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File ANX-1996-222

Name: Matchett Park Annexation – Betw F Rd & I-70/ 28 Road and 29 Road

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X	X	Impact Report
X	X	Petition for Annexation
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X	X	Majority Annexation Checklist
X	X	Annexation Map – GIS Historical Maps - **

STATE OF COLORADO

COUNTY OF MESA

}
}

SS

AFFIDAVIT

Sue Stephens, of lawful age, being first duly sworn, upon oath, deposes and says:

That ~~she~~ is the circulator of the forgoing petition:

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

Sue Stephens

Subscribed and sworn to before me this 9th day of October, 1996

Witness my hand and official seal.

Christene English
Notary Public

250 N. 54th Street
Address

My commission expires: 2-2-98

PETITION FOR ANNEXATION

I THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, County of Mesa, State of Colorado, to annex the following described property to the said City:

A tract or parcel of land lying, being and situate in Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described by the following metes and bounds, to wit:

Commencing at the South 1/4 Corner of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and considering the South line of Southeast 1/4 of the Southwest 1/4 of said Section 6 to bear N 89E59'34" W with all bearings contained herein being relative thereto; thence N 00E37'34" W along the East line of the Southeast 1/4 of said Section 6 a distance of 50.00 feet to a point on the North right-of-way line for F Road (also known as Patterson Road), as recorded in Book 1370 at Page 219 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;

thence N 89E59'34" W along the North right-of-way line for F Road a distance of 675.45 feet to a point on the West line of the East 1/2 of the Southeast 1/4 Southwest 1/4 of said Section 6;

thence N 00E18'44" W along the West line of said East 1/2 Southeast 1/4 Southwest 1/4 a distance of 1271.63 feet to the Northwest Corner of said East 1/2 Southeast 1/4 Southwest 1/4;

thence N 00E15'26" W along the West line of the East 1/2 of the Northeast 1/4 Southwest 1/4 of said Section 6 a distance of 930.90 feet to a point;

thence N 89E59'00" W a distance of 663.95 feet to a point on the West line of the Northeast 1/4 of the Southwest 1/4 of Section 6;

thence N 00E00'43" E along the West line of the Northeast 1/4 Southwest 1/4 of Section 6 a distance of 391.00 feet to the West 1/16th Corner of Section 6;

thence N 00E01'41" E along the West line of the Southeast 1/4 of the Northwest 1/4 of Section 6 a distance of 1320.19 feet to the Northwest 1/16th Corner of Section 6;

thence N 00E36'18" W along the West line of the Northeast 1/4 of the Northwest 1/4 of Section 6 a distance of 579.25 feet to the center line of the Government Highline Canal;

thence along the center line of said Government Highline Canal the following three (3) courses and distances:

1. S 68E58'44" E a distance of 733.10 feet;
2. 388.73 feet along the arc of a curve to the left having a radius of 523.55 feet, a central angle of 42E32'27", and a long chord bearing S 89E39'49" E a distance of 379.86 feet;
3. N 69E03'58" E a distance of 217.84 feet;

thence leaving the center line of said Government Highline Canal, S 22E35'08" E a distance of 67.50 feet to a point; thence N 67E24'52" E a distance of 40.88 feet to a point which is the intersection of the West line of the Northwest 1/4 of the Northeast 1/4 of Section 6 with the Southwest Corner of Tract 115 of the United States Department of Interior, Bureau of Reclamation, Government Highline Canal;

thence along the South boundary line of said Tract 115 the following five (5) courses and distances:

1. N 67E24'52" E a distance of 113.43 feet;
2. 150.51 feet along the arc of a curve to the right having a radius of 387.46 feet, a central angle of 22E15'27", and a long chord bearing N 78E32'36" E a distance of 149.57 feet;
3. N 89E40'20" E a distance of 142.26 feet;

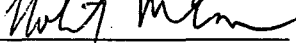
4. 129.13 feet along the arc of a curve to the right having a radius of 482.96 feet, a central angle of 15E19'09", and a long chord bearing S 82E40'05" E a distance of 128.75 feet;

5. S 75E00'32" E a distance of 842.80 feet to a point which is the intersection of the South boundary line of said Tract 115 with the East line of the Northwest 1/4 Northeast 1/4 of Section 6;

thence S 00E37'02" W along the East line of the Northwest 1/4 Northeast 1/4 of Section 6 a distance of 190.20 feet to the Northeast 1/16th Corner of Section 6;
thence S 00E35'44" E along the East line of the Southwest 1/4 Northeast 1/4 of Section 6 a distance of 1317.48 feet to the East 1/16th Corner of Section 6;
thence S 00E01'16" E along the East line of the Northwest 1/4 Southeast 1/4 of Section 6 a distance of 1320.48 feet to the Southeast 1/16th Corner of Section 6;
thence N 89E58'28" W along the South line of the Northwest 1/4 Southeast 1/4 of Section 6 a distance of 668.29 feet to the Northeast Corner of the West 1/2 of the Southwest 1/4 Southeast 1/4 of Section 6;
thence S 00E16'28" E along the East line of the West 1/2 of the Southwest 1/4 Southeast 1/4 of Section 6 a distance of 1270.94 feet to a point on the North right-of-way line for F Road as described in Book 1410 at Page 316 in the office of the Mesa County Clerk and Recorder;
thence S 89E59'21" W along the North right-of-way line for F Road a distance of 357.11 feet;
thence leaving said right-of-way line, N 00E00'39" W a distance of 149.99 feet to a point;
thence N 27E41'39" W a distance of 120.00 feet to a point;
thence S 31E02'21" W a distance of 138.10 feet to a point;
thence S 78E29'14" W a distance of 100.00 feet to a point;
thence S 00E00'39" E a distance of 118.00 feet to a point on the North right-of-way line for F Road;
thence S 89E59'21" W a distance of 78.64 feet to the True Point of Beginning, containing 207.862 acres as described.

2943-062-00-945

Grand Junction Public Finance Corp.

Attest: 
ROBERT M. CRON, SECRETARY

By: 
MARK K. ACHEN, PRESIDENT

250 N. 5th St., Grand Junction, CO 81501
ADDRESS

10-8-96
DATE

This foregoing description describes the one of the two parcels included in the Matchett Park Annexation. The perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Matchett Park Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

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

STATE OF COLORADO

COUNTY OF MESA

}
}

SS

AFFIDAVIT

Mary K. Kalenian, of lawful age, being first duly sworn, upon oath, deposes and says:

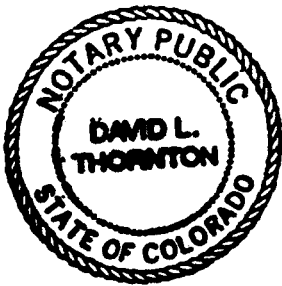
That he is the circulator of the forgoing petition:

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

Mary K. Kalenian

Subscribed and sworn to before me this 3rd day of OCTOBER, 1996.

Witness my hand and official seal.



David L. Thornton
Notary Public

428 Lilac Ln., GJ, CO 81505
Address

My commission expires: 08/07/2000

PETITION FOR ANNEXATION

I THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, County of Mesa, State of Colorado, to annex the following described property to the said City:

Commencing at the South quarter corner of Section 6, Township 1 South, Range 1 East of the Ute Meridian, whence the East 1/16 Corner on the South line of Section 6 bears North 89°49'12" East, thence North 00°48'05" West 660.70 feet, thence South 89°50'44" West 672.05 feet, thence North 00°28'53" West 660.79 feet to the South line of the Northeast quarter of the Southwest quarter, this being the point of Beginning,

Thence South 89°51'19" West 668.36 feet to the Southeast corner of Government Lot 6 in said Section 6,

Thence North 00°09'27" West 930.89 feet along the East line of said Government Lot 6,

Thence North 89°50'51" East 664.00 feet,

Thence South 00°25'32" East 930.99 feet to the Point of Beginning,

ALL IN MESA COUNTY, COLORADO.

14.23 acres - 2943-063-00-092

Mesa County Valley School District 51

Attest: *Mary K. Kalenian*
MARY K. KALENIAN, SECRETARY

By: *Debra D. Johns*
DEBRA D. JOHNS, PRESIDENT
OF THE BOARD OF
EDUCATION

2115 Grand Ave., G.J., CO 81501
ADDRESS

October 1, 1996
DATE

This foregoing description describes the one of the two parcels included in the Matchett Park Annexation. The perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Matchett Park Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

**PERIMETER BOUNDARY LEGAL DESCRIPTION
MATCHETT PARK ANNEXATION**

A tract or parcel of land lying, being and situate in Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described by the following metes and bounds, to wit:

Commencing at the South 1/4 Corner of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and considering the South line of Southeast 1/4 of the Southwest 1/4 of said Section 6 to bear N 89°59'34" W with all bearings contained herein being relative thereto; thence N 00°37'34" W along the East line of the Southeast 1/4 of said Section 6 a distance of 50.00 feet to a point on the North right-of-way line for F Road (also known as Patterson Road), as recorded in Book 1370 at Page 219 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;

thence N 89°59'34" W along the North right-of-way line for F Road a distance of 675.45 feet to a point on the West line of the East 1/2 of the Southeast 1/4 Southwest 1/4 of said Section 6;

thence N 00°18'44" W along the West line of said East 1/2 Southeast 1/4 Southwest 1/4 a distance of 1271.63 feet to the Northwest Corner of said East 1/2 Southeast 1/4 Southwest 1/4;

thence N 89°58'30" W along the North line of the West 1/2 of the Southeast 1/4 Southwest 1/4 of said Section 6 a distance of 668.32 feet to the Southwest 1/16 corner of said Section 6;

thence N 00°00'43" E along the West line of the Northeast 1/4 Southwest 1/4 of Section 6 a distance of 1321.85 feet to the West 1/16th Corner of Section 6;

thence N 00°01'41" E along the West line of the Southeast 1/4 of the Northwest 1/4 of Section 6 a distance of 1320.19 feet to the Northwest 1/16th Corner of Section 6;

thence N 00°36'18" W along the West line of the Northeast 1/4 of the Northwest 1/4 of Section 6 a distance of 579.25 feet to the center line of the Government Highline Canal;

thence along the center line of said Government Highline Canal the following three (3) courses and distances:

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thence S 89°59'21" W along the North right-of-way line for F Road a distance of 357.11 feet;

thence leaving said right-of-way line, N 00°00'39" W a distance of 149.99 feet to a point;

thence N 27°41'39" W a distance of 120.00 feet to a point;

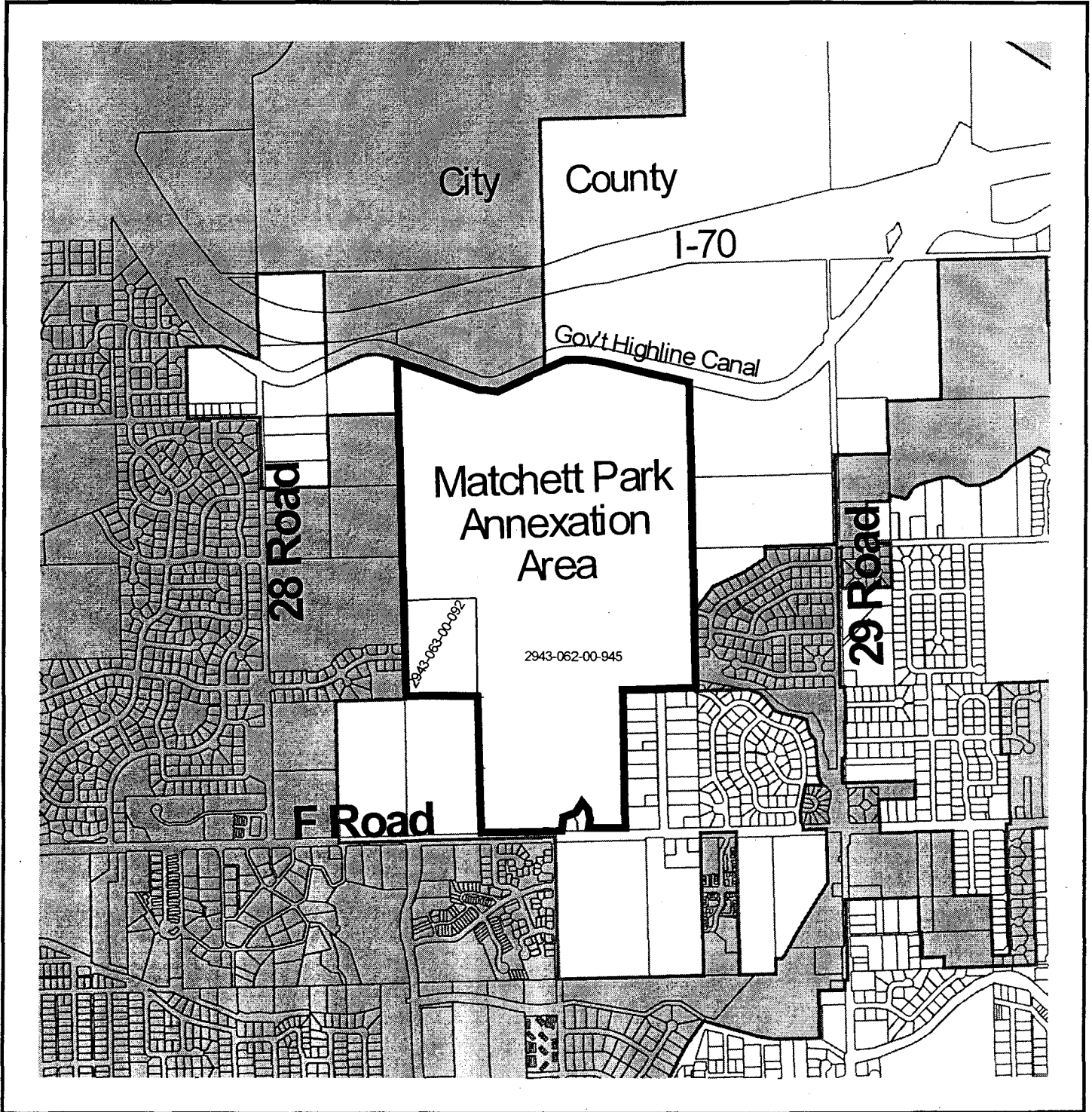
thence S 31°02'21" W a distance of 138.10 feet to a point;

thence S 78°29'14" W a distance of 100.00 feet to a point;

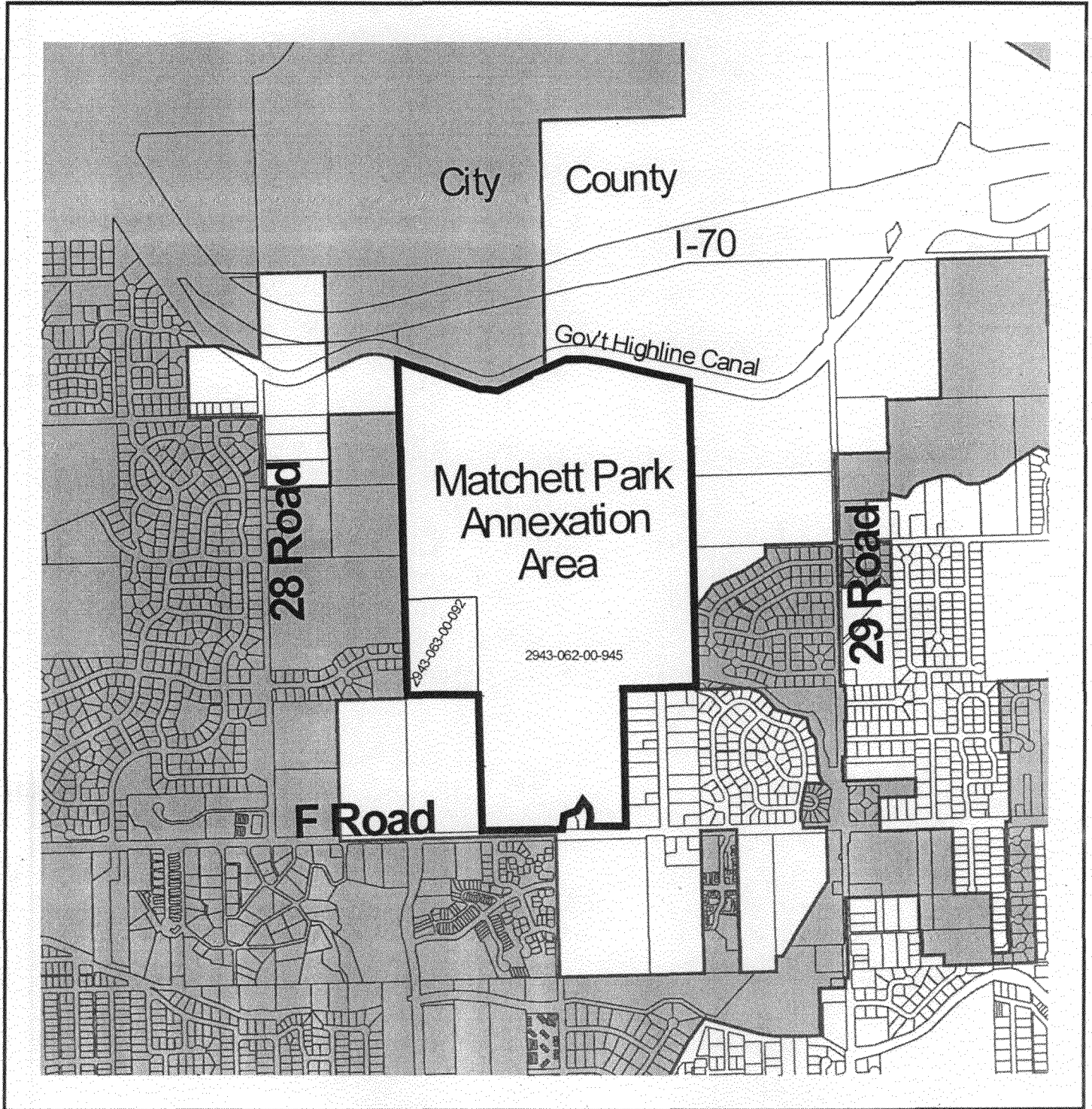
thence S 00°00'39" E a distance of 118.00 feet to a point on the North right-of-way line for F Road;

thence S 89°59'21" W a distance of 78.64 feet to the True Point of Beginning.

MATCHETT PARK ANNEXATION



MATCHETT PARK 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
9/6/96

MATCHETT PARK ANNEXATION SUMMARY

File Number: ANX#96- 222
Location: Between F Road and I-70; 28 and 29 Roads
Parcels: 2943-062-00-945 and 2943-063-00-092
Estimated Population: 4
of Parcels (owner occupied): 0
of Dwelling Units: 4
Acres: 222

Developable Acres Remaining: 222

The annexation includes the following right-of-way:
680 ft on north side of F Road (34,000 sq.ft.)

Previous County Zoning: R2
Proposed City Zoning: PZ
Current Land Use: Agriculture
Future Land Use: School Site and City Park

Assessed Values: Land = \$14,150
Improvements = \$22,680
TOTAL VALUE = \$36,830

Census Tract: 10

Address Ranges: 2844 - 2870 F Road (except 2854 & 2856)
688 28 Road

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

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

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 MATCHETT PARK ANNEXATION**
DATE: September 12, 1996

Land Use Jurisdiction
On Wednesday, October 16th, a resolution for the intent to annex the Matchett Park 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.*

MATCHETT PARK ANNEXATION SUMMARY

File Number: ANX#96-222
Location: Between F Road and I-70; 28 and 29 Roads
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Special Districts:

Water: Ute Water
Sewer: Central Grand Valley Sanitation
Fire: Grand Junction Rural Fire
Drainage: Grand Junction Irrigation & Drainage
School: District 51
Irrigation:
Pest: Central Grand Valley Pest
Other:

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



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 Matchett Park 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

MATCHETT PARK 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. Grand Valley Rural Power 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

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

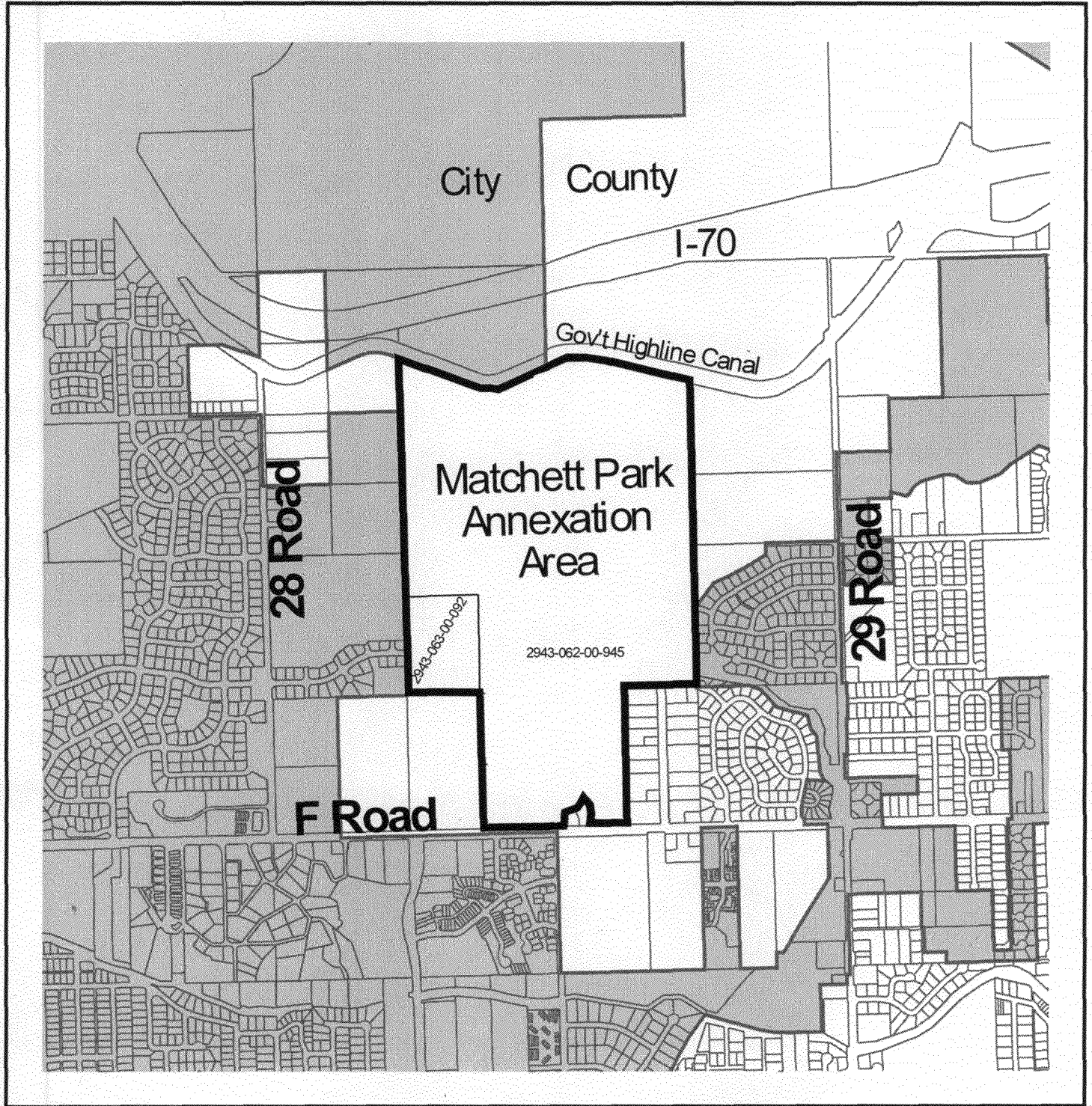
The following districts are within the area to be annexed:

1. **School District 51**
2. **Ute Water Conservancy District (U)**
3. **Grand Junction Rural Fire Protection District (GJFD)**
4. **Grand Valley Pest Control**
5. **Central Grand Valley Sanitation**
6. **Grand Junction Irrigation & Drainage**

(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.

MATCHETT PARK ANNEXATION



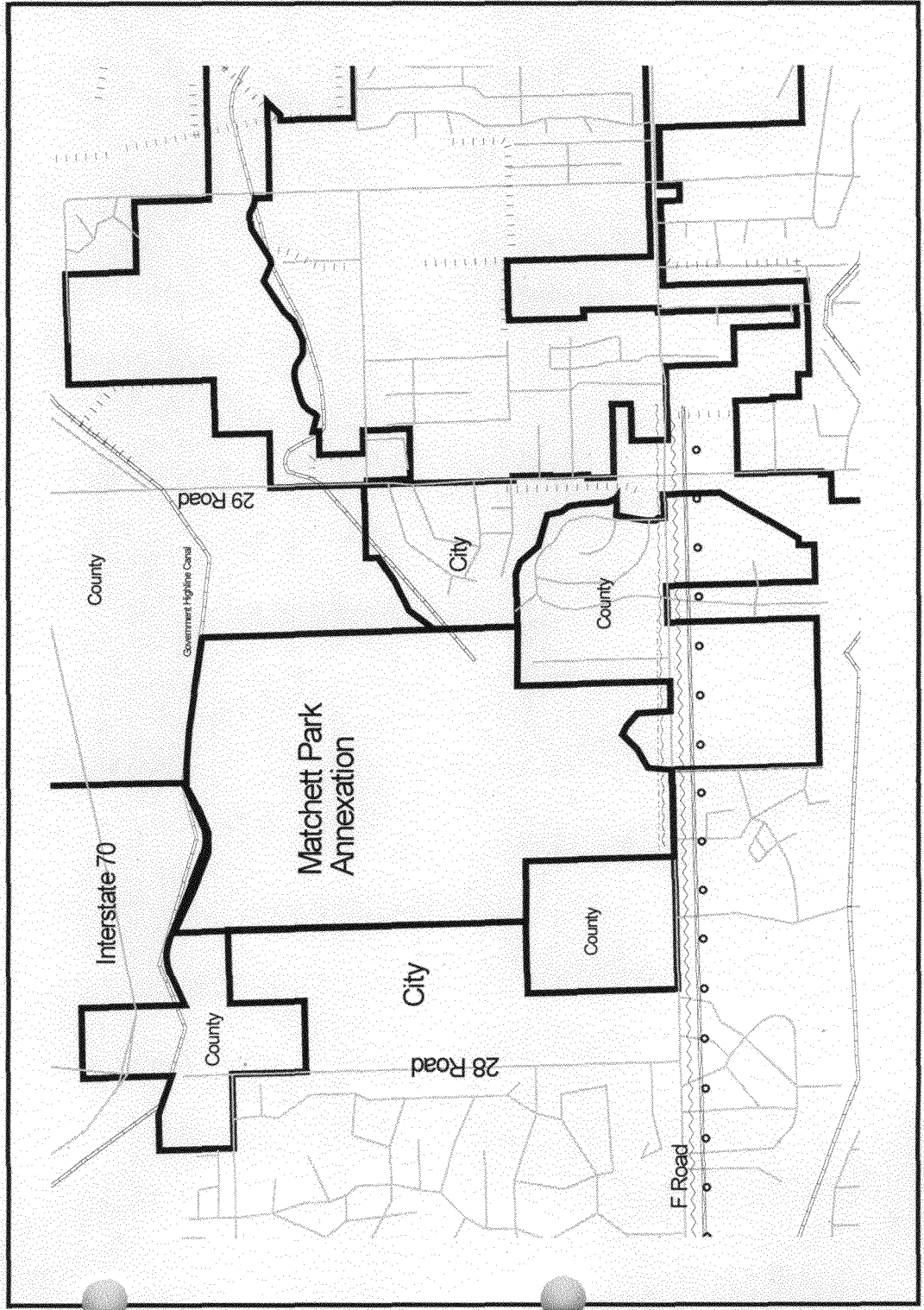
This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



MP
9/6/96

MATCHETT PARK ANNEXATION

Utility Map



Data from Utilities

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

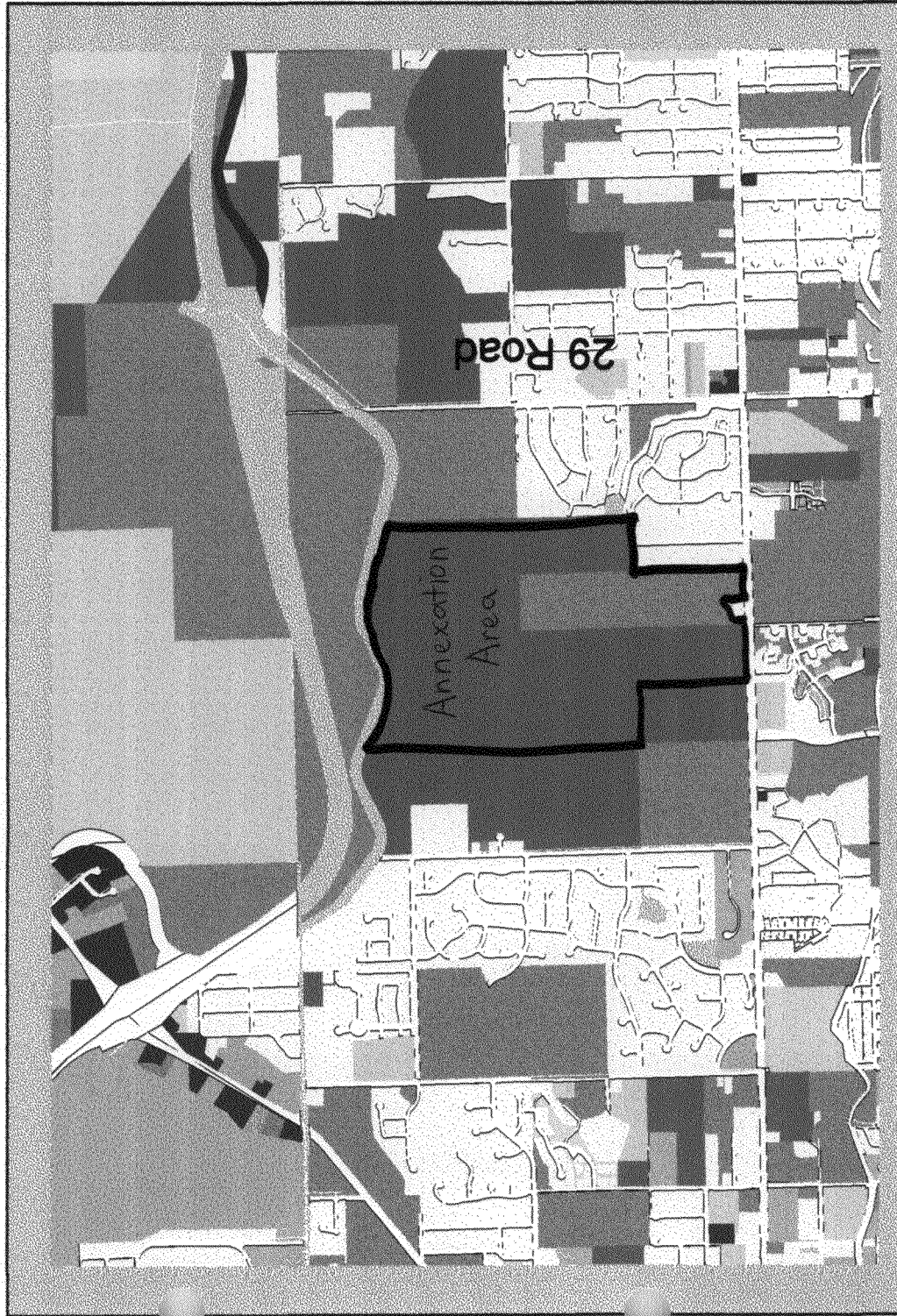
Data from Mesa County ArcInfo (GIS)

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

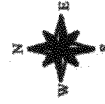


MATCHETT PARK ANNEXATION

Existing Land Use based on Preliminary County/City Growth Plan



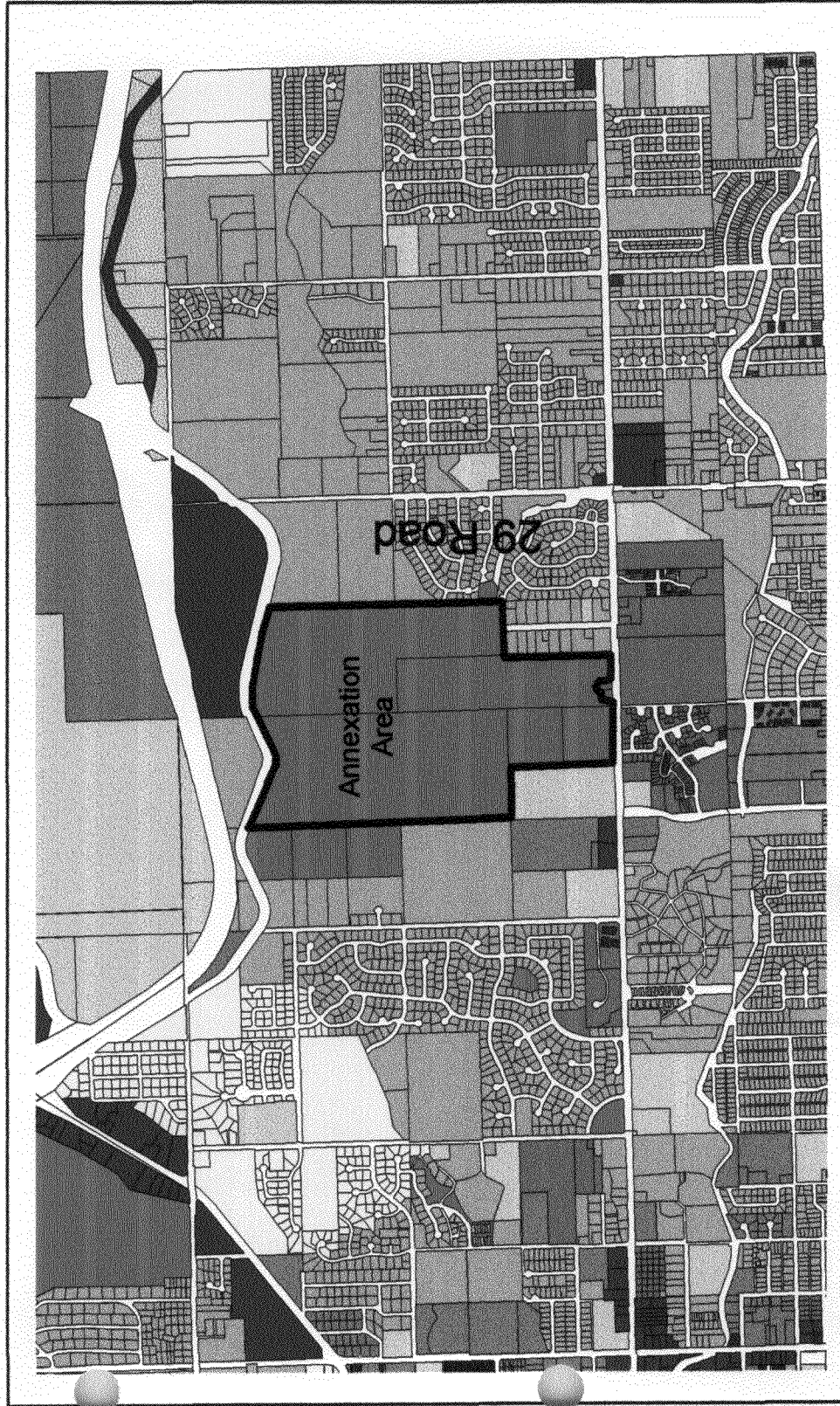
- Existing Land Use
- Transportation
 - Single Family/Duplex
 - Multi-Family
 - Mobile Home
 - Transient
 - Commercial, Intensive
 - Commercial, Retail
 - Commercial, Entertainment
 - Light Industrial
 - Heavy Industrial
 - Institutional
 - Park/Recreation, Developed
 - Park/Recreation, Undeveloped
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



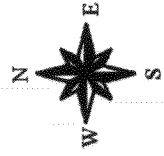
This map was developed by the City of Grand Junction using public records.
The City does not guarantee the accuracy of this map.

MATCHETT PARK ANNEXATION Future Land Use Map*

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



- Parcel
- Agriculture (35 Acres +)
- Commercial
- 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



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

Drawn By:
MP 10/17/96

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: Matchett Park Annexation

Dear Dave:

Domestic water service, including fireline flows, are available from F Road, Hawthorn Avenue and 28 3/4 Road should the subject area be developed.

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 MATCHETT PARK ANNEXATION**
DATE: September 12, 1996

On Wednesday, October 16th, a resolution for the intent to annex the Matchett Park 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.

MATCHETT PARK ANNEXATION SUMMARY

File Number: ANX#96-222
Location: Between F Road and I-70; 28 and 29 Roads
Parcels: 2943-062-00-945 and 2943-063-00-092
Estimated Population: 4
of Parcels (owner occupied): 0
of Dwelling Units: 4
Acres: 222

Developable Acres Remaining: 222

The annexation includes the following right-of-way:

680 ft on north side of F Road (34,000 sq.ft.)

Previous County Zoning: R2

Proposed City Zoning: PZ

Current Land Use: Agriculture

Future Land Use: School Site and City Park

Assessed Values: Land = \$14,150
Improvements = \$22,680
TOTAL VALUE = \$36,830

Census Tract: 10

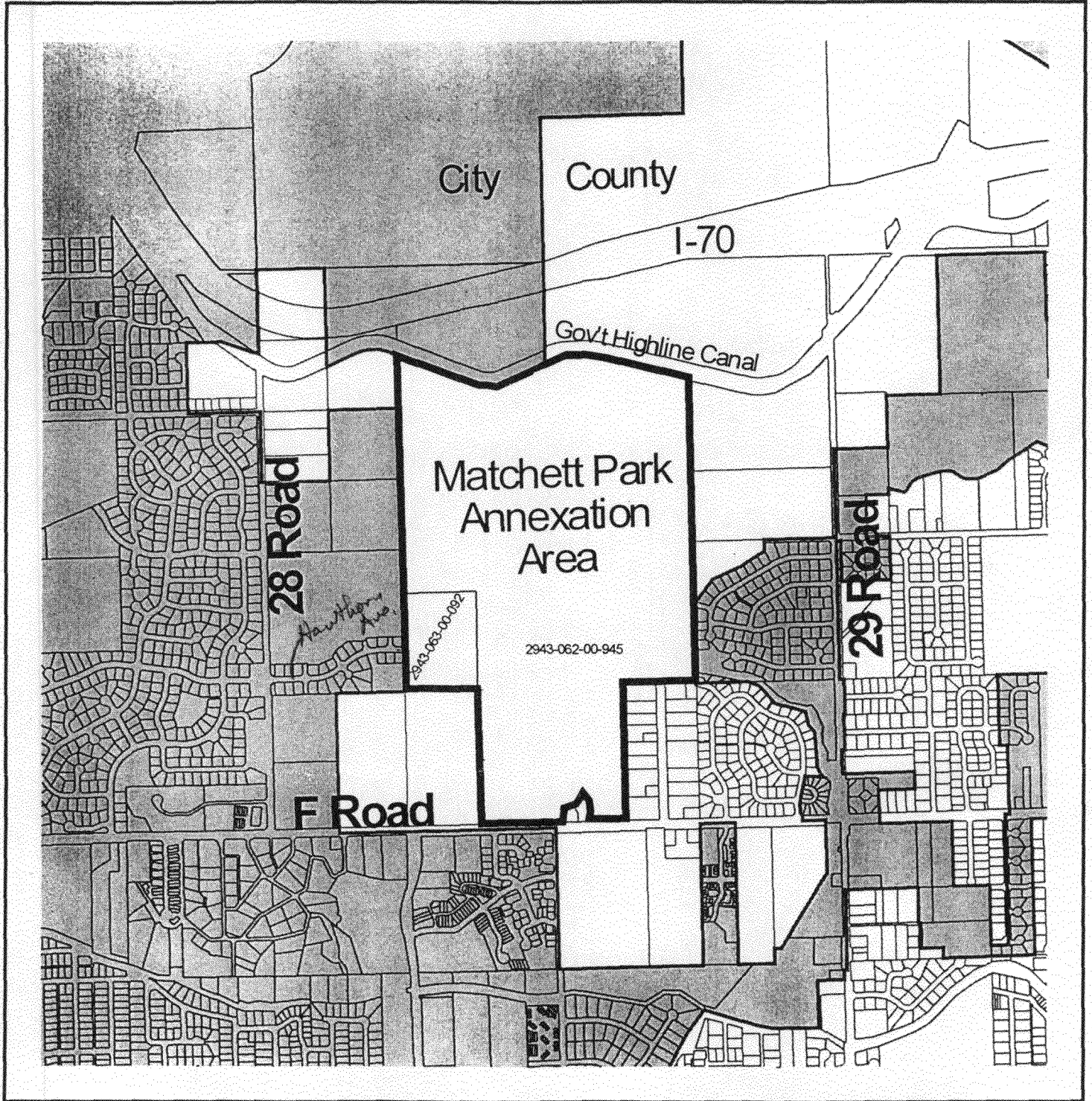
Address Ranges: 2844 - 2870 F Road (except 2854 & 2856)
688 28 Road

Special Districts:

Water: Ute Water
Sewer: Central Grand Valley Sanitation
Fire: Grand Junction Rural Fire
Drainage: Grand Junction Irrigation & Drainage
School: District 51
Irrigation:
Pest: Central Grand Valley Pest
Other:

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

MATCHETT PARK 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
9/6/96

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

Theaton

To: davidt
Cc: lannyp
From: Mark Relph
Subject: Airport West, ~~Matchett Park~~ & Bookcliff Country Club Annexations
Date: 11/5/96 Time: 4:15PM

Dave: The attachments are the annexation service impacts for the Airport West, Matchett Park and Bookcliff Country Club annexations. There are no immediate impacts to PW. I'll forward you a hard copy. Thanks, Mark.

Attachments: ANEX_AWE.XLS [Binary], ANEX_BCC.XLS [Binary], ANEX_MP.XLS [Binary]

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
NOV 6 1996

Matthett Park Annexation

11/5/96

PROPOSED ANNEXATION COSTS WITHIN THE PUBLIC WORKS DIVISION																		
STREET MAINTENANCE	Leaf & Trash		Street Cleaning		Snow Removal		Storm Drainage		Irrigation		Serv Other	Subtotal		SUBTOTAL ST. MAIN.				
	Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Operat.	Initial Equip.	Annual	Annual	Initial Equip.	Operat.	Initial Equip.	Operat.	Annual		
	\$0	\$0	\$167	\$171	\$107	\$92	\$0	\$0	\$0	\$0	\$3	\$274	\$0	\$266				
STREET MAINTENANCE (cont.)	Street Cracking		Patching		Crackfill		Seal Coat		Subtotal		SUBTOTAL ST. MAIN.							
	\$0	\$0	\$0	\$376	\$0	\$470	\$86	\$0	\$61	\$161	\$0	\$173	\$622	\$0	\$704	\$896	\$0	\$969
TRAFFIC SERVICES	Traffic Signs		Traffic Striping		Traffic Signals		Street Lighting		Subtotal TRAF SERV.		TOTAL							
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MISC. SERVICES	Concrete Repairs (1)			Contract Overlay (4)			201 Fund Construction		Fire Line Upgrades	Q.T.S.	Subtotal Misc.		TOTAL					
	\$122	\$18	\$140	\$442	\$53	\$495	\$0	\$1,222	\$0	\$2,220	\$0	\$2,220	\$1,857	\$0	\$896	\$2,220	\$2,827	

(1) Engineering cost estimated at 15% of the construction costs (constr. cost @ \$938/curb-lane mile)
 (2) Engineering cost estimated at 12% of the construction costs (constr. cost @ \$1,700/ paved single-lane mile)
 (3) Does not include Concrete Replacement, Contract Overlay, or Water line upgrades for fire protection.
 (4) The costs for the Overlays & Concrete are an annual cost.
 (5) Estimated annual cost for major capital improvements (201 fund, Public Works Division) @ \$4,700 per single-lane mile.
 (6) UH/Clifton water line upgrades for fire protection for pipes 4 inches and less in diameter. Cost estimates provided by Fire Department.
 (7) The cost estimated for the GIS is an INITIAL cost based upon \$10 per acre to bring an area in the County to the standards the City Requires.
 (8) The initial cost of street lighting is the total Capital cost (i.e. 201 Fund) of lighting installed for the annexation.

Annexation Road lengths:	
Single-Lane Miles	
Paved :	0.26
Gravel :	0.00
Total :	0.26
Curb-Lane Miles :	0.13

Annual Maintenance Costs:	
Leaf/Trash remo	\$160 per total single-lane mile
Street Sweeping	\$1,312 per curb-lane mile
Snow Removal	\$355 per total single-lane mile
Seal Coating	\$664 per total single-lane mile
Crackfill	\$235 per paved single-lane mile
Patching	\$1,807 per total single-lane mile
Grading	\$1,380 per total single-lane mile
Storm Drainage	\$251 per total single-lane mile
Irrigation	\$108 per total single-lane mile
Serv. to Others	\$11 per total single-lane mile

[A] OPERATING EXPENDITURES:

* Operating Costs (annual):	\$969	* Annual Operating Cost does not include annual capital costs.
Operating Costs (initial)	\$2,220	** Equipment Purchases include the incremental cost of additional equipment per lane mile.
** Equipment Purchases (initial):	\$896	*** Street lighting includes the total cost of installation throughout the annexation.
TOTAL OPERATING COSTS	\$4,086	**** Streets/Eng. includes capital improvements of concrete replacement and HBP overlay.
		***** 201 Fund is an estimated annual cost based upon an average Public Works Division spending per year (\$4,100,000).
		***** Water line upgrades for fire protection are for pipes less than and equal to 4 inches and are shown as 1/3 of the total cost.

[B] CAPITAL IMPROVEMENTS:

*** Street Lighting (initial):	\$0	* Initial cost for 201 Fund is for specific projects.
**** Streets/Eng. (annual):	\$635	
***** 201 Fund (annual):	\$1,222	
* 201 Fund (initial):	\$0	
***** Fire Line Upgrades (initial):	\$0	
TOTAL CAPITAL IMPROVEMENTS	\$1,857	Total Initial Costs: \$3,116
		Total Annual Costs: \$2,827

Airport West Enclave Annexation

11/5/96

PROPOSED ANNEXATION COSTS WITHIN THE PUBLIC WORKS DIVISION																																														
STREET MAINTENANCE	Leaf & Trash		Street Cleaning		Snow Removal		Storm Drainage		Irrigation		Serv Other	Subtotal		SUBTOTAL ST. MAIN.																																
	Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual																													
	\$1,849	\$358	\$731	\$748	\$924	\$706	\$601	\$0	\$362	\$324	\$242	\$25	\$4,428	\$0			\$2,641																													
STREET MAINTENANCE (cont.)																																														
	\$185	\$0	\$1,305	\$3,233	\$0	\$3,596	\$740	\$0	\$468	\$1,387	\$0	\$1,321	\$5,547	\$0			\$7,690																													
																	\$9,975																													
																	\$0																													
																	\$10,331																													
TRAFFIC SERVICES	Traffic Signs		Traffic Striping		Traffic Signals		Street Lighting		SUBTOTAL TRAF SERV.																																					
	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual																												
	\$376	\$30	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$376	\$30	\$120																															
MISC. SERVICES	Concrete Replacements (8)			Contract Overlay (4)			20+ Inch Concrete		Fire Line	Grass	Subtotal Misc.			TOTAL																																
	Constr.	Eng.(1)	Subtotal	Constr.	Eng.(2)	Subtotal	Initial	Annual (2 & 3)	Upgrades (6)	(7)	Initial Capital	Operat.	Annual	Initial Capital	Initial Equip.	Operat.	Annual																													
	\$533	\$80	\$615	\$3,383	\$406	\$3,789	\$0	\$10,528	\$0	\$2,960	\$0	\$2,960	\$14,932	\$0	\$10,531	\$2,990	\$25,383																													
<p>(1) Engineering cost estimated at 15% of the construction costs (constr. cost @ \$938/curb-lane mile)</p> <p>(2) Engineering cost estimated at 12% of the construction costs (constr. cost @ \$1,700/paved single-lane mile)</p> <p>(3) Does not include Concrete Replacements, Contract Overlay, or Water line upgrades for fire protection.</p> <p>(4) The costs for the Overlays & Concrete are an annual cost.</p> <p>(5) Estimated annual cost for major capital improvements (201 fund: Public Works Division) @ \$4,700 per single-lane mile.</p> <p>(6) Use/Chlorine water line upgrades for fire protection for pipes 4 inches and less in diameter. Cost estimates provided by Fire Department.</p> <p>(7) The cost estimated for the GIS is an INITIAL cost based upon \$10 per acre to bring an area in the County to the standards the City Requires.</p> <p>(8) The initial cost of street lighting is the total Capital cost (i.e. 201 Fund) of lighting installed for the annexation.</p>																																														
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Bookcliff Country Club Enclave Annexation

11/5/96

PROPOSED ANNEXATION COSTS WITHIN THE PUBLIC WORKS DIVISION																
STREET MAINTENANCE																
	Land/Trash		Street Cleaning				Snow Removal		Storm Drainage		Irrigation		Serv Other	Subtotal		
	Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Annual	Annual	Initial Equip.	Initial Operat.	Annual	
	\$446	\$86	\$0	\$0	\$223	\$192	\$145	\$0	\$136	\$78	\$58	\$6	\$891	\$0	\$478	
STREET MAINTENANCE (cont.)																
	Seal Coating		Patching		Crackfill		Seal Coat		Subtotal		SUBTOTAL ST. MAIN.					
	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.
	\$43	\$0	\$743	\$780	\$0	\$976	\$178	\$0	\$127	\$334	\$0	\$339	\$1,337	\$0	\$2,206	\$2,229
TRAFFIC SERVICES																
	Traffic Signs		Traffic Striping		Traffic Signals		Street Lighting		SUBTOTAL TRAF. SERV.							
	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.	Initial Equip.	Annual Operat.
	\$156	\$60	\$20	\$0	\$0	\$0	\$0	\$0	\$9,200	\$439	\$9,200	\$156	\$60	\$479		
MISC. SERVICES																
	Concrete Replacement (1)			Contract Overlay (4)			201 Fund Concrete		Fire Line Upgrades		Subtotal Misc.		TOTAL			
	Constr.	Eng.(1)	Subtotal	Constr.	Eng.(2)	Subtotal	Initial	Annual (2 & 5)	(6)	(7)	Initial Capital	Annual Operat.	Initial Capital	Initial Equip.	Annual Operat.	Annual
	\$0	\$0	\$0	\$918	\$110	\$1,028	\$0	\$2,538	\$0	\$2,640	\$0	\$2,640	\$3,566	\$9,200	\$2,383	\$2,700
<p>(1) Engineering cost estimated at 15% of the construction costs (constr. cost @ \$938/curb-lane mile)</p> <p>(2) Engineering cost estimated at 12% of the construction costs (constr. cost @ \$1,700/paved single-lane mile)</p> <p>(3) Does not include Concrete Replacement, Contract Overlay, or Water line upgrades for fire protection.</p> <p>(4) The costs for the Overlays & Concrete are an annual cost.</p> <p>(5) Estimated annual cost for major or capital improvements (201 Fund Public Works Division) @ \$4,700 per single-lane mile.</p> <p>(6) Un/Clifton water line upgrades for fire protection for pipes 4 inches and less in diameter. Cost estimates provided by Fire Department.</p> <p>(7) The cost estimated for the GIS is an INITIAL cost based upon \$10 per acre to bring an area in the County to the standards the City Requires.</p> <p>(8) The initial cost of street lighting is the total Capital cost (i.e. 201 Fund) of lighting installed for the annexation.</p>																
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Curb-Lane Miles : 0.00																
Annual Maintenance Costs:																
	Land/Trash reme	\$160	per total single-lane mile		Patching	\$1,807	per total single-lane mile									
	Street Sweeping	\$1,312	per curb-lane mile		Crackfill	\$1,380	per total single-lane mile									
	Snow Removal	\$355	per total single-lane mile		Storm Drainage	\$251	per total single-lane mile									
	Seal Coating	\$664	per total single-lane mile		Irrigation	\$108	per total single-lane mile									
	Crackfill	\$235	per paved single-lane mile		Serv. to Others	\$11	per total single-lane mile									
[A] OPERATING EXPENDITURES:																
	* Operating Costs (annual):	\$3,162														
	Operating Costs (initial):	\$2,700														
	** Equipment Purchases (initial):	\$2,383														
	TOTAL OPERATING COSTS	\$8,248														
[B] CAPITAL IMPROVEMENTS:																
	*** Street Lighting (initial):	\$9,200														
	**** Streets/Eng. (annual):	\$1,028														
	***** 201 Fund (annual):	\$2,538														
	* 201 Fund (initial):	\$0														
	***** Fire Line Upgrades (initial):	\$0														
	TOTAL CAPITAL IMPROVEMENTS	\$12,766														
	Total Annual Costs:	\$14,283														
	Total Annual Costs:	\$16,770														

Staff is proposing the Public Zone for both properties since the intended uses are a school site and a City-owned park.

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 uses have changed to public uses.

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

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

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

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

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

Response: It is compatible with surrounding uses.

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

Response: Yes, the school and park are a benefit.

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 a park and school site for this area.

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.

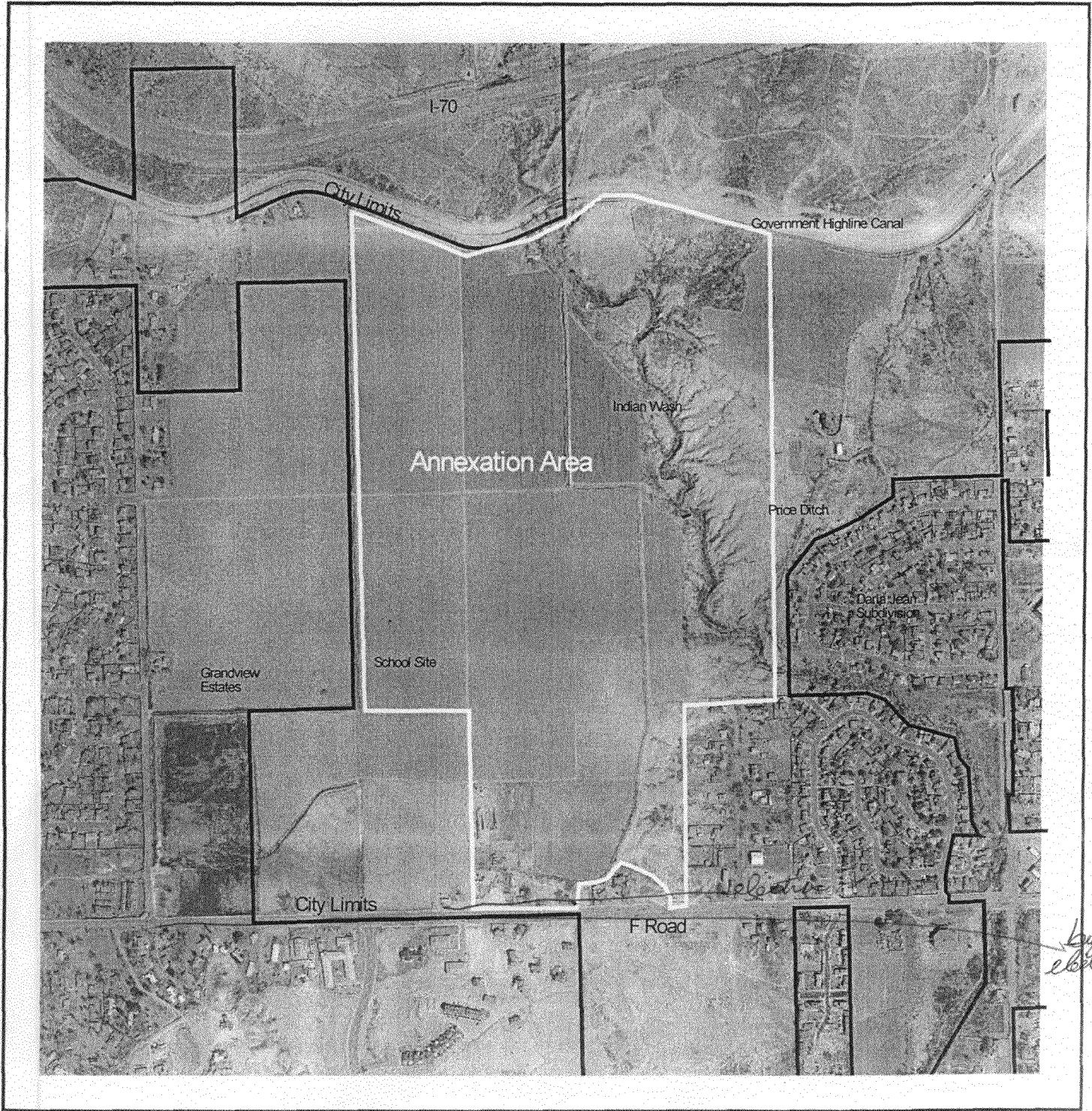
STAFF RECOMMENDATIONS:

Public Zone

RECOMMENDED PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #ANX-96-222 a zone of annexation for the Matchett Park Annexation, I move that we forward to City Council a recommendation of Public Zone (PZ) for the entire annexation.

MATCHETT PARK ANNEXATION

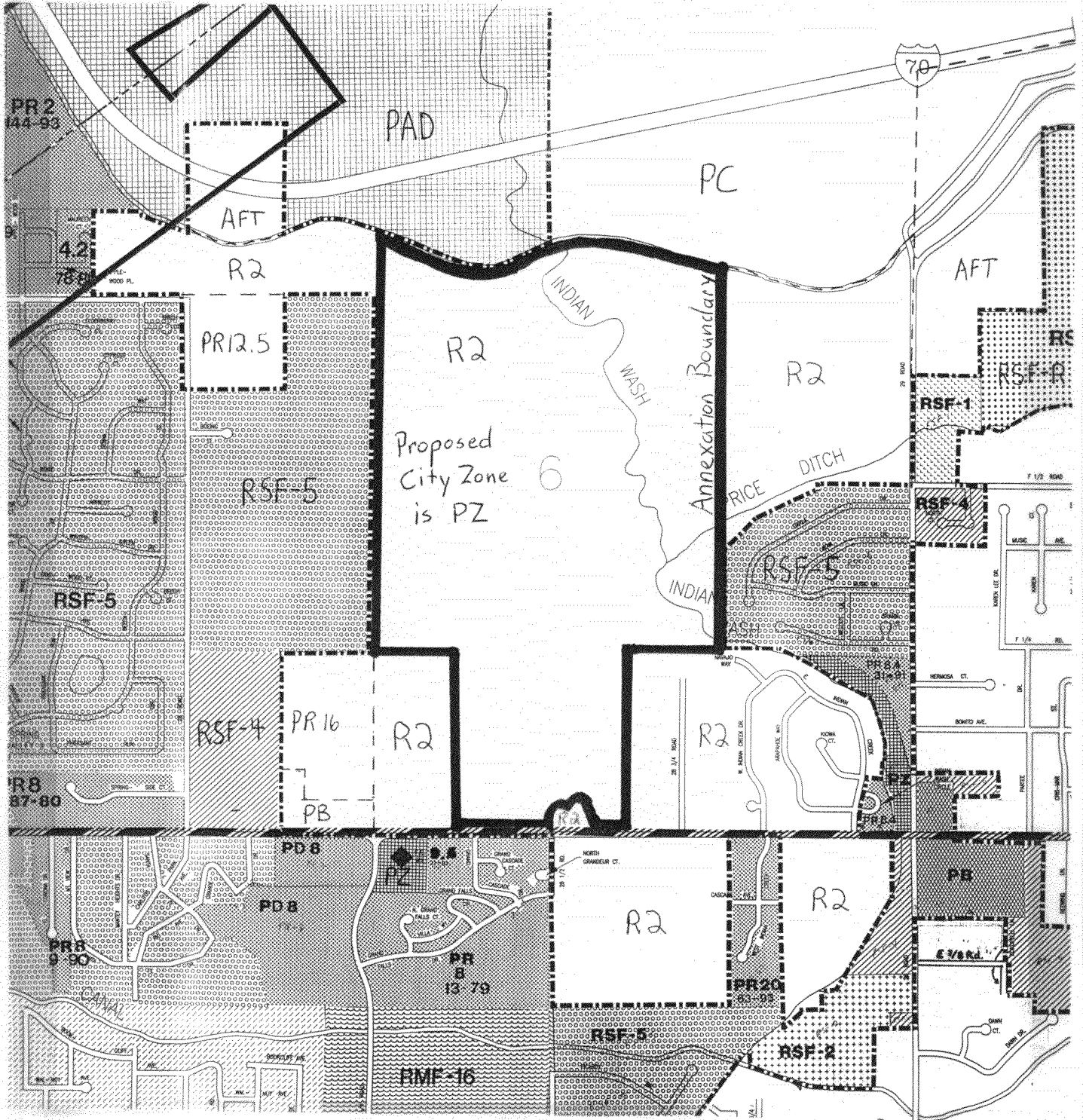


This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



MP
10/10/96

MATCHETT PARK 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.

Wattchett 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.

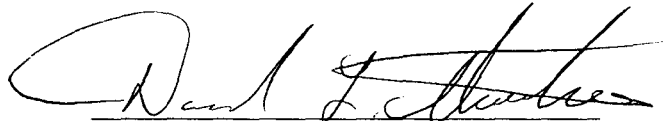
Matchett Park Annexation

For City Council 11/20/96

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

It complies with the following:

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

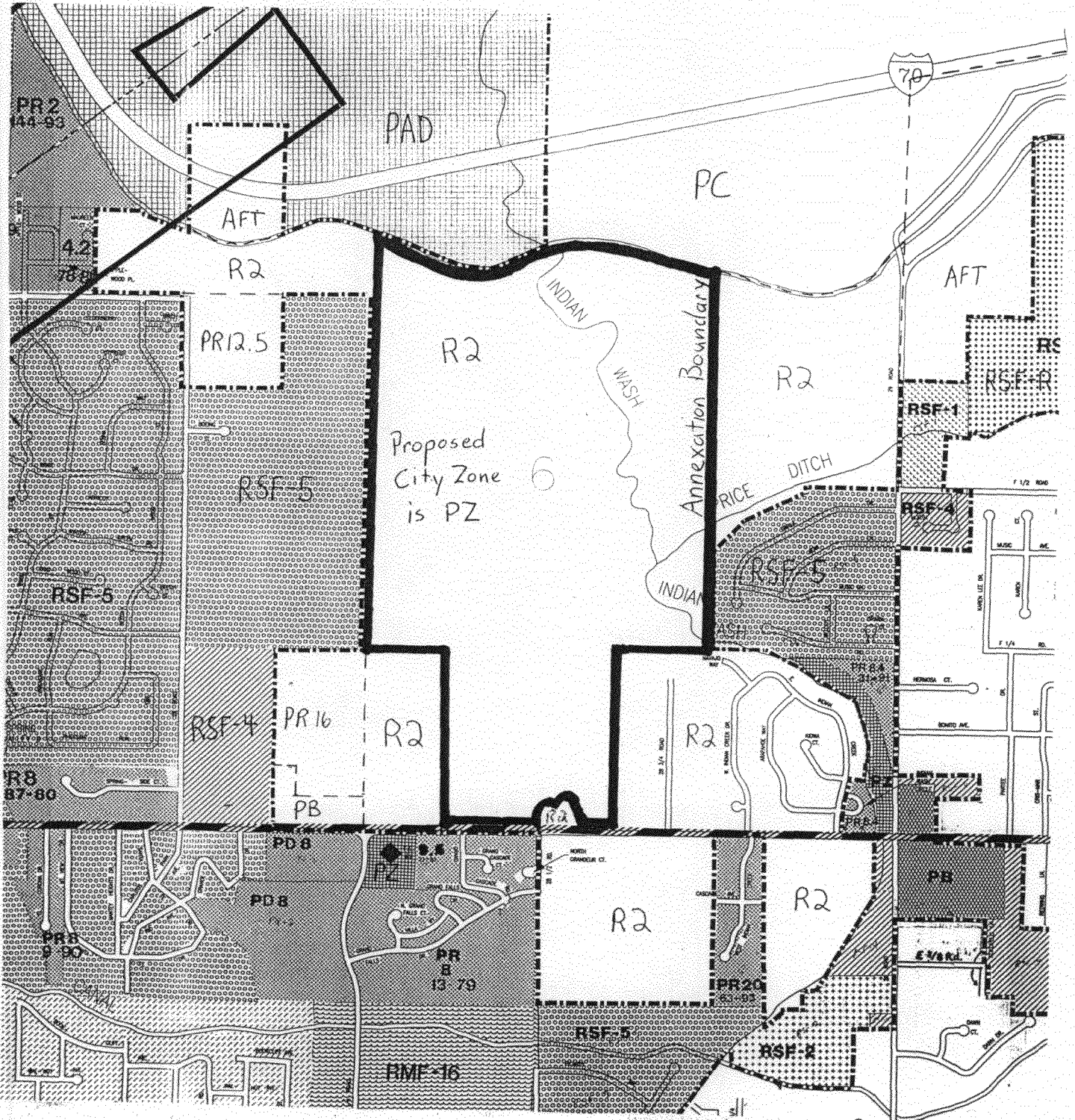


David Thornton, AICP
Senior Planner - Annexations

Date 11/14/96

(eligible)

MATCHETT PARK ANNEXATION



SPECIAL DISTRICTS

18100

INTERSTATE

14100

P

16400

UTE

GOVERNMENT

HIGHLINE

CANAL

13700

GJFD

UTE

P 6

JC
D

14100
JCT
UTE
P

MATCHETTE
PARK
ANNEXATION

1420

JCT
U
C

13712
GJFD
UTE
CGV
DB

18200

JCT

UTE

CGV

D

P

18200

13900

JCT.

P

14100

JCT P

UTE

GRAND

14205

JCT

UTE

CGV

P

14000

JCT. DBP

14000

JCT

P

D.

10400

CITY

16505

JCT, UTE,

D, CP,

FWSD

10400

16605

GJFD, UTE, D,

CP, FWSD

VALLEY

12

6 & 24

BY-PASS

10400 OF GRAND

JUNCTION

JCT

UTE

D

FWSD

16505

JCT, UTE, D,

CP, FWSD

14200

JCT D

P U

AD

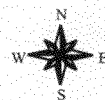
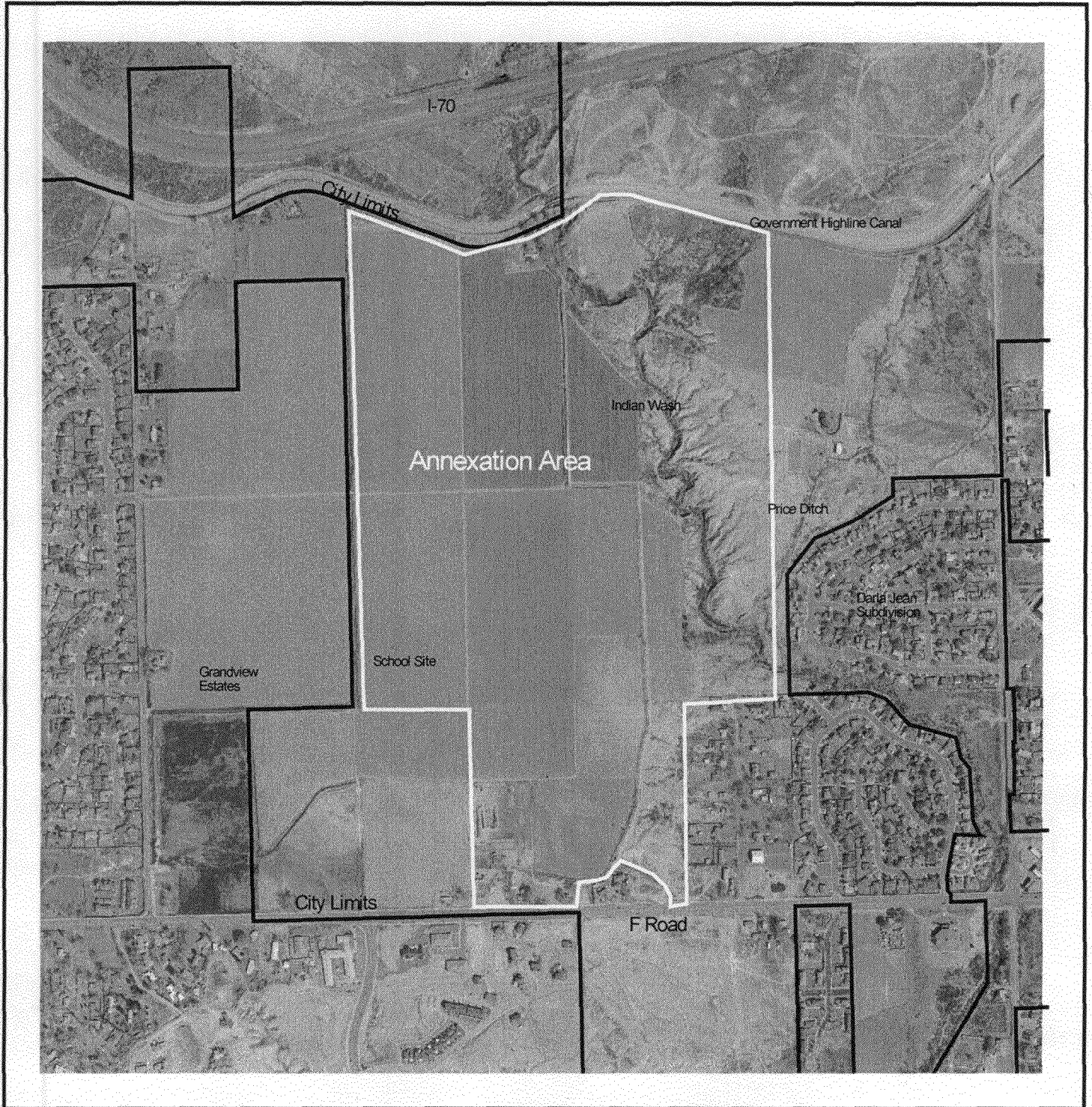
MATCHETT PARK ANNEXATION



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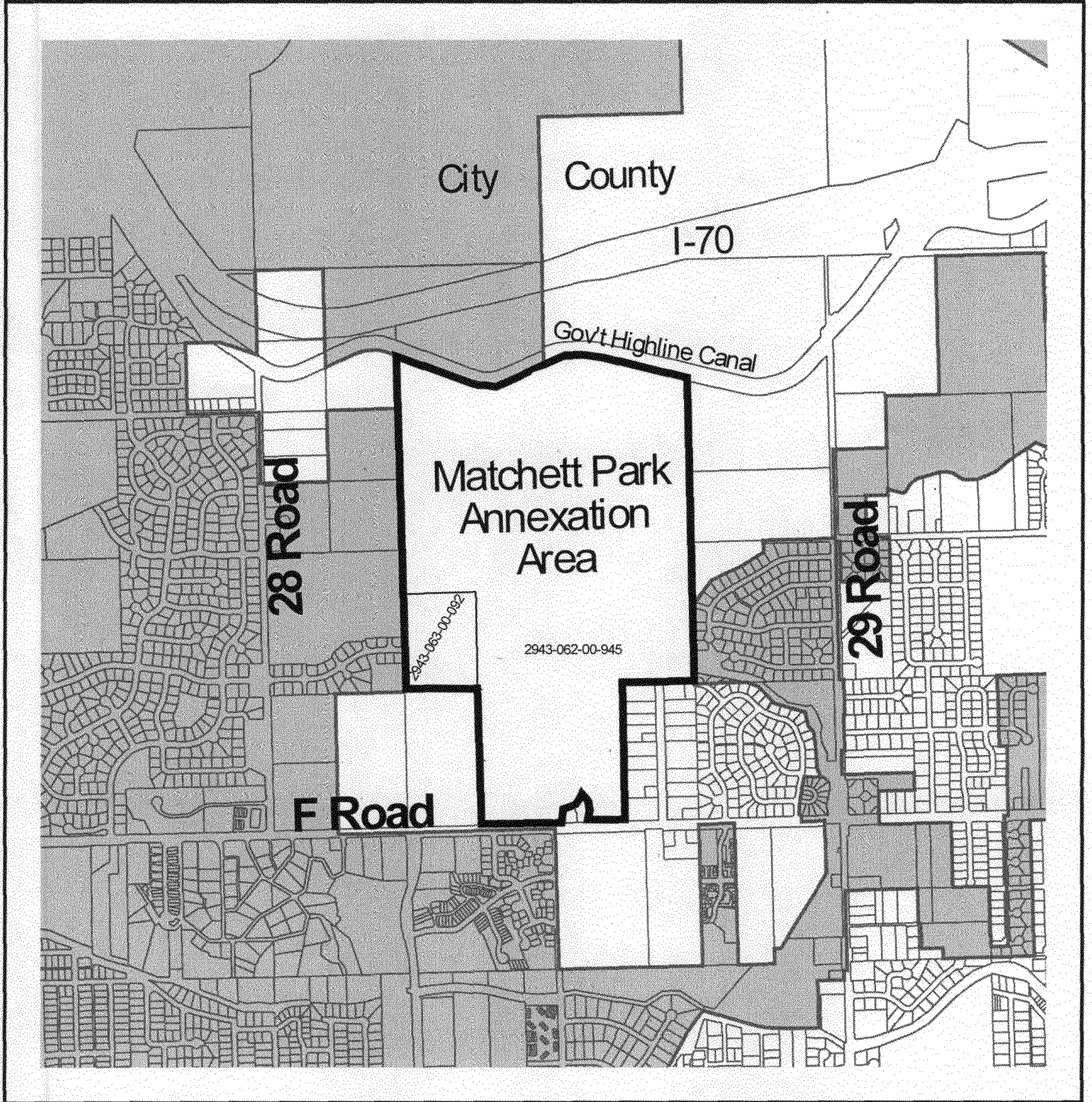
MATCHETT PARK ANNEXATION



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MP
10/10/96

MATCHETT PARK ANNEXATION



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MP
9/6/96

The City Of Grand Junction

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

PROPERTY PROFILE

4/2/97

PREPARED BY: Dave Thornton
PREPARED FOR: Matchett Park Annexation
COMPANY: City of Grand Junction

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

GRAND JUNCTIONPUBLIC FINANC
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2943-062-00-945
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 294306200085

LEGAL: BEG N 0DEG37'34SEC W 50FT FR S4 COR SEC 6 1S 1E N 89DEG59'34SEC W 675.45FT N 0DEG18'44SEC W 1271.63FT N 0DEG15'26SEC W 930.90FT N 89DEG59' W 663.95FT N 0DEG00'43SEC E 391FT N 0DEG01'41SEC E 1320.19FT N 0DEG36'18SEC W 579.25FT S 68DEG58'44SEC E 733.10FT ALG CV TO LEFT RAD 523.55FT CH BRS S 89DEG39'49SEC E 379.86FT N 69DEG03'58SEC E 217.84FT S 22DEG35'08SEC E 67.50FT N 67DEG24'52SEC E 154.31FT ALG CV TO RIGHT RAD 387.46FT CH BRS N 78DEG32'36SEC E 149.57FT N 89DEG40'20SEC E 142.26FT ALG CV TO RIGHT RAD 482.96FT CH BRS S 82DEG40'05SEC E 128.75FT S 75DEG00'32SEC E 842.80FT S 0DEG37'02SEC W 190.20FT S 0DEG35'44SEC E 1317.48FT S 0DEG01'16SEC E 1320.48FT N 89DEG58'28SEC W 668.29FT S 0DEG16'28SEC E 1270.94FT W 357.11FT N 149.99FT N 27DEG41'39SEC W 120FT S 31DEG02'21SEC W 138.10FT S 78DEG29'14SEC W 100FT S 118FT W 78.64FT TO BEG 207.86AC

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

SALE INFORMATION

DATE SOLD: 05/29/96 PRICE: 0 RECORDING INFO - BOOK: 2236 PAGE: 157

TAX INFORMATION

TAC: 13712 MIL LEVY: 84.5220 MIL LEVY DATE: 01/01/97

APPRAISED VALUE:	LAND VALUE:	41,500.00	LAND ASSESS:	12,040.00
	IMP VALUE:	78,220.00	IMP ASSESS:	22,680.00
	TOTAL VALUE:	119,720.00	TOTAL ASSESS:	34,720.00

TAXES: 1347.51 TAX SALE FLAG: False DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: MC03 AMT 1: 1347.51
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

STAFF REVIEW

FILE: #ANX-96-222 MATCHETT PARK ANNEXATION

DATE: October 16, 1996

STAFF: David Thornton

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

LOCATION: North of F Road between Grand View Estates and Darla Jean Subdivision

APPLICANTS: Mesa County Valley School District 51
and Grand Junction Public Finance Corporation

EXECUTIVE SUMMARY: The property owners have requested to join the City and have signed a petition for annexation. Staff requests that City Council approve the resolution for the referral of petition for the 222 acres, and set a hearing for November 20, 1996.

STAFF ANALYSIS: The City has purchased approximately 208 acres north of F Road and east of 28 1/4 Road known as the Matchett property for a future park. School District 51 has purchased 14 acres adjacent to the Matchett property for a potential school site.

This annexation is a 100% annexation petition. It is located within an enclave that was created as part of the Darla Jean Annexation in 1994. This enclave will be eligible for annexation in October of 1997. The Matchett Park Annexation is occurring now by property owner petition.

ANNEXATION PETITION TOTALS

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

of acres (total) = 222
of acres signed for = 222 (100%)

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

Total area of the annexation is 222 acres.

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

It complies with the following:

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

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

STAFF RECOMMENDATIONS:

Staff recommends approval.

Approved
7-0

Majority Annexation Checklist

FOR THE MATCHETT PARK

ANNEXATION ~~FORM~~

ANX-1996-222

- Annexation Petition
 - Cover sheet with allegation that statute requirements are being met.
 - Signature sheets
 - Affidavit for petition
 - Written legal description
 - Annexation Map (note : 4 copies to City Clerk)
 - Fact Sheet
 - Map of special districts
 - Affidavit in support of certain findings property is eligible for annex
 - Address labels of all property owners and business owners
 - Fact sheet of each property included in annexation § 2943-062-00-945 - City Property only
2943-063-00-092 } WAS NOT AVAILABLE!
 - Staff reports
 - Cover letter (sent out to property/business owners) with address list.
 - Annexation newsletter
 - Attendance roster at neighborhood meetings
 - Resolution of referring petition (~~or intent to annex~~) **OCT 16th, 1996**
 - Resolution of accepting petition ~~OCT 16th~~ **NOV. 20th**
 - Signed annexation ordinance
 - Final annexation plat
 - City Council minutes for annexation
 - referral of petition (~~intent to annex for enclaves~~) **OCT 16th**
 - acceptance of petition/1st reading of ordinance
 - 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
 - 2nd reading of ordinance **Dec 4, 1996**
 - Copy of signed zoning ordinance **Dec 4, 1996**
 - Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only) **OCT 23, 1996** **PLUS COPY OF IMPACT REPORT**
 - Memo requesting impact reports **Sept 12, 1996**
 - Impact reports
 - Public Works
 - Planning
 - Finance (final report)
 - Police
 - Ute Water
 - Code Enforcement
 - Parks
 - Fire
 - Mesa County
 - Other **SALES TAX**
- Original POA's
- Welcome to the City letter (with address list) (majority.lst)
- **City Property**
& SCHOOL DISTRICT property only