

Majority Annexation Checklist

FOR THE Bookcliff Country Club Enclave ANNEXATION(S)

ANX-96-220

NA
Enclave

- NA Annexation Petition
- NA Cover sheet with allegation that statute requirements are being met.
- NA Signature sheets
- NA Affidavit for petition
- Written legal description
- NA Annexation Map (note : 4 copies to City Clerk)
- Fact Sheet
- Map of special districts
- NA Affidavit in support of certain findings property is eligible for annex
- Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff report
- Cover letter (sent out to property/business owners) with address list.
- Annexation newsletter
- NA Attendance roster at neighborhood meetings
- Resolution of ~~referring petition~~ (or intent to annex) OCT 8, 1996
- NA Resolution of accepting petition
- Signed annexation ordinance
- Final annexation plat
- City Council minutes for annexation
- referral of petition (intent to annex for enclaves) OCT 16, 1996
- acceptance of petition/1st reading of ordinance NOV 20, 1996
- 2nd reading of ordinance DEC 4, 1996
- Planning Commission minutes for Zoning NOV 5, 1996
- City Council minutes for zone of annexation
- 1st reading of ordinance NOV 20
- 2nd reading of ordinance DEC 4
- Copy of signed zoning ordinance
- Cover letter to Mesa County for Impact Report and memo (for annexations OCT 23rd under 10 acres - memo only)
- Memo requesting impact reports
- Impact reports
 - Public Works
 - Code Enforcement
 - Planning
 - Parks
 - Finance (final report) Jody ~~§~~
 - Fire
 - Other
- UTE WATER
- Police
- NA Original POA's
- Welcome to the City letter (with address list) Dec 30th, 1996
(majority.1st)

Bookcliff Country Club Enclosure

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

MARY HELEN KEETON
PO BOX 1701
CLIFTON, CO 81520-1701

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-009
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 586.48FT N OF W4 COR SEC 36 1N 1W N 60.6FT S 88DEG25MIN E 480.7FT N 83DEG03MIN E 202.2FT S 88DEG25MIN E 34FT TO HILI LTL 6 SWLY ALG LTL TO PT 670FT E OF BEG W TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 0.50 ABST: 520 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/29/93

PRICE: 0

RECORDING INFO - BOOK: 2036 PAGE: 590

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE: | 4,500.00 | LAND ASSESS: | 1,310.00 |
| | IMP VALUE: | 0.00 | IMP ASSESS: | 0.00 |
| | TOTAL VALUE: | 4,500.00 | TOTAL ASSESS: | 1,310.00 |

TAXES: 108.56

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

MARY HELEN KEETON
PO BOX 1701
CLIFTON, CO 81520

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-010
PROPERTY ADDRESS: 758 27 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 586.48FT N + 30FT E OF SW COR NW4 SEC 36 1N 1W E 650FT S 100FT W 650FT N TO BEG

YR BUILT: 1947 ROOMS: 4 BATHS: 2.00 UNITS: 1593.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/29/93

PRICE: 0

RECORDING INFO - BOOK: 2036 PAGE: 589

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|-----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE: | 13,500.00 | LAND ASSESS: | 1,400.00 |
| | IMP VALUE: | 65,470.00 | IMP ASSESS: | 6,780.00 |
| | TOTAL VALUE: | 78,970.00 | TOTAL ASSESS: | 8,180.00 |

TAXES: 677.91

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

MARY HELEN KEETON
PO BOX 1701
CLIFTON, CO 81520-1701

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-011
PROPERTY ADDRESS: 756 27 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 386.48FT N + 30FT E OF SW COR NW4 SEC 36 1N 1W N 100FT E 553.25FT S 58DEG21MIN W 191FT W
391FT TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 1.10 ABST: 520 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/29/93 PRICE: 0 RECORDING INFO - BOOK: 2036 PAGE: 591

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE: | 9,900.00 | LAND ASSESS: | 2,870.00 |
| | IMP VALUE: | 0.00 | IMP ASSESS: | 0.00 |
| | TOTAL VALUE: | 9,900.00 | TOTAL ASSESS: | 2,870.00 |

TAXES: 237.85

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

HENRY J PARUSZEWSKI
1296 14 RD
LOMA, CO 81524-9706

CO OWNER: MARIAN V

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-012
PROPERTY ADDRESS: 754 27 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 286.48FT N + 30FT E OF SW COR NW4 SEC 36 1N 1W N 100FT E 391FT S 50DEG26' E 156.9FT W 512FT TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 1.00 ABST: 520 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 10/12/89 PRICE: 29000 RECORDING INFO - BOOK: 1762 PAGE: 777

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE: | 9,000.00 | LAND ASSESS: | 2,610.00 |
| | IMP VALUE: | 0.00 | IMP ASSESS: | 0.00 |
| | TOTAL VALUE: | 9,000.00 | TOTAL ASSESS: | 2,610.00 |

TAXES: 216.32

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

400
100

40000

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

HOWARD W NORWOOD
2702 MARSH LN
GRAND JUNCTION, CO 81506-1857

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-013
PROPERTY ADDRESS: 752 27 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 286.48FT N OF SW COR SW4NW4 SEC 36 1N 1W E 325FT S 50FT W 145FT S 100FT W 180FT TO BEG EXC RD + PT OF CUL-D-S ON N

YR BUILT: 1955 ROOMS: 4 BATHS: 1.00 UNITS: 1068.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 04/19/91

PRICE: 0

RECORDING INFO - BOOK: 2174 PAGE: 550

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|-----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE: | 9,000.00 | LAND ASSESS: | 930.00 |
| | IMP VALUE: | 45,090.00 | IMP ASSESS: | 4,670.00 |
| | TOTAL VALUE: | 54,090.00 | TOTAL ASSESS: | 5,600.00 |

TAXES: 464.08

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

HOWARD W NORWOOD
2702 MARSH LN
GRAND JUNCTION, CO 81506-1857

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-014
PROPERTY ADDRESS: 2702 MARSH LN

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 236.48FT N + 180FT E OF SW COR SW4NW4 SEC 36 1N 1W E 145FT S 100FT W 145FT N 100FT TO BEG
EXC CUL-D-S

YR BUILT: 1951 ROOMS: 4 BATHS: 1.00 UNITS: 1800.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 04/19/91 PRICE: 0 RECORDING INFO - BOOK: 2174 PAGE: 550

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|-----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE: | 9,000.00 | LAND ASSESS: | 930.00 |
| | IMP VALUE: | 62,770.00 | IMP ASSESS: | 6,500.00 |
| | TOTAL VALUE: | 71,770.00 | TOTAL ASSESS: | 7,430.00 |

TAXES: 615.74

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

PATRICIA HEIDRICH
752 1/2 27 RD
GRAND JUNCTION, CO 81506-1803

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-015
PROPERTY ADDRESS: 752.5 27 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 286.48FT N + 325FT E OF SW COR SW4NW4 SEC 36 1N 1W E 187FT S 50DEG51MIN E 82.2FT S
21DEG10MIN W 53.1FT S 20DEG26MIN E 51.9FT W 249.6FT N 150FT TO BEG

YR BUILT: 1963 ROOMS: 4 BATHS: 2.00 UNITS: 1626.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 07/13/94

PRICE: 0

RECORDING INFO - BOOK: 2126 PAGE: 587

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|-----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE: | 9,000.00 | LAND ASSESS: | 930.00 |
| | IMP VALUE: | 76,420.00 | IMP ASSESS: | 7,920.00 |
| | TOTAL VALUE: | 85,420.00 | TOTAL ASSESS: | 8,850.00 |

TAXES: 733.42

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

E F FAMILY PARTNERSHIP
17801 FALKIRK LN
HUNTINGTON BEACH, CA 92649-4853

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-016
PROPERTY ADDRESS: 750 27 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: S 136.48FT OF THAT PT SW4SW4NW4 SEC 36 1N 1W W OF U S LTL 6

YR BUILT: 1978 ROOMS: 8 BATHS: 2.50 UNITS: 3510.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 05/10/95 PRICE: 0 RECORDING INFO - BOOK: 2144 PAGE: 259

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|------------|---------------|-----------|
| APPRAISED VALUE: | LAND VALUE: | 9,000.00 | LAND ASSESS: | 930.00 |
| | IMP VALUE: | 275,590.00 | IMP ASSESS: | 28,550.00 |
| | TOTAL VALUE: | 284,590.00 | TOTAL ASSESS: | 29,480.00 |

TAXES: 2443.10

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

BOOKCLIFF COUNTRY CLUB
2730 G RD
GRAND JUNCTION, CO 81506-8364

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-043
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: THAT PT E 35A OF SE4NW4 SEC 36 IN 1W S + W I-70

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 14.51 ABST: 2125 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00

PRICE: 0

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|-----------|---------------|-----------|
| APPRAISED VALUE: | LAND VALUE: | 58,040.00 | LAND ASSESS: | 16,830.00 |
| | IMP VALUE: | 0.00 | IMP ASSESS: | 0.00 |
| | TOTAL VALUE: | 58,040.00 | TOTAL ASSESS: | 16,830.00 |

TAXES: 1394.76

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

BOOKCLIFF COUNTRY CLUB
2730 G RD
GRAND JUNCTION, CO 81506-8364

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-362-00-018
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG N 89DEG59MIN E 482FT FR W4 COR SEC 36 1N 1W N 89DEG59MIN E 1006.34FT N 633.85FT W 776.8FT S
24DEG43MIN W 77FT S 25DEG30MIN W 75.85FT S 41DEG58MIN W 53FT S 65DEG08MIN W 210FT S
47DEG43MIN E 212.74FT S 10DEG14MIN W 74FT S 14DEG E 49.65FT S 30DEG40MIN W 118.5FT S
70DEG53MIN W 71.42FT TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 13.17 ABST: 2125 IMP SQ FT: 0

SALE INFORMATION

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

TAX INFORMATION

| | | |
|------------------|------------------------|-------------------------|
| TAC: 13700 | MIL LEVY: 82.8730 | MIL LEVY DATE: 01/01/96 |
| APPRAISED VALUE: | LAND VALUE: 52,680.00 | LAND ASSESS: 15,280.00 |
| | IMP VALUE: 0.00 | IMP ASSESS: 0.00 |
| | TOTAL VALUE: 52,680.00 | TOTAL ASSESS: 15,280.00 |

TAXES: 1266.30 TAX SALE FLAG: False DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

BOOKCLIFF COUNTRY CLUB INCO
2730 G RD
GRAND JUNCTION, CO 81506-8364

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-363-00-115
PROPERTY ADDRESS: 2730 G RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: THAT PT E2S2SW4 SEC 36 1N 1W E OF FAIRWAY PARK SUB & E2SW4 SEC 36 EXC THAT PT SE4SW4 SEC 36 S & E OF CO RD EXC BEG INTERSECTION OF W LI HORIZON DR & N LI G RD N 89DEG57'30SEC W 143FT N 14DEG06'44SEC E 526.32FT N 15DEG36' E 215FT N 53DEG09' E 245.04FT NELY TO NE COR SW4 SEC 36 S TO HORIZON DR SWLY ALG HORIZON DR TO BEG EXC BEG NE COR LOT 15 BLK 6 FAIRWAY PARK E 100FT S 310FT W 100FT TO SE COR LOT 16 BLK 6 N 310FT TO BEG EXC BEG S 0DEG13'42SEC E 97.45FT FR NE COR NE4SW4 SD SEC 36 S 0DEG13'42SEC E 560.97FT N 84DEG34'01SEC W 105.42FT N 18DEG04'46SEC E 186.27FT N 12DEG16'25SEC E 164.43FT N 02DEG40'17SEC E 213.47FT TO POB & ALSO EXC ROW ON S AS DESC IN B-1402 P-166 MESA CO RECDS

YR BUILT: 1957 ROOMS: 0 BATHS: 0.00 UNITS: 23922.00 ABST: 2225 IMP SQ FT: 0

SALE INFORMATION

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

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|--------------|---------------|------------|
| APPRAISED VALUE: | LAND VALUE: | 357,360.00 | LAND ASSESS: | 103,630.00 |
| | IMP VALUE: | 1,425,090.00 | IMP ASSESS: | 413,280.00 |
| | TOTAL VALUE: | 1,782,450.00 | TOTAL ASSESS: | 516,910.00 |

TAXES: 42837.90

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

RONNIE G TANNERY
748 27 RD
GRAND JUNCTION, CO 81506-1880

CO OWNER: GLENDA L

PROPERTY INFORMATION

PARCEL NUMBER: 2701-363-37-006
PROPERTY ADDRESS: 748 27 RD

PREVIOUS PARCEL NUMBER: 270136337004

LEGAL: LOT 1 REPLAT LOTS 1 & 2 OF DUNCAN MINOR SUB SEC 36 1N 1W

YR BUILT: 1945 ROOMS: 6 BATHS: 2.50 UNITS: 2746.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 10/13/92

PRICE: 0

RECORDING INFO - BOOK: 1930 PAGE: 215

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|------------|---------------|-----------|
| APPRAISED VALUE: | LAND VALUE: | 27,900.00 | LAND ASSESS: | 2,890.00 |
| | IMP VALUE: | 143,590.00 | IMP ASSESS: | 14,880.00 |
| | TOTAL VALUE: | 171,490.00 | TOTAL ASSESS: | 17,770.00 |

TAXES: 1472.65

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

ALBERT YANOWICH
746 27 RD
GRAND JUNCTION, CO 81506-1880

CO OWNER: LORETTA S

PROPERTY INFORMATION

PARCEL NUMBER: 2701-363-37-007
PROPERTY ADDRESS: 746 27 RD

PREVIOUS PARCEL NUMBER: 270136337004

LEGAL: LOT 2 REPLAT LOTS 1 & 2 OF DUNCAN MINOR SUB SEC 36 IN 1W

YR BUILT: 1981 ROOMS: 8 BATHS: 4.00 UNITS: 5064.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

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

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|------------|---------------|-----------|
| APPRAISED VALUE: | LAND VALUE: | 27,900.00 | LAND ASSESS: | 2,890.00 |
| | IMP VALUE: | 352,470.00 | IMP ASSESS: | 36,520.00 |
| | TOTAL VALUE: | 380,370.00 | TOTAL ASSESS: | 39,410.00 |

TAXES: 3266.02

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

The City Of Grand Junction

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

PROPERTY PROFILE

9/19/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

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

OWNER INFORMATION

BOOKCLIFF COUNTRY CLUB
2730 G RD
GRAND JUNCTION, CO 81506-8364

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2701-364-00-037
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: NW TRIAG 1/2 SW4NW4SE4 SEC 36 1N 1W

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 2.50 ABST: 2130 IMP SQ FT: 0

SALE INFORMATION

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

TAX INFORMATION

TAC: 13700

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

| | | | | |
|------------------|--------------|-----------|---------------|----------|
| APPRAISED VALUE: | LAND VALUE: | 10,000.00 | LAND ASSESS: | 2,900.00 |
| | IMP VALUE: | 0.00 | IMP ASSESS: | 0.00 |
| | TOTAL VALUE: | 10,000.00 | TOTAL ASSESS: | 2,900.00 |

TAXES: 240.34

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

BOOKCLIFF COUNTRY CLUB

2730 G ROAD • GRAND JUNCTION, COLO. 81506 • Telephone 970-243-3323 • Fax 970-243-3198

Bookcliff Country Club is a private club, a 501-C7, not for profit Colorado Corporation. Bookcliff Country Club is in the business of providing food, beverage, and recreational service and activities to its membership and their guests. Bookcliff Country Club has the following facilities:

18 Hole Golf Course

5 Tennis Courts

Swimming Pool

A full service Restaurant Serving:

Lunch-Tuesday Through Sunday

Dinner-Wednesday Through Sunday-

Breakfast-Saturday and Sunday

Private parties and banquets as needed to the club's membership and guests.

A full service Lounge serving the membership and their guests

Tuesday through Sunday

If you have any questions please feel free to give me a call.

Michael S. Shannon

October 4, 1996



Albert Yanowich
746 27 Road
Grand Junction, CO 81506-1880

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

Dear Albert Yanowich,

The City is in the process of annexing an area that has been surrounded by the City boundaries for more than three years, known as the Bookcliff Country Club Enclave (see enclosed map). Mesa County records show that you own property within that area. Under Colorado State Statutes the City may unilaterally annex such enclaved areas which have been enclaved for more than three years.

The Grand Junction City Council is expected to pass a resolution of intent to annex this area at its regular meeting on October 16, 1996. The City will exercise land use authority at that time. Any requests for building permits, rezoning, subdivision approval, etc. will require review and approval through the City's development review process. First reading of the annexation ordinance will be on November 20, 1996 and second reading of the ordinance will be on December 4, 1996. All City Council meetings are held at 7:30 p.m. in the City Hall Auditorium at 5th Street and Rood Avenue. Although enclave annexations do not require a public hearing, we welcome you to attend.

As part of any annexation, the City is required by State Statutes to zone property that is annexed within 90 days of that annexation. The current county zone for all properties within this enclave is R1B (2 single family units per acre). City staff will propose that the City zone be RSF-4 (4 single family units per acre), due to the size of existing lots and because similar zoning exists to the north and south. However, Staff will recommend the City's Highway Oriented zone for all the Bookcliff Country Club properties since it allows golf courses and is consistent with the zoning along Horizon Drive. The City's single family zones do not allow golf course uses and is therefore not an appropriate zone.

The zoning process will begin with the City's Planning Commission on November 5, 1996 and go on to City Council for first reading on November 20, 1996 and second reading on December 4, 1996. The November 5th and December 4th meetings are both public hearings on the zoning. You are welcomed and encouraged to attend any or all of the meetings.

I have enclosed an informational newsletter discussing annexation and City services. Please take a moment to review it. If you have any questions regarding this annexation, please contact me at your earliest convenience. I can be reached at 244-1451.

We are very proud of our community and the quality services our City provides. We look forward to including the Bookcliff Country Club Enclave in the City and look forward to the opportunity to serve you.

Sincerely,

A handwritten signature in cursive script that reads "Mike Pelletier".

Mike Pelletier
Associate Planner

Enclosures

MARY HELEN KEETON
PO BOX 1701
CLIFTON CO 81520-1701
2701-362-00-009
2701-362-00-010
2701-362-00-011

HENRY J PARUSZEWSKI
1296 14 RD
LOMA CO 81524-9706
2701-362-00-012

HOWARD W NORWOOD
2702 MARSH LN
GRAND JUNCTION CO 81506-1857
2701-362-00-013
2701-362-00-014

PATRICIA HEIDRICH
752 1/2 27 RD
GRAND JUNCTION CO 81506-1803
2701-362-00-015

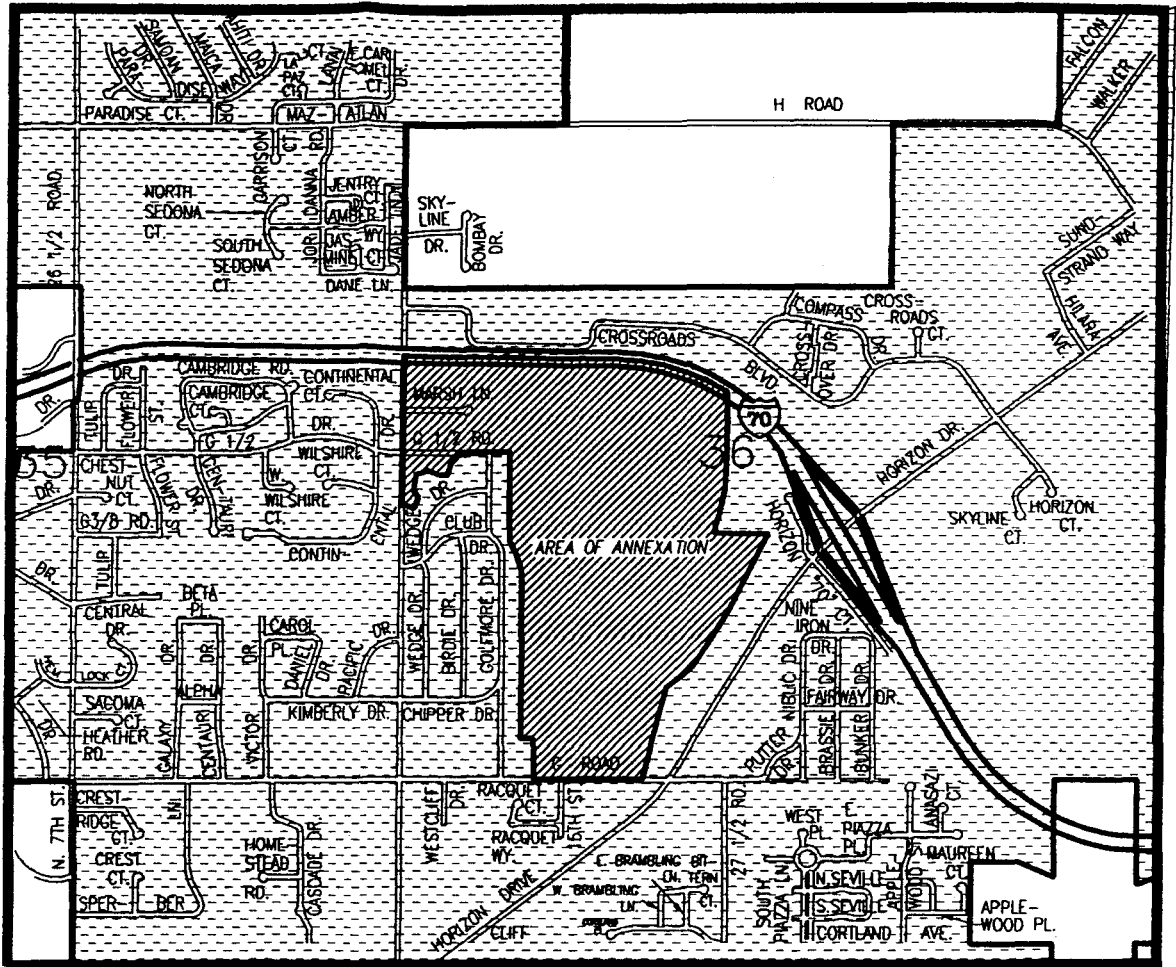
E F FAMILY PARTNERSHIP
17801 FALKIRK LN
HUNTINGTON BEACH CA 92649-4853
2701-362-00-016

BOOKCLIFF COUNTRY CLUB
2730 G RD
GRAND JUNCTION CO 81506-8364
2701-362-00-018
2701-362-00-043
2701-363-00-115
2701-364-00-037

RONNIE G TANNERY
748 27 RD
GRAND JUNCTION CO 81506-1880
2701-363-37-006

ALBERT YANOWICH
746 27 RD
GRAND JUNCTION CO 81506-1880
2701-363-37-007

Bookcliff Country Club Enclave Annexation



VICINITY MAP

N.T.S.

Annexation Benefits & Services



What it means to live in the City of Grand Junction

- ✓ Annexation will not affect your water, sewer or electric service. Your current utilities will continue to serve you.
- ✓ Residents can request the City open trash service to bidding, otherwise your refuse hauler will remain the same.
- ✓ 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.
- ✓ 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.

"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."

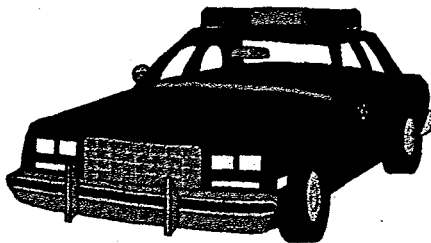
Santo Bertuzzi, Paradise Hills Homeowners Assn.

The following is information on City Services. Please use the phone directory on last page if additional information is needed.



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.
- 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.



Police Protection

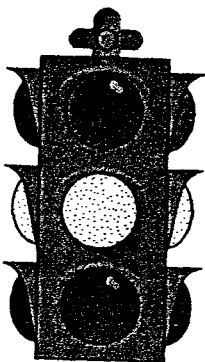
- We take crime very seriously. Since 1990 the Grand Junction Police Department has cleared 68% of all violent crimes and 96% of homicides.
- Grand Junction uses an innovative seven-shift officer rotation. This allows more than twice the number of officers, compared to the traditional three-shift rotation, 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.

- 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.

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

Ron Sechrist, Paradise Hills homeowner

- The D.A.R.E. (Drug Abuse Resistance Education) course is presented by officers in all City elementary schools. Since 1992 over 1,400 students have graduated from the 17-hour program.

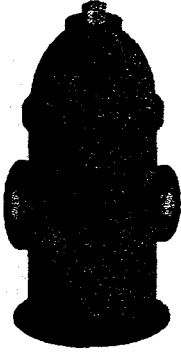


- The Police bicycle patrol is used in crime target areas. These officers also provide bicycle safety training in the elementary schools.
- Your neighborhood could organize a Neighborhood Watch Program. Two full-time officers from our Crime Prevention Unit are assigned to support the existing 105 neighborhoods 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.



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.



- 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 fire fighting 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.

Finance

- 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 household 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 do not apply their 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 a \$32 increase.
- 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.
- Mesa County will continue to collect its property and sales tax from residents who are annexed.

"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

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

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

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)

**Source: Grand Jct Board of Realtors

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

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% | x .127 | x .127 |
| Estimated cost of auto, TV, furniture, and appliances | <u>\$ 3,586</u> | \$ _____ |
| Multiplied by City Sales Tax | x .0275 | x .0275 |
| Estimated Annual Sales Tax Increase | \$ 98.61 | \$ _____ |

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

Community Development

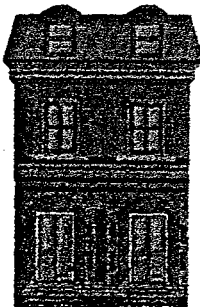
This Department supports the City mission to manage growth, nurture our quality of life and foster attractive neighborhoods.

- 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.

"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

- 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.



- 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 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.

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.

"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 into."

*Duke Wortman,
homeowner, The Bluffs*

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.

CITY OF GRAND JUNCTION

☎ PHONE NUMBERS ☎

| | |
|---|----------|
| Information | 244-1509 |
| Administrative Services and Finance | |
| Sales Tax | 244-1521 |
| City Council/City Administration | 244-1508 |
| City/County Building Department | 244-1631 |
| City Clerk | 244-1511 |
| Community Development Department | |
| Annexation | 244-1450 |
| Planning and Zoning | 244-1430 |
| Code Enforcement | 244-1593 |
| Weed Abatement | 244-1583 |
| Fire Department | |
| Emergency | 911 |
| General Information | 244-1400 |
| Parks & Recreation Department | |
| Program Information | 244-FUNN |
| Street Tree Program | 244-1542 |
| Police Department | |
| Emergency | 911 |
| General Information | 244-3555 |
| Neighborhood Watch Program Information | 244-3587 |
| Public Works Department | |
| General Information | 244-1554 |
| Streets Superintendent | 244-1429 |
| "Fresh as a Daisy" & Leaf Removal Program | 244-1571 |
| Solid Waste Management | 244-1570 |
| Recycling Program (CRI-Curbside Recycling Indefinitely) | 242-1036 |
| Utility Billing Information | 244-1579 |

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: ANNEXATION IMPACT REPORT TEAM MEMBERS

Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Newton, City Engineer
Doug Cline, Streets Superintendent
Don Hobbs, Parks Manager
Jim Bright, Fire Department
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Jodi Romero, Customer Service Manager
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor
Beth Meek, Communication Supervisor
Jo Millsaps, Zoning Administrator
Ralph Ohm, Ute Water Conservancy

FROM: Dave Thornton, Community Development Department *Enclave*
RE: **IMPACT REPORT FOR BOOKCLIFF COUNTRY CLUB ANNEXATION**
DATE: October 8, 1996 *^*

Land Use Jurisdiction
On Wednesday, October 16th, a resolution for the intent to annex the Bookcliff Country Club Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on November 20th, with second reading on December 4th. The annexation will be effective January 5, 1997. As a result, I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. **I need your impact reports by November 8, 1996. Please either submit by E-mail via attachment using Word Perfect 5.1 and/or by hard copy if a spread sheet is used. Thank you.**

Reminder: *Report only direct budgetary impacts instead of incremental service delivery impacts. Also, double check your total impact dollars to make sure it is realistic and makes sense.*

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION SUMMARY

File Number: ANX#96-220
Location: Between I-70, G Rd, Horizon Dr, and 27 Rd
Parcels: 13 total
2701-363-37-006 2701-363-37-007 2701-363-00-115 2701-364-00-037
2701-362-00-043 2701-362-00-018 2701-362-00-009 2701-362-00-010
2701-362-00-011 2701-362-00-012 2701-362-00-013 2701-362-00-014
2701-362-00-015 2701-362-00-016

Estimated Population: 18
of Parcels (owner occupied): 4
of Dwelling Units: 8
Acres: 136.38
Developable Acres Remaining: 4

Right-of-way in Annexation: G Road (891 ft. north half)
27 Road (1074 ft. east half)
Interstate 70 (2712 ft. south half)

Previous County Zoning: R1B
Proposed City Zoning: RSF-~~7~~⁴ and HO
Current Land Use: Residential and Country Club/Golf Course
Future Land Use: Same

Assessed Values: Land = \$156,330
Improvements = \$519,100
TOTAL VALUE = \$675,430

Census Tract: 10
Address Ranges: 746 -760 (even) 27 Road
2730 G Road

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

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

STAFF REVIEW

FILE: #ANX-96-220

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION

DATE: October 16, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve the resolution of intent to annex for the Bookcliff Country Club Enclave Annexation.

LOCATION: Between G Road and I-70 and between 27 Road and Horizon Dr.

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY:

This annexation consists of 136.38 acres. It includes the Bookcliff Country Club and several residential parcels along 27 Road. This area will have been totally surrounded by City limits for 3 years on January 2, 1997, which is 3 days prior to the planned effective date. Colorado state statutes allows the City to unilaterally annex an area that has been enclaved by that city.

STAFF ANALYSIS:

This enclave contains 13 parcels and 136.38 acres. Roughly 7 acres are single family residential, 4 acres are vacant, and 125 are owned by the Bookcliff Country Club. There are 8 property owners; the golf course owns 4 of the parcels and the rest are residential or vacant. The property owners have all been informed of the intent to annex.

The area was enclaved by the City at the time of the Paradise Hills #2 Annexation. It will be enclaved by City limits for more than three years on January 2, 1997. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council, Staff is processing this annexation and is bringing it before City Council for their approval.

FISCAL IMPACTS: Staff is currently analyzing the potential financial impacts to the City for this annexation. A financial analysis or statement will be provided to Council by second reading of the annexation ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval.

*Approved
7-0*

13. Intent to Annex the Airport West Enclave, North & South of H Road Between 27 Road and Falcon Way and Exercising Land Use Jurisdiction [File #ANX-96-221]

This annexation consists of approximately 321 acres. It includes the Airport lands, an upholstery and dog kennel business, vacant and agricultural lands off H Road, as well as several residential parcels along 27 Road. This area will have been totally surrounded by City limits for three years on January 2, 1997, which is three days prior to the planned effective date. Colorado State Statutes allow the City to annex an area that has been enclaved by the City for three years.

Resolution No. 97-96 - A Resolution of the City Council of the City of Grand Junction Giving Notice that a Tract of Land Known as the Airport West Enclave Located North and South of H Road Between the Airport and 27 Road at and Consisting of Approximately 321 Acres will be Considered for Annexation to the City

Action: Adopt Resolution No. 97-96

14. Intent to Annex Bookcliff Country Club Enclave, Between I-70, G Road, Horizon Dr., and 27 Road, and Exercising Land Use Jurisdiction [File #ANX-96-220] Attach 14

This annexation consists of 136.38 acres. It includes the Bookcliff Country Club and several residential parcels along 27 Road. This area will have been totally surrounded by City limits for 3 years on January 2, 1997, three days prior to the effective date. Colorado State Statutes allows the City to annex an area that has been enclaved by the City for three years.

Resolution No. 98-96 - A Resolution of the City Council of the City of Grand Junction Giving Notice that a Tract of Land Known as the Bookcliff Country Club Enclave Located Between I-70, G Road, Horizon Dr., and 27 Road and Consisting of Approximately 136.38 Acres will be Considered for Annexation to the City



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

October 23, 1996

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

RE: Annexation Impact Report

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed Bookcliff Country Club Enclave Annexation. This report is required by CRS 31-12-108.5 for proposed annexations in excess of 10 acres. If you have any questions regarding this material, please contact Mike Pelletier (244-1451) of this department.

Sincerely,

Kathy Portner, AICP
Acting Community Development Director

BOOKCLIFF COUNTRY CLUB ENCLAVE 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 - City limits & annexed area outlined.

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

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

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

Map # 3a - Existing land use.

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

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

No annexation agreements are contemplated 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 Company of Colorado will provide electric service to areas within the annexation. The utility has 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 provider for this annexation is the City of Grand Junction. Special districts shall provide sewer service pursuant to contract 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.

In the annexed area potable water is and will continue to be provided by the Ute Water Conservancy District so long as required by court order. Municipal services provided to the annexed area include City Police (patrol, investigation, and response). They also include Fire and Emergency Medical Service when annexations occur within the Grand Junction Rural Fire District. Such services begin following the effective date of the annexation.

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

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

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

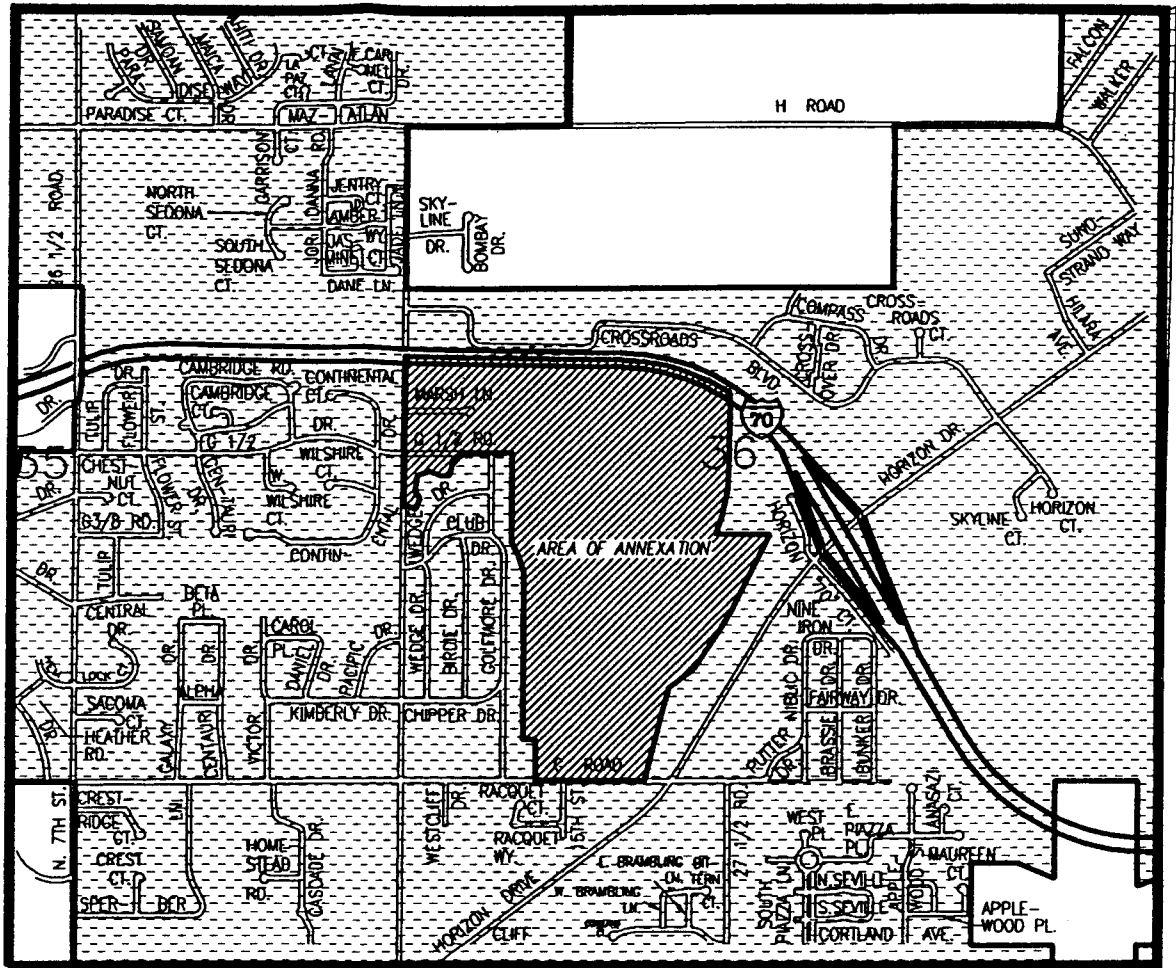
The following districts are within the area to be annexed:

1. **School District 51**
2. **Ute Water Conservancy District (U)**
3. **Grand Junction Rural Fire Protection District (GJFD)**
4. **Grand Valley Pest Control**

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

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

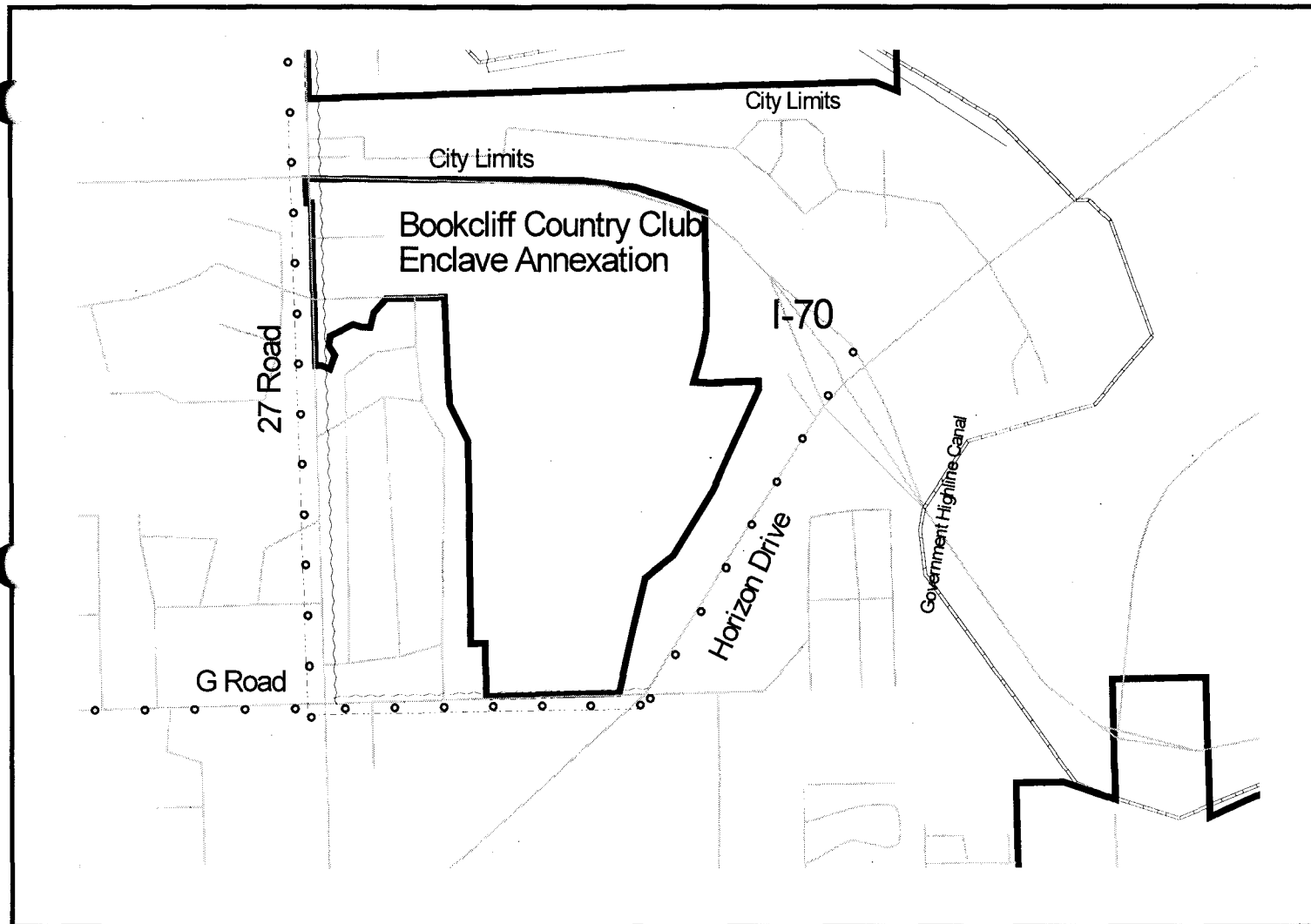
BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION



VICINITY MAP

N.T.S.

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION Utility Map

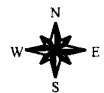


Data from Utilities

- ○ ○ Ute Water Mains
- ▬ Gas Line
- - - Phone Line
- ▬ Electric Line

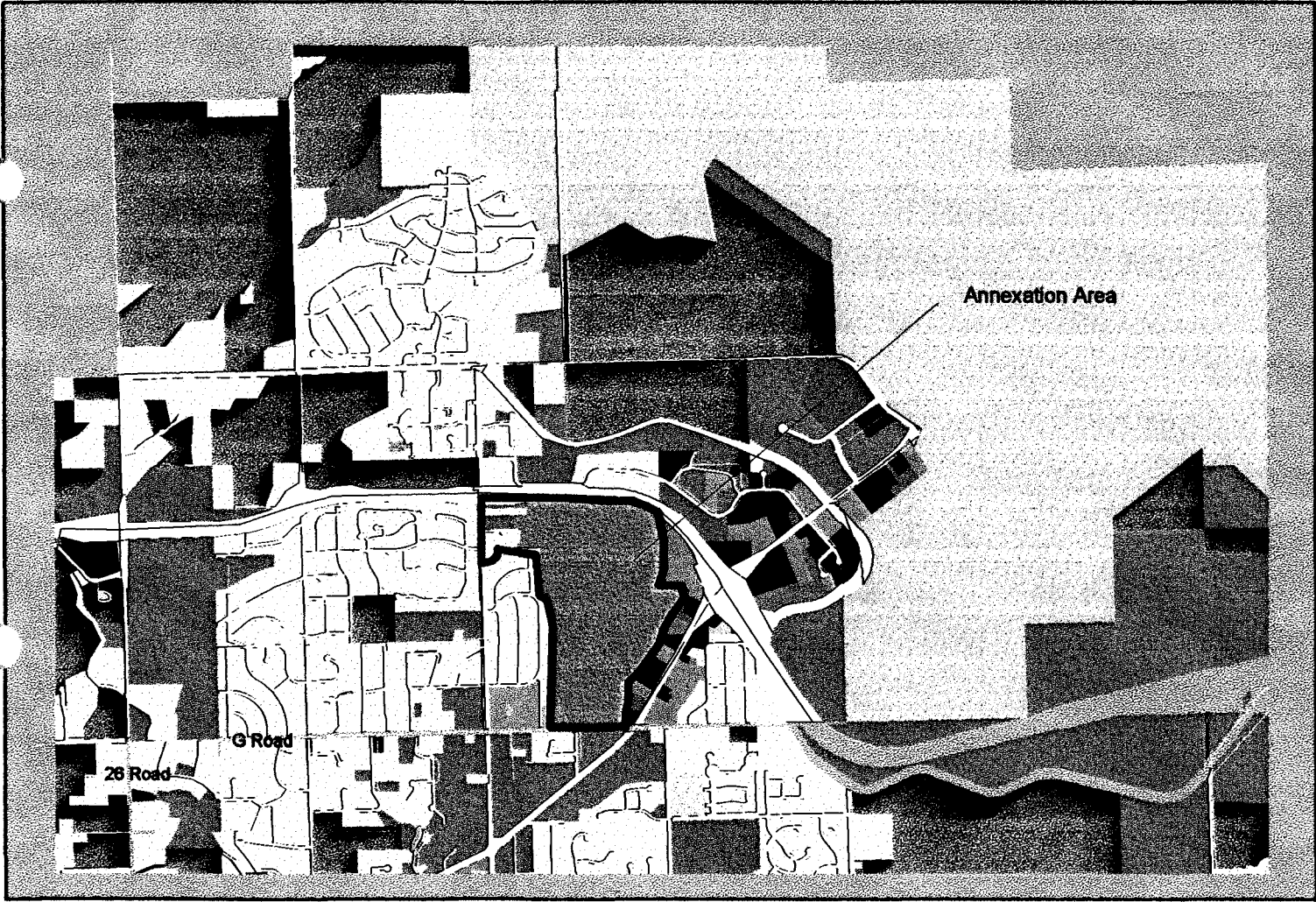
Data from Mesa County ArcInfo (GIS)

- ▬ Airport Canals
- ▬ Ditch
- ▬ Roads
- ▭ City Limits



BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION

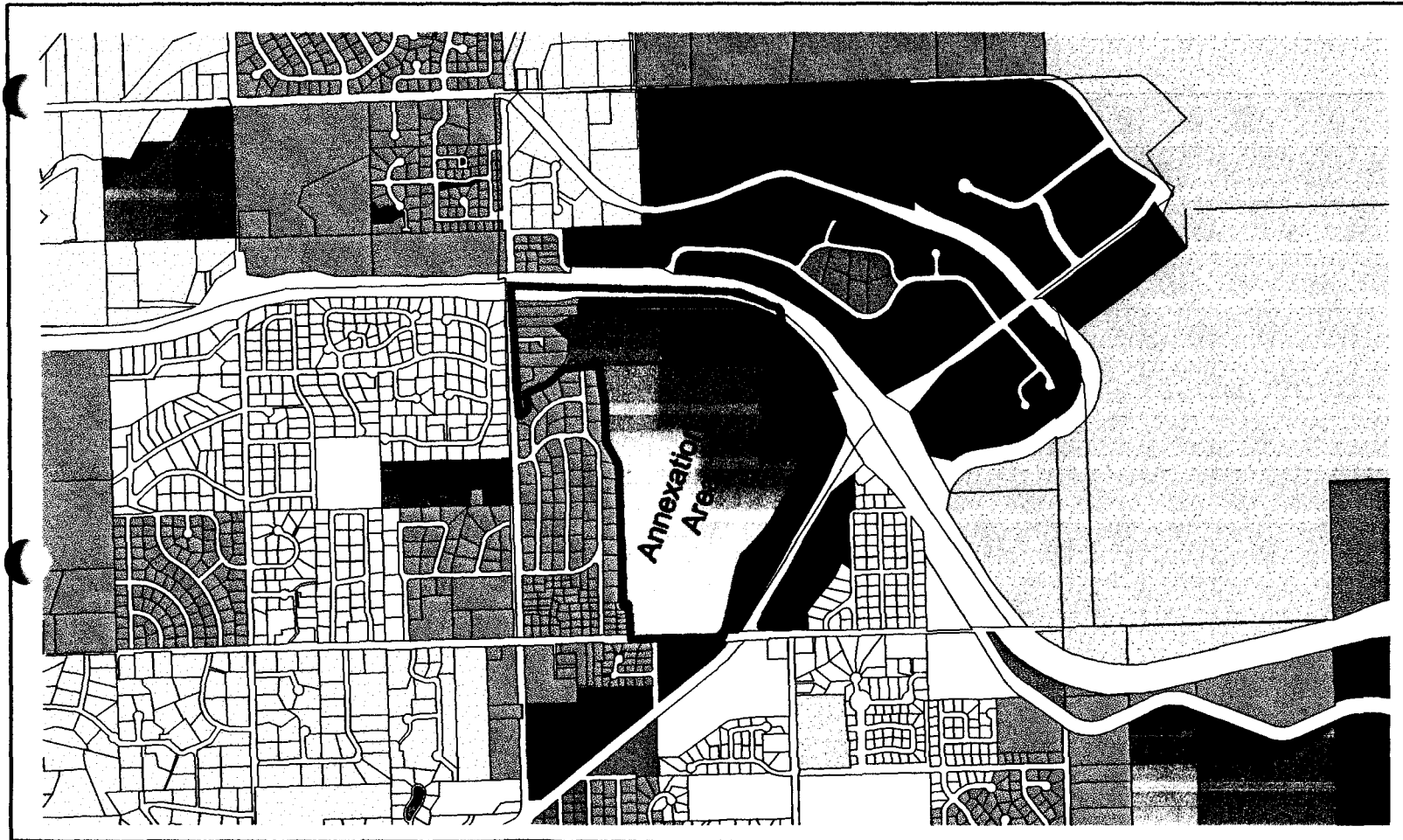
Existing Land Use based on Preliminary County/City Growth Plan



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

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION Future Land Use Map*

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



- Parcel
- 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 10/17/96

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



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

October 23, 1996

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

Dear County Commissioners:

Attached is a copy of Resolution No. 98-96 adopted by the City Council on October 16, 1996. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Bookcliff Country Club Enclave.

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

If you have questions or need additional information, please contact Kathy Portner, Acting Director of the Community Development Department at, at 244-1430. Thank you.

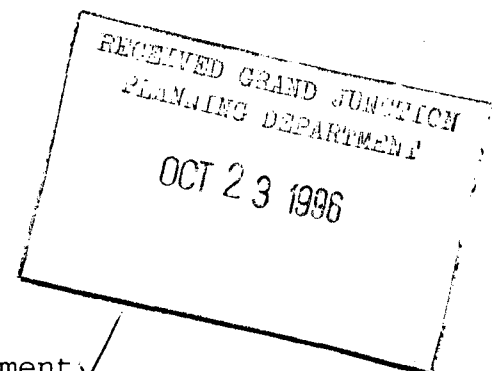
Sincerely,

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

Stephanie Nye, CMC/AAE
City Clerk

SN:tm

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



UTE WATER CONSERVANCY DISTRICT

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

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

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

November 4, 1996

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

Re: Bookcliff Country Club Enclave Annexation

Dear Dave:

Domestic water service, including fireline flows are existing as a looped 8" water main in G Road and a looped 8" water main in 27 Road from G Road to G $\frac{1}{2}$ Road. Domestic water service piping on the west side of G $\frac{1}{2}$ Road to Marsh Lane is too small for fire protection flows.

Call us if you have any questions or concerns.

Sincerely,



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

RWS/rlc

xc: Jim Bright - Grand Junction Fire Department

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Newton, City Engineer
Doug Cline, Streets Superintendent
Don Hobbs, Parks Manager
Jim Bright, Fire Department
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Jodi Romero, Customer Service Manager
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor
Beth Meek, Communication Supervisor
Jo Millsaps, Zoning Administrator
Ralph Ohm, Ute Water Conservancy

FROM: Dave Thornton, Community Development Department
RE: **IMPACT REPORT FOR BOOKCLIFF COUNTRY CLUB ENCLAVE ANN.**
DATE: October 8, 1996

On Wednesday, October 16th, a resolution for the intent to annex the Bookcliff Country Club Enclave Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on November 20th, with second reading on December 4th. The annexation will be effective January 5, 1997. As a result, I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. **I need your impact reports by November 8, 1996. Please either submit by E-mail via attachment using Word Perfect 5.1 and/or by hard copy if a spread sheet is used. Thank you.**

Reminder: Report only direct budgetary impacts instead of incremental service delivery impacts. Also, double check your total impact dollars to make sure it is realistic and makes sense.

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION SUMMARY

File Number: ANX#96-220
Location: Between I-70, G Rd, Horizon Dr, and 27 Rd
Parcels: 13 total
2701-363-37-006 2701-363-37-007 2701-363-00-115 2701-364-00-037
2701-362-00-043 2701-362-00-018 2701-362-00-009 2701-362-00-010
2701-362-00-011 2701-362-00-012 2701-362-00-013 2701-362-00-014
2701-362-00-015 2701-362-00-016
Estimated Population: 18
of Parcels (owner occupied): 4
of Dwelling Units: 8
Acres: 136.38
Developable Acres Remaining: 4

Right-of-way in Annexation: G Road (891 ft. north half)
27 Road (1074 ft. east half)
Interstate 70 (2712 ft. south half)

Previous County Zoning: R1B

Proposed City Zoning: RSF-2 and HO

Current Land Use: Residential and Country Club/Golf Course
Future Land Use: Same

Assessed Values: Land = \$156,330
Improvements = \$519,100
TOTAL VALUE = \$675,430

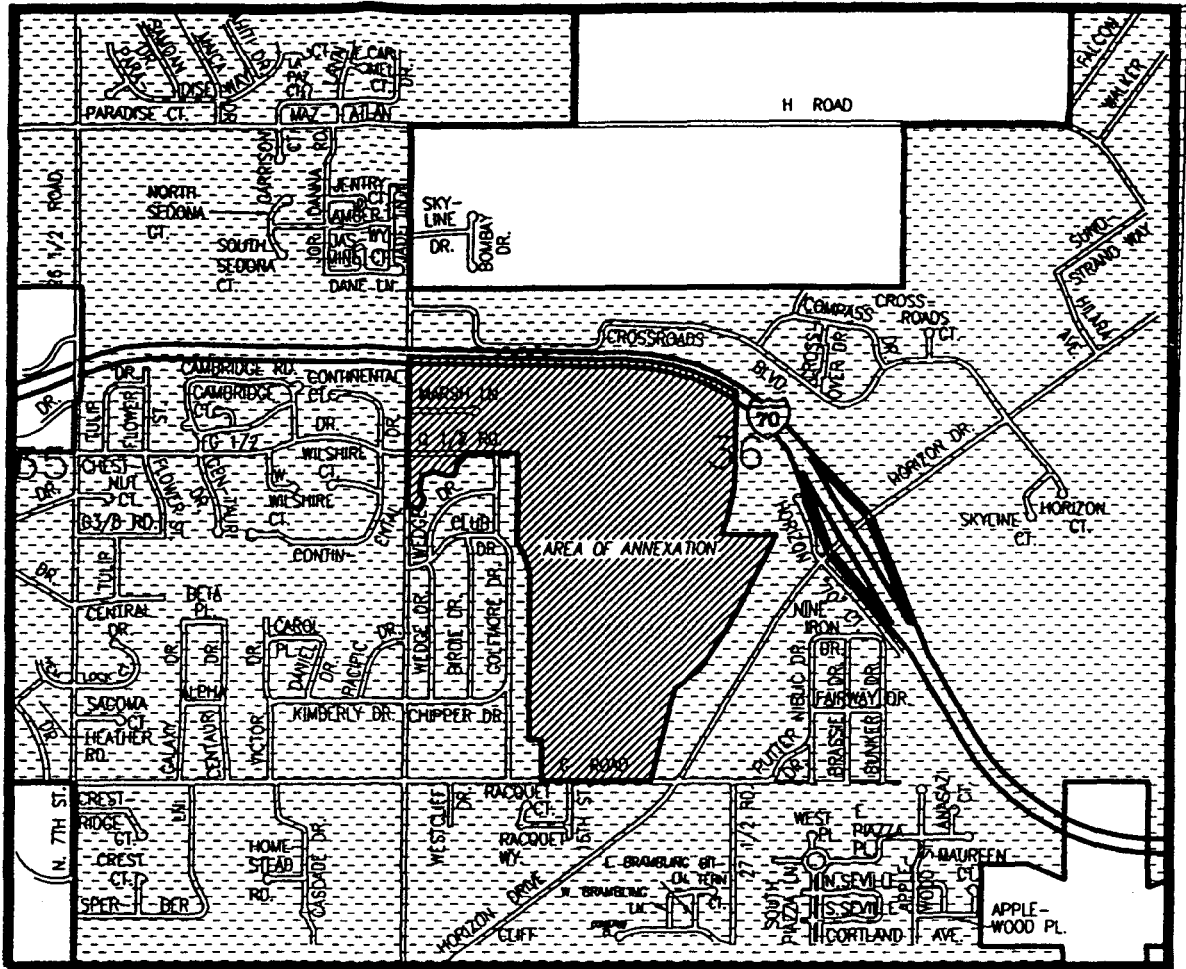
Census Tract: 10

Address Ranges: 746 -760 (even) 27 Road
2730 G Road

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

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

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION



VICINITY MAP

N.T.S.

MEMORANDUM

Date: November 5, 1996

To: Dave Thornton

From: Doug Cline

Re: Annexation Cost Impact Estimates for:
Machett Park Annexation
~~Bookcliff Country Club Annexation~~
Airport West Enclave Annexation

Street Maintenance:

Note: No cost impact is estimated for the following Street Maintenance services:

- Leaf & Trash Removal
- Snow Removal
- Crackfill
- Sealcoat
- Patching / Grading
- Storm Drainage
- Irrigation Systems Maintenance

Street Cleaning (Sweeping):

| | |
|-----------------------------|----------------------------|
| Machett Park Annex. | 0.13 mi. @ \$1,312 = \$171 |
| Bookcliff C.C. Park Annex. | 0.54 mi. @ \$1,312 = \$708 |
| Airport West Enclave Annex. | 0.57 mi. @ \$1,312 = \$742 |

Traffic Services:

Note: No cost impacts estimated for pavement markings (striping) or traffic signals.

| Traffic Signs: | Annual Cost | Initial Cost |
|-----------------------------|----------------|-----------------|
| Machett Park Annex. | -0- | -0- |
| Bookcliff C.C. Park Annex. | \$60 | \$20 |
| Airport West Enclave Annex. | \$120 | \$30 |

Street Lighting:

Note: No street lighting exists at this time in any of the three annexations, it is estimated that no new lighting would be requested (or needed) when and if these areas are annexed.

ALSO

Assuming there will be parks development in both Matchett Park Annex. and Country Club Park Annex., Dave Tontoli estimated some costs for pedestrian lighting (in parks) which might be useful information. These estimates are:

| | Initial Cost | Annual Cost |
|----------------------------------|-----------------|----------------|
| Matchett Park: | | |
| 20 new Ped. lights @ \$2,300 ea. | \$46,000 | |
| Utl. charges @ \$9.56 mo./ea. | | \$2,294 |
| Country Club Park: | | |
| 10 new Ped. lights @ \$2,300 ea. | \$23,000 | |
| Utl. charges @ \$9.56 mo./ea. | | \$1,174 |

Doug

c.c. Mark Relph

Approved 6-0

STAFF REVIEW

FILE: #ANX-96-220 BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION - ZONE OF ANNEXATION

DATE: November 5, 1996

STAFF: Mike Pelletier

ACTION REQUESTED: Staff requests that Planning Commission recommend Planned Residential zoning and Residential Single Family - 4 units per acre (RSF-4) zoning for the Bookcliff Country Club Enclave Annexation.

LOCATION: Between I-70 and G Roads and between Horizon Dr. and 27 Road

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY:

Staff recommends a Planned Residential zoning for the 4 parcels owned by Bookcliff Country Club and Residential Single Family - 4 units per acre (RSF-4) zoning for the remaining 9 parcels in the Bookcliff Country Club Enclave Annexation.

EXISTING LAND USE: Golf Course and Single Family Residential
PROPOSED LAND USE: Same

SURROUNDING LAND USE
NORTH: Interstate 70, Residential, Commercial
SOUTH: Residential, Vacant
EAST: Horizon Dr. Businesses
WEST: Residential

EXISTING COUNTY ZONING: R1B
PROPOSED CITY ZONING: (PR) HO and RSF-4
SURROUNDING ZONING
NORTH: PR4, HO
SOUTH: PB, RSF-4, HO
EAST: HO
WEST: RSF-2

STAFF ANALYSIS:

This enclave contains 13 parcels and 136.38 acres. Roughly 7 acres are single family residential, 4 acres are vacant, and 125 acres are owned by the Bookcliff Country Club. There are 8 property owners; the golf course owns 4 of the parcels and

the rest are residential or vacant. The property owners have all been informed of the proposed zoning.

In the County, all the parcels in this annexation were zoned R1B. This a residential zone that allows 2 units per acre and also allows golf courses. Staff is recommending a Planned Residential (PR) zone for the golf course because the City currently does not have any appropriate zone that allows golf courses.

Currently, golf courses are allowed only in residential multi-family zones and several non-residential zones including the Highway Oriented (HO) zone. While the adjacent businesses on Horizon Drive are zoned HO, Staff does not feel that the Country Club should be zoned HO. This is because many HO uses may not be appropriate adjacent to the single family homes to the west.

The Country Club has provided Staff with a site plan and a description of the existing uses. This information will constitute the "plan" for the PR zone. Any other desired uses will require an amendment to the plan.

While the 9 residential properties in the annexation were zoned R1B (2 units per acre) in the County, Staff is recommending RSF-4 (4 units per acre) because a few of the lots are smaller than what is allowed in the RSF-2 (2 units per acre) zone. Also, 4 units per acre density is consistent with the zoning directly to the north and south of the residences in this annexation. The City/County Growth Plan recommends 4 - 7.9 units per acre.

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

- A. Was the existing zone an error at the time of adoption?
Response: No, however the City must apply a City zone..
- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?
Response: The area is growing as vacant areas are developed (infill).
- C. Is there an area of community need for the proposed rezone?
Response: State law requires that the City give the land a City zone.
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?
Response: It is compatible with surrounding uses..
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?
Response: Not applicable.
- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?
Response: Yes, the Growth Plan recommends 4 - 7.9 dwelling units per acre for the residential area. It also recommends "park" for the golf course, but the City does not have a "park" zone.

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

Response: Utilities can be easily extended to the area.

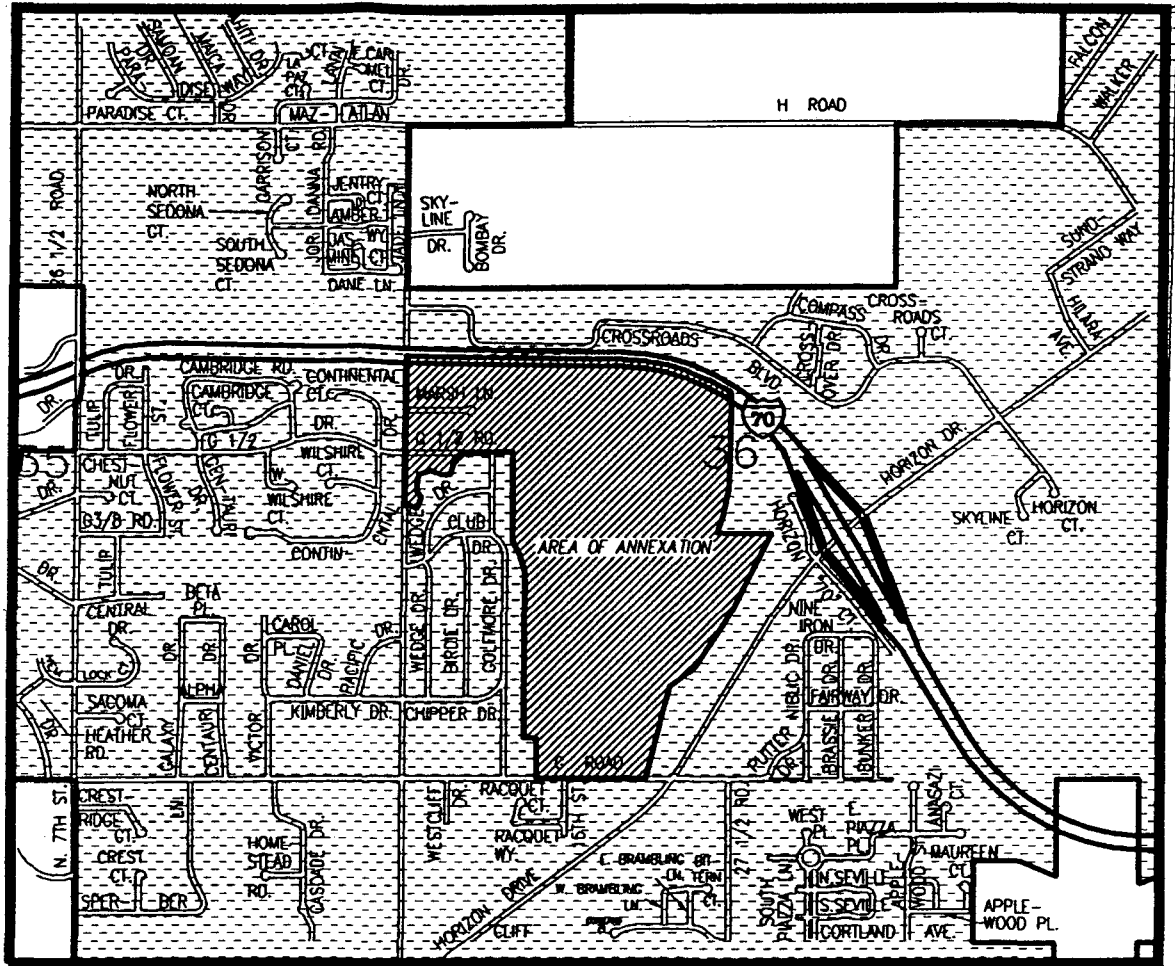
STAFF RECOMMENDATIONS:

Approval

RECOMMENDED PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #ANX-96-220 a zone of annexation for the Bookcliff Country Club Enclave Annexation, I move that we forward to City Council a recommendation of Planned Residential zoning for the golf course and RSF-4 zoning for the remaining parcels.

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION



VICINITY MAP

N.T.S.

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION

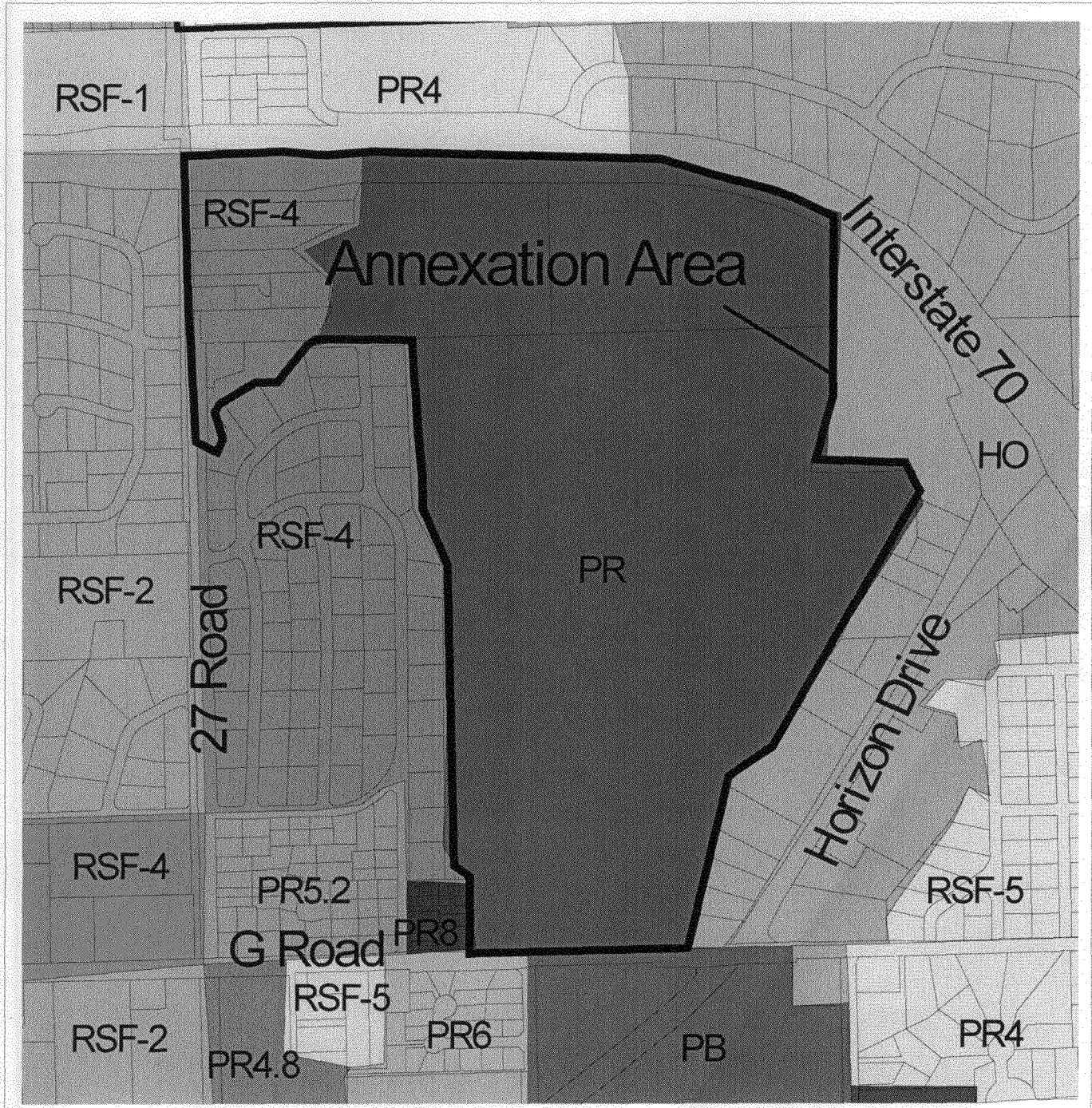


This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



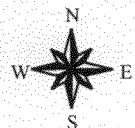
MP
10/2/96

Bookcliff Country Club Enclave Annexation Proposed Zoning

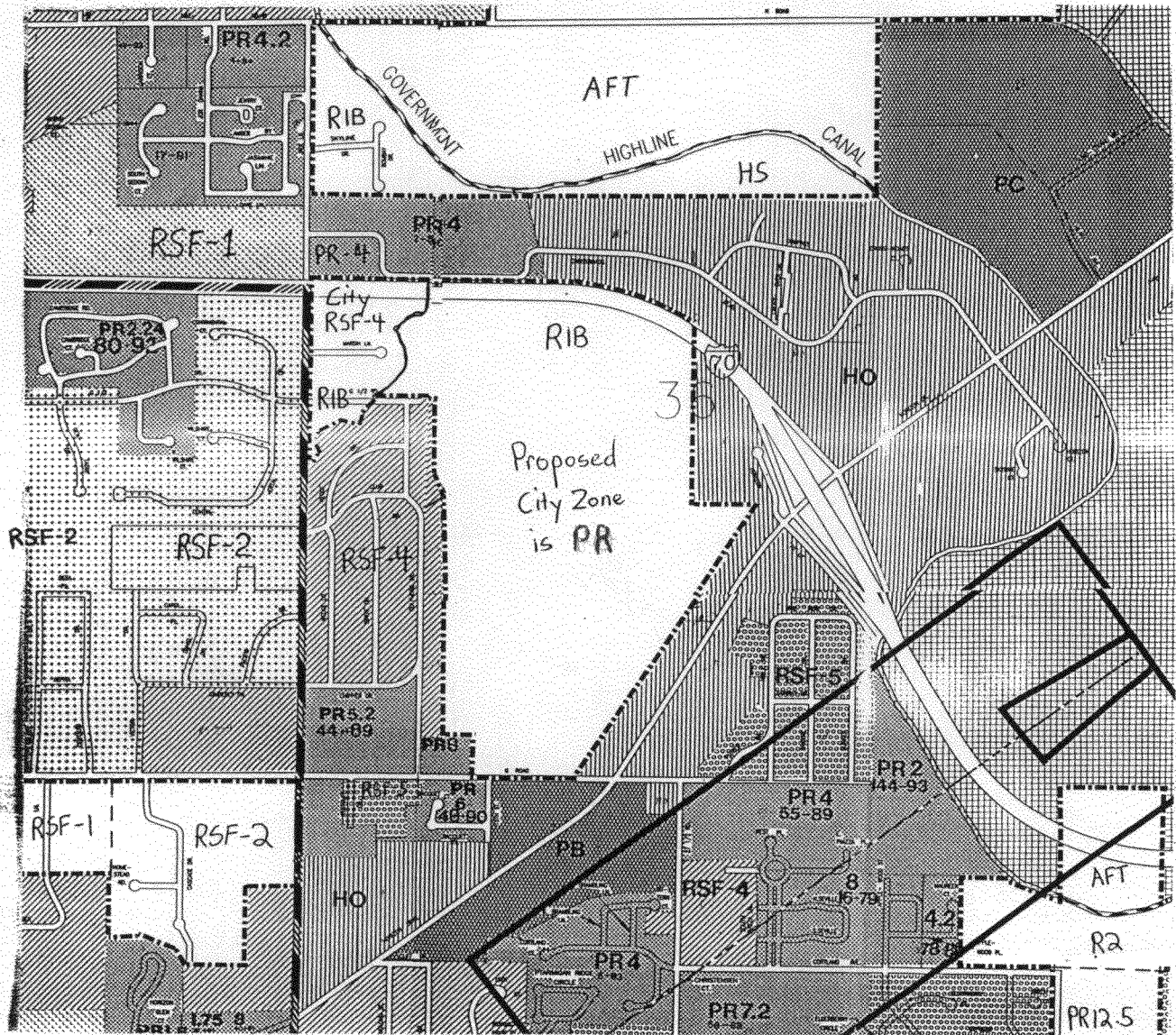


Drawn By: MP
11/5/96

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



BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION



To: David Thornton
Cc: Rick Beaty, Greg Trainor
From: Jim Bright
Subject: Annexation Impact Reports - Fire
Date: 11/8/96 Time: 3:06PM

Airport West Enclave Annexation - Fire

The Fire Department currently serves this area of proposed annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation will not change the level of response for the Fire Department.

A water line upgrade of approximately 900 ft. and 3 additional hydrants along Skyline Dr. would be necessary to meet the City standards. Also, 1 additional hydrant would be needed along H Rd. The City cost, assuming the 1/3 split, would be \$17,134.00.

| | |
|-------------------------------------|---------------|
| 900' of 8" water line @ \$50.00/ft. | = \$45,000.00 |
| 4 fire hydrants @ \$1600.00 each | = \$ 6,400.00 |
| Total | = \$51,400.00 |

Annexation of this area will reduce the Grand Junction Rural Fire Protection District revenue by \$2011.00 which is less than 1% of their total revenue.

Bookcliff Country Club Enclave

The Fire Department currently serves this area of annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation of this area will not change the level of response for the Fire Department.

A water line upgrade of approximately 300 ft. and 1 additional hydrant would be necessary to meet the City standards. This upgrade would extend north of G 1/2 Rd. along 27 Rd. to Marsh Lane. The City cost, assuming the 1/3 split, would be \$5,534.00.

| | |
|-------------------------------------|---------------|
| 300' of 8" water line @ \$50.00/ft. | = \$15,000.00 |
| 1 fire hydrant | = \$ 1,600.00 |
| Total | = \$16,600.00 |

Annexation of this area will reduce the revenue of the Grand Junction Rural Fire Protection District by \$5131.00 which is less than 1% of their total revenue.

Matchett Park Annexation

The Fire Department currently serves this area of proposed annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation of this area will not

change the level of response from the Fire Department.

One additional hydrant along F Rd. for existing structures would be necessary to meet the City's standard for fire protection. The City cost, assuming the 1/3 split, would be \$534.00.

Annexation of this area will reduce the Grand Junction Rural Fire Protection District revenue by \$280.00 which is less than 1% of their total revenue.

CITY OF GRAND JUNCTION

DATE: November 20, 1996

CITY COUNCIL

STAFF PRESENTATION: Dave Thornton

AGENDA TOPIC: Setting a hearing for annexation and zoning for Bookcliff Country Club Enclave

SUMMARY: This annexation consists of 136.38 acres. It includes the Bookcliff Country Club and several residential parcels along 27 Road. This area will have been totally surrounded by City limits for 3 years on January 2, 1997. Colorado state statutes allows the City to unilaterally annex an area that has been enclave by that city. Recommended zoning for the enclave includes PR for the Bookcliff Country Club and RSF-4 for the residential properties.

ACTION REQUESTED: It is recommended that Council approve on first reading the ordinances for the Bookcliff Country Club Enclave Annexation and the Bookcliff Country Club Enclave zoning to Planned Residential (PR) and Residential Single Family with a maximum of four units per acre (RSF-4) and set hearings for December 4, 1996.

BACKGROUND INFORMATION:

Location: Between 1-70 and G roads and between Horizon Drive and 27 Road

Applicant: City of Grand Junction

Existing Land Use: Golf Course and Single Family Residential

Proposed Land Use: Same

Surrounding Land Use:

North: Interstate 70, residential, Commercial

South: Residential, Vacant

East: Horizon Drive Businesses

West: Residential

Existing Zoning: R1B

Proposed Zoning: PR and RSF-4

Surrounding Zoning:

North: PR-4, HO

South: PB, RSF-4, HO

East: HO

West: RSF-2

Relationship to Comprehensive Plan: The City/County Growth Plan future land use map recommends a park for the Bookcliff Country Club properties and residential medium (4-7.9 units/acre) for the residential properties along 27 Road.

Staff Analysis: *This enclave contains 13 parcels and 136.38 acres. Roughly 7 acres are single family residential, 4 acres are vacant, and 125 are owned by the Bookcliff Country Club. There are 8 property owners; the golf course owns 4 of the parcels and the rest are residential or vacant. The property owners have all been informed of the intent to annex and the proposed zoning.*

The area was enclaved by the City at the time of the Paradise Hills #2 Annexation. It will be enclaved by City limits for more than three years on January 2, 1997. State statutes allow a city to annex, without petition, lands which have been totally surrounded by that city. In an effort to exercise the City's right to annex enclaves after three years by direction of the City Council, Staff is processing this annexation and is bringing it before City Council for their approval.

In the County, all the parcels in this annexation were zoned R1B. This a residential zone that allows 2 units per acre and also allows golf courses. Staff is recommending a Planned Residential (PR) zone for the golf course because the City currently does not have any appropriate zone that allows golf courses.

Currently, golf courses are allowed only in residential multi-family zones and several non-residential zones including the Highway Oriented (HO) zone. While the adjacent businesses on Horizon Drive are zoned HO, Staff does not feel that the Country Club should be zoned HO. This is because many HO uses may not be appropriate adjacent to the single family homes to the west.

The Country Club has provided Staff with a site plan and a description of the existing uses. This information will constitute the "plan" for the PR zone. Any other desired uses will require an amendment to the plan.

While the 9 residential properties in the annexation were zoned R1B (2 units per acre) in the County, Staff is recommending RSF-4 (4 units per acre) because a few of the lots are smaller than what is allowed in the RSF-2 (2 units per acre) zone. Also, 4 units per acre density is consistent with the zoning directly to the north and south of the residences in this annexation. The City/County Growth Plan recommends 4 - 7.9 units per acre.

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

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

Response: No, however the City must apply a City zone..

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

Response: The area is growing as vacant areas are developed (infill).

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

Response: State law requires that the City give the land a City zone.

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

Response: It is compatible with surrounding uses..

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

Response: Not applicable.

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

Response: Yes, the Growth Plan recommends 4 - 7.9 dwelling units per acre for the residential area. It also recommends "park" for the golf course, but the City does not have a "park" zone.

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

Response: Utilities can be easily extended to the area.

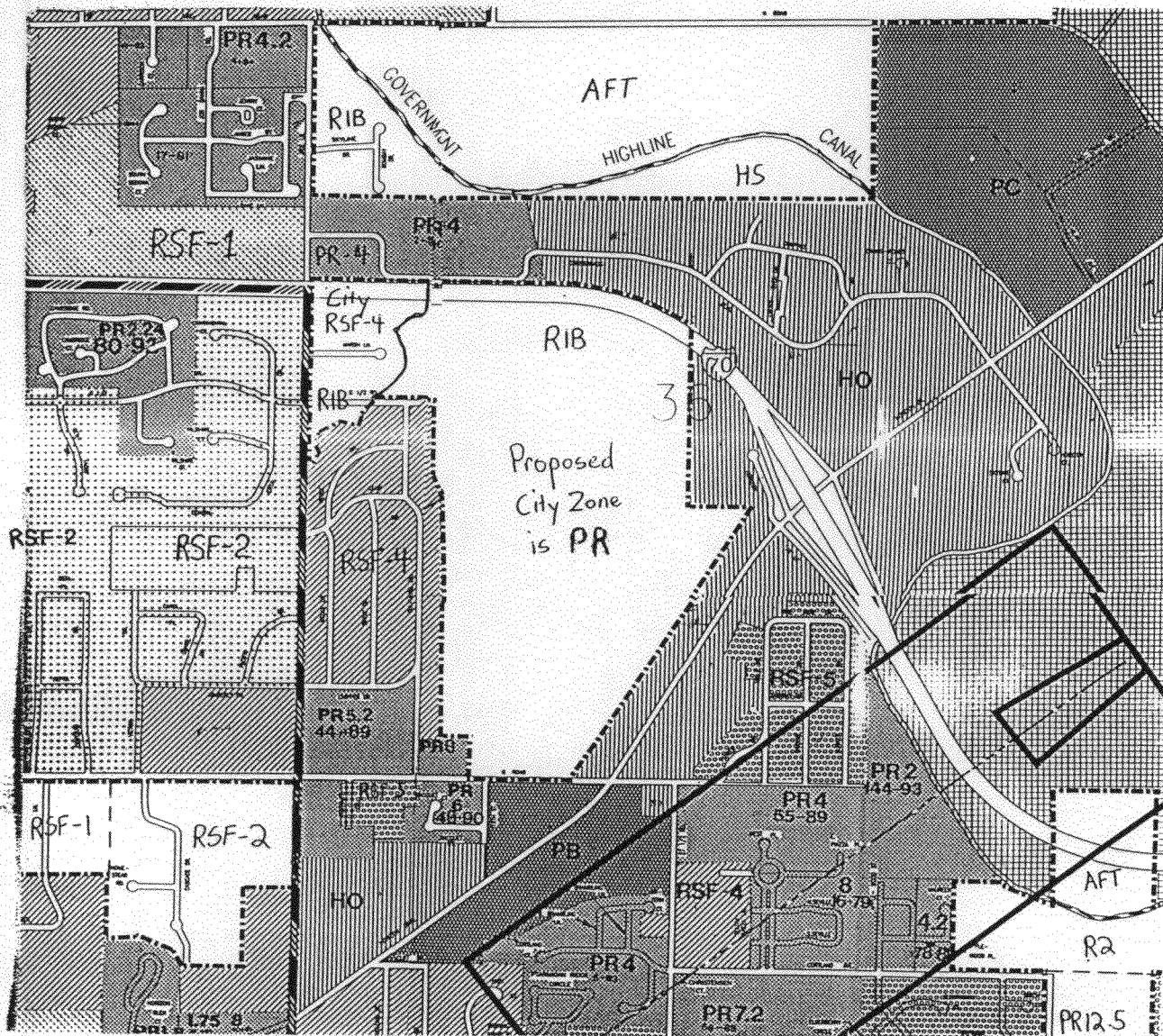
FISCAL IMPACTS: Staff is currently analyzing the potential financial impacts to the City for this annexation. A financial analysis or statement will be provided to Council by second reading of the annexation ordinance.

RECOMMENDATION: Staff recommends approval of the annexation and approval of the PR and RSF-4 zone districts. Planning Commission recommended approval of the PR and RSF-4 zoning.

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION



BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION



Done



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

December 30, 1996

Bookcliff Country Club
2730 G Road
Grand Junction, CO 81506-8364

Dear Bookcliff Country Club,

On December 4, 1996, the City Council approved the Bookcliff Country Club Enclave Annexation on second reading. This annexation will become effective on January 5, 1997. Therefore, on behalf of the citizens of Grand Junction, I welcome you to the City.

We are very proud of our community and the services our City provides. The addition of your area to our corporate limits will help to make Grand Junction even better.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Linda Afman".

Linda Afman
Mayor

enclosure

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION

CITY GOVERNMENT

The Grand Junction City Government is a Council/Manager form of government. The City Council is the governing and legislative body of the City which establishes goals, policies, and directions for the City. The City Manager is a highly qualified administrator appointed by the City Council who not only implements the City Council's decisions on a day to day basis, but also provides advice and staff support to the City Council as needed. The City Manager is assisted in his task by a host of City services professionals who are not only trained, but dedicated to providing quality service to the residents of Grand Junction.

The City Council is comprised of seven members. Five of these members must reside in specific districts within the City, while the remaining two may live anywhere within the City. All seven members are elected at large by the entire populace. All members serve a four year term and each year the City Council appoints one member to serve as Mayor.

Regular meetings of the City Council are held at 7:30 p.m. on the first and third Wednesday of each month at the City/County Auditorium located at 520 Rood Avenue. In addition to regular meetings, the City Council also conducts workshops at 7:00 p.m. on the Monday before the regular meeting at the Two Rivers Convention Center located at 159 Main Street. The workshops are used by City Council to hear about new issues and concerns from citizens and staff, and to receive updates and staff reports on ongoing projects. The workshops are informal and, as such, no issues are put to a vote. Workshops and City Council meetings are an excellent way for current and prospective residents to find out which issues are confronting the City and how they are being addressed. Both the workshops and the regular meetings are open to the public and the City Council encourages all interested parties to attend.

The present members of the City Council and their districts are:

| | |
|--------------------|------------|
| Linda Afman | District A |
| James R. Baughman | District B |
| Reford C. Theobald | District C |
| David Graham | District D |
| Ron Maupin | District E |
| R.T. Mantlo | At Large |
| Janet Terry | At Large |

The Bookcliff Country Club Enclave Annexation Area is located in Voting District "D". For more information concerning vacancies on City boards or commissions, please call the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

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

POLICE PROTECTION

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

The Police Chief is Darold Sloan.

FIRE PROTECTION

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

The Fire Chief is Rick Beaty.

DOMESTIC WATER

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

TRASH COLLECTION

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

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

STREETS

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

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

ZONING & BUILDING

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

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

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. Generally, the City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. If you have any questions, please contact the Planning Division (244-1430).

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

The Acting Community Development Director is Kathy Portner.

Further information on the City's animal rules may be obtained by calling the Code Enforcement Division (244-1593) between 8:00 AM and 4:30 PM Monday-Friday.

VOTING & CITIZEN

Now that you are a City resident, you are eligible to vote in City

PARTICIPATION

elections, run for City office and be appointed to City Boards and Commissions. The next scheduled City election is April of 1997. City Council seats up for election at that time are as follows:

District A, District E, and At Large

CITY PARKS

You are now eligible for the lower resident fees for passes at the Lincoln Park and Tiara Rado golf courses, at the Lincoln Park-Moyer swimming pool as well as recreation classes and programs.

Upon request, and if the homeowner has favorable conditions (i.e. grass area with water and curb), a street tree(s) will be scheduled for planting at no expense to the property owner. After the tree is established, the City will do the on-going trimming, spraying, etc.

The City has adopted a Parks, Recreation and Open Space Master Plan. The plan evaluates current parks and recreation facilities, identifies needs and outlines a plan for meeting future requirements. The plan notes the need for the development of a large regional/metropolitan park (200 acres minimum) and the construction of an indoor recreation center somewhere in the urbanized area.

Please call for more information on City parks and our excellent recreation programs.

The Parks and Recreation Director is Joe Stevens.

CITY OF GRAND JUNCTION
PHONE NUMBERS

| | |
|---|----------|
| Information..... | 244-1509 |
| Administrative Services and Finance | |
| Sales Tax..... | 244-1521 |
| City Council/City Administration..... | 244-1508 |
| City/County Building Department | 244-1631 |
| City Clerk | 244-1511 |
| Community Development Department | |
| Annexation | 244-1450 |
| Planning and Zoning..... | 244-1430 |
| Code Enforcement..... | 244-1593 |
| Weed Abatement | 244-1583 |
| Fire Department | |
| Emergency | 911 |
| General Information..... | 244-1400 |
| Parks & Recreation Department | |
| Program Information | 244-FUNN |
| Street Tree Program..... | 244-1542 |
| Police Department | |
| Emergency | 911 |
| General Information | 244-3555 |
| Neighborhood Watch Program Information | 244-3587 |
| Public Works Department | |
| General Information..... | 244-1554 |
| Streets Superintendent..... | 244-1429 |
| "Fresh as a Daisy" & Leaf Removal Program | 244-1571 |
| Solid Waste Management..... | 244-1570 |
| Recycling Program (CRI-Curbside Recycling Indefinitely) | 242-1036 |
| Utility Billing Information | 244-1579 |

PR

BOOKCLIFF COUNTRY CLUB ENCALVE ZONING DESCRIPTION NO.1

A parcel of land situate in Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Center 1/4 corner of said Section 36; thence N 00°15'05" W along the north - south centerline for said Section 36 a distance of 363.80 feet to a point on the southerly right-of-way line for Interstate Highway No. 70; thence continuing along said north - south centerline of said Section 36 N 00°03'00" E a distance of 118.94 feet to a point on the centerline for said Interstate Highway No.70; thence along the centerline for said Interstate Highway No. 70 the following 3 courses:

1) 659.30 feet along the arc of a curve concave to the south, having a radius of 1637.10 feet and a chord bearing N 69°53'02" W a distance of 654.86 feet;

2) N 86°05'04" W a distance of 399.70 feet;

3) N 88°25'00" W a distance of 881.20 feet to a point; thence leaving said centerline S 01°35'00" W a distance of 100.00 feet to a point on the south right-of-way line for said Interstate Highway No.70; thence S 24°43'00" W a distance of 77.51 feet; thence S 25°30'00" W a distance of 77.85 feet; thence S 41°58'00" W a distance of 53.00 feet; thence S 65°08'00" W a distance of 210.00 feet; thence S 47°43'00" E a distance of 212.74 feet; thence S 10°14'00" W a distance of 74.00 feet; thence S 14°00'00" E a distance of 49.65 feet; thence S 30°40'00" W a distance of 118.50 feet; thence S 70°53'00" W a distance of 71.42 feet to a point on the northerly boundary line of Fairway Park Subdivision; thence N 89°59'00" E along the northerly boundary of said Fairway Park Subdivision a distance of 393.00 feet to the northeast corner of said Fairway Park Subdivision; thence along the easterly boundary line of Block 6 of said Fairway Park Subdivision the following 3 courses:

1) S 01°13'00" E a distance of 711.41 feet;

2) 275.58 feet along the arc of a curve concave to the southwest, having a radius of 794.78 feet and a chord bearing S 25°40'00" E a distance of 274.20 feet;

3) S 00°54'00" W a distance of 1330.00 feet to the northeast corner of Lot 15, Block 6 of said Fairway Park Subdivision; thence S 90°00'00" E a distance of 100.00 feet to a point; thence S 00°54'00" W a distance of 351.11 feet to a point on the south line of the Southwest 1/4 of said Section 36; thence S 89°57'30" E along the south line of said Southwest 1/4 a distance of 891.45 feet to a point; thence leaving said south line N 00°02'30" E a distance of 40.00 feet to a point on the north right-of-way line for G Road; thence N 14°06'44" E along the westerly boundary line of Northside Park Subdivision a distance of 526.32 feet to the northwest corner of said Northside Park Subdivision; thence N 15°36'00" E a distance of 215.01 feet to a point; thence N 58°04'00" E a distance of 245.04 feet to a point; thence N 32°45'00" E a distance of 178.59 feet to a point; thence N 32°40'00" E a distance of 335.21 feet to a point; thence N 26°36'07" E a distance of 737.69 feet to a point; thence S 89°46'08" W a distance of 329.81 feet to a point; thence N 84°34'01" W a distance of 105.42 feet to a point; thence N 18°04'46" E a distance of 186.27 feet to a point; thence N 12°16'25" E a distance of 164.43 feet to a point; thence N 02°40'17" E a distance of 213.47 feet to a point on the north - south centerline of said Section 36; thence along said north - south centerline N 00°13'42" W a distance of 97.45 feet to the point of beginning.

Includes Bookcliff Country Club

RSF-4

BOOKCLIFF COUNTRY CLUB ZONING DESCRIPTION NO.2

A parcel of land situate in Section 35 and 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Center $\frac{1}{4}$ corner of said Section 36; thence N $00^{\circ}15'05''$ W along the north - south centerline for said Section 36 a distance of 363.80 feet to a point on the southerly right-of-way line for Interstate Highway No. 70; thence continuing along said north - south centerline of said Section 36 N $00^{\circ}03'00''$ E a distance of 118.94 feet to a point on the centerline for said Interstate Highway No.70; thence along the centerline for said Interstate Highway No. 70 the following 3 courses:

1) 659.30 feet along the arc of a curve concave to the south, having a radius of 1637.10 feet and a chord bearing N $69^{\circ}53'02''$ W a distance of 654.86 feet;
2) N $86^{\circ}05'04''$ W a distance of 399.70 feet;
3) N $88^{\circ}25'00''$ W a distance of 881.20 feet to True Point of Beginning of the parcel described herein; thence continuing along said centerline N $88^{\circ}25'00''$ W a distance of 776.67 feet to a point on the west right-of-way line for said 27 Road; thence S $00^{\circ}11'05''$ W along the west right-of-way line for said 27 Road a distance of 130.07 feet to a point on the south right-of-way line for said Interstate Highway No.70; thence S $88^{\circ}25'00''$ E along said south right-of-way line a distance of 30.00 feet to a point on the west line of said Section 36; thence S $00^{\circ}06'23''$ W along the west line of said Section 36 a distance of 647.00 feet to the West $\frac{1}{4}$ corner of said Section 36; thence continuing along the west line of said Section 36 S $00^{\circ}00'00''$ W a distance of 427.00 feet to the northwest corner of Fairway Park Subdivision; thence along the northerly boundary line of said Fairway Park Subdivision the following 11 courses:

- 1) N $90^{\circ}00'00''$ E a distance of 50.00 feet;
- 2) S $60^{\circ}42'00''$ E a distance of 52.00 feet;
- 3) N $21^{\circ}16'00''$ E a distance of 98.00 feet;
- 4) N $31^{\circ}46'00''$ W a distance of 75.00 feet;
- 5) N $09^{\circ}34'00''$ E a distance of 120.00 feet;
- 6) N $72^{\circ}32'00''$ E a distance of 103.00 feet;
- 7) S $71^{\circ}37'00''$ E a distance of 110.00 feet;
- 8) S $88^{\circ}41'00''$ E a distance of 55.00 feet;
- 9) N $16^{\circ}20'00''$ E a distance of 99.60 feet;

10) N $43^{\circ}53'00''$ E a distance of 123.41 feet; thence N $70^{\circ}53'00''$ E a distance of 71.42 feet; thence N $30^{\circ}40'00''$ E a distance of 118.50 feet; thence N $14^{\circ}00'00''$ W a distance of 49.65 feet; thence N $10^{\circ}14'00''$ E a distance of 74.00 feet; thence N $47^{\circ}43'00''$ W a distance of 212.74 feet; thence N $65^{\circ}08'00''$ E a distance of 210.00 feet; thence N $41^{\circ}58'00''$ E a distance of 53.00 feet; thence N $25^{\circ}30'00''$ E a distance of 75.85 feet; thence N $24^{\circ}43'00''$ E a distance of 77.51 feet to a point on the south right-of-way line for said Interstate Highway No. 70; thence leaving said south right-of-way line N $01^{\circ}35'00''$ E a distance of 100.00 feet to the point of beginning.

Includes everything else