on the petitions in Ordinances 2875 and 2876 are not the signatures of landowners, nor of a legally constituted representative of landowners, nor, in most instances, of a legally constituted attorney-in-fact of current landowners, and, in any event, were authorized outside of the time limit imposed by 31-12-107(1)(e), C.R.S., and are, therefore, invalid.

(c) The affidavits of the circulator of the petitions in Ordinances 2875 and 2876 are false and invalid thereby invalidating the petitions.

F. Regarding Ordinance 2875, the City has not complied with the separate petitions, ordinances, and other procedural requirements of 31-12-107, C.R.S. for each of the annexations or "serial annexations" attempted to be approved therein and,

therefore, the attempt to simultaneously consider and complete said annexations is invalid.

G. Ordinances 2875 and 2876 fail to demonstrate the proper contiguity pursuant to 31-12-104, C.R.S. and/or employ a method of creating contiguity which is in violation of the statutory scheme and the statement of legislative purposes, including the use of a what can best be termed a "grid" or "elongated spiral" pattern first established in earlier annexations such as the "Darla Jean" annexation and continued in the Villa Coronado annexation which is a subterfuge to manufacture contiguity where it is otherwise insufficient. The Ordinances are "flagpole" type annexations and are invalid under the analysis contained in cases such as *Board of County Commissioners v. City and County of Denver*, 190 Colo. 8, 543 P.2d 521 (1975) and *Caroselli v. Town of Vail*, 706 P.2d 1 (Colo. App. 1985). In effecting these annexations, the City has failed to obtain the consent of the United States and/or its appropriate designated agency, the State of Colorado and/or its appropriate designated agency, and the County of Mesa.

H. Ordinances 2875 and 2876 fail to establish or demonstrate that a valid community of interest exists between the City and the annexed areas, in particular, the Villa Coronado subdivision and the Clifton Commercial Area.

I. Based upon the record and statements at the December 20, 1995 hearing, Ordinances 2875 and 2876 were adopted in violation of 24-6-401, et seq., C.R.S. and are, therefore, invalid.

J. The City has failed to comply with the requirements of 31-12-105(1)(e), C.R.S. for having in place and updating annually a sufficient plan for the areas annexed by Ordinances 2875 and 2876 and other areas as contemplated by the statute.

K. The annexation impact reports required by 31-12-108.5, C.R.S. on each annexation are insufficient to satisfy the requirements of the statute.

L. In adopting the referenced Ordinances, the City has failed to comply with what it designates as its own annexation plan.

M. Ordinances 2875 and 2876, singularly, cumulatively, and cumulatively with other previous annexations, violate the limitations imposed by 31-12-105(1)(e), C.R.S. by extending the City's boundaries more than three miles in any direction from any point of the City's boundaries in one year.

N. In attempting to effect each referenced annexation, the City has failed to fully comply with the requirements of 31-12-105(1)(f), C.R.S..

O. The legal descriptions and the published legal descriptions for Ordinances 2875 and 2876 are erroneous, fail to close, and are insufficient to ascertain the area of the annexation.

P. The referenced Ordinances violate the requirements and prohibitions of Article 10, Section 20 of the Colorado Constitution. The Ordinances result in double taxation within the areas annexed. The Ordinances result in illegal tax and revenue increases to property owners and/or residents of the areas annexed, and to persons patronizing the annexed commercial areas.

Q. The Board hereby adopts and includes the attached Motion for Reconsideration filed by Lewis R. Anderson, as if the same was fully set forth herein.

WHEREFORE, the Board of County Commissioners of the County of Mesa, Colorado, request the Grand Junction City Council to reconsider its decision to annex those areas described in Ordinances 2875 and 2876.

RESPECTFULLY SUBMITTED this second day of February, 1996.

MESA COUNTY ATTORNEY'S OFFICE



Maurice Lyle Dechant, #8948

Mesa County Attorney

For the Board of County Commissioners,

Mesa County, Colorado

P.O. Box 20,000-5004

Grand Junction, CO 81502-5004

(970) 244-1612

CERTIFICATE OF SERVICE

I hereby certify that the foregoing MOTION FOR RECONSIDERATION was filed with and served upon the City Council of the City of Grand Junction on February 2, 1996 by hand delivering a true and correct copy of the same to the Office of the City Clerk, City of Grand Junction and by hand delivering the Original document and seven true and correct copies of the same to the Offices of the City Council C/O the Office of the City Manager, City of Grand Junction, 250 N. Fifth Street, Grand Junction, CO, 81501.

---

*in on 1-2-96*

*Ken W.*

|  |             |              |
|--|-------------|--------------|
| Post-It™ brand fax transmittal memo 7671 |             | # of pages ▶ |
| To 244-1639                              | From Ben G. |              |
| Co.                                      | Co.         |              |
| Dept.                                    | Phone #     |              |
| Fax #                                    | Fax #       |              |

RECEIVED

JUNCTION, COLORADO

JAN 02 1996

875 and 2876)

MOTION FOR RECONSIDERATION OF ANNEXING ORDINANCE NOS. 2875 AND 2876, PURSUANT TO C.R.S. 31-12-116 (2) (a) (II)

DOUGLAS F. SLOGAR, CHARLES J. DESROSIERS, WALTER S. MURDOCK, EDNA L. LANGE, CHARLES W. LANGE, AND HAROLD POTTER,

Plaintiffs,

vs.

THE CITY OF GRAND JUNCTION, COLORADO,

Defendant.

JAN 5 1996  
GRAND COUNTY

The plaintiffs, each being landowners or qualified electors in the area affected by the subject annexation, by and through their attorney, Lewis R. Anderson, hereby move the City Council of the City of Grand Junction to reconsider its approval of Ordinance Nos. 2875 and 2876, which were approved by a 4-3 vote on December 20, 1995, and hereby move that the said petitions for annexation be denied after reconsideration, and as reason therefor state the following:

1. The Constitution of Colorado, Article II, Section 30 states that no unincorporated area may be annexed to a municipality unless the question of annexation has been submitted to the vote of the landowners and the registered electors in the area proposed to be annexed, and the majority of such persons voting on the question have voted for the annexation (subject to other exceptions which do not apply to the said annexations in this case). No such vote was held in this case and the annexations are therefore in violation of the said Constitutional provision.

2. There was no compliance with C.R.S. 31-12-107, which requires that a petition be filed in each of the annexations and that certain formalities be followed in each petition. The specific annexation maps for each of the separate annexations, as well as showing of the contiguous boundary of the annexing municipality is not properly shown separately on each of the separate annexations.

3. The said annexations do not comply with C.R.S. 31-12-104 (1) (a), which requires that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality. The City has attempted to use a

the annexing municipality. The City has attempted to use a

subterfuge of running a one-foot strip along existing city boundaries on each of the said annexations. This is in violation of the said statute and is further in violation of the Legislative declaration, which states in C.R.S. 31-12-102 (1) that the purpose of the statute is to encourage natural and well-ordered development of municipalities of the state, to provide an orderly system for extending municipal regulations to newly annexed areas, and to reduce friction among contiguous or neighboring municipalities.

4. It is not permissible to include and use a "pole" or a strip one foot wide, as the City is doing here in order to meet the one-sixth contiguity requirement. Board of County Commissioners v. City and County of Denver 190 Colo. 8, 543 P.2d 521 (1975).

5. The City is attempting to use land within the City boundaries which was improperly annexed in violation of the one-sixth contiguity requirement, as part of the land to meet the contiguity requirement, including, but not by way of limitation, the previous Darla Jean Annexation. C.R.S. 31-12-104 (2) (a) states that the contiguity required may not be established by use of any boundary of an area which was previously annexed to the annexing municipality if the area, at the time of its annexation, was not contiguous at any point with the boundary of the annexing municipality, and was not otherwise in compliance with paragraph (a) of the said section. In this case the City is including such lands to attempt to meet the contiguity requirement in violation of the said statute.

6. The Colorado Legislature has stated in the clearest of language that "Because the creation or expansion of disconnected municipal satellites which are sought to be prohibited by this subsection (2), violates both the purposes of this article as expressed in 31-12-102 and the limitations of this article" may be declared by a court of competent jurisdiction to be void ab initio. C.R.S. 31-12-104 (2) (b). The type of annexation approved in this case is in direct violation of the said statute and is further in violation of the purpose of the statute, which could not be clearer in its prohibition of establishing the type of "disconnected municipal satellites" created by the said annexations.

7. By use of the subterfuge of establishing a one-foot strip of land to attempt to both meet the said contiguity requirement and to "connect" the disconnected municipal satellites, the City has also failed to comply with C.R.S. 31-12-105 (1) (f), which states that "In establishing the boundaries of any area proposed to be annexed, if a portion of a platted street or alley is annexed, the entire width of said street or alley shall be included within the area annexed". The City has


... the city was also failed to comply with C.R.S. 31-12-105 (1) (f), which states that "In establishing the boundaries of any area proposed to be annexed, if a portion of a platted street or alley is annexed, the entire width of said street or alley shall be included within the area annexed". The City has not followed the Procedural Directive (Attached hereto as Exhibit A and made a part hereof by reference), which states that "When a

municipality requests annexation of Department real property, the District should require that the municipality prepare the petition package for signature of the Chief Engineer". In this case the City has annexed a strip of land one foot wide and several miles long of I-70 and I-70 Business Loop in violation of both the statute and the Procedural Directive, which would have required that the City annex the full width of the right-of-way. To have complied with this, of course, would have caused the subterfuge of re-tracing the one-foot strips over and over for each of the annexations, to have failed in meeting the contiguity requirement.

8. The City Council has breached its duty to use reasonable diligence to inquire into the failure of the proposed annexations to meet the one-sixth contiguity requirement and, at the hearing held on December 20, 1995, also refused to attempt to show the audience where the said one-sixth contiguity was claimed to be established. The council apparently just presumed that it had been established and made no findings as to where the contiguous boundaries may be on each of the said annexations. Such diligence and detailed findings after making such inquiry are required by law. See Johnston v. City Council of City of Greenwood Village, 177 Colo. 223, 493 P.2d 651 (1972)

9. Section 20 of Article 10 of the Constitution of Colorado "The Taxpayer's Bill of Rights", also commonly called Amendment One, constitutes a limitation on the authority of a municipality to annex new territory without an election. The annexation of land without an election violates the said provisions stated in the Colorado Constitution and does establish a new tax for the landowners and residents of the annexed property. Such annexation also violates subsection 7 (c), which puts a cap on property tax revenue. Newly annexed land will now be subject to additional property taxes and sales taxes, both of which are in violation of the said Constitutional provision.

WHEREFORE, the plaintiffs move that the City Council of Grand Junction, Colorado, reconsider its approval of Ordinance Nos. 2875 and 2875 and that it vote against both the said Ordinances and deny the petitions for annexation.



Lewis R. Anderson, #456  
Attorney for Plaintiffs  
P. O. Box 459  
Cedaredge, CO 81413  
(970) 856-7640



Dave T.

ADMINISTRATIVE SERVICES DEPARTMENT  
MEMORANDUM

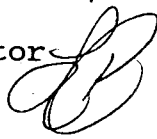
March 1, 1996

TO: Mark Achen, City Manager  
Dave Varley, Assistant City Manager  
Dan Wilson, City Attorney  
Department Directors: Lappi, Sloan, Beaty, Shanks  
Timm, Stevens, Kovalik

FROM: Lanny Paulson, Budget Coordinator

SUBJECT: Eastern Annexation Analysis

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAR 4 1996



Attached to this memorandum is a new twenty year financial analysis for the eastern "wedge" area. Following are some of the basic parameters for this analysis.

\* The area included represents everything east of our current boundaries from I-70 south to I-70B (including the recently annexed Eastern Commercial/Fruitwood/Villa Coronado area). Another way of describing the area is; E1 thru E4, excluding the small piece of E-4 south of I-70B, plus Fruitwood.

\* The base data and first year revenue projections are included on Attachment-A.

\* The analysis includes the development, operation, and maintenance of two new Parks (Burkey Park and one Neighborhood Park) and operating costs for the existing Coronado Park. (see Attachment-B)

\* The analysis also includes a more detailed breakout of the capital costs identified by the Public Works Department. A total of \$34 million worth of infrastructure improvements over the next 20 years has been identified, including \$18 million in major street reconstructions. (see Attachment-C)

If you have any questions are need additional information, please feel free to give me a call.

C: Don Hobbs  
Mark Relph  
Martyn Currie

"Wedge"  
5,451 Residents  
175 Businesses  
UNITS



# Eastern Annexation (East to 32 Rd. / I-70 to I-70B)

"DRAFT" 3/1/96

| EASTERN ANNEXATION<br>(East to 32 Rd. / North of I-70B) |  | Year 1           | Year 2           | Year 3           | Year 4           | Year 5             | Year 6             | Year 7           | Year 8           | Year 9           | Year 10            | Year 11          | Year 12          | Year 13          | Year 14            | Year 15          | Year 16          | Year 17            | Year 18          | Year 19          | Year 20            | TOTALS             |
|---|--|------------------|------------------|------------------|------------------|--------------------|--------------------|------------------|------------------|------------------|--------------------|------------------|------------------|------------------|--------------------|------------------|------------------|--------------------|------------------|------------------|--------------------|--------------------|
| <b>Revenue</b>  |  |                  |                  |                  |                  |                    |                    |                  |                  |                  |                    |                  |                  |                  |                    |                  |                  |                    |                  |                  |                    |                    |
| 2.0%  | Property Tax                           | 423,143          | 431,606          | 440,238          | 449,043          | 458,024            | 467,184            | 476,528          | 486,059          | 495,780          | 505,695            | 515,809          | 526,125          | 536,648          | 547,381            | 558,328          | 569,495          | 580,885            | 592,503          | 604,353          | 616,440            | 10,281,267         |
| 5.5%  | Sales & Use Tax                        | 1,892,628        | 1,996,722        | 2,106,542        | 2,222,402        | 2,344,634          | 2,473,589          | 2,609,636        | 2,753,166        | 2,904,591        | 3,064,343          | 3,232,862        | 3,410,690        | 3,598,278        | 3,796,184          | 4,004,974        | 4,225,247        | 4,457,636          | 4,702,808        | 4,961,460        | 5,234,341          | 65,992,753         |
| 2.5%  | Other Revenue                          | 996,534          | 1,021,448        | 1,046,984        | 1,073,158        | 1,099,987          | 1,127,487          | 1,155,674        | 1,184,566        | 1,214,180        | 1,244,535          | 1,275,648        | 1,307,539        | 1,340,228        | 1,373,733          | 1,408,077        | 1,443,279        | 1,479,361          | 1,516,345        | 1,554,253        | 1,593,110          | 25,456,125         |
| <b>Total Revenue</b>                                    |  | <b>3,312,305</b> | <b>3,449,776</b> | <b>3,593,764</b> | <b>3,744,603</b> | <b>3,902,645</b>   | <b>4,068,260</b>   | <b>4,241,839</b> | <b>4,423,791</b> | <b>4,614,550</b> | <b>4,814,573</b>   | <b>5,024,339</b> | <b>5,244,355</b> | <b>5,475,154</b> | <b>5,717,298</b>   | <b>5,971,379</b> | <b>6,238,021</b> | <b>6,517,882</b>   | <b>6,811,653</b> | <b>7,120,068</b> | <b>7,443,890</b>   | <b>101,730,145</b> |
| <b>Operating Expense</b>                                |  |                  |                  |                  |                  |                    |                    |                  |                  |                  |                    |                  |                  |                  |                    |                  |                  |                    |                  |                  |                    |                    |
| 4.0%  | General & Administrative               | 157,942          | 164,259          | 170,830          | 177,663          | 184,770            | 192,160            | 199,847          | 207,841          | 216,154          | 224,800            | 233,792          | 243,144          | 252,870          | 262,985            | 273,504          | 284,444          | 295,822            | 307,655          | 319,961          | 332,759            | 4,703,202          |
| 4.0%  | Community Development                  | 154,955          | 161,153          | 167,599          | 174,303          | 181,275            | 188,526            | 196,068          | 203,910          | 212,067          | 220,549            | 229,371          | 238,546          | 248,088          | 258,011            | 268,332          | 279,065          | 290,228            | 301,837          | 313,910          | 326,467            | 4,614,262          |
| 4.0%  | Police Services                        | 803,647          | 835,793          | 869,225          | 903,994          | 940,153            | 977,759            | 1,016,870        | 1,057,545        | 1,099,846        | 1,143,840          | 1,189,594        | 1,237,178        | 1,286,665        | 1,338,131          | 1,391,657        | 1,447,323        | 1,505,216          | 1,565,424        | 1,628,041        | 1,693,163          | 23,931,064         |
| 4.0%  | Fire Services                          | 293,184          | 304,911          | 317,107          | 329,792          | 342,983            | 356,703            | 370,971          | 385,809          | 401,242          | 417,292            | 433,983          | 451,343          | 469,396          | 488,172            | 507,699          | 528,007          | 549,127            | 571,092          | 593,936          | 617,693            | 8,730,441          |
| 4.0%  | Public Works                           | 965,101          | 989,398          | 1,028,974        | 1,070,133        | 1,112,938          | 1,157,455          | 1,203,754        | 1,251,904        | 1,301,980        | 1,354,059          | 1,408,222        | 1,464,550        | 1,523,132        | 1,584,058          | 1,647,420        | 1,713,317        | 1,781,849          | 1,853,123        | 1,927,248        | 2,004,338          | 28,342,953         |
| 4.0%  | Parks & Recreation (Incl. Park Maint.) | 31,857           | 33,131           | 34,457           | 35,835           | 37,264             | 38,746             | 40,281           | 41,871           | 43,517           | 45,219             | 46,977           | 48,792           | 50,664           | 52,594             | 54,582           | 56,628           | 58,741             | 60,921           | 63,178           | 65,513             | 3,408,673          |
| <b>Total Operating Expense</b>                          |  | <b>2,406,685</b> | <b>2,488,645</b> | <b>2,588,191</b> | <b>2,691,719</b> | <b>2,889,664</b>   | <b>3,005,250</b>   | <b>3,125,460</b> | <b>3,250,479</b> | <b>3,380,498</b> | <b>3,515,718</b>   | <b>3,697,142</b> | <b>3,845,028</b> | <b>3,998,829</b> | <b>4,158,782</b>   | <b>4,325,134</b> | <b>4,498,139</b> | <b>4,678,064</b>   | <b>4,865,187</b> | <b>5,059,795</b> | <b>5,262,186</b>   | <b>73,730,595</b>  |
| <b>OPER. VARIANCE</b>                                   |  | <b>905,620</b>   | <b>961,131</b>   | <b>1,005,573</b> | <b>1,052,884</b> | <b>1,012,982</b>   | <b>1,063,010</b>   | <b>1,116,378</b> | <b>1,173,312</b> | <b>1,234,053</b> | <b>1,298,855</b>   | <b>1,327,197</b> | <b>1,399,327</b> | <b>1,476,325</b> | <b>1,558,516</b>   | <b>1,646,245</b> | <b>1,739,882</b> | <b>1,839,817</b>   | <b>1,946,466</b> | <b>2,060,272</b> | <b>2,181,704</b>   | <b>27,999,550</b>  |
| <b>CAPITAL EXPENSE</b>                                  |  |                  |                  |                  |                  |                    |                    |                  |                  |                  |                    |                  |                  |                  |                    |                  |                  |                    |                  |                  |                    |                    |
|   | Police Bldgs. & Equipment              | 393,000          | -                | -                | -                | -                  | -                  | -                | -                | -                | -                  | -                | -                | -                | -                  | -                | -                | -                  | -                | -                | -                  | 393,000            |
|   | Park Development                       | -                | -                | -                | 1,866,000        | -                  | -                  | -                | -                | -                | 1,167,000          | -                | -                | -                | -                  | -                | -                | -                  | -                | -                | -                  | 3,033,000          |
| <b>Public Works</b>                                     |  |                  |                  |                  |                  |                    |                    |                  |                  |                  |                    |                  |                  |                  |                    |                  |                  |                    |                  |                  |                    |                    |
| 4.0%  | -Overlay                               | 268,000          | 278,720          | 289,869          | 301,464          | 313,522            | 326,063            | 339,105          | 352,670          | 366,777          | 381,448            | 396,705          | 412,574          | 429,077          | 446,240            | 464,089          | 482,653          | 501,959            | 522,037          | 542,919          | 564,636            | 7,980,525          |
| 4.0%  | -Concrete Replacement                  | 20,000           | 20,800           | 21,632           | 22,497           | 23,397             | 24,333             | 25,306           | 26,319           | 27,371           | 28,466             | 29,605           | 30,789           | 32,021           | 33,301             | 34,634           | 36,019           | 37,460             | 38,958           | 40,516           | 42,137             | 594,562            |
| 4.0%  | -Signal Upgrades                       | 15,000           | 15,600           | 16,224           | 16,873           | 17,548             | 18,250             | 18,980           | 19,739           | 20,529           | 21,350             | 22,204           | 23,092           | 24,015           | 24,976             | 25,975           | 27,014           | 28,095             | 29,219           | 30,387           | 31,603             | 446,671            |
| 4.0%  | -New Sidewalks                         | 20,000           | 20,800           | 21,632           | 22,497           | 23,397             | 24,333             | 25,306           | 26,319           | 27,371           | 28,466             | 29,605           | 30,789           | 32,021           | 33,301             | 34,634           | 36,019           | 37,460             | 38,958           | 40,516           | 42,137             | 594,562            |
| 4.0%  | -Street Lights                         | 100,000          | 104,000          | 108,160          | 112,486          | 116,986            | 121,665            | 126,532          | 131,593          | 136,857          | 142,331            | 148,024          | 153,945          | 160,103          | 166,507            | 173,168          | 180,094          | 187,298            | 194,790          | 202,582          | 210,685            | 2,977,808          |
| 4.0%  | -Water/Fireline Upgrades               | 108,000          | 112,320          | 116,813          | 121,485          | 126,345            | 131,399            | 136,654          | 142,121          | 147,805          | 153,718            | 159,866          | 166,261          | 172,911          | 179,828            | 187,021          | 194,502          | 202,282            | 210,373          | 218,788          | 227,540            | 3,216,032          |
|   | -Major Street Reconstruction           | -                | -                | 890,000          | -                | -                  | 2,000,000          | -                | -                | -                | 3,520,000          | -                | -                | -                | 2,060,000          | -                | 6,170,000        | -                  | -                | -                | 3,470,000          | 18,110,000         |
| <b>Subtotal: PWKS</b>                                   |  | <b>531,000</b>   | <b>552,240</b>   | <b>1,484,330</b> | <b>597,303</b>   | <b>621,195</b>     | <b>2,646,043</b>   | <b>671,884</b>   | <b>698,760</b>   | <b>726,710</b>   | <b>4,275,779</b>   | <b>786,010</b>   | <b>817,450</b>   | <b>850,148</b>   | <b>2,944,154</b>   | <b>919,520</b>   | <b>956,301</b>   | <b>7,164,553</b>   | <b>1,034,335</b> | <b>1,075,709</b> | <b>4,588,737</b>   | <b>33,922,160</b>  |
| <b>TOTAL</b>  |  | <b>824,000</b>   | <b>552,240</b>   | <b>1,484,330</b> | <b>597,303</b>   | <b>2,487,195</b>   | <b>2,646,043</b>   | <b>671,884</b>   | <b>698,760</b>   | <b>726,710</b>   | <b>4,275,779</b>   | <b>1,953,010</b> | <b>817,450</b>   | <b>850,148</b>   | <b>2,944,154</b>   | <b>919,520</b>   | <b>956,301</b>   | <b>7,164,553</b>   | <b>1,034,335</b> | <b>1,075,709</b> | <b>4,588,737</b>   | <b>37,348,160</b>  |
| <b>NET SOURCE (USE)</b>                                 |  | <b>(18,380)</b>  | <b>408,891</b>   | <b>(458,757)</b> | <b>455,582</b>   | <b>(1,474,213)</b> | <b>(1,583,033)</b> | <b>444,494</b>   | <b>474,553</b>   | <b>507,343</b>   | <b>(2,978,923)</b> | <b>(625,813)</b> | <b>581,877</b>   | <b>626,177</b>   | <b>(1,385,638)</b> | <b>726,725</b>   | <b>783,581</b>   | <b>(5,324,736)</b> | <b>912,131</b>   | <b>984,563</b>   | <b>(2,407,033)</b> | <b>(9,348,610)</b> |
| <b>NPV</b>  |  |                  |                  |                  |                  |                    |                    |                  |                  |                  |                    |                  |                  |                  |                    |                  |                  |                    |                  |                  |                    |                    |
| <b>(5,650,785)</b>                                      |  |                  |                  |                  |                  |                    |                    |                  |                  |                  |                    |                  |                  |                  |                    |                  |                  |                    |                  |                  |                    |                    |
| <b>SUMMARY</b>  |  |                  |                  |                  |                  |                    |                    |                  |                  |                  |                    |                  |                  |                  |                    |                  |                  |                    |                  |                  |                    |                    |
|   |  |                  |                  |                  |                  |                    |                    |                  |                  |                  |                    |                  |                  |                  |                    |                  |                  |                    |                  |                  | <b>TOTAL</b>       |                    |
| <b>TOTAL REVENUE</b>                                    |  | 3,312,305        | 3,449,776        | 3,593,764        | 3,744,603        | 3,902,645          | 4,068,260          | 4,241,839        | 4,423,791        | 4,614,550        | 4,814,573          | 5,024,339        | 5,244,355        | 5,475,154        | 5,717,298          | 5,971,379        | 6,238,021        | 6,517,882          | 6,811,653        | 7,120,068        | 7,443,890          | 101,730,145        |
| <b>TOTAL OPERATING EXPENSE</b>                          |  | 2,406,685        | 2,488,645        | 2,588,191        | 2,691,719        | 2,889,664          | 3,005,250          | 3,125,460        | 3,250,479        | 3,380,498        | 3,515,718          | 3,697,142        | 3,845,028        | 3,998,829        | 4,158,782          | 4,325,134        | 4,498,139        | 4,678,064          | 4,865,187        | 5,059,795        | 5,262,186          | 73,730,595         |
| <b>OPER. VARIANCE</b>                                   |  | 905,620          | 961,131          | 1,005,573        | 1,052,884        | 1,012,982          | 1,063,010          | 1,116,378        | 1,173,312        | 1,234,053        | 1,298,855          | 1,327,197        | 1,399,327        | 1,476,325        | 1,558,516          | 1,646,245        | 1,739,882        | 1,839,817          | 1,946,466        | 2,060,272        | 2,181,704          | 27,999,550         |
| <b>CAPITAL EXPENSE</b>                                  |  | 824,000          | 552,240          | 1,484,330        | 597,303          | 2,487,195          | 2,646,043          | 671,884          | 698,760          | 726,710          | 4,275,779          | 1,953,010        | 817,450          | 850,148          | 2,944,154          | 919,520          | 956,301          | 7,164,553          | 1,034,335        | 1,075,709        | 4,588,737          | 37,348,160         |
| <b>NET SOURCE (USE)</b>                                 |  | (18,380)         | 408,891          | (458,757)        | 455,582          | (1,474,213)        | (1,583,033)        | 444,494          | 474,553          | 507,343          | (2,978,923)        | (625,813)        | 581,877          | 626,177          | (1,385,638)        | 726,725          | 783,581          | (5,324,736)        | 912,131          | 984,563          | (2,407,033)        | (9,348,610)        |
| <b>BALANCE</b>  |  | (18,380)         | 390,511          | (68,246)         | 387,336          | (1,086,877)        | (2,669,910)        | (2,225,416)      | (1,750,863)      | (1,243,521)      | (4,220,444)        | (4,846,257)      | (4,264,380)      | (3,638,203)      | (5,023,841)        | (4,297,116)      | (3,513,535)      | (8,838,271)        | (7,926,140)      | (6,941,577)      | (9,348,610)        |                    |

**EAST-VALLEY ANNEXATION**  
(East to 32 Rd. / North of I-70B)

3/1/96

|  |                          | West                | East                | Less<br>E-5           | Less<br>E-4 Wedge   | TOTAL               | EC/FVC              | Remainder           |
|--|--------------------------|---------------------|---------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|
| <b>BASE DATA</b>                       |                          |                     |                     |                       |                     |                     |                     |                     |
| Assessed Value                         |                          | \$ 24,452,309       | \$ 44,828,220       | (14,352,924)          | (2,500,000)         | \$ 52,427,605       | 10,736,880          | \$ 41,690,725       |
| Number of Dwelling Units               |                          | 3,146               | 5,840               | (2,424)               | (343)               | 6,219               | 372                 | 5,847               |
| Population                             |                          | 6,670               | 13,432              | (5,139)               | (790)               | 14,173              | 789                 | 13,384              |
| Street Miles                           |                          | 43                  | 71                  | (39)                  | (3)                 | 72                  | 6                   | 66                  |
| <b>REVENUE</b>                         |                          |                     |                     |                       |                     |                     |                     |                     |
|  | <u>Projection Method</u> |                     |                     |                       |                     |                     |                     |                     |
| Property Tax                           | 8.071 Mills              | \$ 197,355          | \$ 361,809          | \$ (115,842)          | \$ (20,178)         | \$ 423,143          | \$ 86,657           | \$ 336,486          |
| Commercial Sales & Use Tax             | Business Analysis        | 433,000             | 945,021             | -                     | (45,021)            | 1,333,000           | 1,333,000           | -                   |
| Residential Sales Tax                  | \$90 per DU              | 283,140             | 525,561             | (218,160)             | (30,913)            | 559,628             | 33,480              | 526,148             |
| Franchise Fees                         | \$26 per DU              | 81,796              | 151,829             | (63,024)              | (8,930)             | 161,671             | 9,672               | 151,999             |
| Highway Users Tax                      | \$4,300 per Mile         | 183,395             | 306,805             | (167,700)             | (12,900)            | 309,600             | 26,789              | 282,811             |
| Mesa County Road & Bridge              | \$800 per Mile           | 34,120              | 57,080              | (31,200)              | (2,400)             | 57,600              | 4,984               | 52,616              |
| Other Taxes                            | \$15 per Person          | 100,043             | 201,465             | (77,083)              | (11,850)            | 212,575             | 11,835              | 200,740             |
| Lottery Proceeds                       | \$5 per Person           | 33,348              | 67,155              | (25,694)              | (3,950)             | 70,858              | 3,945               | 66,913              |
| Other Revenue                          | \$13 per Person          | 86,704              | 174,603             | (66,805)              | (10,270)            | 184,231             | 10,257              | 173,974             |
| <b>TOTAL</b>                           |                          | <b>\$ 1,432,900</b> | <b>\$ 2,791,327</b> | <b>\$ (765,509)</b>   | <b>\$ (146,412)</b> | <b>\$ 3,312,305</b> | <b>\$ 1,520,619</b> | <b>1,791,686</b>    |
| <b>OPERATING EXPENSE</b>               |                          |                     |                     |                       |                     |                     |                     |                     |
|  | <u>Projection Method</u> |                     |                     |                       |                     |                     |                     |                     |
| General & Administrative               | 5% Oper Revenue          | \$ 60,212           | \$ 139,566          | \$ (34,516)           | \$ (7,321)          | \$ 157,942          | \$ 70,126           | \$ 87,816           |
| Community Development                  | Dept. Estimates          | 63,818              | 145,553             | (49,416)              | (5,000)             | 154,955             | 5,896               | 149,059             |
| Police Department                      | Dept. Estimates          | 454,477             | 675,546             | (323,711)             | (2,665)             | 803,647             | 340,543             | 463,104             |
| Fire Department                        | Fire Dist. Mill Levy     | 147,068             | 234,138             | (74,965)              | (13,058)            | 293,184             | 42,267              | 250,917             |
| Public Works                           | Dept. Estimates          | 413,050             | 965,365             | (374,885)             | (38,429)            | 965,101             | 65,163              | 899,938             |
| Parks & Recreation (Excl. Park Maint.) | Dept. Estimates          | 79,181              | 110,664             | (159,963)             | (2,000)             | 27,882              | -                   | 27,882              |
| <b>TOTAL</b>                           |                          | <b>\$ 1,217,806</b> | <b>\$ 2,270,832</b> | <b>\$ (1,017,456)</b> | <b>\$ (68,472)</b>  | <b>\$ 2,402,710</b> | <b>\$ 523,995</b>   | <b>\$ 1,878,715</b> |
| <b>VARIANCE</b>                        |                          | <b>\$ 215,094</b>   | <b>\$ 520,495</b>   | <b>\$ 251,947</b>     | <b>\$ (77,940)</b>  | <b>\$ 909,595</b>   | <b>\$ 996,624</b>   | <b>\$ (87,029)</b>  |

Note: The "Remainder" column is slightly understated because the Fruitwood Subdivision is included in the EC/FVC column but is not included in the "Total" as it was taken out as part of E-5. However, the long-term impact of the Fruitwood Sub. is probably negligible.

Attachment-A

Attachment - B

Parks & Recreation Department  
Modified East Area Park Projections

|   |              |
|---|--------------|
| <u>Burkey Park - 14 Acres</u>                 |              |
| Development                                   | \$ 1,500,000 |
| Capital Equipment                             | 33,600       |
| Development Total                             | \$ 1,533,600 |
| Operating and Maintenance                     | \$ 74,200    |
| <u>1 Neighborhood Park - 5 acres</u>          |              |
| Acquisition & Development                     | \$ 744,000   |
| Capital Equipment                             | 14,000       |
| Development Total                             | \$ 758,000   |
| Operating and Maintenance                     | \$ 26,500    |
| <u>Coronado Park Site - Existing 3/4 acre</u> |              |
| Operating and Maintenance                     | \$ 3,975     |
| <b>Totals</b>                                 |              |
| Development                                   | \$ 2,291,600 |
| Operating and Maintenance                     | \$ 104,675   |

2/22/96  
file:eastanx1.wp5

Attachment-C

March 1, 1996

To: Ron Lappi

From: Jim Shanks

Re: Clifton "Wedge" Capital Plan

The following is a proposed capital improvement plan for the area of Clifton east of the existing City limits, north of I-70B and south of I-70. The amounts shown are in 1996 dollars and need to be inflated for future spending.

| Activity                | Annual Cost | One-time cost (year) |
|-------------------------|-------------|----------------------|
| Contract Street Maint.  | \$268,000   |                      |
| Concrete Replacement    | \$20,000    |                      |
| New Sidewalks           | \$20,000    |                      |
| Fireline Upgrades       | \$108,000   |                      |
| Street Lights           | \$100,000   |                      |
| Signal Upgrades         | \$15,000    |                      |
| 31 Road (E 1/2 - F)     |             | \$792,000 (3)        |
| 29 Road (F - G)         |             | \$1,584,000 (6)      |
| E 1/2 Road (30 - I-70B) |             | \$2,376,000 (10)     |
| 30 Road (F - F 3/4)     |             | \$1,188,000 (14)     |
| F 1/2 (30 - 32)         |             | \$3,168,000 (17)     |
| F 1/2 (29 -30)          |             | \$1,584,000 (20)     |

We did not estimate any costs for storm drainage improvements. Mesa County Public Works said that they were unaware of any storm drainage problems in that area, but that is unlikely to be the case.

**OPTIMAL TIME LINE**

1. Petition referred to the City Council to set a hearing on substantial compliance  
**JULY 17**
2. Publication of resolution setting a hearing - four consecutive weeks, thirty days prior to hearing  
**JULY 19, 26, AUGUST 2, 9**
3. Notice to County Commissioners, County Attorney, School District, Special Districts  
**JULY 26**
4. Annexation Impact Report must be prepared **JULY 26**
5. Annexation Impact Report must be sent to County  
**JULY 31**
6. Public Hearing/Resolution accepting petition and making findings that an election should be held  
**AUGUST 21**
7. Petition filed with District Court to hold an election.  
**AUGUST 22**
8. Election Commissioners appointed/ Election Commission created  
**AUGUST 30 (apx)**
9. Intergovernmental Agreement Signed with County to run election  
**PRIOR TO SEPTEMBER 6 (DEADLINE!)**
10. Ballot question certified with County **SEPTEMBER 11 (DEADLINE!)**
11. Ballot goes to printer **SEPTEMBER 20**
12. Ballot is printed **SEPTEMBER 25**
13. Notice of Election to be published and posted at polling places at least four weeks prior to election  
**OCTOBER 6 (DEADLINE!)**  
**(PUBLISH 10/6, 13, 20, 27)**
14. Early voting starts **OCTOBER 15**
15. ELECTION DAY **NOVEMBER 5**

*Me to oversee*

**OPTIMAL TIME LINE**

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**JULY 17**
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**(PUBLISH 10/6, 13, 20, 27)**
14. Early voting starts **OCTOBER 15**
15. ELECTION DAY **NOVEMBER 5**

*Me to oversee*

16. Certify election to District Court/ Court orders that annexation may take place if election is favorable

**NOVEMBER 6**

17. First reading on annexation ordinance

**NOVEMBER 6 (OPTIONAL  
DEPENDS ON DESIRED  
EFFECTIVE DATE)**



*fyi, cc dept heads } from CML staff  
John S. Davis  
4/18/96  
ck*

**ANNEXATION WARS AT CAPITOL**

The Senate Local Government Committee took testimony yesterday on HB 1358, a bill to somewhat limit municipal annexation authority. The bill was laid over until next Tuesday, April 23 for final action.

Once again, virtually all of the testimony centered on annexation practices in Grand Junction. A large delegation of Mesa County citizens was there to criticize that city, basically concerning the city's use of powers of attorney to effect annexations and the practice of aggressively annexing to create enclaves, which are later subject to unilateral annexation by the city. The group testifying in support of the bill even included a Grand Junction city councilmember, David Graham, who actually urged further limitations on municipal annexation authority.

Defending the city and testifying against the bill were GJ mayor pro tem Linda Afman and city manager Mark Achen.

Municipal officials from Colorado Springs, Broomfield, and Arvada also did an excellent job of attacking the key objectionable provision of the bill--i.e. the limitation on the enforcability of pre-annexation agreements to five years. We are lobbying hard to get this particular provision stricken from the bill, and committee members still need to hear from municipalities concerned about this limitation.

Much of the committee testimony strangely centered on the "right to vote" on annexations, strange because the engrossed version of the bill does not address voting issues. (The original bill purported to require a vote on all enclave annexations.)

Perhaps not coincidentally, the potential for a major "right to vote on annexations" amendment has cropped up again in the technical elections bill, HB 1061, which is currently in conference committee. The same proponents of HB 1358, Rep. Foster and Sen. Bishop, are pushing an amendment to that bill in the conference committee that would appear to require an election every time an annexation is effected pursuant to any sort of annexation agreement! As a practical matter, this would mean, instead of straightforward annexation by ordinance pursuant to a majority landowner petition, a mandatory election on virtually ALL annexations in many municipalities. We are working hard to kill this absurd proposition in the conference committee, but we have to be wary that it may crop up elsewhere.

Staff contacts: On HB 1358, David Broadwell and Sam Mamet; on HB 1061, Geoff Wilson.

STAFF REVIEW

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FRUITVALE TO PEACHTREE ANNEXATION ELECTION PETITION

DATE: July 17, 1996

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve by Resolution the Petition for the Annexation Election for the Fruitvale to Peachtree Annexation.

**LOCATION:** Properties located between I-70 and I-70 Business Loop from the current eastern City limits to 32 1/2 Road and including Peachtree Shopping Center and various properties south of the business loop including the Fruitwood Subdivision filings 1-7, and airport properties north of I-70.

**PETITIONERS:** Various land owners within the area of consideration

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**EXECUTIVE SUMMARY:** Petitions for an annexation election have been submitted to the City Clerk's office requesting that a question be placed on the November ballot to allow for the annexation of the Fruitvale to Peachtree annexation. Staff requests that City Council approve by resolution the Petition for the Annexation Election and set a hearing for August 21, 1996.

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**STAFF ANALYSIS:** There have been several petitions for an annexation election for the Fruitvale to Peachtree Annexation turned in to the City Clerk. The City Clerk has verified that the petitions contain 148 valid signatures by qualified electors. Pursuant to C.R.S. 31-12-107, the petitions for an annexation election shall be signed by a minimum of 75 qualified electors.

Total area of the Fruitvale to Peachtree annexation is 3930.50 acres or 6.14 square miles.

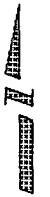
**STAFF RECOMMENDATIONS:**

Staff recommends approval.

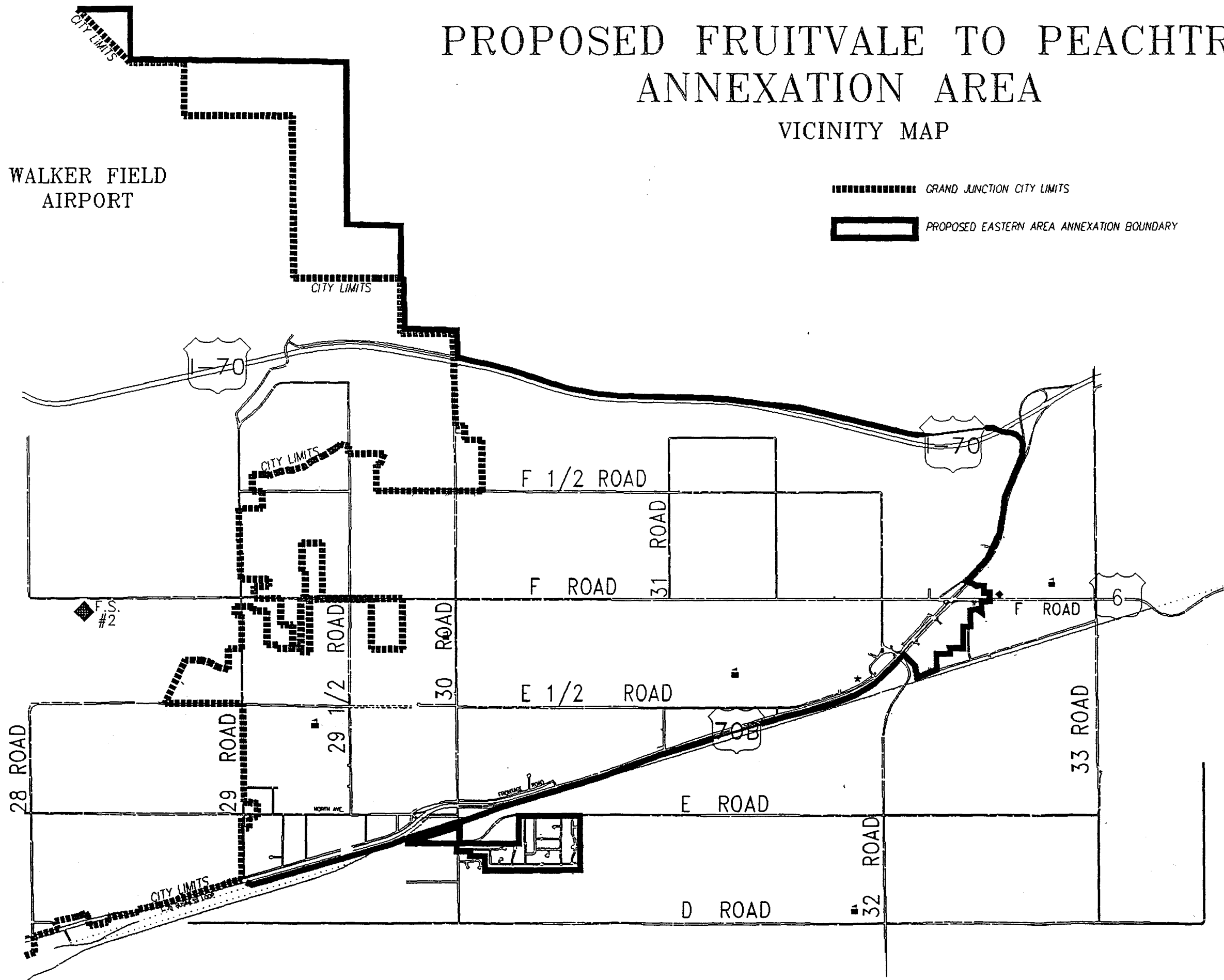
# PROPOSED FRUITVALE TO PEACHTREE ANNEXATION AREA VICINITY MAP

WALKER FIELD  
AIRPORT

■■■■■■■■■■ GRAND JUNCTION CITY LIMITS  
▭ PROPOSED EASTERN AREA ANNEXATION BOUNDARY



NOT TO SCALE



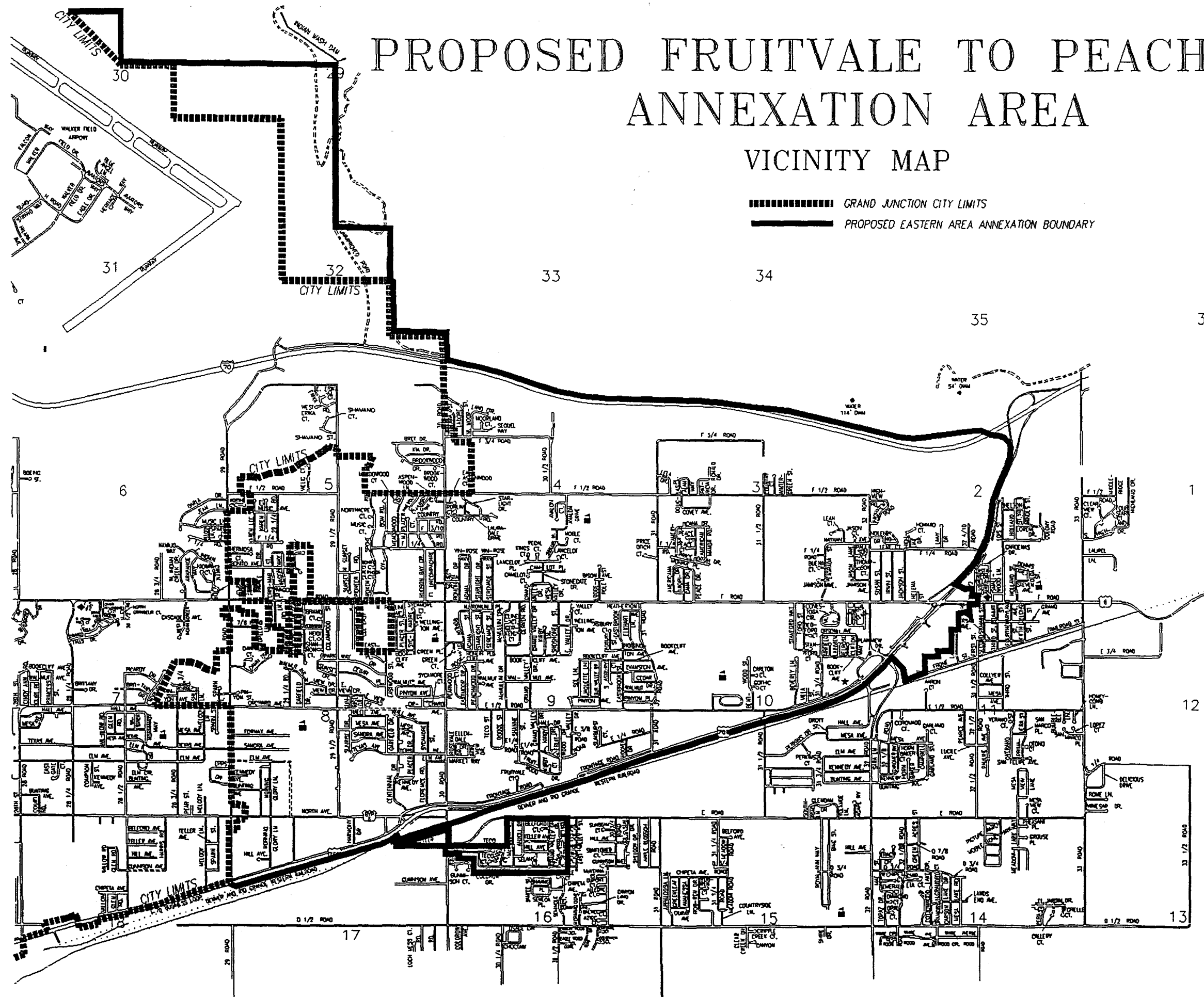
# PROPOSED FRUITVALE TO PEACHTREE ANNEXATION AREA

## VICINITY MAP

■■■■■■■■■■ GRAND JUNCTION CITY LIMITS  
———— PROPOSED EASTERN AREA ANNEXATION BOUNDARY



NOT TO SCALE





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

July 22, 1996

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

Commissioners:

Subject: Fruitvale to Peachtree Annexation, Notice of Hearing,  
Resolution No. 77-96, 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. 77-96 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting July 17, 1996, giving notice of hearing on the proposed Fruitvale to Peachtree Annexation. The petition as filed included numerous 24" X 36" maps which are too voluminous and awkward to mail and therefore not all are included in this mailing. The complete original petitions are available for inspection in the Office of the City Clerk, Monday through Friday, 7:30 am - 5:30 pm.

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  
Grand Junction Drainage District  
Fruitvale Water and Sanitation District  
Central Grand Valley Sanitation District  
Clifton Sanitation District #1  
Clifton Sanitation District #2  
Clifton Fire District  
Clifton Water District  
Central Grand Valley Pest Control District  
Dan Wilson, City Attorney  
Kathy Portner, Acting Community Development Director



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

July 26, 1996

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

**RE: Annexation Impact Report**

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed Fruitvale to Peachtree Annexation. This report is required by CRS 31-12-108.5 for proposed annexations in excess of 10 acres. A copy of the annexation petition for this annexation was mailed to you within the last 10 days. We ask that you refer to it and include it as part of this impact report. If you have any questions regarding this material or need an additional copy of the annexation petition for the Fruitvale to Peachtree Annexation, please contact me at 244-1450.

Sincerely,

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

Dave Thornton, AICP  
Senior Planner

(imprpt.bp)

**PETITION FOR ANNEXATION ELECTION**  
**OF THE AREA GENERALLY DESCRIBED AS EAST OF GRAND JUNCTION, SOUTH  
OF I-70, NORTH OF THE I-70 BUSINESS LOOP, PLUS THE FRUITWOOD  
NEIGHBORHOOD AND THE PEACHTREE SHOPPING CENTER AND REFERRED  
TO AS THE FRUITVALE TO PEACHTREE ANNEXATION.**

We the undersigned, being qualified electors in the area proposed to be annexed to the City of Grand Junction, Colorado, a municipal corporation, located in the County of Mesa and State of Colorado, do hereby respectfully petition the City Council to commence proceedings for the holding of an annexation election in the following territory, to-wit:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

The area is generally described as east of Grand Junction, south of I-70, north of the I-70 business loop, plus the Fruitwood Neighborhood and the Peachtree Shopping Center and referred to as the Fruitvale to Peachtree annexation.

In support of their petition, Petitioners allege that:

1. It is desirable and necessary that the above described territory be annexed to the City;
2. The requirements of §§31-12-104 and 31-12-105, C.R.S., exist or have been met;
3. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City;
4. A community of interest exists between the territory proposed to be annexed and the City;
5. The territory proposed to be annexed is urban or will be urbanized in the near future;
6. The territory proposed to be annexed is integrated or is capable of being integrated with the City;
7. No land within the boundary of the territory to be annexed held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
  - a. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
  - b. comprising twenty acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation is included within the

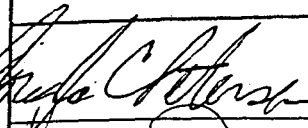
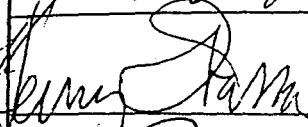
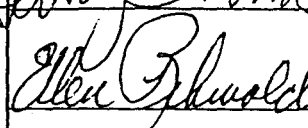
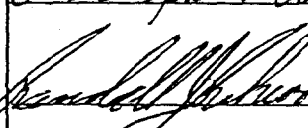
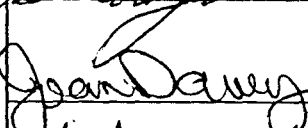
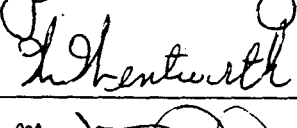
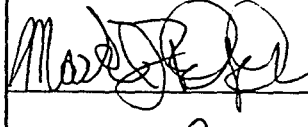
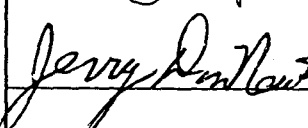
territory proposed to be annexed without the written consent of the landowner or landowners;

8. No annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality;
9. The proposed annexation will not have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year;
10. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area proposed to be annexed;
11. The signers of this petition comprise at least seventy-five qualified electors or ten percent of said electors, whichever is less; the signers of this petition are qualified electors resident in and landowners of the area proposed to be annexed;
12. The name, mailing address of each signer, and the date of signing of each signature are all shown on this petition;
13. As a part of this petition is the affidavit of the circulator or circulators of this petition stating that each signature hereon is the signature of the person whose name it purports to be;
14. Accompanying this petition are four (4) copies of an annexation map containing the following information:
  - a. Outer boundaries of the area proposed to be annexed;
  - b. Physical relationship of the area to the corporate limits of the City, including the contiguous boundary of the City;
  - c. Boundaries of special districts, if any, having jurisdiction over the area;
  - d. Location of each ownership tract of unplatted land and, for platted areas, the boundaries and the plat numbers of plots or of lots and blocks;
  - e. Certificate and seal of a registered engineer and land surveyor showing the dimensions of the boundaries and tracts and the bearings of the boundaries;
  - f. Date, scale; north sign.
15. That the territory described on Exhibit A is not presently a part of any incorporated municipality;
16. That all of the requirements of §§ 31-12-104 and 105, C.R.S., have been met;

The legal description of the territory proposed to be annexed is on the attached sheets.




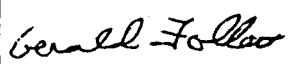

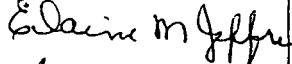

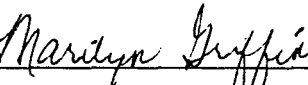
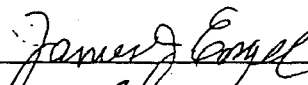
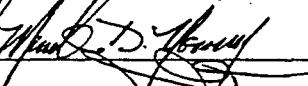
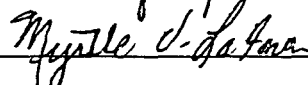
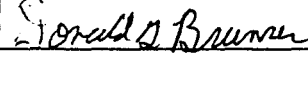



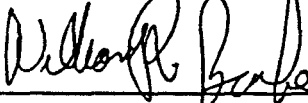
## PETITION FOR ANNEXATION ELECTION

| SIGNATURE   | PRINTED NAME                 | STREET ADDRESS<br>(City, State, Zip)               | DATE SIGNED |
|---|------------------------------|--|-------------|
|    | 3052'<br>Douglas C. Petersen | 3052 1/2 Hall Dr.<br>G. J. CO 81504                | 7-15-96     |
|     | Henry Harris                 | 541 1/2 Grand Valley Dr<br>Grand Junction CO 81504 | 7-15-96     |
|    | Ellen<br>Rehwooldt           | 541 Grand Valley Dr.<br>Grand Junction Co 81504    | 7-15-96     |
|    | Randall<br>J. Rehwooldt      | 541 Grand Valley Dr.<br>Grand Junction CO 81504    | 7-15-96     |
|   | Joan Davey                   | 530 Grand Valley Dr<br>Grand Junction Co 81504     | 7-15-96     |
|  | Wm. Wentworth                | 3042 E 1/4 Road 81504<br>Grand Junction CO         | 7-15-96     |
|  | MARK J. RELF                 | 3061 NOBLE COURT<br>GRAND JUNCTION, CO 81504       | 7-16-96     |
|  | Jerry Dun Newton             | 581 Gerken Rd.<br>Grand Junction, CO 81504         | 7-16-96     |
|   |                              |  |             |
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## PETITION FOR ANNEXATION ELECTION

| SIGNATURE                 | PRINTED NAME          | STREET ADDRESS<br>(City, State, Zip)                       | DATE SIGNED |
|---------------------------|-----------------------|--|-------------|
| <i>Robert M. Book</i>     | Robert M Book         | 3053 3/4 Rd Gr Jet<br>Co. 81504                            | 7-13-96     |
| <i>Theresa L Stang</i>    | Theresa L Stang       | 526 Fruitwood Dr <sup>Gr J</sup><br>Co. 81504              | 7-13-96     |
| <i>Mark Trujillo</i>      | Mark Trujillo         | 528 Fruitwood<br>Grand Junction CO 81504                   | 7-13-96     |
| <i>Madine H. Caraway</i>  | Madine H. Caraway     | 579 Fruitwood Drive<br>Grand Junction, CO<br>81504         | 7/13/96     |
| <i>Ruben Loose</i>        | Ruben Loose           | 532 Fruitwood Drive<br>Grand Junction<br>Colorado 81504    | 7/13/96     |
| <i>Jean Loose</i>         | Jean Loose            | 532 Fruitwood Dr<br>Grand Junction, CO 81504               | 7/13/96     |
| <i>Floyd McLean</i>       | Floyd McLean          | Grand Junction, Co. 81504<br>539 Fruitwood Dr              | 7/13/96     |
| <i>Patricia C Crane</i>   | Patricia C. Crane     | 539 Fruitwood Dr.<br>T.O.N. 4 J<br>Grand Junction CO 81504 | 7/13/96     |
| <i>Tony J. Shoborick</i>  | Tony J. Shoborick     | 528 Kirby Dr<br>Grand Junction CO<br>81504                 | 7-15-96     |
| <i>W.E. Williams</i>      | W.E. Williams         | 534 Kirby Dr<br>Grand Junction CO 81504                    | 7-15-96     |
| <i>Thomas M. Deister</i>  | Thomas M.<br>Deister  | 539 Kirby Drive,<br>Grand Junction, CO 81504               | 7-15-96     |
| <i>Kathryn C. Deister</i> | Kathryn C.<br>Deister | 539 Kirby Drive<br>Grand Junction CO 81504                 | 7-15-96     |
| <i>William H. Holmes</i>  | William H. Holmes     | 540 Kirby Dr.<br>Co.<br>Grand Junction 81504               | 7-15-96     |
| <i>Shelli Petersen</i>    | Shelli Petersen       | 3052 1/2 Hall Dr.<br>H. J. CO 81504                        | 7-15-96     |

## PETITION FOR ANNEXATION ELECTION



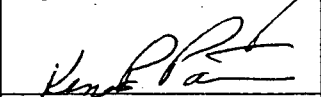
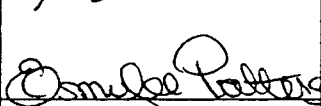

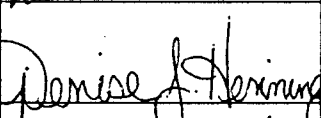

| SIGNATURE   | PRINTED NAME       | STREET ADDRESS<br>(City, State, Zip)                | DATE SIGNED |
|---|--------------------|---|-------------|
|    | Todd Beckstead     | 566 South Asbury Ct.<br>Grand Junction, CO 81504    | 7-13-96     |
|    | GERALD FOLLETT     | 3051 E 1/4 Road<br>GRAND JUNCTION, CO 81504         | 7-13-96     |
|    | JAMES G. Jeffries  | 3047 E 1/4 Road<br>Grand Junction CO 81504          | 7-13-96     |
|    | Elaine M. Jeffries | 3047 E 1/4 Road<br>Grand Junction CO 81504          | 7-13-96     |
|    | RON Walstrom       | 3045 E 1/4 RD<br>Grand Jct CO 81504                 | 7-13-96     |
|  | MARILYN Griffin    | 519 1/2 Grand Valley Dr<br>GRAND JUNCTION, CO 81504 | 7-13-96     |
|  | JAMES J. Engler    | 521 GRAND VALLEY DR<br>GRAND JUNCTION, CO 81504     | 7-13-96     |
|  | MARK D. YOUNG      | 517 1/2 KIRBY COURT<br>GRAND JUNCTION, CO 81504     | 7-13-96     |
|  | MYRTLE V. LAFAVER  | 520 E. Fruitwood DR<br>Grand Junction 81504         | 7-13-96     |
|  | DONALD G. BRYNER   | 521 Fruitwood Dr.                                   | 7-13-96     |
|  | Erik Speer         | 522 Fruitwood Dr.<br>Grand Junction CO 81504        | 7/13/96     |
|  | Shari Speer        | 522 Fruitwood Dr.<br>Grand Junction CO 81504        | 7-13-96     |
|  | GAYLE BARBER       | 3055 E + 1/4 Road<br>Grand Junction CO 81504        | 7-13-96     |
|  | WILLIAM R. BARBER  | 3055 E 1/4 ROAD<br>GRAND JUNCTION, CO 81504         | 7-13-96     |



## PETITION FOR ANNEXATION ELECTION

| SIGNATURE                    | PRINTED NAME          | STREET ADDRESS<br>(City, State, Zip)        | DATE SIGNED |
|------------------------------|-----------------------|---|-------------|
| <i>James Hoffman</i>         | JAMES HOFFMAN         | 616 ENTRADA ST<br>G.J. CO 81504             | 7.13.96     |
| <i>Loreen T. Hoffman</i>     | LOREEN T. HOFFMAN     | 616 ENTRADA ST<br>G.J. CO 81504             | 7.13.96     |
| <i>George A. Woodsey Jr.</i> | George A. Woodsey Jr. | 3175 F Road<br>GJ 81504                     | 7-13-96     |
| <i>C. Britt</i>              | Cynthia Britt         | 3011 Bookcliff GJ 81504                     | 7/13/96     |
| <i>Monique L. Sekra</i>      | Monique L. Sekra      | 3175 F. Road G.J., CO <sup>81504</sup>      | 7-13-96     |
| <i>Brooks B. Britt</i>       | Brooks B. Britt       | 3011 Bookcliff Ave G.J. CO                  | July 13 96  |
| <i>Tammy Grove</i>           | TAMMY GROVE           | 593 SYCAMORE GSCO<br>81504                  | 7/13/96     |
| <i>SAL GROVE</i>             | SAL GROVE             | 553 SYCAMORE CT <sup>81504</sup>            | 7/13/96     |
| <i>Lee M. Porter</i>         | Lee M. Porter         | 668 - 30 1/2 Rd                             | 7/15/96     |
| <i>NOCCAN PORTER</i>         | NOCCAN PORTER         | 668-30 1/2 Rd -<br>3105 PRICE DITCH RD      | 7/15/96     |
| <i>EVAN F. YEARSLEY</i>      | EVAN F. YEARSLEY      | GRAND JUNCTION 81504                        | 7/15/96     |
| <i>EVAN F. YEARSLEY</i>      | EVAN F. YEARSLEY      | 81504<br>3105 PRICE DITCH RD GJ CO          | 7/15/96     |
| <i>Lisa VanCleave</i>        | LISA VANCLEAVE        | GJ<br>3113 Price Ditch 81504                | 7/15/96     |
| <i>GARY VANCLEAVE</i>        | GARY VANCLEAVE        | 3113 price ditch rd<br>Grand Jct. CO. 81504 | 7-15-96     |


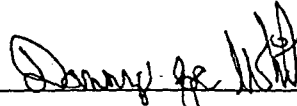
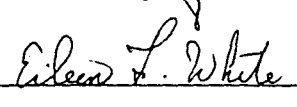

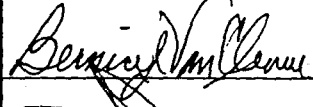
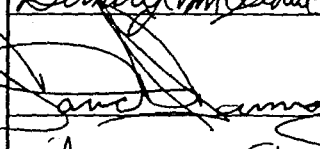
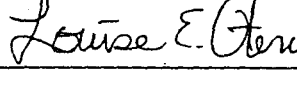
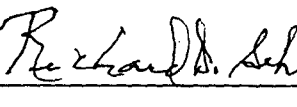
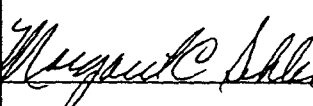
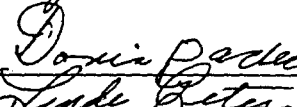
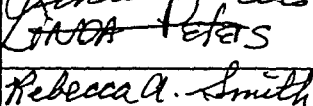
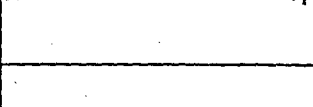
## PETITION FOR ANNEXATION ELECTION

| SIGNATURE   | PRINTED NAME                          | STREET ADDRESS<br>(City, State, Zip) | DATE SIGNED |
|---|---------------------------------------|--------------------------------------|-------------|
|    | Audrey Jean Gray                      | 81504<br>563 Villa St., G.J.         | 7-13-96     |
|    | Dean S. Gray                          | 81504<br>563 Villa St G.J.           | 7-13-96     |
|    | PATTERSON<br>KENNETH P.               | 81504<br>3176 ORSON GJ               | 7/13/96     |
|    | <del>Emilee</del><br>Emilee Patterson | 81504<br>3176 Orson G.J.             | 7-13-96     |
|    | Valerie Imbracco                      | 81504<br>631 Noble Ct. GJ            | 7-13-96     |
|   | Denise J. Henning                     | 81504<br>588 Starlight Dr. G.J.      | 7-13-96     |
|  | James P. Henning                      | GJ<br>588 Starlight Dr 81504         | 7-13-96     |
|   |                                       |                                      |             |
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|   |                                       |                                      |             |

## PETITION FOR ANNEXATION ELECTION

| SIGNATURE                            | PRINTED NAME                  | STREET ADDRESS<br>(City, State, Zip)                     | DATE SIGNED        |
|--------------------------------------|-------------------------------|--|--------------------|
| <i>Randy Booth</i>                   | RANDY BOOTH                   | 3053 E 1/4 Rd.<br>Grand Junction, CO 81504               | 7/13/96            |
| <i>Bronwyn Beckstead</i>             | Bronwyn Beckstead             | 566 South Asbury Court<br>Grand Junction, Colorado 81504 | 7-13-96            |
| <i>Denzil Harward</i>                | DENZIL HARWARD                | 564 S ASBURY CT<br>GRAND JUNCTION, CO 81504              | 7/13/96            |
| <i>Debra Harward</i>                 | Debra Harward                 | 564 S. Asbury Ct.<br>Gr. Jct, CO 81504                   | 7/13/96            |
| <i>Robert M. Lulver</i>              | ROBERT M. LULVER              | 565 S. ASBURY CT<br>G.J., CO 81504                       | 7/13/96            |
| <i>Becky L Roper</i>                 | Becky L Roper                 | 567 S. Asbury Ct.<br>G.J. CO 81504                       | 7-13-96            |
| <i>Gerard J Richard</i>              | GERARD J RICHARD              | 571 S ASBURY CT<br>G.J. CO. 81504                        | 7-13-96            |
| <i>Tamera Richard</i>                | TAMERA RICHARD                | 571 S Asbury Ct<br>Grand Junction, CO 81504              | 7-13-96            |
| <del><i>Keith M. Schreiner</i></del> | <del>KEITH M. SCHREINER</del> | <del>575 S. ASBURY CT<br/>GRAND JUNCTION 81504</del>     | <del>7-13-96</del> |
| <del><i>Mary Schreiner</i></del>     | <del>Mary Schreiner</del>     | <del>575 S. Asbury Ct<br/>G.J. Co. 81504</del>           | <del>7-13-96</del> |
| <i>Linda A. Beck</i>                 | Linda A. Beck                 | 574 S. Asbury Ct<br>G.J. CO 81504                        | 7-13-96            |
| <i>Harry V. Moyes</i>                | HARRY V. MOYES                | 3084 EVANSTON AVE<br>81504                               | 7-13-96            |
| <i>Betty A. Moyes</i>                | BETTY A. MOYES                | 31504<br>3084 EVANSTON AVE                               | 7-13-96            |
| <i>Arthur H. Moyes</i>               | ARTHUR H. MOYES               | 3084 EVANSTON AVE 81504                                  | 7-13-96            |

## PETITION FOR ANNEXATION ELECTION

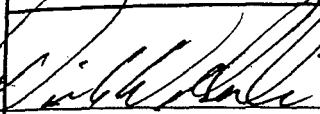
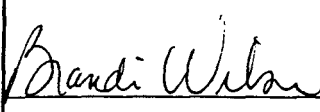
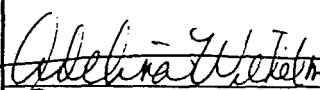

| SIGNATURE   | PRINTED NAME            | STREET ADDRESS<br>(City, State, Zip)          | DATE SIGNED   |
|---|-------------------------|---|---------------|
|    | ALMA M. WILBORN         | 3179 Orson Ave.<br>Grand Jct. Co. 81504       | July 15 1996  |
|    | Denny Joe White         | 3183 1/2 Orson Ave.<br>Grand Jct. 81504       | 7-15-96       |
|    | EILEEN F. WHITE         | 3185 1/2 Orson Avenue<br>Grand Junction 81504 | July 15, 1996 |
|    | Tricia Stuckenschneider | 3187 Orson Ave<br>GJ CO 81504                 | July 15, 96   |
|   | BERNICE J. VANCLEAVE    | 3187 1/2 ORSON AVE<br>81504 GJ. CO            | July 15 1996  |
|    | DAVID DUNNAGAN          | 583 1/2 CLIFTON WAY<br>GJ CO 81504            | 7-15-96       |
|  | LOUISE E OTERO          | 3193 ORSON<br>GJ CO 81504                     | 7-15-96       |
|  | RICHARD D. SEHLER       | 3188 ORSON<br>G. Jct. 81504                   | 7-15-96       |
|  | MARGARET C. SEHLER      | 3188 Orson Ave<br>GJ CO NE 81514              | 7-15-96       |
|  | DORIS PETERS            | 3182 1/2 ORSON AVE<br>GJ CO 81504             | 7-15-96       |
|  | LINDA PETERS            | 3180 1/2 ORSON AVE<br>GJ CO 81504             | 7-15-96       |
|  | Rebecca A. Smith        | 3178 Orson Ave.<br>Grand Junction 81504       | 7-15-96       |
|   |                         |   |               |
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## PETITION FOR ANNEXATION ELECTION

| SIGNATURE                          | PRINTED NAME                                | STREET ADDRESS<br>(City, State, Zip)                          | DATE SIGNED        |
|------------------------------------|---|---|--------------------|
| <del>Amy Larman</del>              | <del>Amy Larman</del>                       | <del>Grand Jct Co 81504<br/>555 Pearwood Ct</del>             | <del>7-16-96</del> |
| <del>Lorena Marotte</del>          | <del>LORENA<br/>MAROTTE</del>               | <del>556 Pearwood Ct<br/>Grand Jct. Co 81504</del>            | <del>7-16-96</del> |
| <del>Darrell Armstrong</del>       | <del>Darrell<br/>Armstrong</del>            | <del>564 Pearwood Ct<br/>Grand Jctn Co 81504</del>            | <del>7-16-96</del> |
| <del>Dennis Greene</del>           | <del>Dennis<br/>Greene</del>                | <del>561 Pearwood Ct.<br/>Grand Jct., CO 81504</del>          | <del>7-16-96</del> |
| <del>Jimmie Daly</del>             | <del>Jimmie<br/>Daly</del>                  | <del>561 1/2 Pearwood Ct<br/>Grand Jct., CO 81504</del>       | <del>7-17-96</del> |
| <del>Beth Carlson</del>            | <del>Beth<br/>Carlson</del>                 | <del>3006 1/2 Bookcliff Ave<br/>Grand Junction Co 81504</del> | <del>7-17-96</del> |
| <del>Barbara Nelson</del>          | <del>Barbara<br/>Nelson</del>               | <del>3003 Bookcliff Ave<br/>Grand Jct CO 81504</del>          | <del>7-17-96</del> |
| <del>Mimi A Zuchowski-Burgie</del> | <del>Mimi A<br/>Zuchowski-<br/>Burgie</del> | <del>563 1/2 Eastmoor Dr<br/>Grand Junction CO 81504</del>    | <del>7-17-96</del> |
| <del>Elaine Heller</del>           | <del>EIAINE HELLER</del>                    | <del>3004 GREEN PLACE<br/>GRAND JUNCTION, CO 81504</del>      | <del>7-17-96</del> |
| <del>Robert L. Heller</del>        | <del>ROBERT L. HELLER</del>                 | <del>3004 GREEN PLACE<br/>GRAND JUNCTION CO 81504</del>       | <del>7-17-96</del> |
| <del>Jody M Kole</del>             | <del>JODY M KOLE</del>                      | <del>566 Pearwood Ct<br/>Grand Junction, CO 81504</del>       | <del>7-17-96</del> |
|                                    |   |   |                    |
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## PETITION FOR ANNEXATION ELECTION

| SIGNATURE   | PRINTED NAME       | STREET ADDRESS<br>(City, State, Zip)             | DATE SIGNED            |
|---|--------------------|--|------------------------|
|  | David C. Wilkerson | 691 Pioneer Rd<br>Grand Jct CO 81504             | 7/16/96                |
|  | Brandi Wilson      | 569 S. Asbury Ct<br>Grand Jct, CO 81504          | 7/16/96                |
|  | Adelina Wilkerson  | <del>621 Pioneer Rd<br/>Grand Jct CO 81504</del> | <del>07/17/96</del> aw |
|  | Adelina Wilkerson  | 621 Pioneer Rd<br>Grand Jct CO 81504             | 07/17/96               |
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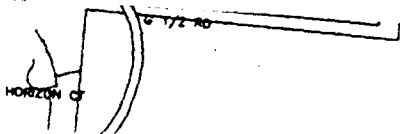


## PETITION FOR ANNEXATION ELECTION

| SIGNATURE                   | PRINTED NAME            | STREET ADDRESS<br>(City, State, Zip)              | DATE SIGNED |
|-----------------------------|-------------------------|---|-------------|
| <i>Veronica Waldschmidt</i> | VERONICA<br>WALDSCHMIDT | CO, 81504<br>3036 Teller Ave, Grand Jct           | 7-15-96     |
| <i>Mark Vann</i>            | Mark<br>Vann            | 489 Anjou Dr.<br>G.J. Co. 81504                   | 7-15-96     |
| <i>Virginia Mason</i>       | Virginia Mason          | 494 Anjou Dr.<br>Grand Junction<br>CO 81504       | 7-15-96     |
| <i>Kenneth S. Wilber</i>    | Kenneth S. Wilber       | 495 Anjou Dr.<br>G.J. Co. 81504                   | 7-15-96     |
| <i>Jackie E. McCoy</i>      | Jackie E. McCoy         | 499 Anjou DR.<br>Grand Jct<br>CO 81504            | 7-15-96     |
| <i>Margarita Crumly</i>     | Margarita<br>Crumly     | 487 Anjou Dr,<br>G.J. Co. 81504                   | 7/15/96     |
| <i>Kenneth R. Kemp</i>      | Kenneth R. Kemp         | 484 1/2 Anjou Dr.<br>Grand J.<br>CO 81504         | 7-15-96     |
| <i>Helene A. Kemp</i>       | Helene A. Kemp          | 484 1/2 Anjou Dr<br>Grand Jct.<br>CO 81504        | 7-15-96     |
| <i>Veda C Black</i>         | Veda C Black            | 3022 Gunnison Ave<br>Grand Junction, Co.<br>81504 | 7-15-96     |
| <i>Melvin T. Ertz</i>       | Melvin T. Ertz          | 3040 Teller Ave<br>G. J. Co. 81504                | 7-16-96     |
| <i>John D. Duff</i>         | JOHN D DUFFY            | 3044 BELFORD CT.<br>GRAND JCT 81504               | 7-16-96     |
| <i>Ellen Barker</i>         | ELLEN BARKER            | 3042 Belford<br>Grand Jct 81504                   | 7-16-96     |
| <i>Treva Gabbard</i>        | Treva Gabbard           | 494 Grand Vly Dr. 81504                           | 7-16-96     |
| <i>Bobby Gabbard</i>        | Bobby Gabbard           | 494 Grand Vly Dr.<br>Grand Jct Co. 81504          | 7-16-96     |

FOR ANNEXATION ELECTION

| SIGNATURE                | PRINTED NAME      | STREET ADDRESS<br>(City, State, Zip)                            | DATE SIGNED   |
|--------------------------|-------------------|---|---------------|
| <i>Larry Elser</i>       | LARRY ELSEY       | GRAND JUNCTION CO 81504<br>3046 LANCELOT Pt                     | July 13 1996  |
| <i>James W Harmon</i>    | JAMES W. HARMON   | 3052 CAMELOT PLACE<br>GRAND JUNCTION, CO 81504                  | July 13 1996  |
| <i>Joanne Harmon</i>     | JOANNE HARMON     | 3052 CAMELOT PL<br>GRAND JCT. CO. 81504                         | July 13 1996  |
| <i>Vincent M. Eicher</i> | VINCENT M. EICHER | 3051 CAMELOT PL.<br>GRAND JCT. CO. 81504                        | July 13 1996  |
| <i>Buena L Eicher</i>    | Buena L. Eicher   | 3051 Camelot Pl.<br>Grand Jct. Co. 81504                        | July 13, 1996 |
| <i>Maxine Cheddle</i>    | Maxine Cheddle    | 612 Stonegate Drive<br>Grand Jct. Co 81504                      | July 13 1996  |
| <i>Michael Bennett</i>   | MICHAEL BENNETT   | 610 Stonegate Dr. G. J. CO<br>GRAND VALLEY DR<br>CO 81504       | July 13, 1996 |
| <i>Freda W. Well</i>     | FREDA W. WELL     | 3043 GRAND JCT 81504  | July 13, 1996 |
| <i>E. Kirk Roemer</i>    | E. KIRK ROEMER    | 613 MESA VALLEY DR.<br>GRAND JUNCTION CO 81504                  | July 13, 1996 |
| <i>Raelynn Roemer</i>    | Raelynn Roemer    | 613 Mesa Valley Dr<br>Grand Jct CO 81504<br>GRAND JUNCTION, CO. | July 13, 1996 |
| <i>Richard W. Cooper</i> | Richard W. Cooper | 3037 STONEY BROOK LN.<br>GRAND JUNCTION, CO 81504               | 7-15-96       |
| <i>Lois B Haats</i>      | LOIS B HAATS      | 601 GRAND VALLEY DR<br>GRAND JUNCTION, CO 81504                 | 7-13-96       |
| <i>Harvey H. Haats</i>   | HARVEY H. HAATS   | 601 GRAND VALLEY DR<br>GRAND JUNCTION, CO 81504                 | 7-13-96       |
| <i>William Mazowski</i>  | WILLIAM MAZOWSKI  | 605 GRAND VALLEY DR.<br>GRAND JUNCTION, CO 81504                | 7-13-96       |



PETITION FOR ANNEXATION ELECTION

| SIGNATURE                 | PRINTED NAME           | STREET ADDRESS<br>(City, State, Zip)                | DATE SIGN |
|---------------------------|------------------------|---|-----------|
| <i>Betty Mazon</i>        | Betty Mazon            | Grand Junction Co. 81504<br>605 GRAND Valley Dr.    | 7-13-9    |
| <i>Patricia Kendrick</i>  | PATRICIA KENDRICK      | 611 GRAND VALLEY DR.<br>GRAND JUNCTION CO. 81504    | 7-13-9.   |
| <i>Samuel C. Kendrick</i> | SAMUEL C. KENDRICK JR. | 611 GRAND VALLEY DRIVE<br>GRAND JUNCTION, CO. 81504 | 7-13-96   |
| <i>Amy Bailey</i>         | Amy Bailey             | 609 Stonegate Dr.<br>Grand Jct, Co. 81504           | 7-13-96   |
| <i>Frances L. Adams</i>   | Frances L. Adams       | 611 Stonegate Dr.<br>Grand Junction, CO 81504       | 7-13-9    |
| <i>Kenneth H. Adams</i>   | Kenneth H. Adams       | 611 Stonegate Dr.<br>Grand Junction Co. 81504       | 7-13-9    |
| <i>Richard L. Means</i>   | Richard L. Means       | 616 Stonegate Dr<br>Grand Junction Co. 81504        | 7-13-9    |
| <i>Thomas F. Harrison</i> | Thomas F. Harrison     | 3042 Regal Ct<br>Grand Junction CO 81504            | 7/13/96   |
| <i>Margaret S. Harris</i> | MARGARET S. HARRIS     | 3042 Regal Ct<br>Grand Junction CO 81504            | 7/13/96   |
| <i>Sandra Beard</i>       | SANDRA BEARD           | 3044 1/2 REGAL CT<br>GRAND JCT, CO. 81504           | 7/13/9    |
| <i>Millard Beard</i>      | MILLARD BEARD          | 3044 1/2 REGAL CT.<br>GRAND JCT, CO. 81504          | 7/13/9    |
| <i>Darryl Gracie</i>      | DARRYL GRACIE          | 3051 LANCELOT PI<br>GRAND Jct. CO 81504             | 7/13/9.   |
| <i>Joe A. Garcia</i>      | JOE A. GARCIA          | 3053 LANCELOT CT<br>GRAND Jct CO 81504              | 7-13-     |
| <i>Yelma Garcia</i>       | YELMA GARCIA           | 3053 LANCELOT CT<br>GRAND JCT CO 81504              | 7-13-     |



## PETITION FOR ANNEXATION ELECTION

| SIGNATURE                 | PRINTED NAME       | STREET ADDRESS<br>(City, State, Zip)             | DATE SIGNED |
|---------------------------|--------------------|--|-------------|
| <i>Danny L. Holycross</i> | DANNY L. HOLYCROSS | 3054 Avalon Ct<br>Grand Junction CO 81504        | 7/16/96     |
| <i>Joseph A. Cascano</i>  | JOSEPH A. CASCANO  | 647 Avalon Ct<br>G. J. Co. 81504                 | 7/16/96     |
| <i>Roberta S. Cascano</i> | Roberta S. Cascano | 647 Avalon Ct<br>Grand Jct. Co 81504             | 7-16-96     |
| <i>Dennis M. Neplins</i>  | DENNIS M. NEPLINS  | 645 Avalon Ct<br>Grand Jct. Co 81504             | 7-16-96     |
| <i>Ed Neplins</i>         | Ed Neplins         | 645 Avalon Ct<br>Grand Jct. Co 81504             | 7-16-96     |
| <i>Kenneth H. Dally</i>   | Kenneth H. Dally   | 643 Avalon Ct<br>643 AVALON CT.<br>GRAND JCT. CO | 7/16/96     |
| <i>Rose D. Dahling</i>    | ROSE D. DAHLING    | 641 Avalon Ct.<br>Grand Jct. Co 81504            | 7-16-96     |
| <i>Joseph E. Repetski</i> | Joseph E. Repetski | 641 AVALON CT.<br>G.J. Co. 81504                 | 7-16-96     |
| <i>Mary E. Repetski</i>   | MARY E. REPETSKI   | 641 AVALON CT.<br>G.J. Co. 81504                 | 7-16-96     |
| <i>Roy A. Stolle</i>      | ROY A. STOLLE      | 644 AVALON CT<br>G.J. CO 81504                   | 7-16-96     |
| <i>Dolores J. Stolle</i>  | Dolores J. Stolle  | 644 - Avalon Ct<br>G.J. CO 81504                 | 7-16-96     |
| <i>Paul Ashcraft</i>      | Paul Ashcraft      | 3052 AVALON CT<br>G.J. Co 81504                  | 7-16-96     |
| <i>Dena Ashcraft</i>      | DENA Ashcraft      | 3052 AVALON CT.<br>G.J. CO 81504                 | 7-16-96     |
| <i>Peggy Foss</i>         | Peggy Foss         | 3057 Avalon Ct.<br>G.J. CO 81504                 | 7-16-96     |



COMMUNITY ELECTION

| SIGNATURE   | PRINTED NAME                   | STREET ADDRESS<br>(City, State, Zip)         | DATE SIGNED    |
|---|--------------------------------|--|----------------|
| <i>Harlan C. Lien</i>                             | HARLAN C. LIEN                 | 520 1/2 SABRA ST.<br>Grand Junction CO 81504 | July 15, 1996  |
| <i>Jack Q. Vensel</i><br><i>Phyllis C. Vensel</i> | JACK Q. V<br>PHYLLIS C. VENSEL | 523 1/2 SHANNE ST                            | JULY 15 1996   |
| <i>Erin E. Pathiak</i>                            | ERIN E. PATHIAK                | 523 SHANNE ST                                | July 15, 1996  |
| <i>Joe S Roybal</i>                               | Joe S Roybal                   | 524 shanne st                                | July 15 - 1996 |
| <i>Lorie Roybal</i>                               | LORIE ROYBAL                   | 524 - shanne st                              | july 16 - 1996 |
| <i>Fred G. Kowalski</i>                           | FRED G. KOWALSKI               | 3054 E 1/4 Rd                                | - July 16 1996 |
| <i>Lucy Reynolds</i>                              | Lucy Reynolds                  | 3035 E 1/4 Rd                                | July 16, 1996  |
| <i>Gene Reynolds</i>                              | Gene Reynolds                  | 3035 E 1/4 Rd                                | July 16, 1996  |
| <i>M. Lee Searcy</i>                              | M. Lee Searcy                  | 524 Sabra St.                                | July 16, 1996  |
| <i>K. R. Lynn</i>                                 | Kimber R. Lynn                 | 525 SABRA ST                                 | JULY 16, 1996  |
| <i>Harriette C. Lynn</i>                          | HARRIETTE C. LYNN              | 525 SABRA ST                                 | 7/16/96        |
| <i>Brian J. Wialkes</i>                           | BRIAN J. WIALKES               | 533 SABRA ST                                 | 7 16/96        |
| <i>Darin D. Dow</i>                               | Darin D. Dow                   | 522 Sabra St.                                | 7-16-96        |
| <i>Stephanie Dow</i>                              | Stephanie Dow                  | 522 Sabra Street                             | 7-16-96        |



CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO )

COUNTY OF MESA )

SS.

Todd Beckstead, being first duly sworn, upon oath, deposes and says that he or she was the Circulator of the above and foregoing Petition and that the signatures on said Petition are the signatures of the persons whose names they purport to be.



Subscribed and sworn to before me this 16<sup>th</sup> day of July, 1996

Witness my hand and official seal.

My Commission expires: January 24, 2000

Ruth H Speckmann  
Notary Public

Address: 225 N 5<sup>th</sup> St Suite 401  
Grand Junction Co 81501

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO )

COUNTY OF MESA )

) ss.

JAMES C. HOFFMAN, being first duly sworn, upon oath, deposes and says that he or she was the Circulator of the above and foregoing Petition and that the signatures on said Petition are the signatures of the persons whose names they purport to be.

James C. Hoffman

Subscribed and sworn to before me this 11<sup>th</sup> day of July, 1996

Witness my hand and official seal.

My Commission expires: 2-2-98

Christine English  
Notary Public

Address: 557 W. Goodhope Cir #B  
Clifton, CO 81520

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO                             )  
  )  
COUNTY OF MESA                             )    ss.

RANDY BOOTH, being first duly sworn, upon oath, deposes and says that he or she was the Circulator of the above and foregoing Petition and that the signatures on said Petition are the signatures of the persons whose names they purport to be.

*Randy Booth*

Subscribed and sworn to before me this 11<sup>th</sup> day of July, 1996

Witness my hand and official seal.

My Commission expires: 2-2-98

*Christene English*  
Notary Public

Address: 557 W. Goodhope Cir #B  
Clifton, Co 81520

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO )

COUNTY OF MESA )

ss.

Myra C. Dwyer, being first duly sworn, upon oath, deposes and says that he or she was the Circulator of the above and foregoing Petition and that the signatures on said Petition are the signatures of the persons whose names they purport to be.

Myra C. Dwyer

Subscribed and sworn to before me this 16 day of July, 1996

Witness my hand and official seal.

My Commission expires: 2-2-98

Christine English  
Notary Public

Address: 557 W. Goodhope Cir #B  
Clifton, Co 81520

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO )

COUNTY OF MESA )

) ss.  
)

RICHARD A. BAUER being first duly sworn, upon oath, deposes and says that he or she was the Circulator of the above and foregoing Petition and that the signatures on said Petition are the signatures of the persons whose names they purport to be.

Richard A. Bauer

Subscribed and sworn to before me this 17th day of July, 1996

Witness my hand and official seal.

My Commission expires: 2-2-98

Christine English  
Notary Public

Address: 557 W. Grand Ave #B  
Clifton, CO 81520

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

Fanny L Holycombs being first duly sworn, upon oath, deposes and says that he or she was the Circulator of the above and foregoing Petition and that the signatures on said Petition are the signatures of the persons whose names they purport to be.

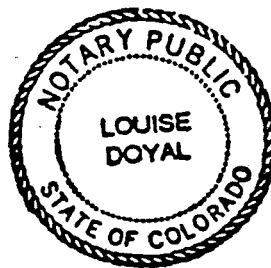
*Fanny L Holycombs*

Subscribed and sworn to before me this 17th day of July, 1996

Witness my hand and official seal.

My Commission expires: 10-27-98

*Louise Doyal*  
Notary Public



Address: 1015 N 7th Street  
Grand Junction, Co 81501



CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO )

)

ss.

COUNTY OF MESA )

)

Kenneth F. Jensen, being first duly sworn, upon oath, deposes and says that he or she was the Circulator of the above and foregoing Petition and that the signatures on said Petition are the signatures of the persons whose names they purport to be.

Kenneth F. Jensen

Subscribed and sworn to before me this 17th day of July, 1996

Witness my hand and official seal.

My Commission expires: 2-2-98

Christine English  
Notary Public

Address: 557 W. Goodhope Cir #B  
Clifton, CO 81520

FIELD  
T

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO )  
 )  
COUNTY OF MESA ) ss.

Jody M Kole, being first duly sworn, upon oath, deposes and says that he or she was the Circulator of the above and foregoing Petition and that the signatures on said Petition are the signatures of the persons whose names they purport to be.

Jody M Kole

Subscribed and sworn to before me this 17<sup>th</sup> day of July, 1996

Witness my hand and official seal.

ESTHER LUCERO-CARDONA  
Notary Public, State of Colorado  
My Commission Expires Feb. 11, 1999

My Commission expires: \_\_\_\_\_

Esther Lucero-Cardona  
Notary Public

Address: 805 Main St.

Grand Jc Co 81501

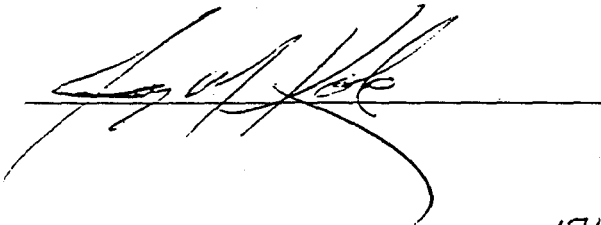
CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO )

COUNTY OF MESA )

) ss.

JAY M. ROHE, being first duly sworn, upon oath, deposes and says that he or she was the Circulator of the above and foregoing Petition and that the signatures on said Petition are the signatures of the persons whose names they purport to be.



Subscribed and sworn to before me this 17th day of July, 1996

Witness my hand and official seal.

My Commission expires: 2-2-98

Christine English  
Notary Public

Address: 557 W. Goddard Cir #B  
Clyton, Co 81520

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO )

COUNTY OF MESA )

) SS.

Kenneth S. Patterson, being first duly sworn, upon oath, deposes and says that he or she was the Circulator of the above and foregoing Petition and that the signatures on said Petition are the signatures of the persons whose names they purport to be.



Subscribed and sworn to before me this 16 day of July, 1976

Witness my hand and official seal.

My Commission expires: 2-2-78

Christine English  
Notary Public

Address: 557 W. Goodhope Cir #B  
Clifton, CO 81520

# FRUITVALE TO PEACHTREE ANNEXATION IMPACT REPORT

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

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

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

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

**Map #1 - Orthophoto with City limits & annexed area outline & labeled.**

(1a) North half of annexation area from Patterson Road;

(1b) South half of annexation area from Patterson Road

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

**Map #2 - Existing infrastructure maps which include water, sewer, roads, utilities, and any proposed extensions. (see maps 2a through 2g) Roads are shown on all maps listed below.**

(2a) Gas, Electric & Telephone for North half of annexation area

(2b) Gas, Electric & telephone for South half of annexation area

(2c) Water (Clifton) for North half of annexation area

(2d) Water (Clifton) for South half of annexation area

(2e) Water (Ute) for North half of annexation area

(2f) Water (Ute) for South half of annexation area

(2g) Sewer for entire annexation area

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

**Map #3 - Existing and Proposed Land Use patterns.**

(3a) - Existing land use.

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

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

There are no preannexation agreements for this annexation.

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

Electric, gas, telephone, and cable television are provided by public utility companies and not the City of Grand Junction. Public Service will provide electric service to areas within the annexation. The utilities have represented to the City that they have adequate capacity to serve and are now serving the area proposed to be annexed. New developments in annexed areas are reviewed by the City to ensure that adequate utilities, water, sewer, drainage, and street access are provided to the development and that the provision of these services does not adversely affect existing uses.

Sewer service will continue to be provided by existing sewer service providers. The sewer service providers for this annexation are the Fruitvale Water and Sanitation District, Central Grand Valley Sanitation District, Clifton Sanitation District #1 and Clifton Sanitation District #2. Special districts have provided, and will continue to provide sewer service pursuant to existing contracts with the City. Exclusion's from any such district will be in accordance with applicable law.

In the annexed area potable water is presently, and will continue to be, provided by the Ute Water Conservancy District and Clifton Water District. Annexation does not, per se, affect such services. City services provided to the annexed area include City Police (patrol, investigation, and response). Services also include Fire and Emergency Medical Service when annexations occur within the Grand Junction Rural Fire District. The City has the authority to provide fire protection in the proposed annexation area and is prepared to actually provide this service. The City prefers to contract for a ten year period with the Clifton Fire Protection District to provide such services in cooperation with the City's own Fire Department as in the past. As part of this contract, the City is willing to reimburse the District the dollar equivalent of their Mill Levy 5.054 mills during this period. Other City services provided include land use planning, zoning, weed enforcement, street maintenance and repair, parks, recreation programs, Housing Authority, Visitor and Convention Bureau programs, senior citizen services and economic development. Such services begin following the effective date of the annexation; except for police services that will begin April 1, 1997. Up until April 1, 1997, Mesa County Sheriff's Department will be responsible for law enforcement within the annexation area.

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

Methods of financing extension of municipal services may vary with developed and undeveloped tracts. For undeveloped tracts, the developer will pay to extend services, and other financing mechanisms may be available. For developed areas, sewer

service extension will normally be paid by a combination of the benefiting property owners, the City, and/or the Sewer Fund or other sewer provider. At present, if water lines are deficient in already developed areas, the water provider is responsible for upgrading the system. Ute Water requires the property owner to pay one-third of the costs of upgrading (the City volunteers one-third of such costs as well). The Clifton Water District system is nearly sufficient; such upgrades as may occur will be financed as determined by the Clifton Water District, perhaps in cooperation with the City.

Existing Sales and Use taxes and property taxes will be collected by the City of Grand Junction and Mesa County and will be used to pay for general municipal services; no additional or special financing is contemplated.

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

The following districts are within the area to be annexed:

1. **School District 51**
2. **Ute Water Conservancy District (U)**
3. **Grand Junction Rural Fire Protection District (GJFD)**
4. **Grand Junction Drainage District (D)**
5. **Fruitvale Water & Sanitation District (FWSD)**
6. **Central Grand Valley Sanitation District (CGV)**
7. **Clifton Sanitation District #1 (CSD#1)**
8. **Clifton Sanitation District #2 (CSD#2)**
9. **Clifton Fire District (CFD)**
10. **Clifton Water District (CWD)**
11. **Central Grand Valley Pest Control District (CP)**

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

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

MEMORANDUM

TO: City Council  
FR: Dave Thornton *DT*  
RE: Impact Report for the Fruitvale to Peachtree Annexation

August 1, 1996

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Attached is a copy of the impact report that was prepared and sent to Mesa County for the Proposed Fruitvale to Peachtree Annexation election area. The impact report is required by state statutory requirements and must be submitted to the County. Not attached to your copy are 11 maps which are included as part of the impact report to the County. These maps are referred to in the report as maps 1a and 1b, maps 2a through 2g, and maps 3a and 3b. Besides Mesa County, the City Clerk also has a complete copy of the impact report including the 11 maps and is of course available for anyone to review.



NOTICE OF HEARING  
ON PROPOSED ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO

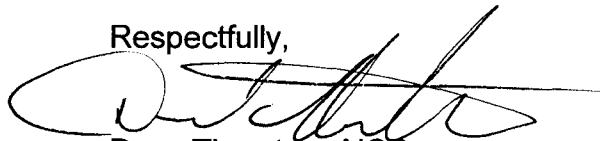
NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 17th day of July, 1996, the following Resolution was adopted:

July 26, 1996

To File # ANX-96-167

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

Respectfully,

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

Dave Thornton, AICP  
Senior Planner

(imp-rpt.bp)

DRAFT

## FRUITVALE TO PEACHTREE ANNEXATION IMPACT REPORT

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- (a) a map or maps of the municipality and adjacent territory to show the following information:
  - (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

**Map #1 - Orthophoto with City limits & annexed area outline & labeled.**

- (1a) North half of annexation area from Patterson Road;
- (1b) South half of annexation area from Patterson Road

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

**Map #2 - Existing infrastructure map which includes water, sewer, roads, utilities, and any proposed extensions. (see maps 2a through 2g) Roads are shown on all maps listed below.**

- (2a) Gas, Electric & Telephone for North half of annexation area
- (2b) Gas, Electric & telephone for South half of annexation area
- (2c) Water (Clifton) for North half of annexation area
- (2d) Water (Clifton) for South half of annexation area
- (2e) Water (Ute) for North half of annexation area
- (2f) Water (Ute) for South half of annexation area
- (2g) Sewer for entire annexation area

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

**Map #3 - Existing and Proposed Land Use patterns.**

- (3a) - Existing land use.
- (3b) - Proposed land use utilizing the Draft Growth Plan - Proposed Future Land Use Map.

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

There are no preannexation agreements for this annexation.

*and one now serving*

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

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

Sewer service will continue to be provided by existing sewer service providers. The sewer service providers for this annexation are the Fruitvale Water and Sanitation District, Central Grand Valley Sanitation District, Clifton Sanitation District #1 and Clifton Sanitation District #2. Special districts ~~shall~~ provide sewer service pursuant to contracts and legal relationship with the City. In the future, some areas currently served by these districts may be converted to the City system in accordance with such policies and/or contracts as may be established. *have provided, + will continue to provide collection existing*

*City*  
In the annexed area potable water is provided by the Ute Water Conservancy District and Clifton Water District. ~~Water providers within the annexation area should not be affected by the annexation. We expect them to serve the area within the foreseeable future.~~ Municipal services provided to the annexed area include City Police (patrol, investigation, and response). Services also include Fire and Emergency Medical Service when annexations occur within the Grand Junction Rural Fire District. The City has the authority to provide fire protection in the proposed annexation area and is prepared to actually provide this service. The City prefers to contract for a ten year period with the Clifton Fire Protection District to provide such services in cooperation with the City's own Fire Department as in the past. As part of this contract, the City is willing to reimburse the District the dollar equivalent of their Mill Levy 5.054 mills during this period. Other City services provided include land use planning, zoning, weed enforcement, street maintenance and repair, parks, recreation programs, Housing Authority, Visitor and Convention Bureau programs, senior citizen services and economic development. Such services begin following the effective date of the annexation; except for police services that will begin April 1, 1997. Up until April 1, 1997, Mesa County Sheriff's Department will be responsible for law enforcement within the annexation area. *Exclusion's from any such district will be in accordance with applicable law.*

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

*presently, and will continue to be,  
Annexation does not, per se, affect such services*

Other At present,

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

~~General Sales and Use Taxes and Property Taxes already in place are collected by the City of Grand Junction to finance General Municipal Services, and no additional or special financing is usually required.~~ *contemplated.*

*Existing City + Mesa County + will be used to pay for*

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

The following districts are within the area to be annexed:

1. School District 51
2. Ute Water Conservancy District (U)
3. Grand Junction Rural Fire Protection District (GJFD)
4. Grand Junction Drainage District (D)
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8. Clifton Sanitation District #2 (CSD#2)
9. Clifton Fire District (CFD)
10. Clifton Water District (CWD)
11. Central Grand Valley Pest Control District (CP)

*There is very little  
The Clifton water  
district system is  
nearly ~~fully~~ sufficient;  
such upgrades as may  
be occur will be  
financed as determined  
by the Clifton  
Water  
District,  
perhaps  
in  
cooperation  
w/ the  
City.*

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

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

To: kathyp  
Cc: ronl,davidt  
From: Mark Achen  
Subject: Fruitvale to Peachtree Center impact report  
Date: 7/12/96 Time: 5:42PM

This report to Mesa County needs be prepared by July 26th and sent to them by July 31st according to Stephanie's schedule. I don't know why there is a deadline for preparation which is separate from the sending, but this is an important document because of the planned November election.

Because of its importance I've asked Ron Lappi to help you and David assure this document is properly and timely prepared. I'm sure not all departments are aware of these deadlines and what will be needed from them. They need to be informed ASAP if they need do any work.  
Thanks

# FRUITVALE TO PEACHTREE ANNEXATION IMPACT REPORT

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

**Map # 3a - Existing land use.**

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**No annexation agreements are contemplated for this annexation.**

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In the annexed area potable water is ~~and will continue to be~~ provided by the Ute Water Conservancy District and Clifton Water District ~~so long as required by court order or agreement~~. Municipal services provided to the annexed area include City Police (patrol, investigation, and response). <sup>services</sup> They also include Fire and Emergency Medical Service when annexations occur within the Grand Junction Rural Fire District. Areas within the proposed annexation by law will be served by the Grand Junction Fire Department. Annexed areas of the Clifton Fire Protection District may be served through contract or other legal arrangement as agreed to by the City of Grand Junction City Council and the Clifton Fire Protection District Board of Directors. Other City services provided include land use planning, zoning, weed enforcement, street maintenance and repair, parks, recreation programs, Housing Authority, Visitor and Convention Bureau programs, senior citizen services and economic development. Such services begin following the effective date of the annexation; except for police services that will begin April 1, 1997. Up until April 1, 1997, Mesa County Sheriff's Department will be responsible for law enforcement within the annexation area.

*Water Providers within the Annex Area should not be affected by the annexation. we expect them to serve the area within the foreseeable future.*

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

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



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To: DAVIDT (David Thornton)  
Cc: Mark Achen, Dan Wilson, Kathy Portner  
From: Rick Beaty  
Subject: Re: Clifton Fire District and Fruitvale Annex Impact Report  
Date: 7/24/96 Time: 11:22AM

see Wilson  
copy for  
1) Mark  
2) Ron

Originated by: DAVIDT @ CITYHALL on 7/24/96 10:55AM  
Replied by: RICKB @ CITYHALL on 7/24/96 11:22AM

I might propose a change to your wording... I found it a little on the misleading side...

"Areas within the proposed annexation by law will be served by the Grand Junction Fire Department. Annexed areas of the Clifton Fire Protection District may be served through contract or other legal arrangement as agreed to by the City of Grand Junction City Council and the Clifton Fire Protection District Board of Directors."

The City has authority to provide fire protection in the proposed Annex Area and is prepared to actually provide this service. The City ~~and~~ prefers to contract with the Clifton Fire Protection District <sup>for a 10 yr period</sup> to provide such services in cooperation with the City's own Fire Dept as in the past. As part of this contract, the City is willing to reimburse the DISTRICT. The Dollar Equivalent of their ~~current~~ Mill Levy 5.054 mills during this period.

*Larry Damm*

# MESA COUNTY

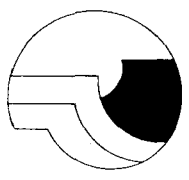
## Annexation Study

*To Dave  
Thornton*

*for FY1 +  
file*

7

*copy Dept heads  
DEPT HEADS  
Please note the Mesa County fiscal  
impact page which appears to recognize  
only insignificant costs for County services. If  
you have info to the contrary, let Rob happen know.  
SHTA 1/25/96  
1/25/96  
CJC*



---

### Fiscal Impact

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January 24, 1996

Prepared by: *Hal Nelson, Budget Director*  
Mesa County Budget Office  
750 Main Street  
Grand Junction, Colorado  
  
Phone: (970) 244-1803

# ***Annexation Study***

---

## **OBJECTIVES:**

- ▶ Review and understand City of Grand Junction's Financial summary of annexation
- ▶ Evaluate reasonableness of City plan
- ▶ Identify financial impact of annexation on Mesa County and other taxing districts

## ***Annexation Study***

---

### **SUMMARY:**

- ▶ Current commercial annexation will generate large cash surpluses for the city with no assurance that the funds will be reserved or used for the East Valley.
- ▶ Local taxpayers will bear the cost of additional taxes with minimal or no change in existing services.
- ▶ Clifton residents have little incentive to petition for annexation since all basic services are provided.
- ▶ Double taxes will be incurred for those properties annexed within Clifton Fire and Clifton Sanitation #1 districts.
- ▶ City has no service agreements with special districts and no specific plan on future annexation.
- ▶ Current commercial annexation has negligible impact on county government services.

# Annexation Study

## HIGHLIGHTS:

### ***Grand Junction***

- ▶ City has developed a general 20 year financial plan for annexing the entire East Valley south to the river, east to 32 ½ road.
- ▶ The current annexation is referred to as the Eastern Commercial Annexation.
- ▶ Additional annexation of Clifton dwellings are not scheduled for 6 years according to the City's financial plan, however the City's resolution states that annexation will occur on a preferred basis for those neighborhoods adjacent to 30 road, 32 road, within ½ mile of City boundaries, or entire subdivisions.
- ▶ Current annexation is planned to generate significant cash reserves (\$5.3 million over 5 years):

|                    |                   |
|--------------------|-------------------|
| \$8,490,184        | Revenue           |
| (2,778,955)        | Operating expense |
| <u>( 451,574)</u>  | Capital expense   |
| <u>\$5,259,655</u> | Cash Reserves     |
- ▶ The city has very few POA's making it very difficult to force annexation on the remaining East Valley.
- ▶ The inability to force annexation will benefit the city at the taxpayer's expense.
- ▶ Current annexation involves less than 5% of roads, dwellings and population, 17% of planned assessed valuation.
- ▶ Double taxation will occur in the newly annexed area that overlaps Clifton Fire and Clifton Sanitation # 1.

### ***Mesa County***

- ▶ Minimal financial impact to Mesa County on current annexation
- ▶ Loss of Highway Users Tax revenue
  - Current annexation-\$13-20k annually
  - Future annexations-\$390,000 annually
- ▶ Slight reduction in road maintenance costs
  - 3.78 miles (\$1900 annual maintenance cost)
  - 32 Road repair (\$27,511 one time)
- ▶ Reduced E-911 calls and Emergency Management costs (\$4,200 SARA)

# ***Annexation Study***

---

## **HIGHLIGHTS:**

### ***Clifton Fire District and Other Districts***

- ▶ Portions of newly annexed property will be taxed by the City (8.071 mills), Clifton Fire (5.054 mills), and Clifton Sanitation # 1 (4.94 mills).
- ▶ Clifton Fire District is budgeted to receive \$318,112 from property tax revenue of which \$30,089 is associated with current annexation.
- ▶ Clifton sanitation # 1 has (1) car wash in current annexation. Mill levy is for a general bond debt obligation which will be paid within (3) years.
- ▶ City resolution states that the city has no intent to eliminate service delivery from Clifton Fire or other service providers for up to 2 years (Resolution No. 124-95)
- ▶ Other Non taxing Districts
  1. Clifton Sanitation #2
  2. Fruitvale Sanitation
  3. Central Grand Valley Sanitation
  4. Clifton Water

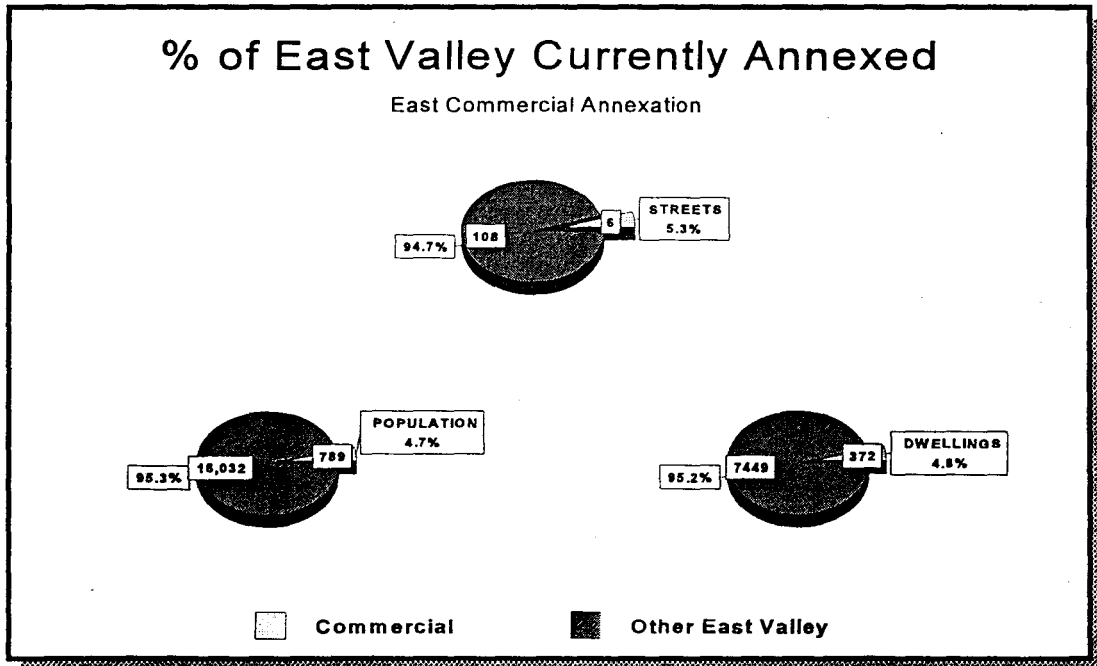
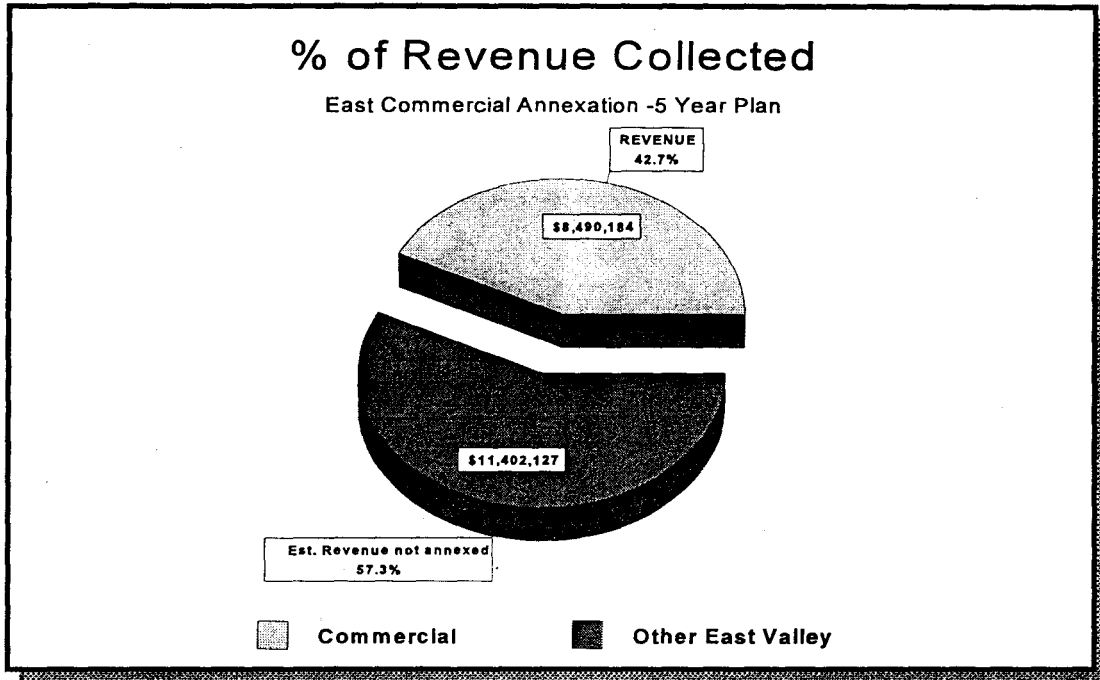
### ***Taxpayers***

- ▶ Over 20 years the city has estimated additional revenues of \$92 million from the East Valley Annexation, primarily from new taxes.
- ▶ Clifton businesses, property owners, and area shoppers will shoulder the cost of East Valley annexation with additional property and sales taxes with minimal change in existing services.

# Annexation Study

## COMMERCIAL ANNEXATION WILL PROVIDE LARGE CASH SURPLUS

The graphs below depict that in the East Commercial Annexation, the City of Grand Junction will collect over 40% of the total projected revenues in the East Valley area while annexing and servicing only (5%) of the East Valley. It should be noted that since all basic services exist in the area, the city is initially only providing police and street maintenance service.

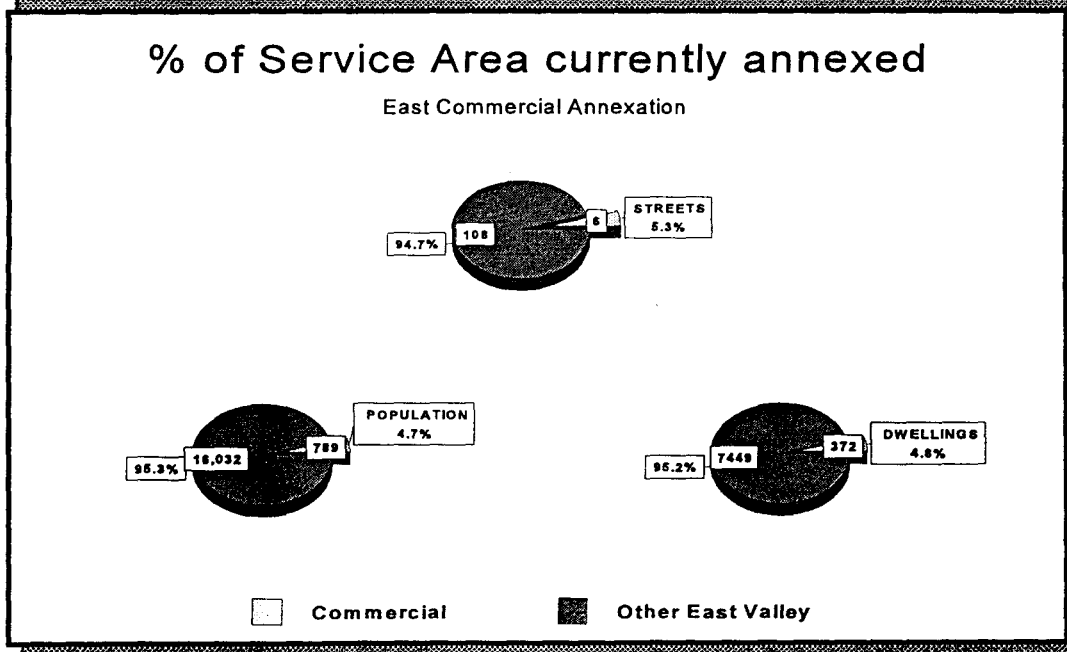
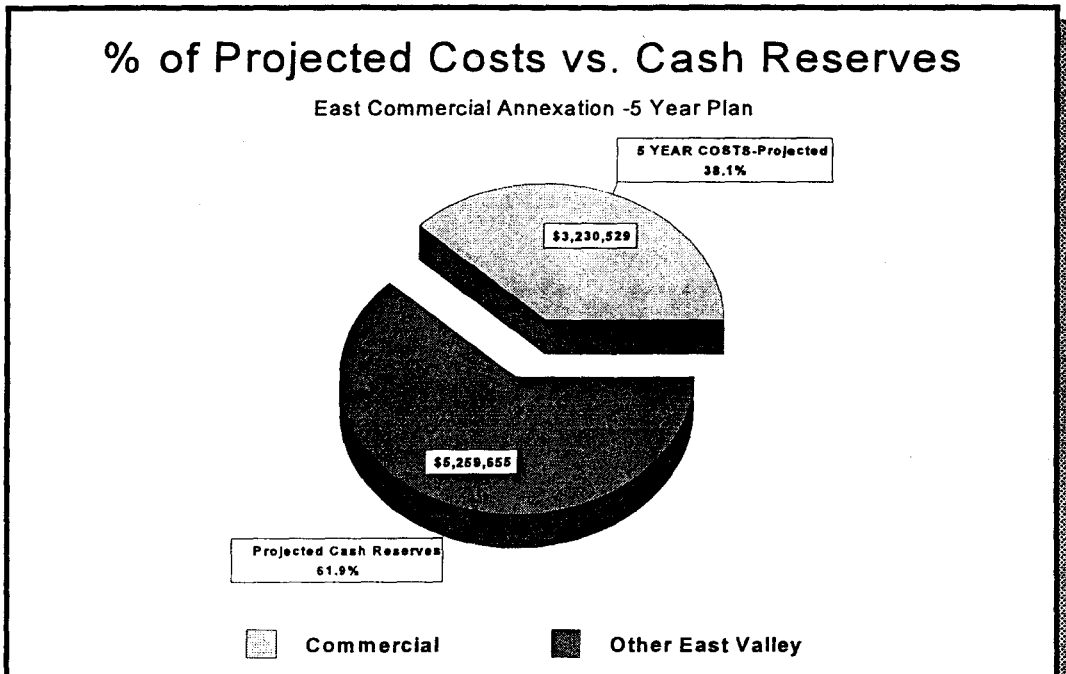




# Annexation Study

## NO ASSURANCE SURPLUS FUNDS WILL BE RESERVED (for remaining East Valley)

The graphs below depict that the City of Grand Junction is planning to spend 38% of the commercial revenue during the first 5 years on approximately 5% of the planned East Valley annexation. Considering that the East Commercial Annexation area is one of the better maintained and serviced area in the East Valley, it appears a disproportionate amount of the revenues are being spent.



Source: City of Grand Junction East Valley Annexation 20 year East Valley Annexation plan-Ron Lappi, Financial Director

# Annexation Study

## ASSUMPTIONS USED IN EAST VALLEY ANNEXATION

### Revenue and Cost Assumptions

- Sales tax revenue growth @ 5.5% annually
- Other Revenue growth @ 4% annually
- Operating expenditures projected to increase @ 4% annually
- Interest Rate @ 6%

| <i>Statistical data used</i>  | <u>Current Annexation</u> |        | <u>Total</u> |
|-------------------------------|---------------------------|--------|--------------|
| Assessed Valuation (millions) | \$10,736,880              | 17.49% | \$61,400,000 |
| Dwelling Units                | 372                       | 4.76%  | 7,821        |
| Population                    | 789                       | 4.69%  | 16,821       |
| Miles of streets              | 6                         | 5.26%  | 114          |

| <i>Financial Summary</i>       |                         |                           |
|--------------------------------|-------------------------|---------------------------|
| <u>Revenues</u>                | <u>Year 1</u>           | <u>Year 5 Total</u>       |
| Sales Tax Revenue              | \$1,287,423             | \$7,185,225               |
| Property Tax                   | 86,657                  | 469,364                   |
| Interest Earnings              | 0                       | 536,836                   |
| Other                          | 55,159                  | 298,759                   |
| Total Revenues                 | <u>\$1,429,239</u>      | <u>\$8,490,184</u>        |
| <br>                           |                         |                           |
| <u>Operating Expenses</u>      |                         |                           |
| General & Administrative       | \$53,763 *              | \$298,886                 |
| Community Development          | 5,896 *                 | 31,934                    |
| Fire Services                  | 50,663 *                | 274,408                   |
| Police Services                | 340,543                 | 1,844,491                 |
| Public Works                   | 102,164                 | 329,235                   |
| Total Operating                | <u>553,029</u>          | <u>2,778,954</u>          |
| <br>                           |                         |                           |
| <u>Capital Expense</u>         |                         |                           |
| Street Lights                  | 40,000                  | 120,000                   |
| Street Maintenance             | 15,968                  | 86,488                    |
| Street Improvements            | 29,187                  | 158,087                   |
| Major Reconstruction (32 road) | 87,000                  | 87,000                    |
| Total Capital                  | <u>172,155</u>          | <u>451,575</u>            |
| <br>                           |                         |                           |
| <b>Total Expenses</b>          | <u><b>\$725,184</b></u> | <u><b>\$3,230,529</b></u> |
| <br>                           |                         |                           |
| <b>Cash Reserves</b>           | <u><b>\$704,055</b></u> | <u><b>\$5,259,655</b></u> |

\*Reallocation of overhead costs

## Annexation Study

### MESA COUNTY FISCAL IMPACT:

- ▶ Minimal fiscal impact to county on current annexation
- ▶ Highway User Tax impact
- ▶ Reduced 911 calls

|                                       | <u>Current<br/>Annexation</u> | <u>All Planned<br/>Annexation</u> |
|---------------------------------------|-------------------------------|-----------------------------------|
| <b><i>Estimated Revenue Loss</i></b>  |                               |                                   |
| Roads Annexed                         | 3.8 miles*                    | 114 miles                         |
| Highway User Tax (annual)             | \$12,960*                     | \$390,792                         |
| <b><i>Estimated reduced costs</i></b> |                               |                                   |
| Street Maintenance (annual)           | \$1,826                       | n/a                               |
| 32 Road repair (one time)             | \$27,511                      | n/a                               |
| 911 Calls for service (monthly)       | 110**                         | High call area                    |
| 911 Dispatch cost                     | \$1,430                       | n/a                               |
| Emergency Management (SARA)           | \$4,200                       | n/a                               |

\*Estimate from Bob Carman based on current annexation (city estimated 6 miles)

\*\*Based on actual calls for 6 months (excludes some businesses)

# Annexation Study

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## PROPERTY TAX IMPACT - ANNEXATION

**Affected areas-with mill levy**

City of Grand Junction  
 Clifton Fire Protection  
 Clifton Sanitation #1

| Original Assessed Value |           |             |
|-------------------------|-----------|-------------|
| Assessed Valuation      | Mill Levy | Revenue     |
| \$258,371,750           | 8.071     | \$2,085,318 |
| \$62,942,620            | 5.054     | \$318,112   |
| \$3,084,660             | 4.994     | \$15,405    |

| New Annexation    |          |
|-------------------|----------|
| Annexed Valuation | Revenue  |
| \$9,943,940       | \$80,258 |
| \$5,953,470       | \$30,089 |
| n/a               |          |

**Affected areas-no mill levy**

Clifton Sanitation #2  
 Fruitvale Sanitation  
 Central Grand Valley Sanitation  
 Clifton Water

|              |   |     |
|--------------|---|-----|
| \$28,220,800 | 0 | \$0 |
| \$25,629,210 | 0 | \$0 |
| \$46,852,360 | 0 | \$0 |
| \$61,798,120 | 0 | \$0 |

**Sources:**

Assessed valuation-1996 Certification of mill levies  
 New annexed valuation-Ron Teck, Assessor

\*\*Furnished by Ron Teck (Grand Junction assumed \$10,736,000)

# ***Annexation Study***

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## **Supporting Documents**

1. RESOLUTION NO. 124-95
2. EASTERN AREA ANNEXATION DISCUSSION PAPER
3. 20 YEAR FINANCIAL SUMMARY
4. EASTERN COMMERCIAL ANNEXATION

RESOLUTION NO. 124-95

A RESOLUTION ESTABLISHING THE CITY OF GRAND JUNCTION POLICY AND PRACTICES RELATIVE TO THE ANNEXATION OF THE AREA KNOWN AS CLIFTON AND GENERALLY BETWEEN 30 AND 32 ROADS.

WHEREAS: The City of Grand Junction has passed an annexation ordinance for the 32 Road business corridor, the Fruitwood subdivision and other small business locations as part of a larger eastern annexation; and

WHEREAS: It is expected that this Annexation will annually produce revenues sufficient to service the specific area, as well as, additional revenues to be used to service the remaining areas between 30 and 32 Roads as they petition the city for annexation; and

WHEREAS: It is the City's intent not to adversely impact the current service providers in the Clifton area, and in keeping with that goal will not petition for exclusions while negotiating with the Clifton Fire Protection District (the only district affected) for a cooperative long term service delivery agreement; and

WHEREAS: The City has very few Powers of Attorney in the residential area between 30 and 32 Roads; and this commercial annexation does not create an enclave, therefore the City will consider annexations in the area on a preferred basis those neighborhoods adjacent to either 32 Road or 30 Road will have priority. This will be on a "first come first serve" basis, those requesting city services and annexation.

NOW THEREFORE BE IT RESOLVED; that the City Council of the City of Grand Junction adopts the following financial and service delivery plan for the area known as Clifton between approximately 30 Road and 32 Road from I-70 South to the Colorado River.

1) The entire area will be self supporting from revenues collected beginning in 1996. A separate accounting of this area will be established but will cease no later than the year 2016 or whenever the entire area is annexed.

2) Based on the cost of services to the initial area and the impact of subsequent annexations, the amounts not needed to cover service costs will be separately identified for future infrastructure and operating costs of the area. Revenues and expenses will be estimated on an annual basis, and all amounts not needed currently will be reserved.


3) Under no circumstances will the City spend general resources not generated in this area to provide services to this area, unless and until the entire area is annexed or 2016 when this separate accounting is eliminated. This "pay as you go" plan keeps current City residents from subsidizing infrastructure improvements and other costs in the annexation area.

4) The City will not eliminate service delivery areas from the Clifton Fire Protection District for a period up to twenty four months (the 1996 and 1997 property tax levy years) in order to give the District and City staff every opportunity to develop an agreement for services that will not adversely impact the service to the residents of the area.

5) Areas to be annexed in this corridor will be prioritized based on their location and cost to serve, the condition of the neighborhood infrastructure, and their place established on a first come first serve basis. The Council will give preference to areas within a 1/2 mile of City boundaries and to entire subdivisions.

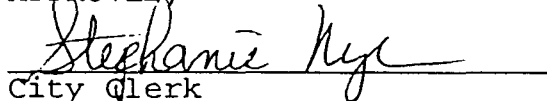
ADOPTED AND APPROVED THIS 20TH DAY OF DECEMBER, 1995

APPROVED:



President of the Council

APPROVED:



City Clerk

## EASTERN AREA ANNEXATION DISCUSSION PAPER

### Background

The City desires to annex lands east of the City out to 32 Road and I-70B. Issues concerning the annexation of this area include such things as the City's financial ability to provide services and when and how to annex the different sections of this large area.

The boundaries for the entire eastern area are the current eastern City boundary (roughly along 29 Road on the West), Interstate 70 on the North, the Colorado River on the South and Highway 141 on the East.

This is a large area and has an estimated population of 16,581, 7,821 dwelling units and 114 miles of streets. The assessed value is \$61,399,212.

The area designated as the Eastern Commercial/Fruitwood annexation is basically the commercial areas along I-70B and the East end of North Avenue and the Fruitwood subdivision south of I-70B and East of 30 Road.

### Analysis

This report assumes that the Eastern Commercial/Fruitwood area will be annexed first and some of the revenue "banked" in order to provide a revenue stream to pay for capital needs of the rest of the eastern annexation. The Eastern Commercial/Fruitwood annexation is scheduled for second reading of the annexing ordinance at the City Council meeting on May 17, 1995.

The City's draft financial plan for annexation of this area spans twenty years and shows that the "banked" revenues will equal the expected expenses for the entire eastern area if the assumptions are sound and areas are not annexed too quickly. The plan assumes that the Eastern Commercial/Fruitwood area has been annexed at the start of year number one. After this initial annexation there are no further annexations scheduled until year number six. Then the remaining eastern area is annexed over the following thirteen years.

It is necessary to delay the annexations because the City could not afford the necessary capital improvement costs of this area if the entire area was annexed all at once. Approximately \$35 million of capital needs have been identified for this entire area over the twenty year period. The 1995 annexation of the Commercial/Fruitwood area generates over \$700,000 per year which can be set aside for capital improvement purposes.



Beginning in year number six additional portions of the eastern area are annexed. Approximately 7%-8% of the area can then be annexed each year until the entire area is in the City in year number eighteen. Year number six also marks the beginning of additional capital expenditures to coincide with the capital needs of the new areas being annexed. A total of \$1,700,000 is designated to be spent that year on capital projects such as streets and parks. As each additional area is annexed the capital reserve fund which was "banked" during the first five years will help fund these needed capital improvements.

Anytime we attempt to make financial projections for a period of twenty years the numbers are only our best estimates and the longer the model the less accurate it is. The projections outlined here reflect the "most likely" scenario, based on current assumptions. Factors such as the growth rate for tax revenue due to inflation and economic activity, interest rate assumptions, the actual cost and timing of capital projects, and the actual cost of providing services can change the projections dramatically.

The annexation of the remaining East area and the occurrence of increased operating and capital expenditures will not take place in a linear, equal fashion as is assumed by the model. However, if the overall average growth rates are somewhat accurate, the results should also be accurate.

Some of the important elements included in this report are the following:

1. The Eastern Commercial/Fruitwood annexation must occur first in order to help pay for capital improvements in the remaining eastern area.
2. After the Commercial/Fruitwood annexation other areas are not annexed until year number six.
3. Revenues are "banked" for the first five years. This means that major capital projects such as parks and streets in areas outside the Commercial/Fruitwood area do not begin until year number six.
4. Different strategies can be followed when annexing the large eastern area. However, the strategy which is used must take into consideration the financial costs associated with the annexation.
5. The City currently has few remaining POAs in the eastern area. This will influence when and how various areas can be annexed into the City.
6. The area to be annexed goes south of I-70B to the Colorado River.

This report should be used as a discussion document to help formulate a plan and policy for the eastern area annexation. The financial analysis and model for the entire East Valley does clearly show that the delayed strategy works and that this area can be annexed on a "pay-as-you-go" basis.

"DRAFT"  
**Financial Summary**  
**for the**  
**Eastern Annexation**

|                 | Years 1-5<br>"Savings" | Years 6-20<br>Capital<br>Improvement | TOTAL           |
|-----------------|------------------------|--------------------------------------|-----------------|
| TOTAL REVENUE   | \$ 8,490,184           | \$ 83,944,031                        | \$ 92,434,215   |
| OPERATING COSTS | \$ (2,778,955)         | \$ (54,063,552)                      | \$ (56,842,506) |
| VARIANCE        | \$ 5,711,229           | \$ 29,880,479                        | \$ 35,591,708   |
| CAPITAL EXPENSE | \$ (451,574)           | \$ (35,140,134)                      | \$ (35,591,708) |
| BALANCE         | \$ 5,259,655           | \$ (5,259,655)                       | \$ (0)          |

HUT  
 CRG Tax  
 Litter

Assumptions:

- The model assumes that the annual operating costs associated with the Additional Eastern Area will be absorbed in equal amounts as the area is annexed in years six through eighteen.
- Sales Tax revenue is projected to grow @ 5.5% throughout the model.
- Other revenue sources are projected to grow at 4% annually. These sources are projected based on the following base statistical data: (Assessed Value of \$61.4 million, 7,821 dwelling units, an original population base of 16,821, and 114 miles of streets).
- The interest rate assumption is 6%.
- Operating expenditures are projected to increase 4% annually.
- Beginning in year six, capital expenditures are projected in equal / annual / inflated amounts.

*Estimate*  
*DL*

**Eastern Commercial Annexation:  
Summary of Financial Impacts and Services**

11/15/95

|                              | Year<br>1 | Year<br>2 | Year<br>3 | Year<br>4 | Year<br>5 | TOTAL     |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>REVENUE</b>               | 1,429,239 | 1,547,963 | 1,684,841 | 1,832,864 | 1,995,277 | 8,490,184 |
| <b>Operating Expense</b>     |           |           |           |           |           |           |
| (1) General & Administrative | 53,763    | 56,613    | 59,616    | 62,780    | 66,114    |           |
| (2) Community Development    | 5,896     | 6,132     | 6,377     | 6,632     | 6,897     |           |
| (3) Fire Services            | 50,663    | 52,690    | 54,797    | 56,989    | 59,269    |           |
| (4) Parks & Recreation       | -         | -         | -         | -         | -         |           |
| (5) Police Services          | 340,543   | 354,165   | 368,331   | 383,065   | 398,387   |           |
| (6) Public Works             | 102,164   | 53,473    | 55,612    | 57,836    | 60,150    |           |
| Subtotal:                    | 553,029   | 523,073   | 544,734   | 567,303   | 590,817   | 2,778,955 |
| (7) Capital Expense          | 172,155   | 86,961    | 88,840    | 50,793    | 52,825    | 451,574   |
| <b>TOTAL EXPENSE</b>         | 725,184   | 610,034   | 633,574   | 618,096   | 643,642   | 3,230,529 |
| <b>ACCUMULATED RESERVE</b>   | 704,055   | 1,641,984 | 2,693,252 | 3,908,020 | 5,259,655 | 5,259,655 |

(1) General and Administrative costs reflect standard costs for general administrative support and include the following: (Sales Tax Licensing and monthly processing of returns for approximately 180 businesses, Liquor Licensing, Accounts Receivable processing, and Legal, Administrative, Management and Accounting functions.)

(2) Represents the incremental costs for various permitting activities and code enforcement issues.

(3) Fire Services costs are calculated based on the estimated assessed valuation and the current mill levy for the Clifton Fire District and assumes that annexed properties will be excluded from the CFD immediately.

(4) There are no direct costs associated with the Parks & Recreation Department.

*This has been raised and is now included*

(5) Police Service costs include six additional personnel (5-Officers and 1-Sergeant) and the associated operating expenses as identified below.

|                |                   |
|----------------|-------------------|
| Personnel      | \$ 298,272        |
| Operating      | 24,300            |
| Training       | 3,000             |
| Animal Control | 12,699            |
| 911 Dispatch   | 2,272             |
|                | <u>\$ 340,543</u> |

(6) Public Works operating expenditures are based upon their incremental service delivery cost model and includes the following services: Leaf & Trash Removal, Street Cleaning, Snow Removal, Storm Drainage Maintenance, Street Patching, Seal Coating, Crackfilling, and Traffic Signs, Signals & Striping. The reduction in the second year is the result of estimated equipment purchases and other one-time costs in the first year.

(7) Capital Expenditures have been estimated by Public Works to include:

- Street light installations (\$120K over a three year period).
- Contract overlays and general street reconstruction estimated @ \$45K annually.
- \$87K for reconstruction of the pavement section for a portion of 32 Road adjacent to the I-70 Business Loop.

City of

# GRAND JUNCTION

On November 5 you can vote on becoming a part of the City of Grand Junction.

Residents and property owners in the area between Fruitvale and the Peachtree Center will be asked to vote on whether to be included in the City of Grand Junction. In July a group of citizens living in this area circulated a petition to put this question on the ballot.

You will be asked to vote "For the annexation" or "Against the annexation."

The area is described as "east of the existing City limits, south of I-70, north of the I-70 Business Loop plus the Peachtree Center and Fruitwood Subdivision."

This publication provides information to help you make your decision.

**PLEASE ATTEND ONE OF THESE THREE PUBLIC MEETINGS. CITY OFFICIALS WILL BE THERE TO EXPLAIN CITY SERVICES AND ANSWER QUESTIONS.**

**August 27**  
**Fruitvale Elementary**  
**Cafeteria**  
**585 30 Rd.**  
**7 p.m.**

**August 28**  
**Central High School**  
**Cafeteria**  
**3130 E 1/2 Rd.**  
**7 p.m.**

**August 29**  
**Bookcliff Middle School**  
**Cafeteria**  
**2935 Orchard Ave.**  
**7 p.m.**

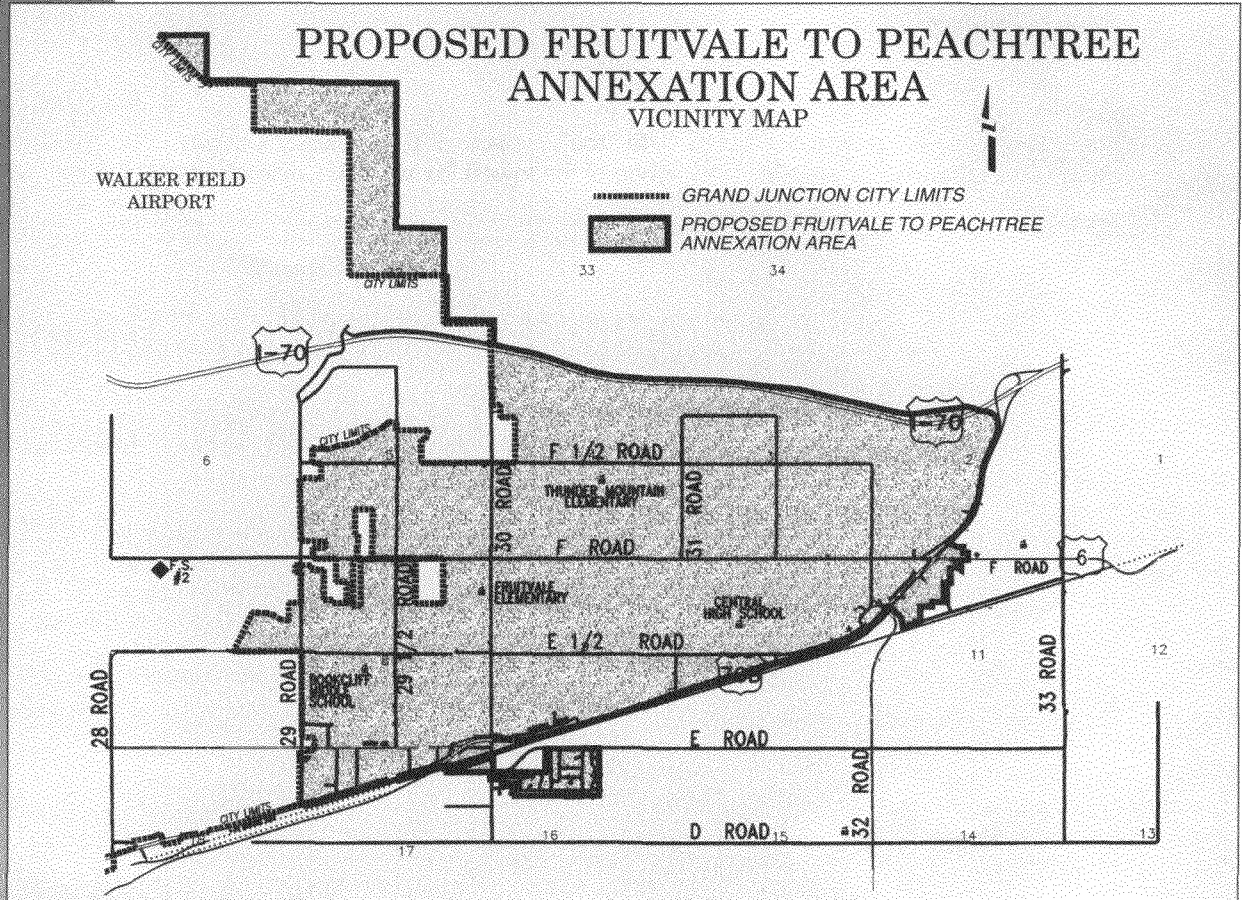
If you have further questions, call 244-1507.

What it means  
to live in the  
City of  
Grand Junction



- ✓ Streets are swept monthly during spring, summer and fall.
- ✓ One week each spring City crews remove yard waste, tree trimmings, tires, and large trash items from your curb.
- ✓ The City plans to construct three parks in this annexation area. A 1.5 acre park site on F Road near 30 Road is already owned by the City. Plans call for \$1.6 million in improvements to create Burkey Park there within five years of annexation.
- ✓ A police officer is assigned full-time to each middle school to foster youth relations, crime prevention, school safety and community awareness.
- ✓ Residents are eligible to vote in Grand Junction elections and to serve on the City's twelve citizen advisory boards such as the Planning, Arts & Culture and Parks boards.
- ✓ If the majority of your neighborhood wishes, street lights will be installed at no cost. The City assumes the cost of existing street lights.
- ✓ Each fall Public Works crews help residents dispose of leaves by picking them up at the curb.
- ✓ Community development staff promote neighborhood appearance by working with property owners to maintain weeds and remove nuisances.
- ✓ Officers of the police bicycle patrol assist street patrol units to attack neighborhood vandalism and break-ins, assure safety in parks and commercial areas.
- ✓ City Public Works provides curb, gutter and sidewalk repairs, distinctive street name signs, storm drainage improvements and extensive street maintenance.

## PROPOSED FRUITVALE TO PEACHTREE ANNEXATION AREA VICINITY MAP



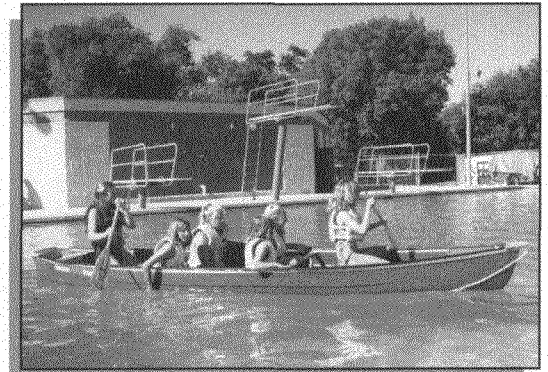
## Parks

City park planners work with residents in newly annexed areas to improve existing parks. New features can include picnic tables, playground equipment, shelters, basketball pads, volleyball pits, paths, fencing and irrigation.



■ There are very few existing parks in this annexation area, so the City's Parks Board and staff will work with area residents to identify two additional park sites for future development. Park planners work wherever possible to combine parks with new school construction as has been done at several in-City schools.

■ With input from area residents the Grand Junction Parks Task Force has prepared a preliminary master plan for the 15 acre Burkey Park near 30 and F Roads. The projected cost is over \$1.6 million and construction is expected within five years if annexation is approved.



The City's indoor and outdoor aquatics programs attract thousands of children and adults each year. Discounted fees are available to City residents for these programs.

■ City residents receive a discount of about 20% on use fees for Grand Junction golf courses, swimming pools and recreation programs.

■ Upon request parks crews plant trees along your street right-of-way if you have a grass area with water and curbs. These crews provide free trimming and spraying of the trees.

# Public Works

## Spring Cleanup

**Program:** ("Fresh-as-a-Daisy"): Every spring, residents set material they wish to discard at the curb. Public Works crews collect the debris at no charge. Crews will pick up any material the landfill will accept!



## Street Sweeping:

City crews sweep residential streets an average of once a month during spring, summer and fall. Commercial areas are swept once every two weeks.

**Street Maintenance:** City engineers conduct a comprehensive evaluation of all streets to determine what maintenance is needed for each. Each year Public Works budgets substantial sums for asphalt overlays, seal coating and patching to improve the service life and ride of our streets. Every street will see some major maintenance at least once every ten years, sooner if needed.

**Fall Leaf Program:** Each fall residents are asked to rake their leaves to the front of their property, where crews collect them. This popular service keeps our neighborhoods looking neat and keeps leaves from plugging storm drains. The leaves are recycled by local farmers which prolongs the life of the landfill.

**New Sidewalk Construction:** To assure safety for children Public Works invests each year in sidewalk improvements to school walking routes. These are constructed at no cost to the adjacent property owners.

**Street Lights:** Upon annexation the City assumes responsibility for charges associated with street lights. New street lights are provided at no cost to neighborhoods which desire their installation.

**Storm Drainage Improvements:** Frequently we learn that newly annexed areas have suffered with flooding and standing water for years, mostly because the original street or subdivision was not built with drainage to City standards. Public Works anticipates a significant investment each year to correct these storm water problems in your area. Crews also routinely clean storm drains to assure they function well during rains.

**Concrete Replacement:** City inspectors regularly examine neighborhoods for deteriorating or damaged sidewalks, curbs and gutters. Public Works then budgets to replace or repair these at no cost to the adjacent property owners.

*"I like my clean streets. We've always had run-off at the end of our street. I like the fact that the City came out and engineered a place for the water to drain."*

**DUKE WORTMAN, HOMEOWNER  
PARADISE HILLS**

*"It (annexation) was handled very nicely. People were very concerned about their streets. The City followed through on everything they said they were going to do. We've had no complaints. The police service has been outstanding."*

**LES TURNER, HEATHERIDGE**

# Police Protection

- We take crime very seriously. Since 1990 the Grand Junction Police Department has cleared 68% of all violent crimes and 96% of homicides.
- If this annexation is approved by voters, hiring and training of the necessary officers will begin immediately. Traffic and law enforcement services will switch from the State Patrol and Sheriff to Grand Junction Police on March 31, 1997.



A full time officer is assigned to each of the City's middle schools. The purpose is to insure school safety, educate youth about drug and alcohol abuse, provide role models, enforce traffic in school zones, and assist adjoining neighborhoods to resolve student related problems. A full time officer will be assigned to Bookcliff Middle School.

■ Grand Junction uses an innovative seven-shift officer rotation. This allows more than twice the number of officers, compared to the traditional three-shift rotation, to be deployed at one time without overtime expense. During peak periods Grand Junction will have 26 officers on duty. This "power" shift concentrates on emerging criminal activity, specific criminals, problem areas or times like Friday and Saturday nights.

■ Traffic control is a common concern residents express to police. We aggressively enforce traffic violations. The Department's expert accident investigators work closely with the Public Works Department to monitor accidents and devise street and intersection projects that improve safety. Although the number of vehicles has increased 33% since 1981, safety improvements have caused traffic accidents in the City to actually decrease.



The Police bicycle patrol is used in crime target areas. These officers also provide bicycle safety training in the elementary schools.

■ The D.A.R.E. (Drug Abuse Resistance Education) course is offered by the Police Department to all City elementary schools. Since 1992 over 1,400 students have graduated from the 17-hour program. Fruitvale and Thunder Mountain Elementary will be eligible to participate in the program.

■ Your neighborhood could organize a Neighborhood Watch Program. Two full-time officers from our Crime Prevention Unit are assigned to support the existing 105 neighborhoods that have established Neighborhood Watches. They also educate residents and business to reduce victimization.

■ Three highly trained K-9 officers and their dogs help detect drug crimes, track and apprehend many criminals that would otherwise evade the police.

■ Two investigators are assigned to business check fraud and forgery cases.

*"There is more visibility of police in the neighborhood."*

**RON SECHRIST  
PARADISE HILLS HOMEOWNER**

# Community Development

This Department supports the City mission to manage growth, nurture our quality of life and foster attractive neighborhoods.

■ Using the new Growth Plan as a guide, newly annexed areas will be zoned after public hearings within 90 days of annexation. Usually this is the same as the zoning was in the County.

■ Professional City planners work with the citizen advisory Planning Commission to review development proposals and monitor their construction to assure high quality, compatibility with neighbors and to assure that development pays its own way.

■ To promote the City's appearance Community Development provides advice to homeowners on yard sales, signs, junk, trash and litter, weeds, fences and conditions that obstruct drivers' view at intersections. Once a neighbor or neighborhood asks for help, the City assists with disputes about these matters.

■ A crew of five employees operates during the growing season to control excess weed growth. Their mission is to encourage voluntary compliance, only using citations and City mowing as the last resort.

■ In recognition of the mixed rural and urban character of much of the Valley, the City has special weed rules for tracts of agricultural and undeveloped lands larger than one acre. Owners of these need to maintain the weed height limit only around the outside 20' perimeter of their properties.

■ The City and County have very similar rules about pets and livestock. Three adult pets per species are allowed with a maximum of six pets. Large animals are allowed, such as horses and cows, up to four per acre depending upon the property's size and zoning. There are also provisions for other animals, such as rabbits, chickens and ducks.

■ Grand Junction encourages preservation of historic structures. City planners and a citizen advisory committee help property owners who desire to make improvements that preserve our heritage.

*"The City did what they promised they would do – provide better services – like street cleaning, adding street lights, paving and resurfacing roads, and the police are more visible."*

**SANTO BERTUCCI  
PARADISE HILLS HOMEOWNERS ASSN.**

*"The police do come by more often. The City took over paying the subdivision's street lights – a savings of \$5,500 just this year. There may be some who don't like joining Grand Junction, but I for one, feel it is a real bargain."*

**JACK SCOTT  
BROOKWOOD SUBDIVISION**



# Fire Protection

■ Grand Junction firefighters have developed an award winning effort with youth who have a history of setting fires. The City works with the court to divert these youth and their families to counseling with firefighters or medical professionals. Firefighters serve approximately two new families each month.



*The Grand Junction Fire Department provides fire prevention and education programs for the public and for City schools.*

■ A City firefighter has qualified to become the Valley's only certified peace officer/firefighter. He is assigned to investigate and prosecute suspected arson fires.

■ The City will contribute one-third the cost of upgrading water lines to provide sufficient flow for firefighting if a majority of residents petition their water utility for this improvement.

■ City Fire provides the only advanced hazardous materials team in Western Colorado, maintains a County-wide inventory of all such materials, responds to all "hazmat" incidents in the County and investigates environmental crimes.

*"I've been very pleased since we came under the wing of the City. Everything they promised they delivered. They do a lot of good things for us - police patrol, the streets are regularly swept. All the promises they followed through on."*

**HARLEY MADDOCK  
HEATHERIDGE**

## WHICH FIRE DISTRICT ARE YOU IN?

### **GRAND JUNCTION RURAL FIRE PROTECTION DISTRICT**

Residents west of 30 Road are in the Rural Fire District and pay the District's 7.6 mill property tax. This District was formed in the 1950's to provide fire and ambulance service by contract with Grand Junction Fire. The City will assume responsibility for fire services in this area and eliminate the District's mill levy.

### **CLIFTON FIRE PROTECTION DISTRICT**

Residents east of 30 Road are in the Clifton Fire District and pay that District's 5.1 mill property tax. The Clifton and Grand Junction Fire Departments have a long history of cooperation. The City is able to provide fire services in this area. However, we prefer to support Clifton's continued service there with a long term contract to pay Clifton the equivalent of its present tax levy.

The average homeowner will pay about \$152 more in taxes annually

■ Property owners west of 30 Road will experience an average annual tax increase of \$126. Those east of 30 Road will experience an average increase of \$152.

■ This estimate uses an average home value of \$100,000 based upon Board of Realtors information and assumes each home spends about \$3,600 a year on major items like appliances, automobiles, boats and trailers.

■ Of all 266 Colorado cities Grand Junction is one of only 35 cities that does not apply its sales tax to food purchases.

■ The City's property tax represents only 9% of your total property tax bill. Owners west of 30 Road will see about a \$5 increase in their tax bill. Those east of 30 Road will see about a \$32 increase.

■ This property tax increase will not occur until 1998.

■ The City will use the tax revenues to invest nearly \$4 million annually in your area. This will cover the costs of all City services and allow an estimated \$30 million in new capital improvements over the next twenty years.

■ You'll be part of a community that has one of the lowest tax rates in Colorado. Comparing all 266 Colorado cities, Grand Junction ranks 175th in combined sales and property tax rates.

■ These lower tax rates result from Grand Junction's position as a regional trade center that benefits from sales to travelers and visitors.

■ Property taxes are a very minor source of revenue for the City and have not been increased for 16 years.

*"In general I've been pleased (with annexation). Road conditions and nighttime lighting have improved. In general, City services improved."*

**DR. WILLIAM KELLEY  
HEATHERIDGE**

Mesa County will continue to collect its property and sales taxes from residents who are annexed.

A worksheet is available from the City to calculate the costs for your own household.

*"I never was against the annexation. I can't see it has done any harm. I get some street cleaning done; the City has put in playground equipment in the park, which I like very much. I'm so happy with the curb, gutter and sidewalk that they did in front of our house. I could not have afforded to do this on my own with a fixed income."*

**VINCENT J. GRECO  
DARLA JEAN SUBDIVISION**

City of

# GRAND JUNCTION

250 North 5th Street  
Grand Junction, CO 81501-2668

BULK RATE  
U.S. Postage  
PAID  
Grand Junction, CO  
81501  
Permit No. 134

ECR WSS  
POSTAL CUSTOMER

# ANNEXATION VOTE

## NOVEMBER 5TH

You can vote in the annexation election on Tuesday, November 5 if you are a resident or property owner in the area east of current City limits (roughly east of 29 Road, north and west of I-70B plus the Fruitwood subdivision and Peachtree Shopping Center).

If the annexation is approved by voters, you will become part of Grand Junction on December 23, 1996.

Merchants would begin collecting the 2 $\frac{3}{4}$ % City tax on non-grocery sales January 1, 1997.

The 0.5 mill (west of 30 Road) or 3 mill (east of 30 Road) property tax increase would not become effective until 1998.

This annexation will not affect your water, sewer or electric service. Your current utilities will continue to serve you.

Residents can request that the City open trash service to bidding, otherwise your refuse hauler will remain the same.

The City prefers that your fire department also remain unchanged and hopes to contract for services of the Clifton Fire District through at least 2006.

What will change if you become part of the City?  
Read this newsletter to find out!

City of

# GRAND JUNCTION

On November 5, 1996 you can  
vote on becoming a part of  
the City of Grand Junction

FIND OUT MORE AT ONE OF  
THREE NEIGHBORHOOD MEETINGS

***City officials will be there  
to explain City services  
and answer questions***



**AUGUST 27 @ 7:00 P.M.**

Fruitvale Elementary Cafeteria  
585 30 Road



**AUGUST 28 @ 7:00 P.M.**

Central High School Cafeteria  
3130 E 1/2 Road



**AUGUST 29 @ 7:00 P.M.**

Bookcliff Middle School Cafeteria  
2935 Orchard Avenue

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***Look for more details about  
City services in the mail!***

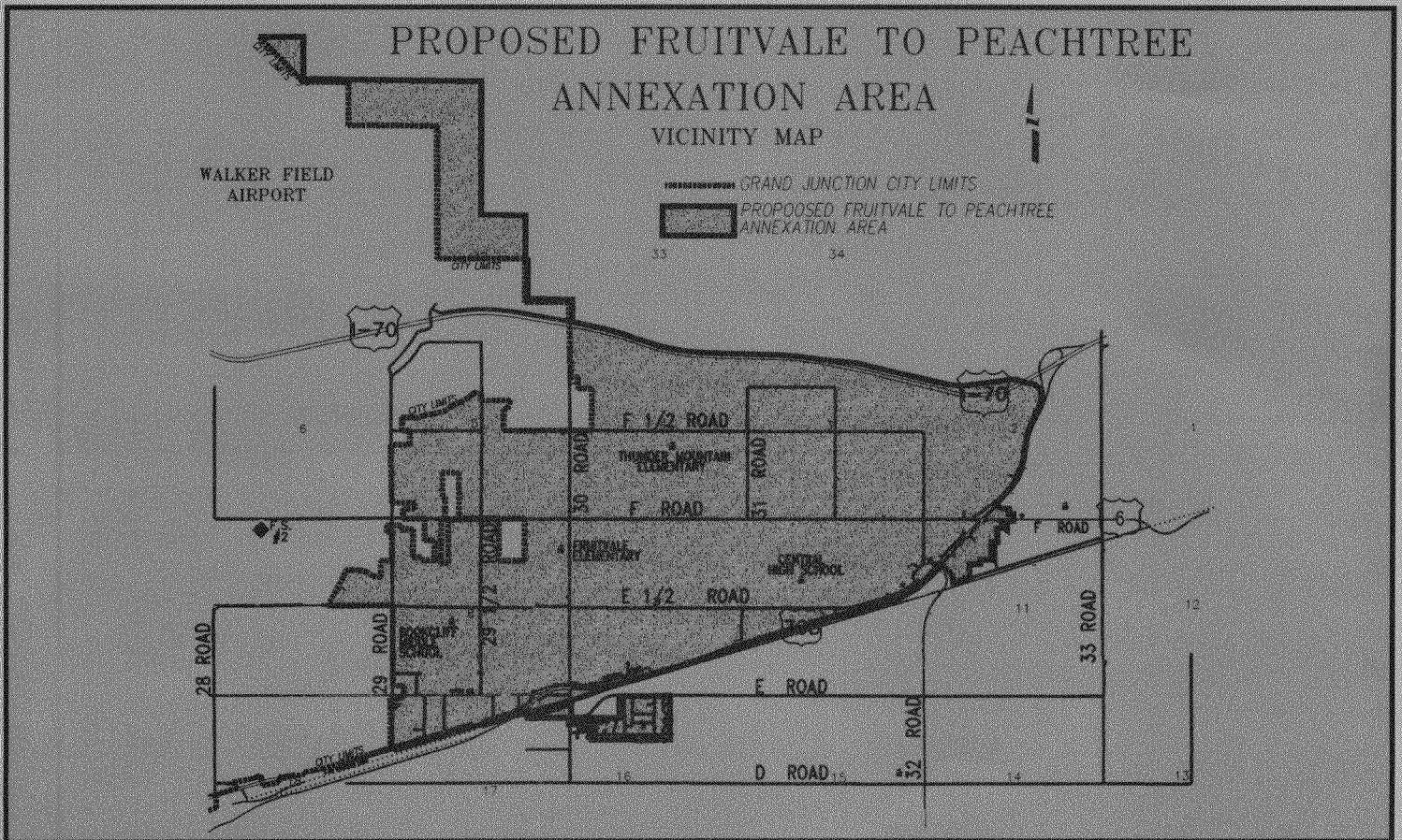
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City of  
**GRAND JUNCTION**

250 North 5th Street  
Grand Junction, CO 81501-2668

BULK RATE  
U.S. Postage  
PAID  
Grand Junction, CO  
81501  
Permit No. 134

ECR WSS  
POSTAL CUSTOMER



***On November 5, 1996  
you can vote on becoming  
a part of the  
City of Grand Junction***

We've scheduled a meeting for  
business and commercial property owners  
to answer your questions

**Wednesday, August 28**

Western Colorado Area Health Education Center  
592 32 Road  
4:00 p.m.

***Look for more details about City  
services in the mail!***

Questions, please contact either Denny Nielson, Clifton Inn  
at 858-0723 or Dave Thornton, City of Grand Junction at 244-1450



# PROPOSED FRUITVALE TO PEACHTREE ANNEXATION AREA

## VICINITY MAP



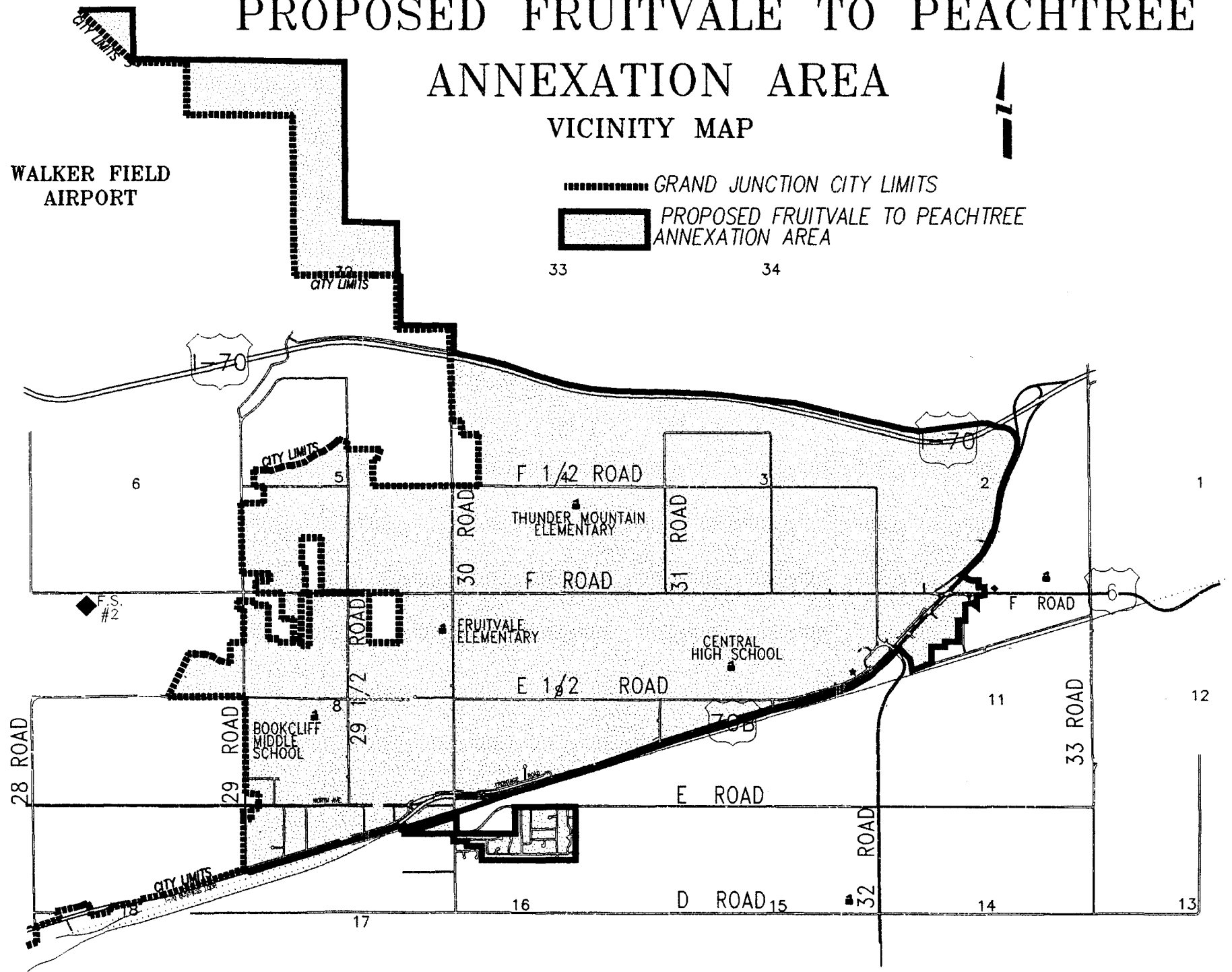
..... GRAND JUNCTION CITY LIMITS

▭ PROPOSED FRUITVALE TO PEACHTREE ANNEXATION AREA

33

34

WALKER FIELD  
AIRPORT



Great Plumbing  
501 Fruitvale Ct  
Grand Junction, CO 81504

On Target Collections  
503 Fruitvale Ct  
Grand Junction, CO 81504

Doc's Vac Shack  
504 Fruitvale Ct  
Grand Junction, CO 81504

Ace Mini Storage  
476 29 Rd  
Grand Junction, CO 81504

Fruitvale Liquors  
505 30 Rd  
Grand Junction, CO 81504

Gold Fever Prospecting Supply  
490 29 Rd  
Grand Junction, CO 81504

Leon's Taqueria Restaurant  
505 30 Rd  
Grand Junction, CO 81504

29 Road Mini Storage  
492 29 Rd  
Grand Junction, CO 81504

Nautilus Excel  
507 30 Rd  
Grand Junction, CO 81504

American West Real Estate Service  
492 29 Rd  
Grand Junction, CO 81504

Cornerstone Thrif Store  
507 30 Rd  
Grand Junction, CO 81504

Dan's Auto Sales  
494 29 Rd  
Grand Junction, CO 81504

JJ's Lounge  
507 30 Rd  
Grand Junction, CO 81504

Great New Homes  
501 Fruitvale Ct  
Grand Junction, CO 81504



A Small World Hobbies & Games  
569 32 Rd  
Grand Junction, CO 81504

Domino's Pizza  
507 30 Rd  
Grand Junction, CO 81504

Taco Bell  
569 32 Rd  
Grand Junction, CO 81504

Business Owner  
510 30 Rd  
Grand Junction, CO 81504

Sam's Too Bingo  
569 32 Rd  
Grand Junction, CO 81504

Hungry Bear Cafe  
511 30 Rd  
Grand Junction, CO 81504

H&R Block  
569 32 Rd  
Grand Junction, CO 81504

T & J Mini Storage  
516 30 Rd  
Grand Junction, CO 81504

All About Travel  
569 32 Rd  
Grand Junction, CO 81504

Balerios Gallery & Frame  
524 30 Rd  
Grand Junction, CO 81504

Bruce Young, DDS  
569 32 Rd  
Grand Junction, CO 81504

Plaza Del Sol - Offices/State Farm  
524 30 Rd  
Grand Junction, CO 81504

Mesa National Bank  
569 32 Rd  
Grand Junction, CO 81504

Technical Drafting Service Bankers Mortgage  
524 30 Rd  
Grand Junction, CO 81504

Cirrus Instant Cash Machine  
569 32 Rd  
Grand Junction, CO 81504

Pizza Chef  
569 32 Rd  
Grand Junction, CO 81504

Papa Murphy's Pizza  
569 32 Rd  
Grand Junction, CO 81504

Mesa County Sherriff Clerk & Recorder  
569 32 Rd  
Grand Junction, CO 81504

Mail Boxes Etc.  
569 32 Rd  
Grand Junction, CO 81504

City Market  
569 32 Rd  
Grand Junction, CO 81504

Van Vleet & Co Real Estate  
569 32 Rd  
Grand Junction, CO 81504

Cost Cutters  
569 32 Rd  
Grand Junction, CO 81504

Coronado Liquor Mart  
569 32 Rd  
Grand Junction, CO 81504

Floor Coverings International  
569 32 Rd  
Grand Junction, CO 81504

The Associates  
569 32 Rd  
Grand Junction, CO 81504

Clifton Video Plus  
569 32 Rd  
Grand Junction, CO 81504

North Ave Auto  
2916 North Ave  
Grand Junction. CO 81504

Dos Hombres  
569 32 Rd  
Grand Junction, CO 81504

Working Artists Studio  
2923 North Ave  
Grand Junction, CO 81504

Mountain Man  
569 32 Rd  
Grand Junction, CO 81504

T J Communication  
2923 North Ave  
Grand Junction, CO 81504

Colorado National Bank  
569 32 Rd  
Grand Junction, CO 81504

Sunrise Church of God  
2996 Teller Ct  
Grand Junction, CO 81504

Innova Tele-Com  
2923 North Ave  
Grand Junction, CO 81504

RMC  
3038 I-70 Business Loop  
Grand Junction, CO 81504

Tri-R Realty (B & B Construction)  
2923 North Ave  
Grand Junction, CO 81504

E'ola  
3098 I-70 Business Loop  
Grand Junction, CO 81504

A-1 Driving School  
2923 North Ave  
Grand Junction, CO 81504

Future Winds Realty  
3198 F Rd  
Grand Junction, CO 81504

Quality in Counters  
2944 I-70 Business Loop  
Grand Junction, CO 81504

Morgan Community College  
3198 F Rd  
Grand Junction, CO 81504

Doug's Barber Shop & Style  
2956 North Ave  
Grand Junction, CO 81504

Powell, Vanna M D O  
3198 F Rd, Ste 101  
Grand Junction, CO 81504

Donut Shop Plus The  
2956 North Ave  
Grand Junction, CO 81504

Pasterz & Petersburg D O  
3198 F Rd, Ste 103  
Grand Junction, CO 81504

Church of Jesus Christ LDS Bishops Storehouse  
2956 North Ave  
Grand Junction, CO 81504

Marillac dental Clinic  
3198 F Rd, Ste 107  
Grand Junction, CO 81504

The Golden Egg Inc.  
2964 I-70 Business Loop  
Grand Junction, CO 81504

Holsum Bakery Thrift Shop  
580 32 Rd  
Clifton, CO 81520

C-K Insurance Service  
3198 F Rd, Ste 206  
Grand Junction, CO 81504

Daylight Donuts  
580 32 Rd  
Clifton, CO 81520

Springs Counseling Center  
3198 F Rd, Ste 209  
Grand Junction, CO 81504

Pizza Hut  
580 32 Rd  
Clifton, CO 81520

Enchanted Florists  
3231 I-70 Business Loop  
Grand Junction, CO 81504

Country Feed & Pet Supply  
580 32 Rd  
Clifton, CO 81520

TSI Traffic Control  
510-A Fruitvale Ct  
Grand Junction, CO 81504

Hair We Are  
580 32 Rd  
Clifton, CO 81520

office  
510-C Fruitvale Ct  
Grand Junction, CO 81504

Milpro Dry Cleaners  
580 32 Rd  
Clifton, CO 81520

Alpine Bank  
570 32 Rd  
Clifton, CO 81520

The Laundry  
580 32 Rd  
Clifton, CO 81520

Loco Food Stores  
573 32 Rd  
Clifton, CO 81520

Dollar Mania  
590 32 Rd  
Clifton, CO 81520

The Doctor's Office Inc.  
573 32 Rd  
Clifton, CO 81520

Slogar's Auto Sales  
3222 F Rd  
Clifton, CO 81520

Treasure Haven  
590 32 Rd  
Clifton, CO 81520

Stop N Save  
3223 F Rd  
Clifton, CO 81520

Mesa County Public Library  
590 32 Rd  
Clifton, CO 81520

Paula's Peachtree Barbers  
3225 I-70 Business Loop  
Clifton, CO 81520

GoForth Chiropractic  
590 32 Rd  
Clifton, CO 81520

Lone Wolf Taxidermy +  
3225 I-70 Business Loop  
Clifton, CO 81520

Western Colorado Area Health Ed Ctr  
592 32 Rd  
Clifton, CO 81520

Murdock's Concrete & Pumping  
3226 I-70 Business Loop  
Clifton, CO 81520

Roadway Express  
3207 F Rd  
Clifton, CO 81520

Fiegel's Traveland Inc.  
3228 F Rd  
Clifton, CO 81520

Baby U  
3210 I-70 Business Loop  
Clifton, CO 81520

Norwest Bank  
3233 I-70 Business Loop  
Clifton, CO 81520

Diamond Shamrock  
3218 F Rd  
Clifton, CO 81520

Clifton Car Wash & Lube Shop  
3240-3244 F Rd  
Clifton, CO 81520

Kentucky Fried Chicken  
3219 F Rd  
Clifton, CO 81520

Animal Medical Clinic  
504 Fruitvale Ct  
Grand Junction, CO 81504

RND Automotive  
479 Morning Glory Ln  
Grand Junction, CO 81504

Dee's Pet Grooming  
504 Morning Glory Ln  
Grand Junction, CO 81504

Summers Auto Repair  
481 Morning Glory Ln  
Grand Junction, CO 81504

Francis Constructors  
507 Fruitvale Ct  
Grand Junction, CO 81504

Ute Engines  
483 Morning Glory Ln  
Grand Junction, CO 81504

Friends of Turkey  
508 Fruitvale Ct  
Grand Junction, CO 81504

Calvary Chapel  
492 Morning Glory Ln  
Grand Junction, CO 81504

Woodworkers of Grand Junction Inc.  
2906 I-70 Business Loop  
Grand Junction, CO 81504

L&L Bridge Club  
492 Morning Glory Ln  
Grand Junction, CO 81504

Ken's Auto Repair  
2907 Hill Avenue  
Grand Junction, CO 81504

RainTree Restaurant  
492 Morning Glory Ln  
Grand Junction, CO 81504

Rose Park Mobile Village  
2910 North Ave  
Grand Junction, CO 81504

Mountain States Optical  
492 Morning Glory Ln  
Grand Junction, CO 81504

Aspen Park Collision Center  
2912 Hill Avenue  
Grand Junction, CO 81504

Eye Mart  
492 Morning Glory Ln  
Grand Junction, CO 81504

Bookcliff Cycles  
2920 North Ave  
Grand Junction, CO 81504

Brinkley Electric  
2912 I-70 Business Loop  
Grand Junction, CO 81504

Alpha Pawn  
2922 North Ave  
Grand Junction, CO 81504

Scorpion Dry Wall  
2913 Hill Avenue  
Grand Junction, CO 81504

C & D Shipping  
2923 North Ave  
Grand Junction, CO 81504

Liqui-Green Landscaping  
2913 Hill Avenue  
Grand Junction, CO 81504

Wonder/Hostess Bakery Thrift Shop  
2923 North Ave  
Grand Junction, CO 81504

Dare to Car-e  
2914 North Ave  
Grand Junction, CO 81504

Enterprise Liquors  
2923 North Ave  
Grand Junction, CO 81504

Grand Junction Signs & Neon  
2915 Hill Avenue  
Grand Junction, CO 81504

Associated Business Products  
2923 North Ave  
Grand Junction, CO 81504

All Seasons Rentals  
2916 I-70 Business Loop  
Grand Junction, CO 81504

Max's Auto Parts  
2923 North Ave  
Grand Junction, CO 81504

Western Implement  
2919 North Ave  
Grand Junction, CO 81504

Spirit of Life Christian Fellowship  
2923 North Ave  
Grand Junction, CO 81504

Carpetime  
2920 I-70 Business Loop  
Grand Junction, CO 81504

Smitty's Garage  
3224 I-70 Business Loop  
Clifton, CO 81520

KOA Campground  
3238 I-70 Business Loop  
Clifton, CO 81520

K's Stop N Shop  
3225 I-70 Business Loop  
Clifton, CO 81520

Hambright & Kimmel  
Attorney's at Law  
3026 ~~Patterson~~ Road  
Grand Junction, CO 81504

Payless Drug Stores  
3227 I-70 Business Loop  
Clifton, CO 81520

David B. Sherrill, CPA  
3026 ~~Patterson~~ Road  
Grand Junction, Co 81504

Clifton Inn  
3228 I-70 Business Loop  
Clifton, CO 81520

Tuveson & Associates  
3026 ~~Patterson~~ Road  
Grand Junction, CO 81504

Max Foods  
3229 I-70 Business Loop  
Clifton, CO 81520

Thomas S. Tuveson  
3026 ~~Patterson~~ Road  
Grand Junction, CO 81504

Clifton Pawn Inc.  
3231 I-70 Business Loop  
Clifton, CO 81520

Pamela S. Hambright  
3032 I-70 Business Loop  
Grand Junction, CO 81504-5722

Mt. Garfield Wines & Liquors  
3233 I-70 Business Loop  
Clifton, CO 81520

THE FAIR WINE & SPIRITS  
3026 F ROAD  
GRAND JUNCTION, CO 81504

Country Corner Beauty Nook  
3233 I-70 Business Loop  
Clifton, CO 81520



TK Enterprises  
3098 I-70 Business Loop  
Grand Junction, CO 81504

Authentic Senryokan Karate-Do  
516-H Fruitvale Ct  
Grand Junction, CO 81504

The Roundup  
3112 I-70 Business Loop  
Grand Junction, CO 81504

Browns Point Family Restaurant  
3210 I-70 Business Loop  
Clifton, CO 81520

Eastside Professional Plaza  
3198 F Rd  
Grand Junction, CO 81504

Burger King  
3210 I-70 Business Loop  
Clifton, CO 81520

Southwest Radiographics  
504-C Fruitvale Ct  
Grand Junction, CO 81504

The Pointe Lounge  
3210 I-70 Business Loop  
Clifton, CO 81520

Western States Roofing Inc.  
510-E Fruitvale Ct  
Grand Junction, CO 81504

Gibsons Discount Center  
3217 I-70 Business Loop  
Clifton, CO 81520

Action Printing  
516-C Fruitvale Ct  
Grand Junction, CO 81504

McDonalds  
3219 I-70 Business Loop  
Clifton, CO 81520

Re-Nu House  
516-D Fruitvale Ct  
Grand Junction, CO 81504

Clifton Sanitation District  
3222 I-70 Business Loop  
Clifton, CO 81520

Rob Balmer & Associates (Money Mart)  
516-G Fruitvale Ct  
Grand Junction, CO 81504

Max's Auto Parts & Glass Inc.  
3224 I-70 Business Loop  
Clifton, CO 81520

Gators  
3001 E Rd  
Grand Junction, CO 81504

Keenan Supply  
3026 I-70 Business Loop  
Grand Junction, CO 81504

Dairy Queen  
3002 I-70 Business Loop  
Grand Junction, CO 81504

Builders COOP  
3032 I-70 Business Loop  
Grand Junction, CO 81504

Don's Estate Jewelry  
3002 I-70 Business Loop  
Grand Junction, CO 81504

Renta Space  
3038 I-70 Business Loop  
Grand Junction, CO 81504

Pure Reflections  
3002 I-70 Business Loop  
Grand Junction, CO 81504

Kids Closet  
3038 I-70 Business Loop  
Grand Junction, CO 81504

Nick's Emporium  
3002 I-70 Business Loop  
Grand Junction, CO 81504

Chris A Cameron-State Farm Agent  
3092 I-70 Business Loop  
Grand Junction, CO 81504

The Video Channel  
3002 I-70 Business Loop  
Grand Junction, CO 81504

All Terrain Motor Sports  
3098 I-70 Business Loop  
Grand Junction, CO 81504

Wayne's TV  
3002 I-70 Business Loop  
Grand Junction, CO 81504

Joe McCoy Accounting  
3098 I-70 Business Loop  
Grand Junction, CO 81504

Country General  
3010 I-70 Business Loop  
Grand Junction, CO 81504

All Terrain Service & Repair  
3098 I-70 Business Loop  
Grand Junction, CO 81504

Fruitvale Laundramat  
2964 I-70 Business Loop  
Grand Junction, CO 81504

Diamond Vogel Paints  
2991 North Ave  
Grand Junction, CO 81504

Fortney Refrigeration  
2964 I-70 Business Loop  
Grand Junction, CO 81504

Academy of Beauty Culture  
2992 North Ave  
Grand Junction, CO 81504

Dance Works  
2964 I-70 Business Loop  
Grand Junction, CO 81504

Standard Beauty Supply  
2992 North Ave  
Grand Junction, CO 81504

Peach Tree True Value Lumber  
2969 North Ave  
Grand Junction, CO 81504

The Rose  
2993 North Ave  
Grand Junction, CO 81504

Vineyard Christian Fellowship  
2971 North Ave  
Grand Junction, CO 81504

American Radiator  
2995 North Ave  
Grand Junction, CO 81504

Go-Fer Foods/Conoco  
2977 North Ave  
Grand Junction, CO 81504

Clara's Coffee Cup  
2997 North Ave  
Grand Junction, CO 81504

residential  
2985 North Ave  
Grand Junction, CO 81504

Sinclair Gas  
2998 North Ave  
Grand Junction, CO 81504

The Guest Closet  
2987 North Ave  
Grand Junction, CO 81504

Freight Damaged Furniture  
2999 North Ave  
Grand Junction, CO 81504

School District 51 Career Center  
2935 North Ave  
Grand Junction, CO 81504

Mesa Co. Dept Social Services  
2952 North Ave  
Grand Junction, CO 81504

Overhead Door of Grand Junction  
2944 I-70 Business Loop  
Grand Junction, CO 81504

J & M Lumber  
2956 I-70 Business Loop  
Grand Junction, CO 81504

Valley Appliance  
2944 I-70 Business Loop  
Grand Junction, CO 81504

Rescue Mission Thrift Store  
2956 North Ave  
Grand Junction, CO 81504

ACJJJS Service Company  
2944 I-70 Business Loop  
Grand Junction, CO 81504

Allstate Insurance  
2956 North Ave  
Grand Junction, CO 81504

United Waste Recycle Center  
2948 I-70 Business Loop  
Grand Junction, CO 81504

Binkley & Sons Painting  
2957 North Ave  
Grand Junction, CO 81504

U-Haul  
2949 North Ave  
Grand Junction, CO 81504

Sleepy Hollow Furniture  
2958 North Ave  
Grand Junction, CO 81504

Intermountain Auto  
2950 North Ave  
Grand Junction, CO 81504

Furniture For Less (Treasure Chest)  
2962 North Ave  
Grand Junction, CO 81504

The Equipment Center  
2950 North Ave  
Grand Junction, CO 81504

Peachtree True Value  
2963 North Ave  
Grand Junction, CO 81504

U.S. Postal Service  
2923 North Ave  
Grand Junction, CO 81504

3 B's Shop  
2923 North Ave  
Grand Junction, CO 81504

Larranda Center  
2923 North Ave  
Grand Junction, CO 81504

STS Satellite TV Supermarket  
2924 North Ave  
Grand Junction, CO 81504

Trails End Motel and Mobile Home Park  
2925 North Ave  
Grand Junction, CO 81504

Foust Tire, Auto, & Propane Service  
2926 North Ave  
Grand Junction, CO 81504

Grand China Restaurant  
2931 North Ave  
Grand Junction, CO 81504

Coyote Cafe (Career Center)  
2935 North Ave  
Grand Junction, CO 81504

**To Estimate Your Annual Cost of Annexing and Receiving City Services:**

| <b>A. UTILITY / FRANCHISE FEES:</b>   | <u>Average Household</u> | <u>Your Costs</u> |
|---------------------------------------|--------------------------|-------------------|
| Telephone                             | \$ 1.50                  | \$ _____          |
| Cable Television                      | 6.00                     | \$ _____          |
| Gas & Electric                        | <u>\$14.50</u>           | \$ _____          |
| <b>Total Utility / Franchise Fees</b> | <b>\$22.00</b>           | <b>\$ _____</b>   |

**B. PROPERTY TAX INCREASE:**

Property owners outside the City limits now pay 7.596 mills or 5.054 mills to one of the rural fire districts. This tax will be replaced by the City property tax of 8.071 mills, a net increase of 0.475 mills or 3.017 mills. A mill = 1/1000th of a dollar, or 1/10th of a cent. \*If you live east of 30 Road you currently pay the lower mill levy for a volunteer fire department; the elimination of this 5 mill levy is the City's goal but will require the cooperation and a written agreement with the Clifton Fire Protection District.

Example: \$100,000 house = median in Mesa County \*\*  
 Assessed Value = approximately 10.36% of  
 market value for residential property  
 (or see your current property tax bill)

|                                       | <u>*East of 30 Road</u> | <u>West of 30 Road</u> |                    |
|---------------------------------------|-------------------------|------------------------|--------------------|
| **Source: Grand Jct Board of Realtors |                         |                        |                    |
| Market Value                          | \$100,000               | \$100,000              | \$ _____           |
| <u>x 10.36%</u>                       | <u>x 0.1036</u>         | <u>x 0.1036</u>        | <u>x 0.1036</u>    |
| Assessed Value                        | \$10,360                | \$ 10,360              | _____              |
| <br><u>x mills increase</u>           | <br><u>x .003017</u>    | <br><u>x .000475</u>   | <br><u>x _____</u> |
| <b>Property Tax Increase</b>          | <b>\$ 31.26</b>         | <b>\$ 4.92</b>         | <b>\$ _____</b>    |

**C. SALES TAX INCREASE:**

Average household spends 6.7% of net income on automobiles, and 6.0 % on TV, furniture, and appliances annually.

Example: \$28,234 = net household income, median in Mesa County

|   |  |                 |                 |
|---|--|-----------------|-----------------|
| *Source: 1990 Census                                  |  |                 |                 |
| Net Annual Income, after taxes                        |  | \$ 28,234       | \$ _____        |
| x (5.9% + 5.4%) = 12.7%                               |  | <u>x .127</u>   | <u>x .127</u>   |
| Estimated cost of auto, TV, furniture, and appliances |  | \$ 3,586        | \$ _____        |
| Multiplied by City Sales Tax                          |  | <u>x .0275</u>  | <u>x .0275</u>  |
| <b>Estimated Annual Sales Tax Increase</b>            |  | <b>\$ 98.61</b> | <b>\$ _____</b> |

| TOTAL COST = A + B + C                            | <u>East of 30 Road</u> | <u>West of 30 Road</u> |                 |
|---|------------------------|------------------------|-----------------|
|   | A. + \$22.00           | A. + \$ 22.00          | \$ _____        |
|   | B. + \$31.26           | B. + \$ 4.92           | \$ _____        |
|   | C. + \$98.61           | C. + \$ 98.61          | \$ _____        |
| <b>ESTIMATED ANNUAL NET COST OF CITY SERVICES</b> | <b><u>\$151.86</u></b> | <b><u>\$125.53</u></b> | <b>\$ _____</b> |

# Special Districts

16605

GJFD  
UTE  
D  
~~ETB~~

GJ Rural Fire  
UTE WATER  
Grand Junction

10812

FWSD

Fruita Water S&T

15612

CGV

Central Grand Valley

CFD

Clifton Fire

CWD

Clifton Water

CP

Central G.V. Pest

16112

CSD #2

Clifton San #2

16612

CSD #1

Clifton San #1

16600

16200

16100

16400

11400

16102

16000

13713

# The City Of Grand Junction

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

## PROPERTY PROFILE

8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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### OWNER INFORMATION

SCHOOL DISTRICT 51  
2115 GRAND AVE  
GRAND JUNCTION, CO 81501-8007

CO OWNER: BOOKCLIFF JR HIGH

### PROPERTY INFORMATION

PARCEL NUMBER: 2943-083-00-942  
PROPERTY ADDRESS: 2935 ORCHARD AV

PREVIOUS PARCEL NUMBER: 0

LEGAL: W2NE4SW4 SEC 8 1S 1E

YR BUILT: 1965    ROOMS: 0    BATHS: 0.00    UNITS: 22012.00    ABST: 9242    IMP SQ FT: 0

### SALE INFORMATION

DATE SOLD: 00/00/00    PRICE: 0    RECORDING INFO - BOOK:    PAGE:

### TAX INFORMATION

TAC: 16605    MIL LEVY: 86.0290    MIL LEVY DATE: 01/01/96

|                  |              |              |               |            |
|------------------|--------------|--------------|---------------|------------|
| APPRAISED VALUE: | LAND VALUE:  | 80,000.00    | LAND ASSESS:  | 23,200.00  |
|                  | IMP VALUE:   | 2,509,660.00 | IMP ASSESS:   | 727,800.00 |
|                  | TOTAL VALUE: | 2,589,660.00 | TOTAL ASSESS: | 751,000.00 |

TAXES: 0.00    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

20 + AC



The City Of Grand Junction

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

*Thunder Mountain  
Elementary*

**PROPERTY PROFILE**

8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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OWNER INFORMATION

MESA COUNTY VALLEY SCHOOL  
2115 GRAND AVE  
GRAND JUNCTION, CO 81501-8007

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2943-044-00-942  
PROPERTY ADDRESS: 3063 F 1/2 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: NE4NW4SE4 SEC 4 1S 1E EXC N 239.36FT OF E 94FT + SE4NW4SE4 SD SEC 4 + S 100FT OF N 239.36FT OF E 94FT OF SD NE4NW4SE4 SEC 4 + BEG NW COR E2SW4SE4 SD SEC 4 S 89DEG48'03SEC E 248.23FT ALG N LI SD E2SW4SE4 S 0DEG 0'39SEC E 216.87FT TO C OF 8FT WIDE CONCRETE CNL N 77DEG57'38SEC W 238.82FT TO W LI OF SD E2SW4SE4 N 0DEG39SEC W ALG W LI TO BEG

YR BUILT: 1982    ROOMS: 0    BATHS: 0.00    UNITS: 59183.00    ABST: 9242    IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00    PRICE: 0    RECORDING INFO - BOOK:    PAGE:

TAX INFORMATION

|                  |                           |                          |
|------------------|---------------------------|--------------------------|
| TAC: 16112       | MIL LEVY: 83.4870         | MIL LEVY DATE: 01/01/96  |
| APPRaised VALUE: | LAND VALUE: 103,550.00    | LAND ASSESS: 30,030.00   |
|                  | IMP VALUE: 2,416,600.00   | IMP ASSESS: 700,810.00   |
|                  | TOTAL VALUE: 2,520,150.00 | TOTAL ASSESS: 730,840.00 |

TAXES: 283.52    TAX SALE FLAG: False    DELINQUENT FLAG: False

|                      |              |               |
|----------------------|--------------|---------------|
| SPECIAL ASSESSMENTS: | CODE 1: MC03 | AMT 1: 283.52 |
|                      | CODE 2:      | AMT 2: 0.00   |
|                      | CODE 3:      | AMT 3: 0.00   |
|                      | OTHER: N     |               |

*20+ AC*

# The City Of Grand Junction

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

---

## PROPERTY PROFILE

---

8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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### OWNER INFORMATION

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MESA COUNTY VALLEY SCHOOL  
2115 GRAND AVE  
GRAND JUNCTION, CO 81501-8007

CO OWNER:

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### PROPERTY INFORMATION

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PARCEL NUMBER: 2943-044-00-948  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG S 89DEG45' E 730.72FT FR S4 COR SEC 4 1S 1E N 0DEG 0'39SEC W 215FT N 89DEG45' W 70FT N  
0DEG0'39SEC W 940.25FT S 77DEG57'38SEC E 90.17FT S 0DEG0'39SEC E 847.07FT S 48DEG12'21SEC E 56.09FT  
S 0DEG0'39SEC E 252.56FT N 89DEG45' W 60FT TO BEG EXC S 50FT FOR ROW AS DESC IN B-1439 P-109 &  
P-110 OF MESA CO RECORDS

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 2.17    ABST: 9142    IMP SQ FT: 0

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### SALE INFORMATION

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DATE SOLD: 00/00/00    PRICE: 0    RECORDING INFO - BOOK:    PAGE:

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### TAX INFORMATION

---

TAC: 16112    MIL LEVY: 83.4870    MIL LEVY DATE: 01/01/96

|                  |              |           |               |          |
|------------------|--------------|-----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE:  | 10,850.00 | LAND ASSESS:  | 3,150.00 |
|                  | IMP VALUE:   | 0.00      | IMP ASSESS:   | 0.00     |
|                  | TOTAL VALUE: | 10,850.00 | TOTAL ASSESS: | 3,150.00 |

TAXES: 24.96

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1: PI02    AMT 1: 24.96  
                                  CODE 2:            AMT 2: 0.00  
                                  CODE 3:            AMT 3: 0.00  
                                  OTHER: N

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The City Of Grand Junction

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

PROPERTY PROFILE

8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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OWNER INFORMATION

SCHOOL DISTRICT 51  
2115 GRAND AVE  
GRAND JUNCTION, CO 81501-8007

CO OWNER: CENTRAL HIGH SCHOOL

PROPERTY INFORMATION

PARCEL NUMBER: 2943-102-00-942  
PROPERTY ADDRESS: 3130 E 1/2 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: W3/4SE4NW4 SEC 10 1S 1E EXC S 10FT FOR RD ROW AS DESC IN B-2147 P-256/258 MESA CO RECDS - 29.81AC

YR BUILT: 1959    ROOMS: 0    BATHS: 0.00    UNITS: 82008.00    ABST: 9242    IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00    PRICE: 0    RECORDING INFO - BOOK:    PAGE:

TAX INFORMATION

|                  |                           |                            |
|------------------|---------------------------|----------------------------|
| TAC: 16102       | MIL LEVY: 83.4870         | MIL LEVY DATE: 01/01/96    |
| APPRAISED VALUE: | LAND VALUE: 119,240.00    | LAND ASSESS: 34,580.00     |
|                  | IMP VALUE: 3,395,070.00   | IMP ASSESS: 984,570.00     |
|                  | TOTAL VALUE: 3,514,310.00 | TOTAL ASSESS: 1,019,150.00 |

TAXES: 342.82    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: PI02    AMT 1: 342.82  
CODE 2:    AMT 2: 0.00  
CODE 3:    AMT 3: 0.00  
OTHER: N

20+ AC

# The City Of Grand Junction

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

---

## PROPERTY PROFILE

---

8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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### OWNER INFORMATION

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MESA COUNTY VALLEY SCHOOL  
2115 GRAND AVE  
GRAND JUNCTION, CO 81501-8007

CO OWNER:

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### PROPERTY INFORMATION

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PARCEL NUMBER: 2943-102-22-942  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 294310222002

LEGAL: LOT 2 SHEPHERD OF THE VALLEY SUB SEC 10 1S 1E

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 5.63    ABST: 9142    IMP SQ FT: 0

---

### SALE INFORMATION

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DATE SOLD: 00/00/00    PRICE: 0    RECORDING INFO - BOOK:    PAGE:

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### TAX INFORMATION

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TAC: 16102    MIL LEVY: 83.4870    MIL LEVY DATE: 01/01/96

|                  |              |           |               |          |
|------------------|--------------|-----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE:  | 25,820.00 | LAND ASSESS:  | 7,490.00 |
|                  | IMP VALUE:   | 0.00      | IMP ASSESS:   | 0.00     |
|                  | TOTAL VALUE: | 25,820.00 | TOTAL ASSESS: | 7,490.00 |

TAXES: 64.75    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1: PI02    AMT 1: 64.75  
CODE 2:    AMT 2: 0.00  
CODE 3:    AMT 3: 0.00  
OTHER: N

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

~~\$~~ 104,820

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## PROPERTY PROFILE

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8/20/96  
PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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### OWNER INFORMATION

---

HASCO INC  
3032 I-70 BUSINESS LOOP  
GRAND JUNCTION, CO 81504-5722  
CO OWNER: C/O GREAT HOMES LTD

---

### PROPERTY INFORMATION

---

PARCEL NUMBER: 2943-112-36-004  
PROPERTY ADDRESS: 3207 HWY 6 & 24  
PREVIOUS PARCEL NUMBER: 0  
LEGAL: LOT 2 BLK 3 PHASE III PEACH TREE BULK DEVELOPMENT SEC 11 1S 1E  
YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 1.85    ABST: 200    IMP SQ FT: 0

---

### SALE INFORMATION

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DATE SOLD: 08/06/92    PRICE: 325000    RECORDING INFO - BOOK: 1916    PAGE: 981

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### TAX INFORMATION

---

TAC: 16000    MIL LEVY: 88.4810    MIL LEVY DATE: 01/01/96  
APPRAISED VALUE:    LAND VALUE: 7,400.00    LAND ASSESS: 2,150.00  
                                IMP VALUE: 0.00    IMP ASSESS: 0.00  
                                TOTAL VALUE: 7,400.00    TOTAL ASSESS: 2,150.00  
TAXES: 211.52    TAX SALE FLAG: False    DELINQUENT FLAG: False  
SPECIAL ASSESSMENTS: CODE 1: PI02    AMT 1: 21.28  
                                CODE 2:    AMT 2: 0.00  
                                CODE 3:    AMT 3: 0.00  
                                OTHER: N

---

# The City Of Grand Junction

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

---

## PROPERTY PROFILE

---

8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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---

### OWNER INFORMATION

---

HASCO INC  
3032 I-70 BUSINESS LOOP  
GRAND JUNCTION, CO 81504-5722

CO OWNER: C/O GREAT HOMES LTD

---

### PROPERTY INFORMATION

---

PARCEL NUMBER: 2943-112-36-005  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 3 BLK 3 PHASE III PEACH TREE BULK DEVELOPMENT SEC 11 IS 1E & VAC ROW ON S AS PER B-1508  
P-173 & 174 MESA CO RECORDS

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 1.01    ABST: 200    IMP SQ FT: 0

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### SALE INFORMATION

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DATE SOLD: 08/06/92    PRICE: 325000    RECORDING INFO - BOOK: 1916    PAGE: 981

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### TAX INFORMATION

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TAC: 16000    MIL LEVY: 88.4810    MIL LEVY DATE: 01/01/96

|                  |              |          |               |          |
|------------------|--------------|----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE:  | 4,040.00 | LAND ASSESS:  | 1,170.00 |
|                  | IMP VALUE:   | 0.00     | IMP ASSESS:   | 0.00     |
|                  | TOTAL VALUE: | 4,040.00 | TOTAL ASSESS: | 1,170.00 |

TAXES: 115.13    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1: PI02    AMT 1: 11.62  
                                  CODE 2:            AMT 2: 0.00  
                                  CODE 3:            AMT 3: 0.00  
                                  OTHER: N

---

# The City Of Grand Junction

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

---

## PROPERTY PROFILE

---

8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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### OWNER INFORMATION

---

HASCO INC  
3032 I-70 BUSINESS LOOP  
GRAND JUNCTION, CO 81504-5722

CO OWNER: C/O GREAT HOMES LTD

---

### PROPERTY INFORMATION

---

PARCEL NUMBER: 2943-112-36-006  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 4 BLK 3 PHASE III PEACH TREE BULK DEVELOPMENT SEC 11 1S 1E & VAC ROW ON S AS PER B-1508  
P-173 & 174 MESA CO RECORDS

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 1.20    ABST: 200    IMP SQ FT: 0

---

### SALE INFORMATION

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DATE SOLD: 08/06/92    PRICE: 325000    RECORDING INFO - BOOK: 1916    PAGE: 981

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### TAX INFORMATION

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TAC: 16000    MIL LEVY: 88.4810    MIL LEVY DATE: 01/01/96

|                  |              |          |               |          |
|------------------|--------------|----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE:  | 4,800.00 | LAND ASSESS:  | 1,390.00 |
|                  | IMP VALUE:   | 0.00     | IMP ASSESS:   | 0.00     |
|                  | TOTAL VALUE: | 4,800.00 | TOTAL ASSESS: | 1,390.00 |

TAXES: 136.79    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1: PI02    AMT 1: 13.80  
                                  CODE 2:            AMT 2: 0.00  
                                  CODE 3:            AMT 3: 0.00  
                                  OTHER: N

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# The City Of Grand Junction

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

---

## PROPERTY PROFILE

---

8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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### OWNER INFORMATION

---

HASCO INC  
3032 I-70 BUSINESS LOOP  
GRAND JUNCTION, CO 81504-5722

CO OWNER: C/O GREAT HOMES LTD

---

### PROPERTY INFORMATION

---

PARCEL NUMBER: 2943-112-36-009  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 5 BLK 3 PHASE III PEACH TREE BULK DEVELOPMENT SEC 11 1S 1E EXC BEG S 46DEG32'56SEC W  
2042.19FT FR N4 COR SD SEC 11 N 64DEG20'24SEC E 183.31FT S 0DEG13'34SEC E 78.72FT S 89DEG46'26SEC  
W 165.54FT TO BEG

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 2.26    ABST: 200    IMP SQ FT: 0

---

### SALE INFORMATION

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DATE SOLD: 08/06/92    PRICE: 325000    RECORDING INFO - BOOK: 1916    PAGE: 981

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### TAX INFORMATION

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TAC: 16000

MIL LEVY: 88.4810

MIL LEVY DATE: 01/01/96

|                  |              |          |               |          |
|------------------|--------------|----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE:  | 9,040.00 | LAND ASSESS:  | 2,620.00 |
|                  | IMP VALUE:   | 0.00     | IMP ASSESS:   | 0.00     |
|                  | TOTAL VALUE: | 9,040.00 | TOTAL ASSESS: | 2,620.00 |

TAXES: 257.91

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1: PI02    AMT 1: 26.11  
                                  CODE 2:            AMT 2: 0.00  
                                  CODE 3:            AMT 3: 0.00  
                                  OTHER: N

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

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**PROPERTY PROFILE**

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8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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OWNER INFORMATION

---

HASCO INC  
3032 I-70 BUSINESS LOOP  
GRAND JUNCTION, CO 81504-5722

CO OWNER: C/O GREAT HOMES LTD

---

PROPERTY INFORMATION

---

PARCEL NUMBER: 2943-112-00-224  
PROPERTY ADDRESS: 3225 I-70

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG S 31DEG08'54SEC W 1265.40FT FR N4 COR SEC 11 1S 1E S 0DEG20'50SEC E 108.31FT S 89DEG49'26SEC W 330.74FT S 0DEG15'14SEC E 130.06FT S 89DEG46'44SEC W 331.84FT N 0DEG13'34SEC W 334.09FT N 89DEG47'04SEC E 363.53FT S 0DEG20'50SEC E 96.61FT N 89DEG39'10SEC E 298.02FT TO BEG EXC THAT PT ON EAST AS DESC IN B-1474 P-937 OF MESA CO RECORDS

YR BUILT: 1983    ROOMS: 0    BATHS: 0.00    UNITS: 14950.00    ABST: 2212    IMP SQ FT: 0

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SALE INFORMATION

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DATE SOLD: 08/06/92    PRICE: 325000    RECORDING INFO - BOOK: 1916    PAGE: 981

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TAX INFORMATION

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TAC: 16102    MIL LEVY: 83.4870    MIL LEVY DATE: 01/01/96

|                  |              |            |               |           |
|------------------|--------------|------------|---------------|-----------|
| APPRAISED VALUE: | LAND VALUE:  | 78,177.00  | LAND ASSESS:  | 22,670.00 |
|                  | IMP VALUE:   | 40,273.00  | IMP ASSESS:   | 11,680.00 |
|                  | TOTAL VALUE: | 118,450.00 | TOTAL ASSESS: | 34,350.00 |

TAXES: 2907.23    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1: PI02    AMT 1: 39.45  
CODE 2:    AMT 2: 0.00  
CODE 3:    AMT 3: 0.00  
OTHER: N

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---

# The City Of Grand Junction

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

---

## PROPERTY PROFILE

---

8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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### OWNER INFORMATION

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HASCO INC  
3032 I-70 BUSINESS LOOP  
GRAND JUNCTION, CO 81504-5722

CO OWNER: C/O GREAT HOMES LTD

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### PROPERTY INFORMATION

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PARCEL NUMBER: 2943-112-00-225  
PROPERTY ADDRESS: 3225 I-70 BUSINESS LOOP

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG S 65DEG51'34SEC W 616.14FT FR N4 COR SEC 11 1S 1E N 0DEG12' W 200FT N 89DEG48' E 80.86FT S  
0DEG12' E 609.54FT S 89DEG45'51SEC W 177.12FT S 89DEG39'10SEC W 75FT S 0DEG20'50SEC E 15.99FT S  
89DEG39'10SEC W 218.98 FT N 49DEG54'24SEC E 159.72FT N 46DEG43'51SEC W 162.21 FT S 43DEG16'09SEC  
W 93.17FT N 46DEG43'51SEC W 190FT N 43DEG16'09SEC E 125FT S 46DEG43'51SEC E 190FT N 43  
DEG16'09SEC E 193.75FT N 77DEG51'51SEC E 235.27FT TO BEG

YR BUILT: 1984    ROOMS: 0    BATHS: 0.00    UNITS: 15241.00    ABST: 2240    IMP SQ FT: 0

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### SALE INFORMATION

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DATE SOLD: 08/06/92    PRICE: 325000    RECORDING INFO - BOOK: 1916    PAGE: 981

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### TAX INFORMATION

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TAC: 16102    MIL LEVY: 83.4870    MIL LEVY DATE: 01/01/96

|                  |              |            |               |           |
|------------------|--------------|------------|---------------|-----------|
| APPRAISED VALUE: | LAND VALUE:  | 105,162.00 | LAND ASSESS:  | 30,500.00 |
|                  | IMP VALUE:   | 101,038.00 | IMP ASSESS:   | 29,300.00 |
|                  | TOTAL VALUE: | 206,200.00 | TOTAL ASSESS: | 59,800.00 |

TAXES: 5044.39    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1: PI02    AMT 1: 51.87  
                                  CODE 2:            AMT 2: 0.00  
                                  CODE 3:            AMT 3: 0.00  
                                  OTHER: N

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

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**PROPERTY PROFILE**

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8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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OWNER INFORMATION

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HASCO INC  
3032 I-70 BUSINESS LOOP  
GRAND JUNCTION, CO 81504-5722

CO OWNER: C/O GREAT HOMES LTD

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PROPERTY INFORMATION

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PARCEL NUMBER: 2943-112-00-221  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG S 59DEG37'45SEC W 1314.51FT FR N4 COR SEC 11 1S 1E S 43DEG16'09SEC W 135FT N 46DEG43'51SEC W 190FT N 43 DEG16'09SEC E 135FT S 46DEG43'51SEC E 190FT TO BEG

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 0.59    ABST: 510    IMP SQ FT: 0

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SALE INFORMATION

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DATE SOLD: 08/06/92    PRICE: 325000    RECORDING INFO - BOOK: 1916    PAGE: 981

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TAX INFORMATION

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TAC: 16102    MIL LEVY: 83.4870    MIL LEVY DATE: 01/01/96

|                  |              |           |               |          |
|------------------|--------------|-----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE:  | 11,510.00 | LAND ASSESS:  | 3,340.00 |
|                  | IMP VALUE:   | 0.00      | IMP ASSESS:   | 0.00     |
|                  | TOTAL VALUE: | 11,510.00 | TOTAL ASSESS: | 3,340.00 |

TAXES: 290.35    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1: PI02    AMT 1: 11.50  
                                  CODE 2:            AMT 2: 0.00  
                                  CODE 3:            AMT 3: 0.00  
                                  OTHER: N

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The City Of Grand Junction

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

PROPERTY PROFILE

8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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OWNER INFORMATION

CORONADO PLAZALTD LIABILITY  
6500 S QUEBEC ST STE 300  
ENGLEWOOD, CO 80111-4674

CO OWNER: % ROBERT PERRY & ASSOC

PROPERTY INFORMATION

PARCEL NUMBER: 2943-101-03-001  
PROPERTY ADDRESS: 569 32 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOT 1 BLK 1 CLIFTON VILLAGE SUB SEC 10 1S 1E

YR BUILT: 1979    ROOMS: 0    BATHS: 0.00    UNITS: 41310.00    ABST: 2240    IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 05/24/94    PRICE: 2685000    RECORDING INFO - BOOK: 2075    PAGE: 717

TAX INFORMATION

TAC: 16102    MIL LEVY: 83.4870    MIL LEVY DATE: 01/01/96

|                  |              |              |               |            |
|------------------|--------------|--------------|---------------|------------|
| APPRAISED VALUE: | LAND VALUE:  | 819,630.00   | LAND ASSESS:  | 237,690.00 |
|                  | IMP VALUE:   | 1,865,370.00 | IMP ASSESS:   | 540,960.00 |
|                  | TOTAL VALUE: | 2,685,000.00 | TOTAL ASSESS: | 778,650.00 |

TAXES: 65142.38    TAX SALE FLAG: False    DELINQUENT FLAG: False

|                      |              |               |
|----------------------|--------------|---------------|
| SPECIAL ASSESSMENTS: | CODE 1: PI02 | AMT 1: 135.24 |
|                      | CODE 2:      | AMT 2: 0.00   |
|                      | CODE 3:      | AMT 3: 0.00   |
|                      | OTHER: N     |               |

Average ?

11.8 Acres

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

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**PROPERTY PROFILE**

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8/20/96

PREPARED BY: Dave Thornton  
PREPARED FOR: Fruitvale to Peachtree Annexation  
COMPANY: City of Grand Junction

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OWNER INFORMATION

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GRAND JUNCTION PROPERTIES INC  
PO BOX 130548  
HOUSTON, TX 77219-0548

CO OWNER: C/O SERVICE CORP INTERN

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PROPERTY INFORMATION

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PARCEL NUMBER: 2943-084-00-019  
PROPERTY ADDRESS: 2970 NORTH AV

PREVIOUS PARCEL NUMBER: 0

LEGAL: N2SW4SE4 + SE4SW4SE4 SEC 8 1S 1E EXC S 40FT FOR HWY + EXC W 30FT FOR RD

YR BUILT: 1976    ROOMS: 0    BATHS: 0.00    UNITS: 1600.00    ABST: 2230    IMP SQ FT: 0

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SALE INFORMATION

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DATE SOLD: 12/30/86

PRICE: 600000

RECORDING INFO - BOOK:

PAGE:

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TAX INFORMATION

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TAC: 16605

MIL LEVY: 86.0290

MIL LEVY DATE: 01/01/96

|                  |              |            |               |            |
|------------------|--------------|------------|---------------|------------|
| APPRAISED VALUE: | LAND VALUE:  | 258,890.00 | LAND ASSESS:  | 75,080.00  |
|                  | IMP VALUE:   | 198,070.00 | IMP ASSESS:   | 57,440.00  |
|                  | TOTAL VALUE: | 456,960.00 | TOTAL ASSESS: | 132,520.00 |

TAXES: 11400.55

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

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STAFF REVIEW

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#ANX-96-167 FRUITVALE TO PEACHTREE ANNEXATION ELECTION PETITION

DATE: August 21, 1996

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council accept the annexation petition for the Annexation Election for the Fruitvale to Peachtree Annexation.

**LOCATION:** Properties located between I-70 and I-70 Business Loop from the current eastern City limits to 32 1/2 Road and including Peachtree Shopping Center and various properties south of the business loop including the Fruitwood Subdivision filings 1-7, and airport properties north of I-70.

**PETITIONERS:** Various land owners within the area of consideration

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**EXECUTIVE SUMMARY:** Petitions for an annexation election have been submitted to the City Clerk's office requesting that a question be placed on the November ballot to allow for the annexation of the Fruitvale to Peachtree area. The petitions are in compliance with State Statutes. Staff requests that City Council accept the Petition for the Fruitvale to Peachtree Annexation Election and make findings on the sufficiency of the petitions and request the court to hold an election.

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**STAFF ANALYSIS:** There have been several petitions for an annexation election for the Fruitvale to Peachtree Annexation turned in to the City Clerk. The City Clerk has verified that the petitions contain 148 valid signatures by qualified electors. Pursuant to C.R.S. 31-12-107, the petitions for an annexation election shall be signed by a minimum of 75 qualified electors.

First and second reading of the annexation election will not occur until after the election and only if the ballot is in the affirmative.

Total area of the Fruitvale to Peachtree annexation is 3930.50 acres or 6.14 square miles.

Pursuant to C.R.S. 31-12-104 and 31-12-105, the Fruitvale to Peachtree Annexation is eligible to be annexed. The City Clerk has referred the petition to City Council pursuant to 31-12-107.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

*Approved 6-0*

(fruitanx.rpt)

# PROPOSED FRUITVALE TO PEACHTREE

## ANNEXATION AREA

### VICINITY MAP



WALKER FIELD AIRPORT

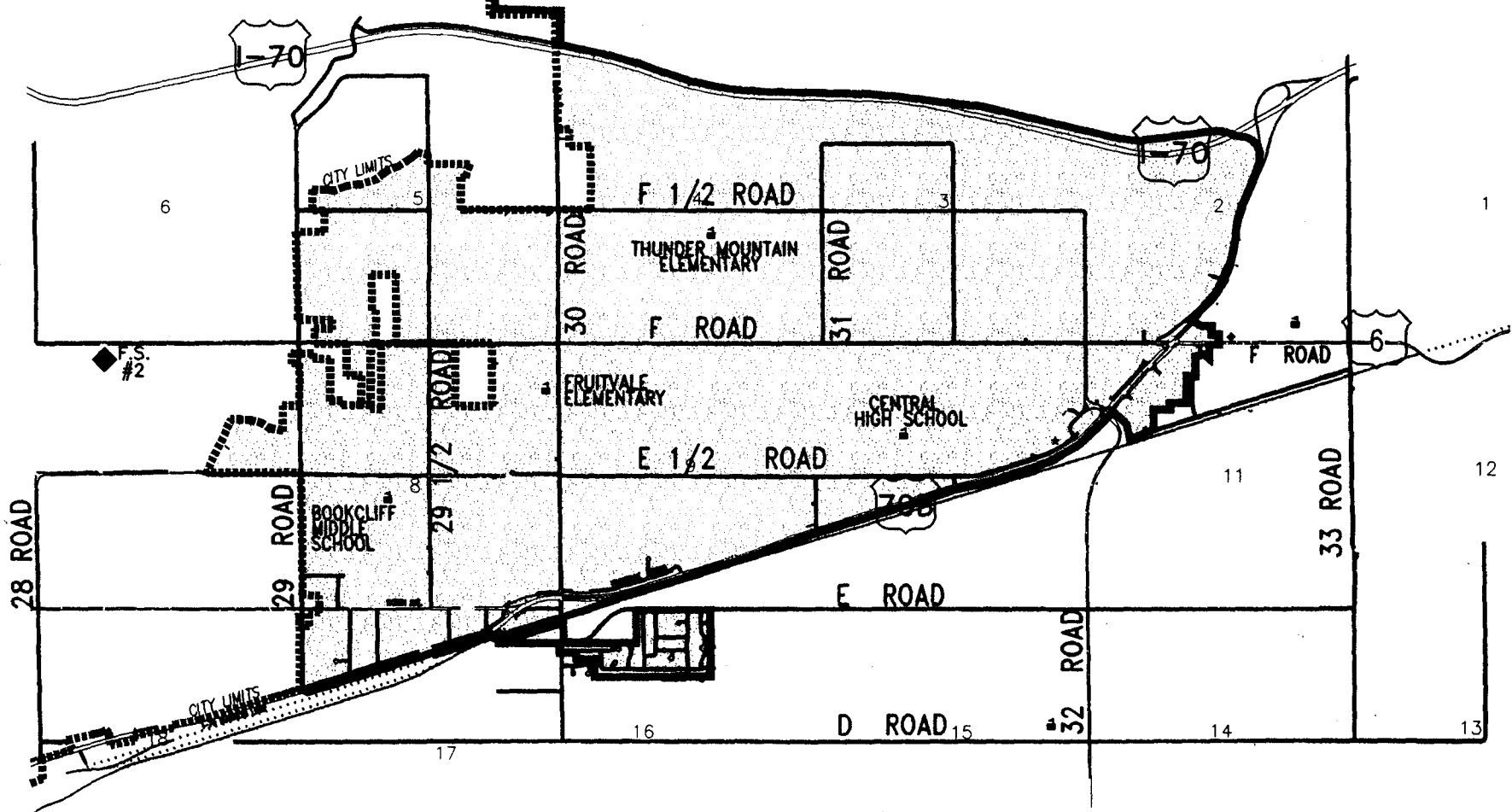
..... GRAND JUNCTION CITY LIMITS

———— PROPOSED FRUITVALE TO PEACHTREE ANNEXATION AREA

33

34

70  
CITY LIMITS



STAFF REVIEW

---

#ANX-96-167

FRUITVALE TO PEACHTREE ANNEXATION

DATE: November 6, 1996

STAFF: David Thornton

**ACTION REQUESTED:** It is recommended that City Council approve on first reading the Fruitvale to Peachtree Annexation if the annexation is approved by voters at the November 5th general election.

**LOCATION:** Properties located between I-70 and I-70 Business Loop from the current eastern City limits to 32 1/2 Road and including Peachtree Shopping Center, the Clifton Lube properties and various properties south of the business loop including the Fruitwood Subdivision filings 1-7, and airport properties north of I-70.

**PETITIONERS:** Various land owners within the area of consideration

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**EXECUTIVE SUMMARY:** At the November 5th general election voters will decide whether the Fruitvale to Peachtree annexation should be allowed to be annexed to the City of Grand Junction. If the vote is yes to join the City, then it is recommended that City Council pass on first reading the Annexation ordinance to annex the Fruitvale to Peachtree Annexation and set a hearing for November 20th, 1996.

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**STAFF ANALYSIS:**

Tuesday night, November 5th we will know the outcome of the annexation election question. If the ballot question is defeated, then this annexation will be pulled from Council's Wednesday night's agenda. If the annexation is approved by voters, then staff recommends that Council approve on first reading the annexation ordinance and set a hearing for November 20th.

Total area of the Fruitvale to Peachtree annexation is 3930.50 acres or 6.14 square miles. There are approximately 15,000 people living within the annexation area.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

(fruitanx.rpt)



# PROPOSED FRUITVALE TO PEACHTREE

## ANNEXATION AREA

### VICINITY MAP



..... GRAND JUNCTION CITY LIMITS

———— PROPOSED FRUITVALE TO PEACHTREE ANNEXATION AREA

WALKER FIELD AIRPORT

33

34

CITY LIMITS



6

CITY LIMITS

5

F 1/2 ROAD

3

1

THUNDER MOUNTAIN ELEMENTARY

30 ROAD

31 ROAD

F ROAD

F ROAD

F.S. #2

FRUITVALE ELEMENTARY

CENTRAL HIGH SCHOOL

E 1/2 ROAD

11

12

28 ROAD

29 ROAD

BOOKCLIFF MIDDLE SCHOOL

29 1/2 ROAD

E ROAD

33 ROAD

CITY LIMITS

17

16

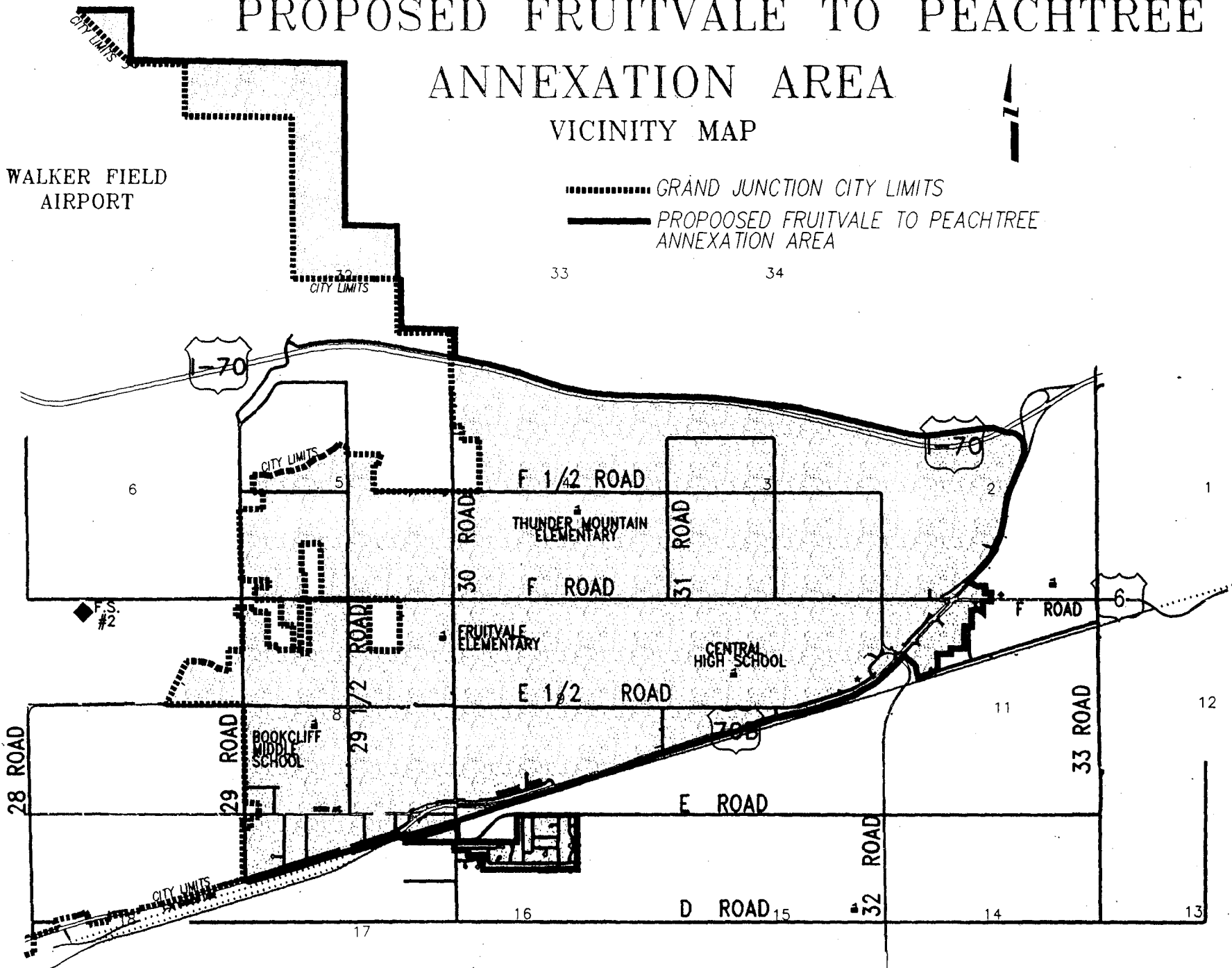
D ROAD

15

32 ROAD

14

13



ORDINANCE NO. \_\_\_\_\_

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

FRUITVALE TO PEACHTREE ANNEXATION  
APPROXIMATELY 3,939 ACRES

LOCATION: Generally, all of the territory located between I-70 and I-70 Business Loop from the current eastern City limits to 32 1/2 Road, including Peachtree Shopping Center, the Clifton Lube properties and various properties south of the Business Loop including the Fruitwood Subdivision filings 1-7, and Walker Airport Authority property north of I-70.

WHEREAS, on the 17th day of July, 1996 the City Council of the City of Grand Junction considered a petition for an annexation election of the territory described below; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of August, 1996; and

WHEREAS, 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 and receive City services both within and without the City limits; and

WHEREAS, the City Council of Grand Junction finds that it is in the best interest of the City of Grand Junction and the community as a whole to incorporate into and integrate with the City this 6.14 square mile area with its approximate 15,000 residents; and

WHEREAS, the City Council determined that said territory was eligible to be annexed and that an annexation election should be held; and

WHEREAS, an annexation election was held and a majority of the residents and property owners within the described area voted in favor of annexing those properties within the described area to the City of Grand Junction.

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

1. That the property situate in Mesa County, Colorado, and described in paragraph 2 hereof is hereby annexed to the City of Grand Junction, Colorado, subject to the following: (a) any and all retailers or vendors,

as those terms are defined in the Colorado Tax Code and which vendors are licensed pursuant to §39-26-101, et seq., C.R.S., shall be exempt from payment of City sales tax licensing fee(s) for a period of one year from the adoption date of this ordinance. Licensing, remittance and collection of City sales tax shall otherwise be in accordance with chapter 34 of the Code of Ordinances of the City of Grand Junction, except that no such retailer or vendor shall be required to collect such City sales tax on any taxable sale(s) or transaction(s) until 12:01 a.m. January 1, 1997; (b) Law enforcement by the Police Department of the City shall begin at 12:01 a.m. on April 1, 1997.

2. The legal description of the lands and territory being annexed hereby is: A tract of land situated in Sections 29,30,32 and 33, Township 1 North, Range 1 East of the Ute Meridian, and in Sections 2,3,4,5,7,8,9,10,11,16 and 17, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NW 1/4 NW 1/4 of said Section 30; thence S 62°54'45" E a distance of 2942.79 feet to a point; thence East parallel with the north line of the NE 1/4 SW 1/4 of said Section 30 a distance of 20 feet to a point on the west line of the NW 1/4 SE 1/4 of said Section 30; thence East parallel with the north line of said NW 1/4 SE 1/4 a distance of 1320 feet to a point on the west line of the NE 1/4 SE 1/4 of said Section 30, said point being 20 feet south of the northwest corner of said NE 1/4 SE 1/4; thence South along the west line of said NE 1/4 SE 1/4 a distance of 1280 feet to a point; thence along a line 20 feet north of and parallel with the south line of said NE 1/4 SE 1/4, East a distance of 1320 feet to a point on the west line of the NW 1/4 SW 1/4 of Section 29; thence along a line 20 feet north of and parallel with the south line of said NW 1/4 SW 1/4, East a distance of 20 feet; thence along a line 20 feet east of and parallel with the west line of said NW 1/4 SW 1/4, South a distance of 20 feet to a point on the north line of the SW 1/4 SW 1/4 of said Section 29; thence East along said north line a distance of 1300 feet to the northwest corner of the SE 1/4 SW 1/4 of said Section 29; thence South along the west line of said SE 1/4 SW 1/4 a distance of 1300 feet to a point; thence along a line 20 feet north of and parallel with the south line of said SE 1/4 SW 1/4, East a distance of 20 feet to a point; thence along a line 20 feet east of and parallel with the west line of said SE 1/4 SW 1/4, South a distance of 20 feet to a point on the north line of the NE 1/4 NW 1/4 of Section 32; thence along a line 20 feet east of and parallel with the west line of said NE 1/4 NW 1/4, South a distance of 1320 feet to a point on the north line of the SE 1/4 NW 1/4 of said Section 32; thence along a line 20 feet east of and parallel with the west line of said SE 1/4 NW 1/4, South a distance of 1320 feet to a point 20 feet east of the southwest corner of said SE 1/4 NW 1/4; thence East along the north lines of the NE 1/4 SW 1/4 and NW 1/4 SE 1/4 of said Section 32 a distance of 2600 feet to a point; thence along a line 20 feet west of and parallel with the east line of said NW 1/4 SE 1/4, South a distance of 1320 feet to a point on the north line of

the SW 1/4 SE 1/4 of said Section 32; thence along a line 20 feet west of and parallel with the east line of said SW 1/4 SE 1/4, South a distance of 20 feet to a point; thence along a line 20 feet south of and parallel with north line of said SW 1/4 SE 1/4, East a distance of 20 feet to a point on the west line of the SE 1/4 SE 1/4 of said Section 32; thence along a line 20 feet south of and parallel with the north line of said SE 1/4 SE 1/4, East a distance of 1300 feet to a point 20 feet south and 20 feet west of the northeast corner of said SE 1/4 SE 1/4; thence along a line 20 feet west of and parallel with the east line of said SE 1/4 SE 1/4, South a distance of 845.71 feet to a point; thence East parallel with the south line of said SE 1/4 SE 1/4 a distance of 20 feet to a point on the east line of said SE 1/4 SE 1/4; thence South along said east line a distance of 500 feet to the northwest corner of Section 4; thence South along the west line of the NW 1/4 NW 1/4 of said Section 4 a distance of 977.61 feet to a point; thence S 89°50'28" E a distance of 33.0 feet to the northwest corner of Lot 8, Block 3 Palmyra Subdivision; thence S 89°50'28" E along the north line of said Lot 8, Block 3 a distance of 219.95 feet to the northeast corner of said Lot 8, Block 3; thence

S 00°00'48" E along the east line of said Lot 8, Block 3 a distance of 335.26 feet to a point on the north line of the NW 1/4 SW 1/4 NW 1/4 of said Section 4; thence East along the north line of said NW 1/4 SW 1/4 NW 1/4 a distance of 407.30 feet to the northeast corner of said NW 1/4 SW 1/4 NW 1/4; thence South along the east line of the W 1/2 SW 1/4 NW 1/4 of said Section 4 a distance of 1312.42 feet to the southeast corner of the SW 1/4 SW 1/4 NW 1/4 of said Section 4; thence West along the south line of said SW 1/4 SW 1/4 NW 1/4 a distance of 660.10 feet to the southeast corner of the northeast 1/4 of Section 5; thence

N 89°42'54" W along the south line of SE 1/4 NE 1/4 of said section 5 a distance of 1322.32 feet to the southwest corner of said SE 1/4 NE 1/4; thence N 89°42'54" W along the south line of the SE 1/4 SW 1/4 NE 1/4 of said Section 5 a distance of 661.16 feet to the southwest corner of said SE 1/4 SW 1/4 NE 1/4; thence N 00°01'08" W along the east line of the W 1/2 SW 1/4 NE 1/4 of said Section 5 a distance of 655.93 feet to a point; thence S 89°40'12" E a distance of 49.66 feet to a point; thence N 45°07'00" E a distance of 163.70 feet to a point; thence West a distance of 826.67 feet to a point on the east line of the SE 1/4 NW 1/4 of said Section 5; thence North along the east line of said SE 1/4 NW 1/4 a distance of 122.86 feet to a point on the south line of the Palisade Canal; thence along the south line of said Palisade Canal the following 19 courses:

- 1) S 87°34'10" W a distance of 40.21 feet;
- 2) N 72°43'44" W a distance of 63.96 feet;
- 3) N 60°19'47" W a distance of 73.57 feet;
- 4) N 87°00'34" W a distance of 54.95 feet;
- 5) S 64°07'03" W a distance of 416.55 feet;
- 6) S 80°27' W a distance of 47 feet;
- 7) N 65°17' W a distance of 169 feet;
- 8) S 58°04' W a distance of 325 feet;
- 9) S 49° W a distance of 122 feet;

10) S 67°38' W a distance of 185 feet;  
11) N 77°27'59" W a distance of 354.96 feet;  
12) S 75°39'10" W a distance of 163.09 feet;  
13) S 75°39'10" W a distance of 5.98 feet;  
14) S 71°13'13" W a distance of 41.98 feet;  
15) S 60°05'20" W a distance of 49.77 feet;  
16) S 48°46'11" W a distance of 45.88 feet;  
17) S 32°27'54" W a distance of 64.25 feet;  
18) S 50°34'19" W a distance of 30.25 feet;  
19) N 74°35'29" W a distance of 144.58 feet; thence South a distance of 55.5 feet to a point; thence West a distance of 210 feet to a point; thence South a distance of 390 feet to a point on the north line of the southwest 1/4 of said Section 5; thence East along the north line of said southwest 1/4 ( said north line also being the centerline for F 1/2 Road ) a distance of 209.60 feet to a point; thence crossing the south 1/2 of said F 1/2 Road and along the east boundary of North Meadows Subdivision S 00°04'48" W a distance of 409.00 feet to the southeast corner of Lot 4 of said North Meadows Subdivision; thence N 89°47'43" W along the south boundary of said North Meadows Subdivision a distance of 454.70 feet to the southwest corner of Lot 9 of said North Meadows Subdivision; thence N 00°05'40" E along the west boundary of said North Meadows Subdivision a distance of 377.38 feet to a point on the south right-of-way line for said F 1/2 Road; thence West a distance of 39.00 feet to a point 1.00 feet east of the west line of said Section 5 ( said west line also being the centerline of 29 Road ); thence S 00°05'40" W along a line 1.00 feet east of and parallel with the west line of said Section 5 a distance of 1290.00 feet to a point; thence crossing the east 1/2 of said 29 Road S 89°48'24" E a distance of 39.00 feet to the northwest corner of Lot 1 of Karen Lee Subdivision First Addition; thence S 00°05'40" W along the west boundary line of said Karen Lee Subdivision a distance of 330.01 feet to the southwest corner of Lot 16 of said Karen Lee Subdivision; thence N 89°48'24" W a distance of 10.00 feet to the northwest corner of Lot 1, Block 4 of Morning Glory Subdivision; thence South along the west boundary line of said Morning Glory Subdivision a distance of 330.00 feet to the southwest corner of Lot 1, Block 3 of said Morning Glory Subdivision; thence West a distance of 28.00 feet to a point 2.00 feet east of the west line of the SW 1/4 SW 1/4 of said Section 5; thence S 00°05'21" E along a line 2.00 feet east of and parallel with the west line of said SW 1/4 SW 1/4 a distance of 231.00 feet to a point; thence S 89°59'28" E a distance of 658.47 feet to a point; thence S 00°06'46" E a distance of 164.91 feet to a point; thence N 89°59'59" W a distance of 330.00 feet to a point on the east boundary line of Plaza "29" Subdivision; thence S 00°06'46" E along the east boundary line of said Plaza "29" Subdivision a distance of 214.00 feet to the southeast corner of said Plaza "29" Subdivision; thence S 00°06'46" E a distance of 50.00 feet to a point on the north line of the NW 1/4 NW 1/4 of Section 8; thence South a distance of 50.00 feet to a point; thence East along a line 50.00 feet south of and parallel with the north line of said NW 1/4 NW 1/4 a distance of 660.14 feet

to the northwest corner of Lot 1, Redwing Subdivision; thence S 00°03'00" E along the west boundary line of said Redwing Subdivision a distance of 609.33 feet to the southwest corner of Lot 8, of said Redwing Subdivision; thence N 89°57'41" E along the south boundary line of said Redwing Subdivision a distance of 330.96 feet to the southwest corner of Lot 7, Block 1 of Sroufe Subdivision; thence S 00°02'48" E along the west boundary line of said Sroufe Subdivision a distance of 560.00 feet to the northwest corner of Lot 2, Block 3 of said Sroufe Subdivision; thence N 89°57'14" E along the north lines of Lots 1 and 2, Block 3 of said Sroufe Subdivision a distance of 160.70 feet to a point on the west boundary line of New Beginnings Subdivision; thence N 00°02'46" W along the west boundary line of said New Beginnings Subdivision a distance of 1168.83 feet to the northwest corner of said New Beginnings Subdivision; thence N 00°02'46" W a distance of 50.0 feet to a point on the south line of the SE 1/4 SW 1/4 of Section 5; thence East along said south line a distance of 34.3 feet to a point; thence North parallel with the west line of the SE 1/4 SW 1/4 of said Section 5 a distance of 288.00 feet to the southeast corner of Lot 7, Block 2 of Cris-Mar Subdivision; thence N 00°08'22" W along the east boundary lines of Lots 7,8,9,10 and 11, Block 2 of said Cris-Mar Subdivision a distance of 371.83 feet to the northeast corner of said Lot 11, Block 2; thence N 89°59'10" W along the north line of said Lot 11, Block 2 a distance of 70.00 feet to the southeast corner of Lot 12, Block 2 of said Cris-Mar Subdivision; thence N 00°08'22" W along the east boundary line of said Lot 12, Block 2, crossing Bonito Avenue and along the east boundary lines of Lots 10 through 14, Block 5 of said Cris-Mar Subdivision a distance of 659.83 feet to the northeast corner of said Lot 10, Block 5; thence East along the north line of the W 1/2 SE 1/4 SW 1/4 of said Section 5 a distance of 535 feet to the northwest corner of the E 1/2 SE 1/4 SW 1/4 of said Section 5; thence South along the west line of said E 1/2 SE 1/4 SW 1/4 a distance of 1270 feet to a point 50 feet north of the south line of said E 1/2 SE 1/4 SW 1/4; thence East along a line 50 feet north of and parallel with the south line of said E 1/2 SE 1/4 SW 1/4 ( said line also being the north right-of-way line for F Road ) a distance of 660.32 feet to a point on the east line of the SE 1/4 SW 1/4 of said Section 5; thence N 89°57'56" E along a line 50 feet north of and parallel with the south line of the SW 1/4 SE 1/4 of said Section 5 ( said line also being the north right-of-way line for said F Road ) a distance of 1326.53 feet to a point; thence S 00°07'21" E a distance of 50.00 feet to the northeast corner of the NW 1/4 NE 1/4 of Section 8; thence S 00°07'21" E along the east boundary line of Cody Subdivision a distance of 1318.70 feet to the southeast corner of Lot 1, Block 1 of said Cody Subdivision; thence N 89°58'40" W along the south boundary line of Lots 1,2 and 3, Block 1 of said Cody Subdivision a distance of 205.38 feet to the southeast corner of Lot 1, Block 5 of Cody Subdivision Filing No.2; thence N 89°59'00" W along the south boundary lines of Lots 1,2 and 3, Block 5 of said Cody Subdivision Filing No. 2 a distance of 207.39 feet to the southwest corner of said Lot 3, Block 2; thence N 89°54'09" W along the south line of the NW 1/4 NE 1/4 of said Section 8 a distance of 413.46 feet to the southeast corner of Greenfield Run Subdivision; thence N 00°01'44" W along the east boundary

line of said Greenfield Run Subdivision a distance of 1267.79 feet to the northeast corner of Lot 63 of said Greenfield Run Subdivision; thence West along the north boundary line of said Greenfield Run Subdivision a distance of 330.89 feet to the northwest corner of Lot 25 of said Greenfield Run Subdivision; thence West parallel with the north line of the NE 1/4 of said Section 8 a distance of 165.26 feet to a point on the east line of the NW 1/4 of said Section 8; thence West parallel with the north line of the NW 1/4 of said Section 8 a distance of 30.00 feet to a point; thence S 00°05' E along the east boundary lines of Lots 1 and 2, Block 1 of North Park Estates Subdivision a distance of 167.87 feet to the southeast corner of said Lot 2, Block 1; thence West along the south boundary line of said Lot 2, Block 1 a distance of 135.22 feet to the southwest corner of said Lot 2, Block 1; thence N 00°05' W along the west boundary lines of Lots 2 and 1, Block 1 of said North Park Estates Subdivision a distance of 167.87 feet to a point on the south right-of-way line for F Road ( said south right-of-way line being 50 feet south of and parallel with the north line of the NW 1/4 of said Section 8 ); thence S 89°59'16" W along said south right-of-way line a distance of 759.63 feet to the northeast corner of Lot 2, Block 1 of New Beginnings Subdivision; thence S 00°02'50" E along the east boundary line of said New Beginnings Subdivision a distance of 1267.81 feet to the southeast corner of Lot 9, Block 2 of said New Beginnings Subdivision; thence S 89°59'11" W along the south boundary lines of said Lot 9, Block 2 and Lot 10, Block 2 of said New Beginnings Subdivision a distance of 211.19 feet to the southeast corner of Lot 1, Block 3 of Sroufe Subdivision; thence S 89°57'34" W along the south boundary lines of Lots 1 and 2, Block 3 of said Sroufe Subdivision a distance of 185.70 feet to the southwest corner of said Lot 2, Block 3; thence S 17°59'10" E a distance of 2.27 feet to the southeast corner of the NW 1/4 NW 1/4 of said Section 8; thence West along the south line of said NW 1/4 NW 1/4 a distance of 440.00 feet to a point; thence North a distance of 99.00 feet to a point; thence West a distance of 200.00 feet to a point on the east right-of-way line for Kokopelli Lane; thence North along the east right-of-way line for said Kokopelli Lane a distance of 231.00 feet to a point; thence West a distance of 20.00 feet to a point; thence North a distance of 330.00 feet to the southeast corner of the NW 1/4 NW 1/4 NW 1/4 of said Section 8; thence West along the south line of said NW 1/4 NW 1/4 NW 1/4 a distance of 330.03 feet to a point; thence North a distance of 125.00 feet to a point; thence West a distance of 330.00 feet to a point on the west line of the NW 1/4 NW 1/4 of said Section 8; thence South along the east line of the NE 1/4 of Section 7 (said east line also being the centerline for 29 Road) a distance of 865.55 feet to a point; thence West a distance of 30.00 feet; thence South a distance of 88.00 feet to a point; thence West a distance of 240.00 feet to a point; thence South a distance of 431.00 feet to the centerline for the Grand Valley Canal; thence along the centerline for said Grand Valley Canal the following 5 courses:

- 1) West a distance of 260.00 feet;
- 2) N 87°15'00" W a distance of 165.00 feet;
- 3) N 79°20'00" W a distance of 150.00 feet;
- 4) N 72°30'00" W a distance of 500.00 feet;

5) N 72°30'00" W a distance of 19.91 feet to a point; thence S 36°58'00" W a distance of 19.97 feet to the northeast corner of Lot 9, Block 4 of Rothaupt Subdivision Second Filing and westerly right-of-way line for Indian Wash; thence along the westerly right-of-way line for said Indian Wash the following 5 courses:

- 1) S 36°58'00" W a distance of 263.10 feet;
- 2) S 30°08'00" W a distance of 371.10 feet;
- 3) S 47°44'14" W a distance of 245.63 feet;
- 4) S 39°15'00" W a distance of 170.70 feet;
- 5) S 08°16'00" W a distance of 66.50 feet to a point on the east-west centerline of said Section 7 ( said centerline also being the centerline for Orchard Avenue ); thence S 89°53'00" E along said east-west centerline a distance of 1983 feet to the East 1/4 corner of said Section 7; thence South along the west line of the SW 1/4 of said Section 8 ( said west line also being the centerline for 29 Road ) a distance of 2323.75 feet to a point; thence East a distance of 379.00 feet to a point; thence South a distance of 350.00 feet to a point on the south right-of-way line for North Avenue; thence West along the south right-of-way for North Avenue a distance of 209.0 feet to a point; thence leaving said right-of-way, South a distance of 224.0 feet to a point; thence West a distance of 120.0 feet to a point on the east right-of-way for 29 Road; thence North along the east right-of-way for 29 Road a distance of 224.0 feet to the intersection of said right-of-way line with the south right-of-way for North Avenue; thence West a distance of 50.0 feet to a point on the west line of the NW¼ NW¼ of said Section 17 from whence the Northwest Corner of said Section 17 bears North a distance of 40.0 feet; thence S 00°16'00" E along the West line of the NW¼ of said Section 17 a distance of 1683.50 feet to a point on the southerly right-of-way for U.S. Highway 6 & 24; thence along said southerly right-of-way for U.S. Highway 6 & 24 the following 4 courses:

- 1) N 72°52'00" E a distance of 2073.10 feet;
- 2) N 73°59'30" E a distance of 345.70 feet;
- 3) N 73°13'30" E a distance of 1628.10 feet;
- 4) 103.72 feet along the arc of a curve to the left, having a radius of 1532.50 feet and a long chord bearing N 60°23'00" E a distance of 103.70 feet; thence leaving said right-of-way, South a distance of 43.83 feet to a point on the northerly right-of-way for the Denver & Rio Grande Western Railroad; thence N 73°03'00" E along the northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 1338.73 feet to the intersection of said right-of-way line with the West right-of-way for 30 Road; thence South along the west right-of-way for 30 Road a distance of 119.12 feet to the intersection of said right-of-way line with the southerly right-of-way for the Denver & Rio Grande Western Railroad; thence S 73°01'09" W along the southerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 1341.58 feet to a point; thence leaving said right-of-way line, S 00°03'05" W a distance of 0.54 feet to a point; thence S 89°57'07" E a distance of 1282.43 feet to a point on the west right-of-way for 30 Road; thence South along the west right-of-way



for 30 Road a distance of 190.75 feet to a point; thence leaving said right-of-way, East a distance of 90.0 feet to the intersection of the east right-of-way for 30 Road with the south right-of-way for Hill Court in Section 16; thence N 89°57'30" E along the south right-of-way for Hill Court a distance of 238.00 feet to the Northwest Corner of Lot 1, Block 8, Fruitwood Subdivision Filing No. Two, a Replat of A Part of Lot 1 of Key Subdivision; thence South along the west line of said Lot 1 a distance of 121.19 feet to the Southwest Corner of said Lot 1; thence N 89°57'30" E along the south line of said Fruitwood Subdivision Filing No. Two a distance of 362.0 feet to the Southeast Corner of Lot 4, Block 8 of said Subdivision; thence South a distance of 347.03 feet to the Southwest Corner of Lot 8, Block 8, Fruitwood Subdivision Filing No. Three, a Replat of A Part of Lot 1 of Key Subdivision; thence N 89°55'30" E along the south line of said Fruitwood Subdivision Filing No. Three a distance of 180.24 feet to a point which is common with the Southeast Corner of Lot 9, Block 8 of said Subdivision and the Southwest Corner of Lot 10, Block 8 of Fruitwood Subdivision Filing No. Five; thence N 89°55'30" E along the south line of said Fruitwood Subdivision Filing No. Five a distance of 1152.20 feet to a point which is common with the Southeast Corner of said Subdivision with the Southwest Corner of Fruitwood Subdivision Filing No. Four; thence N 89°55'30" E along the south line of said Fruitwood Subdivision Filing No. Four a distance of 660.82 feet to a point which is common with the Southeast Corner of Lot 1, Block 5 of said Subdivision with the Southwest Corner of Lot 1, Block 12 of Fruitwood Subdivision Filing No. Seven; thence N 89°53'11" E along the South line of Fruitwood Subdivision Filing No. Seven a distance of 330.21 feet to the Southeast Corner of said Subdivision; thence N 00°00'31" E along the east line of said Fruitwood Subdivision Filing No. Seven a distance of 1289.77 to the Northeast Corner of Lot 1, Block 13 of said Subdivision; thence N 00°00'31" E a distance of 30.0 feet to a point on the north line of the NW¼ NE¼ of said Section 16; thence S 89°54'00" W along the north line of the NW¼ NE¼ of said Section 16 a distance of 330.41 feet to the North ¼ Corner of said Section 16; thence S 89°54'00" W along the north line of the NW¼ of said Section 16 a distance of 1156.69 feet to a point; thence South a distance of 30.0 feet to the Northwest Corner of Lot 38, Block 7, Fruitwood Subdivision Filing No. Six; thence South along the west line of Fruitwood Subdivision Filing No. Six a distance of 630.86 feet to the Northeast Corner of Lot 18, Block 7 of Fruitwood Subdivision Filing No. Five; thence S 89°57'30" W along the north line of Fruitwood Subdivision Filing No. Five a distance of 630.57 feet to a point which is common with the Northwest Corner of Lot 10, Block 9 of said Subdivision with the Northeast Corner of Lot 9, Block 9 of Fruitwood Subdivision Filing No. Three; thence S 89°57'30" W along the north line of Fruitwood Subdivision Filing No. Three a distance of 270.0 feet to a point which is common with the Northwest Corner of Lot 7, Block 9 of said Subdivision with the Northeast Corner of Lot 6, Block 9 of Fruitwood Subdivision Filing No. Two; thence S 89°57'30" W along the north line of Fruitwood Subdivision Filing No. Two a distance of 536.0 feet to the Northwest Corner of Lot 1, Block 9 of said Subdivision; thence West a

distance of 20.0 feet to a point on the east right-of-way for 30 Road; thence North along the east right-of-way for 30 Road a distance of 518.66 feet to the intersection of said right-of-way line with the northerly right-of-way for the Denver & Rio Grande Western Railroad; thence N 72°52'00" E along the northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 787.67 feet to the southerly right-of-way for U.S. Highway 6 & 24; thence along said southerly right-of-way for U.S. Highway 6 & 24 the following 9 courses:

- 1) N 72°50'00" E a distance of 4764.40 feet;
- 2) N 00°20'30" W a distance of 52.20 feet;
- 3) N 72°50'00" E a distance of 3824.70 feet;
- 4) N 89°46'00" E a distance of 171.70 feet;
- 5) N 72°50'00" E a distance of 611.90 feet;
- 6) N 69°27'00" E a distance of 877.40 feet;
- 7) N 00°17'30" W a distance of 134.10 feet;
- 8) N 35°43'30" E a distance of 382.00 feet;
- 9) N 43°15'00" E a distance of 429.71 feet to the Northwest Corner of Lot 2, Block 3, Phase III of Peach Tree Bulk Development; thence along a line which is common with the Easterly right-of-way for the 32 Road By-Pass and the Westerly line of Block 3, Phase III of Peach Tree Bulk Development the following Five (5) courses and distances:

- 1) S 50°43'41" E a distance of 73.70 feet;
- 2) S 54°00'30" E a distance of 115.83 feet;
- 3) S 36°13'00" E a distance of 129.51 feet;
- 4) S 11°18'49" E a distance of 257.21 feet to the intersection of said right-of-way with the Southwest Corner of Block 3, Phase III, Peach Tree Bulk Development;
- 5) S 11°18'49" E a distance of 40.21 feet to the intersection of said right-of-way with the Northerly right-of-way for the Denver & Rio Grande Western Railroad; thence N 72°47'43" E along the Northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 506.01 feet to a point on the East line of the SW¼ NW¼ of Section 11; thence N 00°13'34" W along the East line of the SW¼ NW¼ of said Section 11 a distance of 433.22 feet to the Northeast Corner of Lot 5, Block, 3, Phase III of Peach Tree Bulk Development; thence continuing N 00°13'34" W a distance of 1.48 feet to the Northeast Corner of the SW¼ NW¼ of said Section 11; thence N 89°46'44" E along the South line of the NE¼ NW¼ of said Section 11 a distance of 331.84 feet to a point; thence N 00°15'14" W a distance of 130.06 feet to a point; thence N 89°49'26" E a distance of 330.74 feet to a point on the West line of Schumacher Subdivision Filing No. Two; thence N 00°37'31" W along the West line of Schumacher Subdivision Filing No. Two a distance of 529.31 feet to the Northwest Corner of said Subdivision; thence N 89°45'42" E a distance of 181.14 feet to the Southwest Corner of Lot 5, Block 2, Phase II of Peach Tree Bulk Development; thence N 00°12'00" W along the West line of Block 2, Phase II of Peach Tree Bulk Development a distance of 399.54 feet to the Southwest Corner of Lot 1 of said Block 2; thence N 89°48'00" E along the South line of Lot 1, Block 2, Phase II of Peach Tree

Bulk Development a distance of 135.0 feet to the Southwest Corner of Lot 2 of said Block 2; thence along the boundary line of Lot 2, Block 2, Phase II of Peach Tree Bulk Development the following Four (4) courses and distances:

- 1) N 89°48'00" E a distance of 30.0 feet;
- 2) N 00°12'00" W a distance of 31.47 feet;
- 3) S 54°04'55" E a distance of 147.0 feet the Southeast Corner of said Lot 2;
- 4) N 00°12'00" W a distance of 269.33 feet to the Northeast Corner of said Lot 2; thence N 84°04'50" E along a line which is common with the Northerly boundary of Lot 3, Block 2, Phase II of Peach Tree Bulk Development and the Southerly right-of-way for I-70 Business Loop a distance of 159.31 feet to a point; thence N 89°48'00" E along said common line a distance of 41.15 feet to the Northeast Corner of Lot 3, Block 2, Phase II of Peach Tree Bulk Development; thence N 00°28'06" W a distance 30.0 feet to the North  $\frac{1}{4}$  Corner of Section 11; thence N 00°19'03" W along the East line of the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 2 a distance of 175.0 feet to a point; thence S 89°48'00" W a distance of 40.0 feet to the Northeast Corner of Lot 7, Block 4 of Strains Subdivision; thence S 89°48'08" W along the North line of Lot 7, Block 4 of Strains Subdivision a distance of 100.0 feet to the Southeast Corner of Lot 5, Block 4 of said Subdivision; thence N 00°24'30" W along the East line of Lot 5, Block 4 of Strains Subdivision a distance of 135.0 feet to the Northeast Corner of said Lot 5; thence N 00°24'30" W a distance of 30.0 feet to a point in the center line of Peach Street; thence S 89°48'00" W along the center line of Peach Street a distance of 191.67 feet to a point on the Easterly right-of-way of the Clifton Connection between Interstate No. 70 and U.S. Highway 6 & 24; thence along the Easterly right-of-way line for the Clifton Connection between U.S. Highway 6 & 24 and Interstate No. 70 the following (18) courses and distances:

- 1) N 31°22'00" E a distance of 403.64 feet to a point;
- 2) Along a curve to the left having a radius of 11360 feet and a chord bearing N 42°11'07" E a distance of 181.66 feet;
- 3) N 36°50'00" E a distance of 36.1 feet to a point;
- 4) Along a curve to the left having a radius of 2010 feet and a chord bearing N 33°46'00" E a distance of 367.80 feet to a point;
- 5) N 32°56'30" E a distance of 198.80 feet to a point;
- 6) Along a curve to the left having a radius of 2035.80 feet and a chord bearing N 17°44'30" E a distance of 365.70 feet to a point;
- 7) N 09°38'30" E a distance of 309.80 feet to a point;
- 8) N 08°07'00" E a distance of 370.00 feet to a point;
- 9) S 81°53'00" E a distance of 104.00 feet to a point;
- 10) N 00°59'00" W a distance of 393.10 feet to a point;
- 11) N 23°19'00" E a distance of 283.40 feet to a point on the south right-of-way line for the U.S. Government Highline Canal;
- 12) N 17°35'00" E a distance of 195.40 feet to a point on the north right-of-way line for said U.S. Government Highline Canal;

13) N 24°56'00" E a distance of 51.50 feet to a point;  
14) N 29°57'30" E a distance of 171.30 feet to a point;  
15) N 23°55'00" E a distance of 205.30 feet to a point;  
16) Along a curve to the left having a radius of 2010 feet and a chord bearing N 20°08'00" E a distance of 126.30 feet to a point;  
17) N 16°21'00" E a distance of 205.30 feet to a point;  
18) N 15°20'00" E a distance of 80.70 feet to a point; thence leaving said easterly of said Clifton Connection N 49°17'33" W a distance of 817.31 feet to a point on the North right-of-way line of Interstate Highway No. 70; thence Westerly along said North right-of-way line the following (21) courses and distances:

1) S 59°20'00" W a distance of 235.0 feet to a point;  
2) S 60°09'30" W a distance of 243.5 feet to a point;  
3) Along a curve to the right having a radius of 2715 feet and a chord bearing S 70°58'52" W a distance of 863.44 feet to a point;  
4) N 86°48'00" W a distance of 285.76 feet to a point;  
5) Along a curve to the right having a radius of 2665 feet and a chord bearing N 87°01'00" W a distance of 635.7 feet to a point;  
6) N 87°34'00" W a distance of 310.9 feet to a point;  
7) N 77°40'00" W a distance of 700.1 feet to the West line of said Section 2;  
8) N 77°40'00" W a distance of 99.9 feet to a point;  
9) N 68°12'30" W a distance of 304.1 feet to a point;  
10) N 77°40'00" W a distance of 500.0 feet to a point;  
11) N 87°07'30" W a distance of 304.1 feet to a point;  
12) N 77°40'00" W a distance of 1920 feet to a point;  
13) Along a curve to the left having a radius of 5880 feet and a chord bearing N 83°39'54" W a distance of 1229.27 feet to a point;  
14) N 89°40'00" W a distance of 1001.3 feet to the West line of said Section 3;  
15) N 89°40'00" W a distance of 1268.7 feet to a point;  
16) N 89°25'30" W a distance of 46.50 feet to a point;  
17) Along a curve to the right having a radius of 5580 feet and a chord bearing N 82°18'30" W a distance of 1337.50 feet to a point;  
18) N 74°02'30" W a distance of 268.50 feet to a point;  
19) N 72°40'00" W a distance of 1710.0 feet to a point;  
20) Along a curve to the left having a radius of 5880 feet and a chord bearing N 76°10'00" W a distance of 717.9 feet to a point;  
21) N 79°40'00" W a distance of 20.37 feet to a point on the West line of said Section 33; thence leaving said North right-of-way line, North along the East line of SE¼ SE¼ of said Section 32 a distance of 656.56 feet to the Northeast Corner of the SE¼ SE¼ of said Section 32; thence West along the North line of the SE¼ SE¼ of said Section 32 a distance of 1320 feet to the Northwest Corner of the SE¼ SE¼ of said Section 32; thence North along the East line of the NW¼ SE¼ of said Section 32 a distance of 1320 feet to the Northeast Corner of the NW¼ SE¼ of said Section 32; thence North along the East line of the SW¼ NE¼ of said Section 32 a distance of 1320 feet to

the Northeast Corner of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 32; thence West along the North line of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 32 a distance of 1320 feet to the Northwest Corner of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 32; thence North along the West line of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 32 a distance of 1320 feet to the Northwest Corner of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 32; thence North along the East line of the SW $\frac{1}{4}$  of said Section 29 a distance of 2640 feet to the Northeast Corner of the SW $\frac{1}{4}$  of said Section 29; thence West along the North line of the SW $\frac{1}{4}$  of said Section 29 a distance of 2640 feet to the Northwest Corner of the SW $\frac{1}{4}$  of said Section 29; thence West along the North line of the SE $\frac{1}{4}$  of said Section 30 a distance of 2640 feet to the Northwest Corner of the SE $\frac{1}{4}$  of said Section 29; thence North along the East line of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 30 a distance of 1320 feet to the Northeast Corner of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 30; thence West along the North line of the SE 1/4 NW 1/4 and SW 1/4 NW 1/4 of said Section 30 a distance of 2640 feet to the Point of Beginning.

**INTRODUCED** on first reading on the 6th day of November, 1996.

**ADOPTED** and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

Attest:

President of the Council

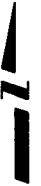
City Clerk

# PROPOSED EASTERN AREA ANNEXATION (INCLUDES EASTERN COMMERCIAL / FRUITWOOD AND VILLA CORONADO) VICINITY MAP

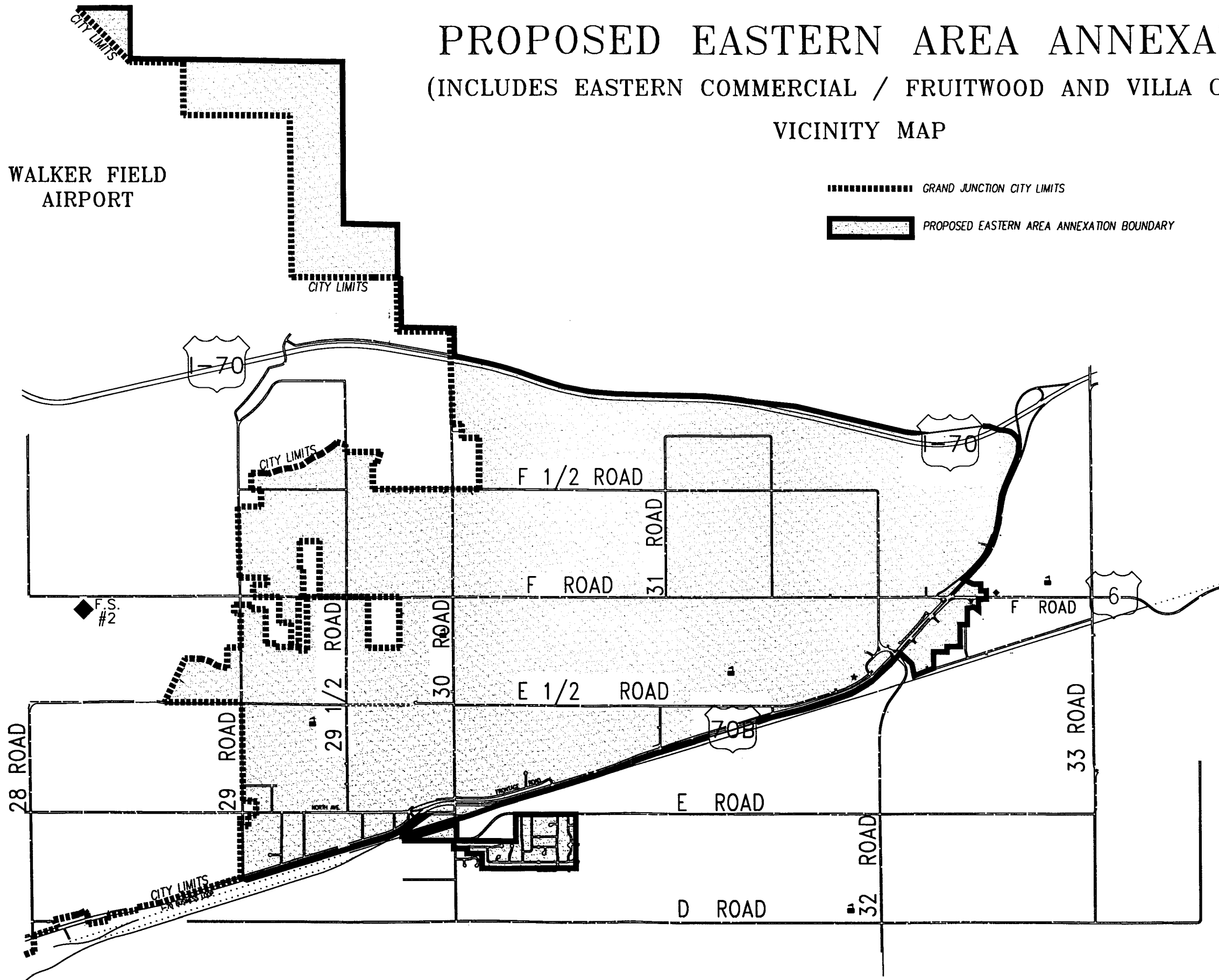
WALKER FIELD  
AIRPORT

..... GRAND JUNCTION CITY LIMITS

▬ PROPOSED EASTERN AREA ANNEXATION BOUNDARY



NOT TO SCALE



**SAMPLE BALLOT**  
**CITY OF GRAND JUNCTION – STATE OF COLORADO**  
**SPECIAL ELECTION – NOVEMBER 5, 1996**

**FRUITVALE TO PEACHTREE ANNEXATION**

**OFFICIAL BALLOT**  
**CITY OF GRAND JUNCTION – STATE OF COLORADO**  
**SPECIAL ELECTION – NOVEMBER 5, 1996**  
**FRUITVALE TO PEACHTREE ANNEXATION**

Shall the area known as the Fruitvale to Peachtree annexation, and described generally as the area east of the present limits of the City of Grand Junction, south of I-70, north of the I-70 business loop, plus the Fruitwood Neighborhood and the Peachtree Shopping Center be annexed to the City of Grand Junction?

**FOR THE ANNEXATION      6    ➔**

**AGAINST THE ANNEXATION    7    ➔**

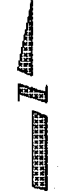
A copy of the petition for annexation election, which contains the precise legal description of the area proposed to be annexed, is available from the election judges, the City Clerk or the Clerk of the District Court.

**END OF BALLOT**

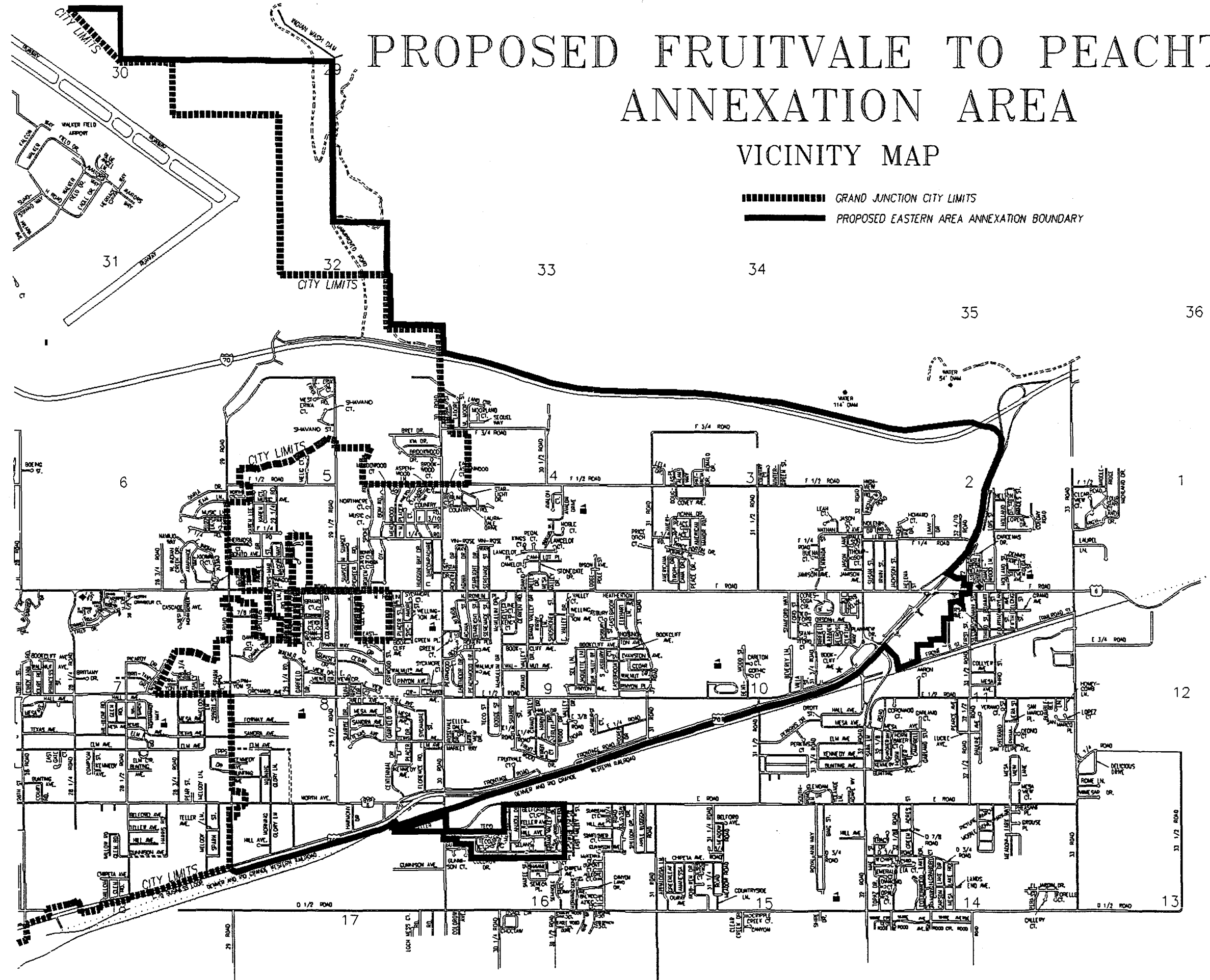
# PROPOSED FRUITVALE TO PEACHTREE ANNEXATION AREA

## VICINITY MAP

■■■■■■■■■■ GRAND JUNCTION CITY LIMITS  
————— PROPOSED EASTERN AREA ANNEXATION BOUNDARY

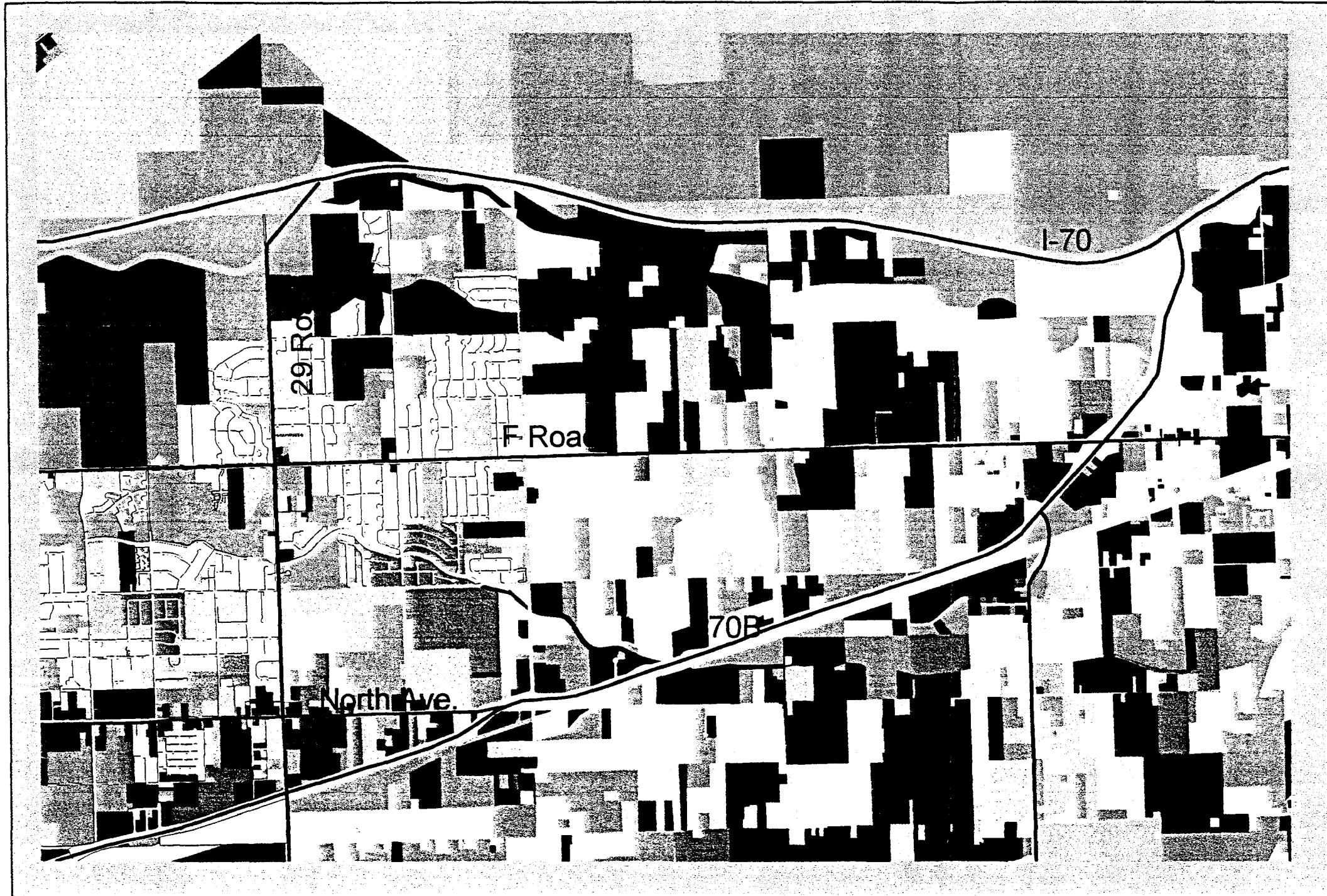


NOT TO SCALE





PROPOSED FRUITVALE TO PEACHTREE ANNEXATION  
Existing Land Use based on  
Preliminary County/City Growth Plan



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

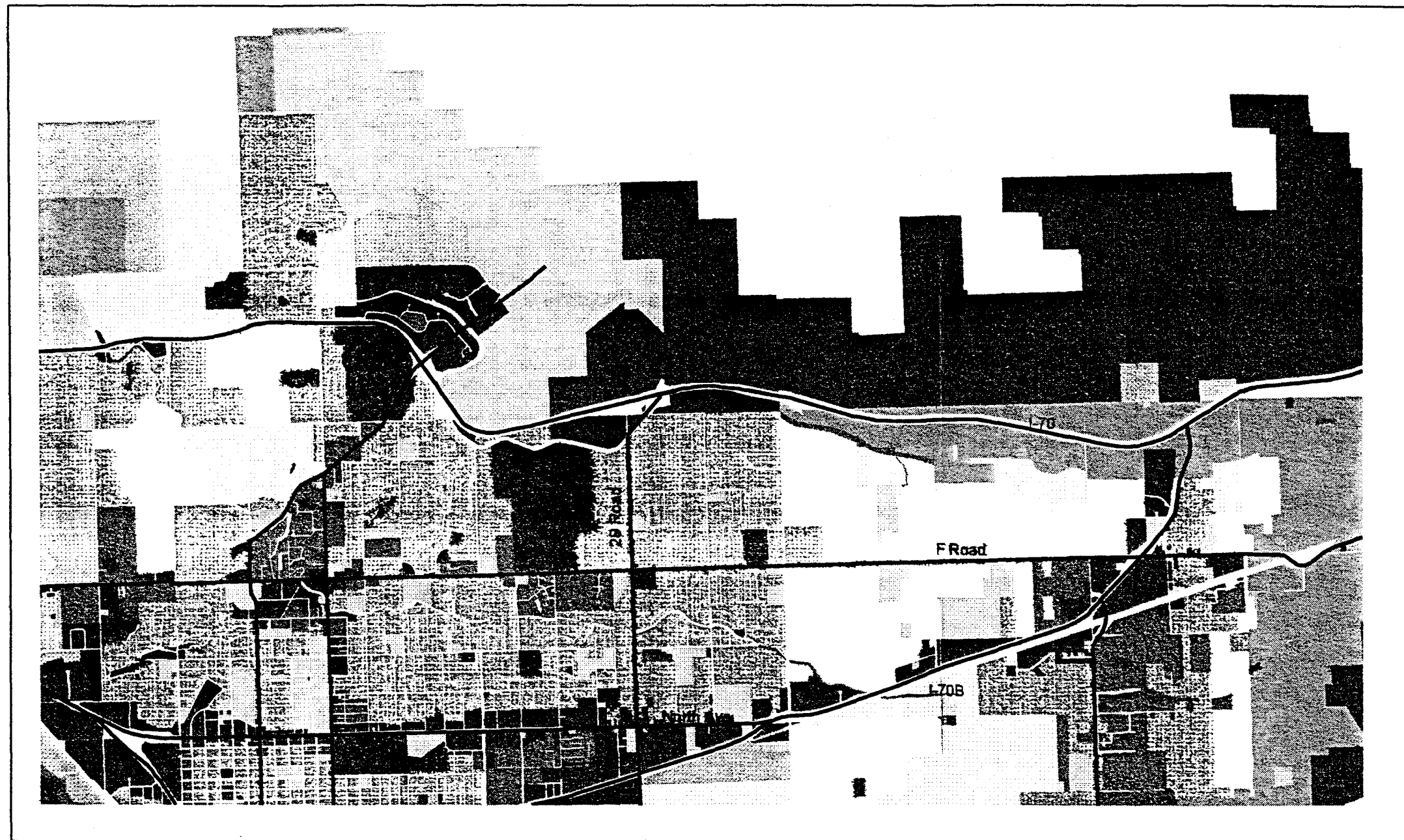
This map was developed by the City of Grand Junction using public records.  
The City does not guarantee the accuracy of this map.



Drawn By:  
MP 7/23/96

# PROPOSED FRUITVALE TO PEACHTREE ANNEXATION Future Land Use Map\*

\*Data from the Proposed Future Land Use Map  
Draft City/County Growth Plan



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

Drawn By:  
MP 7/23/96

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