

Table of Contents

File ANX-1996-231

Name: Stassen Annexation - 673 20 1/2 Road

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>		
X	X	Table of Contents		
		*Review Sheet Summary		
		*Application form		
		Review Sheets		
		Receipts for fees paid for anything		
		*Submittal checklist		
		*General project report		
		Reduced copy of final plans or drawings		
X		Reduction of assessor's map.		
		Evidence of title, deeds, easements		
		*Mailing list to adjacent property owners		
		Public notice cards		
		Record of certified mail		
		Legal description		
		Appraisal of raw land		
		Reduction of any maps - final copy		
		*Final reports for drainage and soils (geotechnical reports)		
		Other bound or non-bound reports		
		Traffic studies		
		*Review Comments		
		*Petitioner's response to comments		
X	X	*Staff Reports		
		*Planning Commission staff report and exhibits		
		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
<u>DOCUMENT DESCRIPTION:</u>				
X	X	Correspondence	X X	Cooperative Planning Agreement - ** - 11/18/96-
X	X	Power of Attorney - Bk 2164 / Pg 374 - **	X X	Agreement - Bk 2202 / Pg 968 - **
X		Commitment to Insure - Abstract & Title Co. of Mesa County, Inc. - 7/3/96, 9/11/96, 10/10/96	X	Petition
X	X	Petition for Annexation - 10/29/96	X X	Planning Commission Minutes - 11/6/96, 12/10/96 - **
X	X	Impact Report - 10/28/96	X X	City Council Minutes - 12/18/97, 1/15/96 - **
X	X	Fact Sheet	X	Newspaper Articles
X		E-mails	X X	Ordinance No. 2976, 2977, 2978, 2979 - **
X	X	Stassen Annexation Summary	X X	Majority Annexation Checklist
X	X	Property Profile - 10/23/96	X X	Proposed Zoning
X	X	City Council Minutes - 11/6/96 - **	X X	Surrounding Zoning
X	X	List of Amended Conditions - 12/10/96	X X	Vicinity Map
X	X	Spreadsheet regarding estimated annexation costs within the Public Works Division	X X	Resolution No. 125-96 and 108-96 - **
			X X	Resolution No. 29-96 - **

STATE OF COLORADO

COUNTY OF MESA

}
}

SS

AFFIDAVIT

Leatha Jean Stassen, of lawful age, being first duly sworn, upon oath, deposes and says:

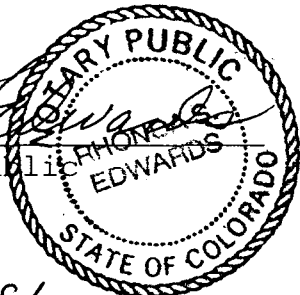
That he is the circulator of the forgoing petition:

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

David L. Stanton

Subscribed and sworn to before me this 29th day of October, 1996.

Witness my hand and official seal.

Rhonda S. Edwards
Notary Public


250 N. 5th St. Gg. Co 81501
Address

My commission expires: 9-20-97

PETITION FOR ANNEXATION

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

Covering the Land in the State of Colorado, County of Mesa Described as:

Parcel 1 (2947-152-00-014):

A tract of land located in the SE4 NW4 of Section 15, Township 11 South, Range 101 West of the 6th P. M. being more particularly described as follows:

Beginning North 0°31' East 471 feet from the center of said Section 15,
thence West 620 feet,
thence South 240 feet,
thence West 695 feet,
thence North 0°31' East 1095 feet,
thence South 09°37' East 1323.2 feet,
thence South 0°53' West 849 feet to the point of beginning.

Parcel 2 (2947-151-00-130) :

That part of the North 1/2 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian lying within the following description:

From the Southwest corner of fractional Northeast 1/4 Northwest 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, and considering the North line of said Section 15 to bear West, as determined by the General Land Office in 1915 and in 1918, with all bearings contained herein relative thereto;

thence South 89°32' East 937.5 feet;
thence North 00°00'00" East 25.00 feet to a point on the North right-of-way line of F 3/4 Road;
thence South 89°32'00" East along said right-of-way line a distance of 402.21 feet to the True Point of Beginning;
thence continuing along the North right-of-way line of said F 3/4 Road, South 89°32'00" East 10.79 feet to the East right-of-way line of 20 1/2 Road; thence along the East right-of-way line of said 20 1/2 Road, South 00°52'20" West 276.84 feet;
thence along the North line of Forrest Hills Subdivision, South 87°37'40" East 1342.56 feet to the West line of Panorama Subdivision Filing No. 7; thence along the West line of said Panorama Subdivision Filing No. 7, North 00°27'00" West 291.98 feet to the original Northwest corner of Lot 18 of said Panorama Subdivision Filing No. 7 (a No. 5 rebar set in concrete); thence along the North line of said Lot 18, South 89°21'5" East 270.00 feet to the Southwest corner of Lot 19 of Panorama Subdivision Filing No. 7;
thence along the West line of said Lot 19, North 32°17' West 102.2 feet;
thence North 01°34' East 85.0 feet;
thence North 12°35' East 115.5 feet;
thence North 52°05'59" West 153.44 feet to a No. 5 rebar found in place;
thence North 32°06'16" West 108.88 feet to MH-4 of Tiara Rado Interceptor Sewer;
thence along said sewer line, North 08°07'12" West 133.31 feet to MH-3A;
thence North 38°34'24" East 99.86 feet to MH-3;
thence North 75°56'31" East 105.51 feet to MH-2A;
thence North 02°01'55" East 93.04 feet to MH-2;
thence North 02°01'55" East 329.29 feet to the North line of said Section 15;
thence along the North line of said Section 15, South 90°00'00" West 114.76 feet to the Witness Corner for the Northeast corner of said Section 15;
thence continuing along the North line of said Section 15, South 89°59'46" West 1455.61 feet to a point from which the Northwest corner of Lot 3 of said Section bears South 89°59'46" West 1332.06 feet;
thence leaving the North line of said Section 15, South 00°00'00" West 1084.70 feet to the True Point of Beginning.

Parcel 3 (2697-354-00-415):

A tract of land beginning at the Northeast corner of the SW1/4 SE1/4 of Section 35, Township 1 North, Range 2 West of the 6th P.M.;

thence North 89°31' West 390.9 feet;
thence South to the South line of said Section 35; thence East along the South line of said Section 35 to the Southeast corner of said Section 35;
thence North along the East line of said Section 35 to the left bank of the Colorado River as it existed in November 1944;
thence in a Northwesterly direction along said left bank of the Colorado River to the Northeast corner of the SW1/4 SE1/4 of said Section 35, being the point of beginning.

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

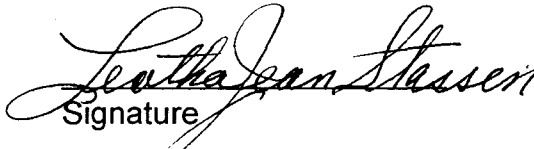
As grounds therefore, the petitioner respectfully states that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 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 petitioner further states that she is the owner 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, the petitioner prays that this petition be accepted and that the said annexation be approved and accepted by ordinance.

Leatha Jean Stassen
NAME


Signature

673 20 1/2 Road,
Grand Junction, CO 81503-9707
ADDRESS

10-29-96
DATE

**PERIMETER BOUNDARY DESCRIPTION
STASSEN ANNEXATION**

Stassen Annexation no.1

A parcel of land situate in the Southeast ¼ of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the southeast corner of said Section 35, thence N 00°20'54" E along the east line of said Section 35 a distance of 1285.96 feet to a point; thence N 89°31'00" W a distance of 1333.59 feet to the northeast corner of the SW ¼ SE ¼ of said Section 35; thence N 89°31'00" W along the north line of said SW ¼ SE ¼ a distance of 390.90 feet to a point; thence leaving said north line S 00°00'00" W a distance of 1300.60 feet to a point on the south line of said Section 35; thence N 89°59'46" E along the south line of said Section 35 a distance of 1716.61 feet to the point of beginning.

Stassen Annexation no.2

A parcel of land situate in the north ½ of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE ¼ NW ¼ of said Section 15, thence S 89°32'00" E along the south line of said NE ¼ NW ¼ a distance of 937.50 feet to a point; thence N 00°00'00" E a distance of 25.00 feet to a point on the north right-of-way line for F ¾ Road; thence S 89°32'00" E along the north right-of-way line for said F ¾ Road a distance of 402.21 feet to a point; thence N 00°00'00" E a distance of 1084.70 feet to a point on the north line of said Section 15, from which the northwest corner of G.L.O. Lot 3 bears S 89°59'46" W a distance of 1332.07 feet; thence N 89°59'46" E along the north line of said Section 15 (said north line also being the south line of Section 35, Township 1 North, Range 2 West of the Ute Meridian) a distance of 1314.39 feet to the southeast corner of said Section 35; thence continuing along the north line of said Section 15 N 89°59'46" E a distance of 141.22 feet to the Witness Corner for the northeast corner of said Section 15; thence continuing along the north line of said Section 15 N 90°00'00" E a distance of 114.76 feet to a point; thence along the Tiara Rado Interceptor Sewer Line the following 4 courses:

- 1) S 02°01'55" W a distance of 422.33 feet to Manhole No.2A;
- 2) S 75°56'31" W a distance of 105.51 feet to Manhole No. 3;
- 3) S 38°34'24" W a distance of 99.86 feet to Manhole No.3A;
- 4) S 08°07'12" E a distance of 133.31 feet to Manhole No. 4; thence S 32°06'16" E a distance of 108.88 feet to a point; thence S 52°05'59" E a distance of 153.44 feet to a point on the west line of Lot 19, Block 20 of Panorama Subdivision Filing No. 7; thence along the west boundary line of said Lot 19, Block 20 the following 3 courses:

- 1) S 12°35'00" W a distance of 115.50 feet to a point;
- 2) S 01°34'00" W a distance of 85.00 feet to a point;
- 3) S 32°17'00" E a distance of 102.20 feet to a point on the north line of Lot 18, Block 20 of said Panorama Subdivision Filing No.7; thence N 89°21'30" W along the north line of said Lot 18, Block 20 a distance of 270.00 feet to the northwest corner of said Lot 18, Block 20; thence S 00°27'00" E along the west boundary line of said Panorama Subdivision Filing No.7 a distance of 291.98 feet to the northeast corner of Forrest Hills Subdivision; thence along the north boundary line of said Forrest Hills Subdivision and extending across 20 ½ Road N 87°37'40" W a distance of 1392.60

feet to a point on the west right-of-way line for said 20 ½ Road; thence N 00°52'20" E along said west right-of-way line a distance of 230.17 feet to a point on the south right-of-way line for F ¾ Road; thence N 89°32'00" W along the south right-of-way line for said F ¾ Road a distance of 1300.00 feet to a point on the west line of the SE ¼ NW ¼ of said Section 15; thence N 00°25'33" E along the west line of said SE ¼ NW ¼ a distance of 20.00 feet to the point of beginning.

Stassen Annexation no.3

A parcel of land situate in the north ½ of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of the SE ¼ NW ¼ of said Section 15, thence S 00°25'33" W along the west line of said SE ¼ NW ¼ a distance of 20.00 feet to a point on the south right-of-way line for F ¾ Road; thence S 89°32'00" E along the south right-of-way line for said F ¾ Road a distance of 1300.00 feet to a point on the west right-of-way line for 20 ½ Road; thence S 00°52'20" W along the west right-of-way line for said 20 ½ Road a distance of 230.17 feet to a point; thence S 87°37'40" E a distance of 20.01 feet to a point on the north-south centerline of said Section 15; thence S 00°52'20" W along said north-south centerline a distance of 598.16 feet to a point, from which the Center ¼ corner of said Section 15 bears S 00°52'20" W a distance of 471.00 feet; thence leaving said north-south centerline N 89°55'00" W a distance of 620.00 feet to a point; thence S 00°05'00" W a distance of 240.00 feet to a point; thence N 89°55'00" W a distance of 695.00 feet to a point on the west line of the SE ¼ NW ¼ of said Section 15; thence N 00°25'33" E along the west line of said SE ¼ NW ¼ a distance of 1077.77 feet to the point of beginning.

RECEIVED
OCT 28 1996

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

10/30/96
DAVID THORNTON

— City 201 Sewer System:
The Tiara Road Interlock
and Independence Valley
EXTENSION WILL SERVE THESE
ANNEXATIONS ASSUMING
COLLECTORS ARE CONSTRUCTED
BY DEVELOPERS

FROM: Dave Thornton, Community Development Department
RE: IMPACT REPORT FOR STASSEN ANNEXATION
DATE: October, 28 1996

SOLID WASTE WILL NOT
SERVE UNLESS COUNCIL
INITIATES VIA BID FOR
SERVICE
WATER - UTE

On Wednesday, November 6th, a resolution for the intent to annex the Stassen 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 December 18th, with second reading on January 1st. The annexation will be effective February 2, 1996. As a result, I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. **I need your impact reports by November 29, 1996. Please either submit by E-mail via attachment 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.

STASSEN ANNEXATION SUMMARY

File Number: ANX#96-231
Location: 673 20 1/2 Road
Parcels: 2947-152-00-014, 2947-151-00-130, 2697-354-00-415
Estimated Population: 1
of Parcels (owner occupied): 1
of Dwelling Units: 1
Acres: 128.56

Developable Acres Remaining: 128.56

Right-of-way in Annexation: F 3/4 Road (350 ft full width & 940 ft south half)
20 1/2 Road (275 ft full width)

Previous County Zoning: R2

Proposed City Zoning: PR 2.5, RSF-2

Current Land Use: Residential, Vacant

Future Land Use: Residential Single Family

Assessed Values: Land = \$25,700
Improvements = \$6,960
TOTAL VALUE = \$32,660

Census Tract: 1402

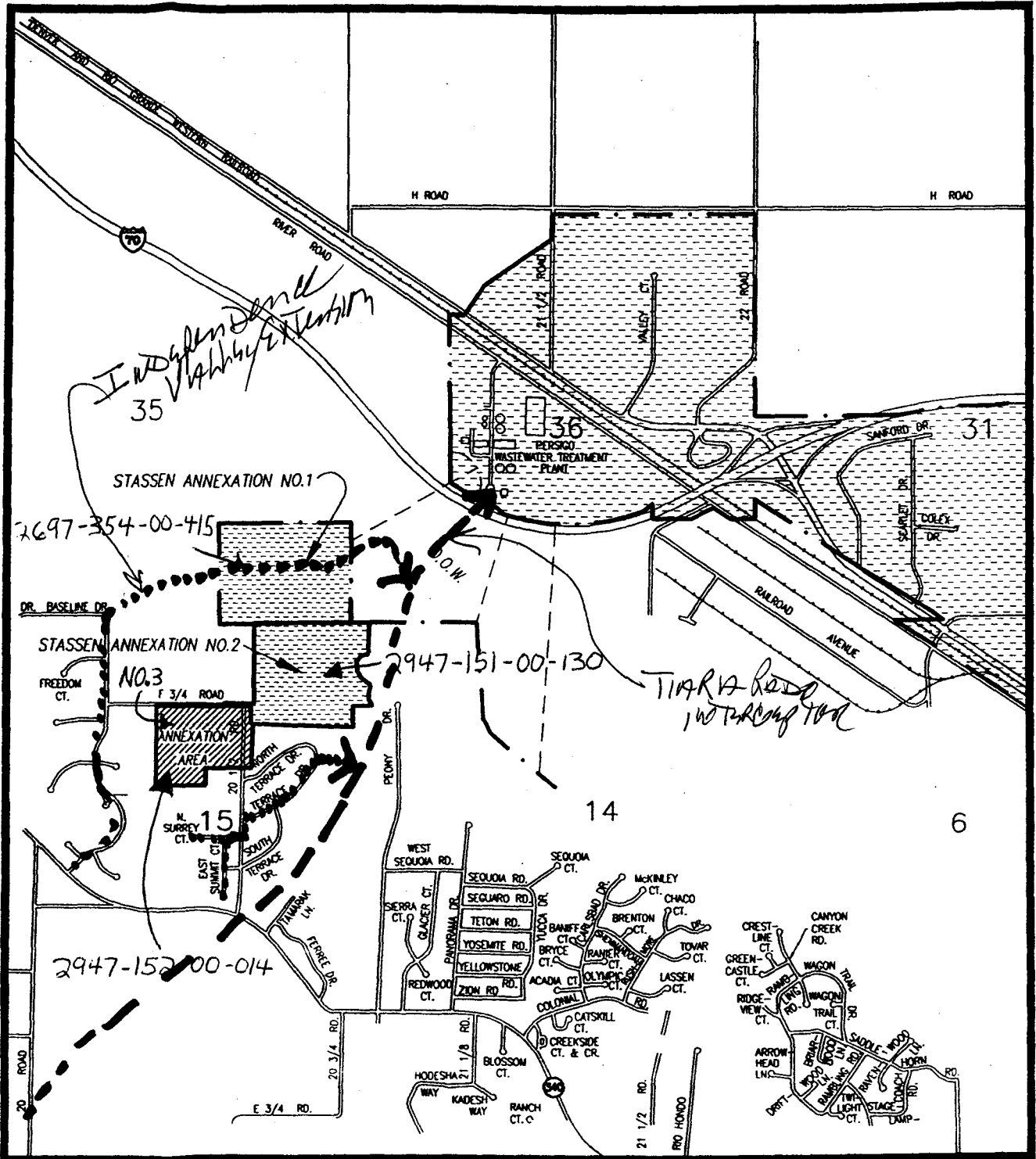
Address Ranges: 673 - 674 20 1/2 Road
2025 - 2049 (odd) F 3/4 Road

Special Districts:

Water: Ute Water
Sewer: CITY: 201 Sewer Service AREA
Fire: Grand Junction Rural Fire
Drainage:
School: District 51
Irrigation:
Pest: Redlands Mosquito Control District
Other:

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

STASSEN ANNEXATION NO. 1, 2, & 3



VICINITY MAP

NTS

FACT SHEET

(Proposed) STASSEN ANNEXATION

Location: SW corner and the NE corner of 20 1/2 Road and F 3/4 Road

Size:

128.56 acres

Contiguity with the City limits is not affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way, public lands, whether owned by the state, the united states, or an agency thereof, or a lake, reservoir, stream, or other natural or artificial waterway between the annexing municipality and the land proposed to be annexed.

The property owner has sign a petition for annexation and is requesting this property to be annexed.

CITY COUNCIL SCHEDULE

DECEMBER 18th, 1996

Acceptance of petition for annexation - Public Hearing before City Council to determine if petition for annexation meets all Colorado Statutory requirements for annexation;

First Reading of annexation ordinance and setting a hearing to take place on January 15, 1997; and

First Reading of the ordinance to establish a zoning for the annexation and setting a hearing to take place on January 15, 1997.

(Proposed) STASSEN FARMS SUBDIVISION PRELIMINARY PLAN

Location: SW corner of 20 1/2 Road and F 3/4 Road

Size & Density:

28.41 acres

2.4 residential dwelling units per acre

Proposed zoning:

Planned Residential with a maximum of 2.4 units per acre (PR-2.4) for the 28.41 acre proposed Stassen Farms Subdivision.

On December 10, 1996, Planning Commission recommended to City Council the Residential Single Family with a maximum of one unit per acre (RSF-1) zone district for the entire annexation area.

STASSEN ANNEXATION SUMMARY

File Number: ANX#96-231
Location: 673 20 1/2 Road
Parcels: 2947-152-00-014, 2947-151-00-130, 2697-354-00-415
Estimated Population: 1
of Parcels (owner occupied): 1
of Dwelling Units: 1
Acres: 128.56

Developable Acres Remaining: 128.56

Right-of-way in Annexation: F 3/4 Road (350 ft full width & 940 ft south half)
20 1/2 Road (275 ft full width)

Previous County Zoning: R2

Proposed City Zoning: PR 2.5, RSF-2

Current Land Use: Residential, Vacant

Future Land Use: Residential Single Family

Assessed Values: Land = \$25,700
Improvements = \$6,960
TOTAL VALUE = \$32,660

Census Tract: 1402

Address Ranges: 673 - 674 20 1/2 Road
2025 - 2049 (odd) F 3/4 Road

Special Districts:
Water: Ute Water
Sewer: CITY: 201 Sewer SAVILLE AREA
Fire: Grand Junction Rural Fire
Drainage:
School: District 51
Irrigation:
Pest: Redlands Mosquito Control District
Other:

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

J. DAVENPORT
DO YOU WANT AN OVERALL MAP OF SAVILLE DISTRICTS AND CITY 201 AREA?
[Signature]

U. S.

Interstate

HIGHWAY

RANCHMEN'S

27

26

6 8 50

20 Road

21 Road

11404
UTE
LVFD

70

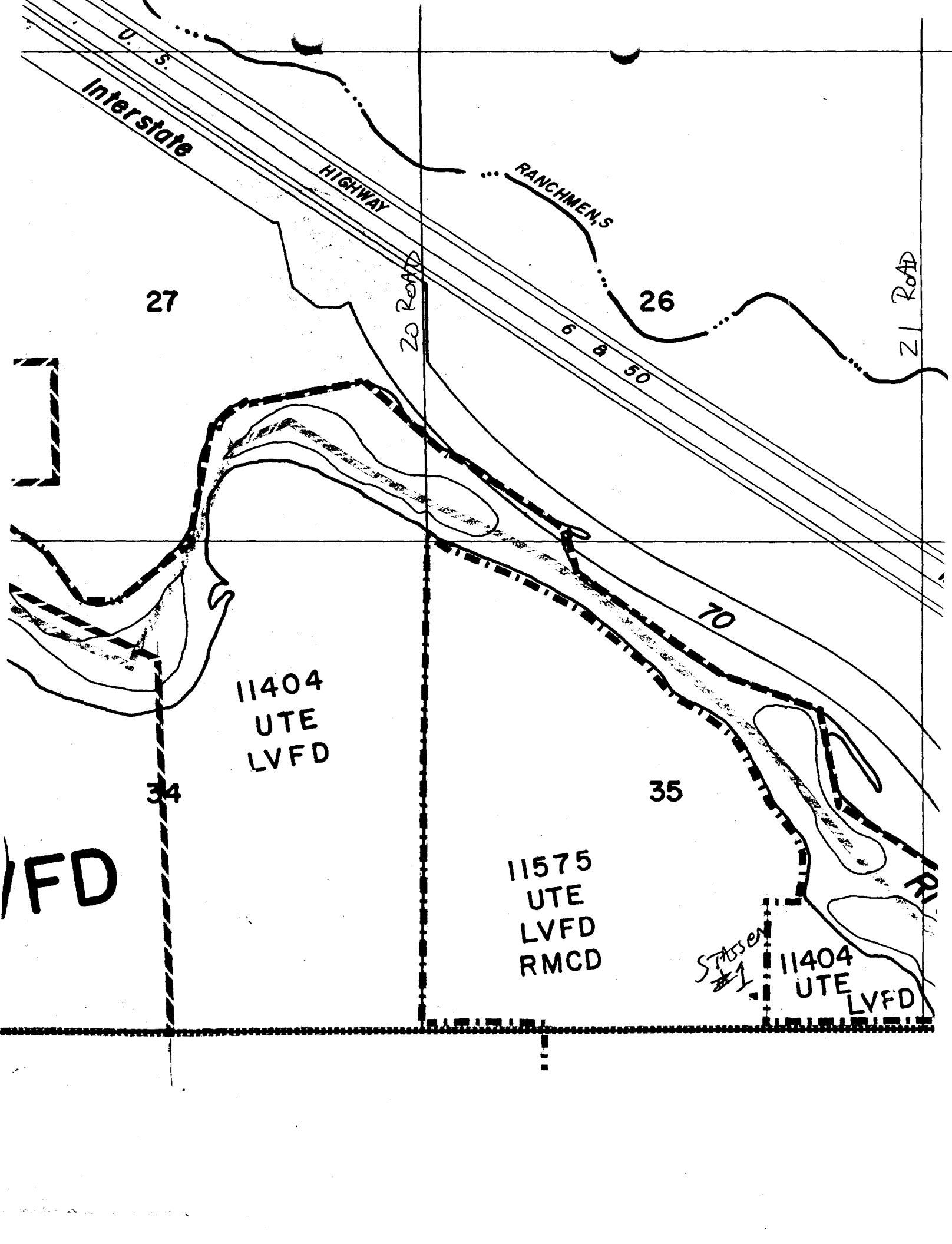
35

11575
UTE
LVFD
RMCD

FD

Station #1

11404
UTE
LVFD



The City Of Grand Junction

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

PROPERTY PROFILE

10/23/96

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

LEATHA JEAN STASSEN
673 20 1/2 RD
GRAND JUNCTION, CO 81503-9707

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2947-151-00-130
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 294715100125

LEGAL: BEG S 89DEG32' E 937.5FT & N 25FT & S 89DEG32' E 402.21FT FR SW COR NE4NW4 SEC 15 11S 101W S 89DEG32' E 10.79FT S 0DEG52'20SEC W 276.84FT S 87DEG37'40SEC E 1342.56FT N 0DEG27' W 291.98FT S 89DEG21.5' E 270FT N 32DEG17' W 102.2FT N 1DEG34' E 85FT N 12DEG35' E 115.5FT N 52DEG05'59SEC W 153.44FT N 32DEG06'16SEC W 108.88FT N 8DEG07'12SEC W 133.31FT N 38DEG34'24SEC E 99.86FT N 75DEG56'31SEC E 105.51FT N 2DEG01'55SEC E 93.04FT N 2DEG01'55SEC E 329.29FT W 114.76FT S 89DEG59'46SEC W 1455.61FT S 1084.70FT TO BEG - 47.75 AC

YR BUILT: 1918 ROOMS: 5 BATHS: 1.00 UNITS: 847.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 05/31/95 PRICE: 0 RECORDING INFO - BOOK: 2149 PAGE: 76

TAX INFORMATION

TAC: 11200 MIL LEVY: 82.8730 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	129,080.00	LAND ASSESS:	13,370.00
	IMP VALUE:	11,080.00	IMP ASSESS:	1,150.00
	TOTAL VALUE:	140,160.00	TOTAL ASSESS:	14,520.00

TAXES: 1203.29

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

10/23/96

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

LEATHA JEAN STASSEN
673 20 1/2 RD
GRAND JUNCTION, CO 81503-9707

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2697-354-00-415
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: THAT PT OF FOLLOWING DESC PARCEL LYG IN SE4 SEC 35 1N 2W - BEG S 89DEG32' E 937.5FT FR SW COR NE4NW4 SD SEC 15 S 89DEG32' E 385.8FT S 0DEG53' W 251.6FT S 87DEG32' E TO PT ON W LI LOT 17 BLK 20 PANORAMA SUB FIL NO 7 WHICH BEARS N 0DEG33' W 29.97FT FR SW COR SD LOT 17 N 0DEG33'W 274.54FT S 89DEG27.5'K E 270FT N 32DEG23' W 102.2FT N 1DEG28' E 85FT N 12DEG29' E 115.5FT N 52DEG 11'59SEC W 153.44FT N 32DEG00'16SEC W 108.88FT N 08DEG 13'12SEC W 133.31FT N 38DEG28'24SEC E 99.86FT N 75DEG 50'31SEC E 105.51FT N 1DEG53'55SEC E TO LEFT BANK OF COLO RIVER NWLY ALG RIVER TO NE COR SW4SE4 SEC 35 1N 2W N 89DEG31' W 390.9FT S 2407FT TO BEG

YR BUILT: 0000 ROOMS: 0 BATHS: 0.00 UNITS: 48.00 ABST: 4147 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 05/11/95 PRICE: 0 RECORDING INFO - BOOK: 2144 PAGE: 453

TAX INFORMATION

TAC: 11404 MIL LEVY: 81.8050 MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	4,660.00	LAND ASSESS:	1,350.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	4,660.00	TOTAL ASSESS:	1,350.00

TAXES: 110.45 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

10/23/96

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

LEATHA JEAN STASSEN
673 20 1/2 RD
GRAND JUNCTION, CO 81503-9707

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2947-152-00-014
PROPERTY ADDRESS: 673 20 1/2 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG N 53MIN E 471FT FR C SEC 15 11S 101W W 620FT S 240FT W 695FT N 31MIN E 1095FT S 89DEG37MIN E
1323.2FT S 53MIN W 849FT TO BEG

YR BUILT: 1953 ROOMS: 5 BATHS: 1.00 UNITS: 1388.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 03/02/95 PRICE: 0 RECORDING INFO - BOOK: 2149 PAGE: 75

TAX INFORMATION

TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	106,000.00	LAND ASSESS:	10,980.00
	IMP VALUE:	56,060.00	IMP ASSESS:	5,810.00
	TOTAL VALUE:	162,060.00	TOTAL ASSESS:	16,790.00

TAXES: 1391.45

TAX SALE FLAG: False

DELINQUENT FLAG: False

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

To: David Thornton
From: Jodi Romero
Subject: Sales Tax Impact from Annexations (4)
Date: 11/1/96 Time: 10:19AM

Dave,

As far as I can determine based on businesses existing (or not existing) right now in these proposed annexed areas and any proposed businesses to my knowledge, the following summarizes sales tax impact of these annexations:

Bookcliff Country Club Enclave - Only business is the restaurant/bar and the pro shop for the Bookcliff Country Club. Estimated annual sales tax = \$24,000

Airport West Enclave - NO SALES TAX IMPACT

Stassen - NO SALES TAX IMPACT

Matchett Park - NO SALES TAX IMPACT

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

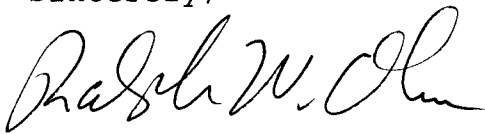
Re: Stassen Annexation

Dear Dave:

An 8" domestic water main was previously extended from Independence Valley Drive to the northwest corner of Stassen Annexation Area #3. An 8" domestic water main in 20½ Road ends at South Terrace Drive. Development of the subject annexation areas would require extensions and looping of the two above-described 8" water mains.

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

STAFF REVIEW

FILE: #ANX-96-231 STASSEN ANNEXATION No. 1, 2, & 3

DATE: November 6, 1996

STAFF: David Thornton

ACTION REQUESTED: It is recommended that City Council approve the resolution for the referral of petition for the Stassen Annexation No. 1, 2, & 3.

LOCATION: 673 20 1/2 Road also East and North of 20 1/2 and F 3/4 Roads

APPLICANTS: Leatha Jean Stassen

EXECUTIVE SUMMARY: The property owner has requested to join the City and has signed a petition for annexation. It is recommended that City Council approve the resolution for the referral of petition for the 128 acres, and set a hearing for December 18, 1996.

STAFF ANALYSIS:

This annexation is a 100% annexation petition. A developer is proceeding with a single family subdivision proposal on a portion of this annexation.

ANNEXATION PETITION TOTALS

of parcels (total) = 3

of parcels that signed petition = 3 (100%)

of acres (total) = 128

of acres signed for = 128 (100%)

of owners (total) = 1

of owners signing petition = 1 (100%)

Pursuant to C.R.S. 31-12-104, the Stassen Annexation No. 1, 2, & 3 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:

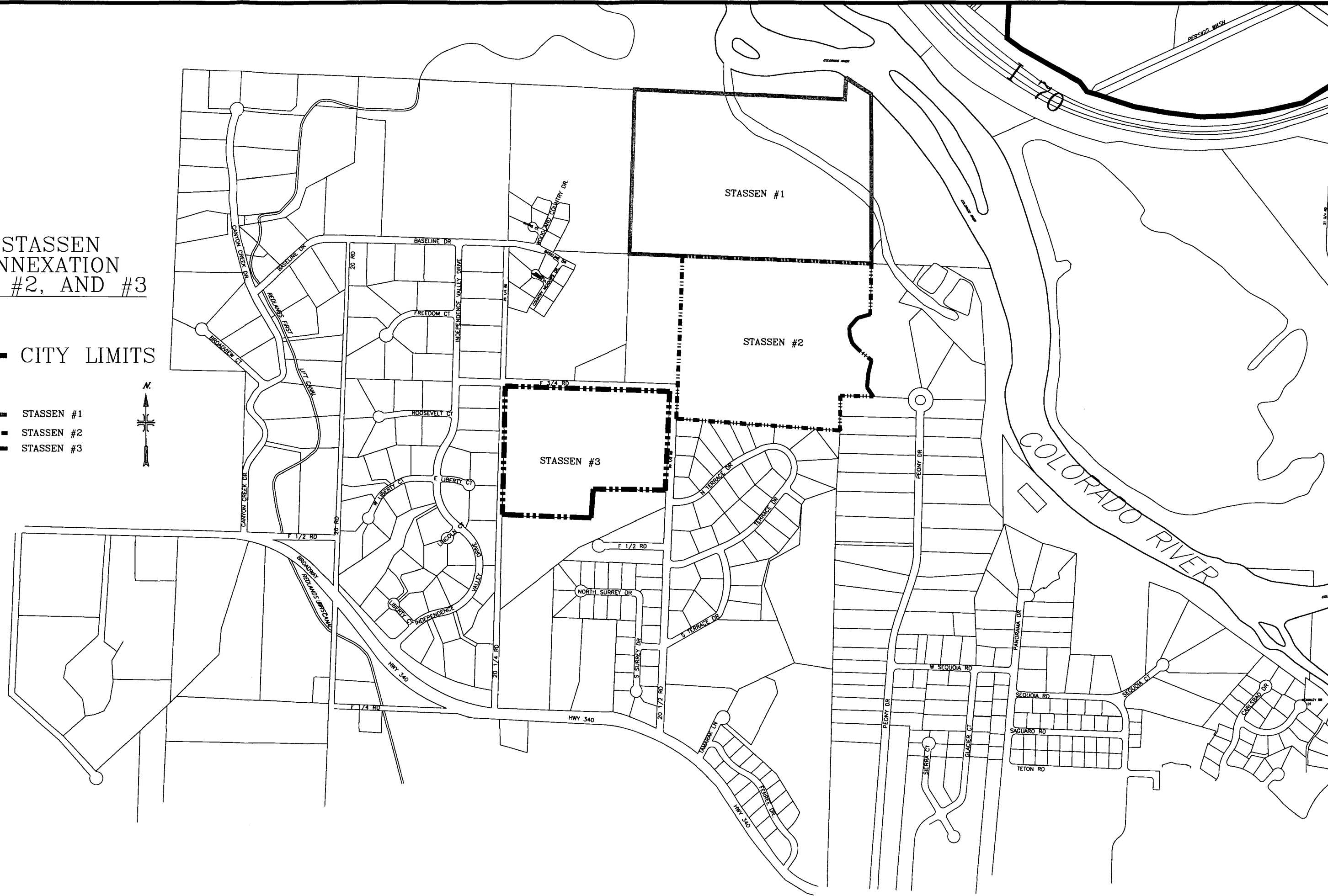
Staff recommends approval.

*CC approved
ON consent Agenda
7-0*

STASSEN ANNEXATION #1, #2, AND #3

CITY LIMITS

-  STASSEN #1
-  STASSEN #2
-  STASSEN #3



November 13, 1996

To File # ANX-96-231

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

Respectfully

A handwritten signature in cursive script, appearing to read "Mike Pelletier".

Mike Pelletier
Associate Planner

(imp-rpt.bp)



November 13, 1996

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

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 Stassen 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 Dave Thornton (244-1450) of this department.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner, AICP
Acting Community Development Director

(imp-rpt.bp)

STASSEN 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

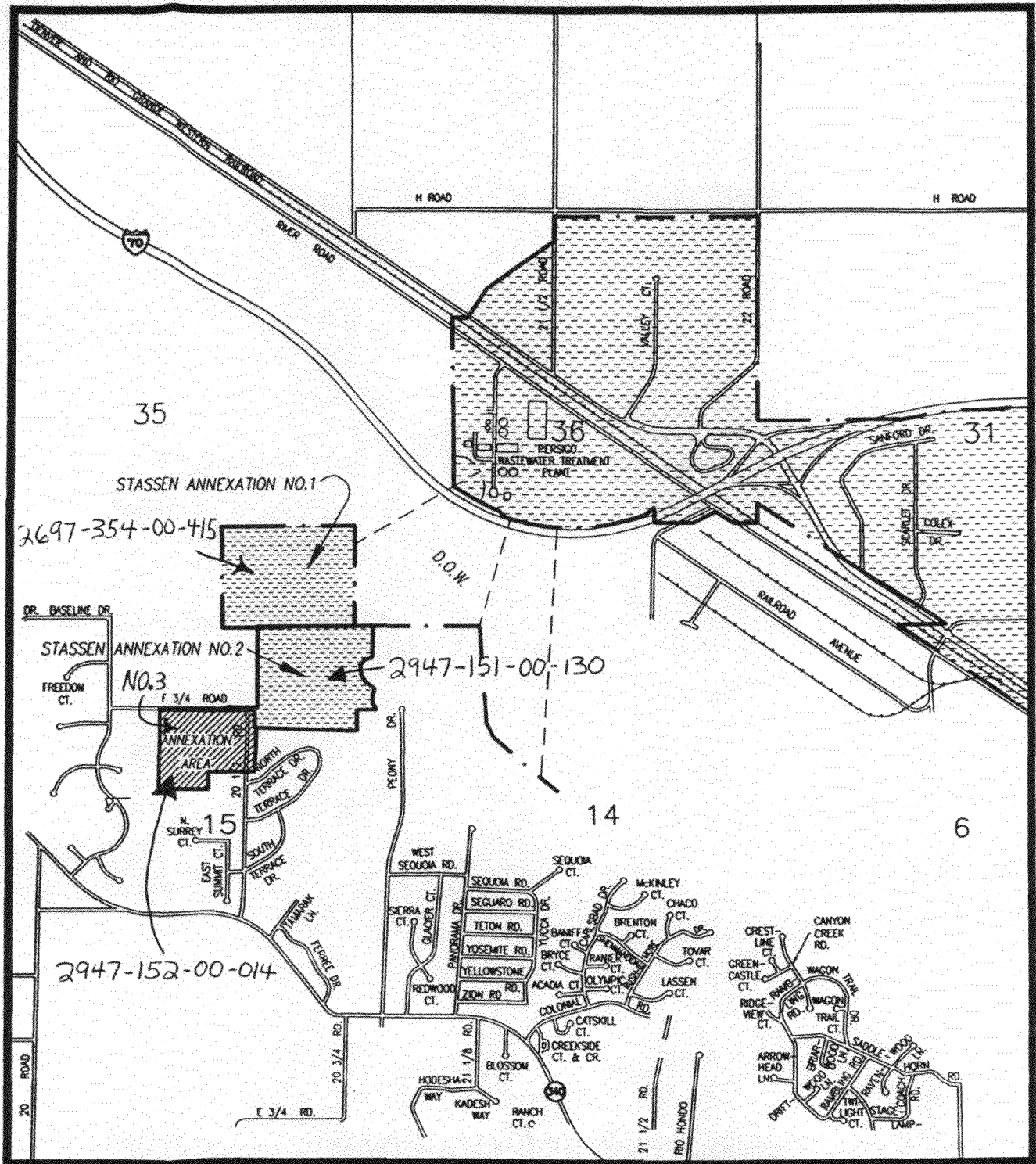
The following districts are within the area to be annexed:

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

(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.

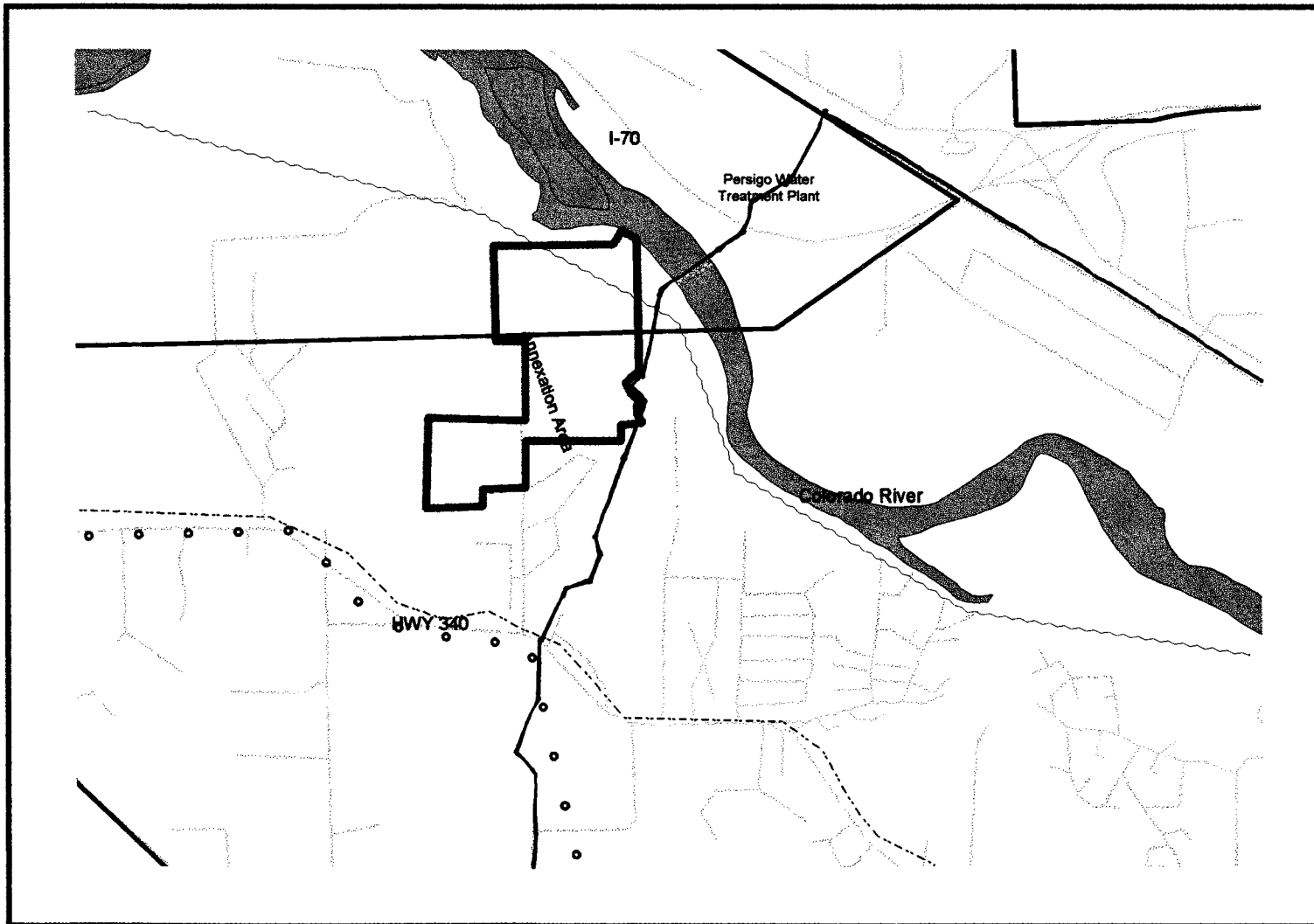
School District 51 serves both incorporated and unincorporated areas in the Grand Valley. Annexation of any area in the Grand Valley will have no effect on the numbers or distribution of children attending School District 51 facilities. Current and historical development patterns have shown that housing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

STASSEN ANNEXATION NO. 1, 2, & 3



VICINITY MAP
NTS

STASSEN ANNEXATION Utility Map



Data from Utilities (Main Lines)

- ○ ○ Ute Water Gas Line
- Phone Line
- ~~~~~ Electric Line
- Sewer Line

Data from Mesa County ArcInfo (GIS)

- Urban Growth Boundary
- Colorado River
- △ Roads

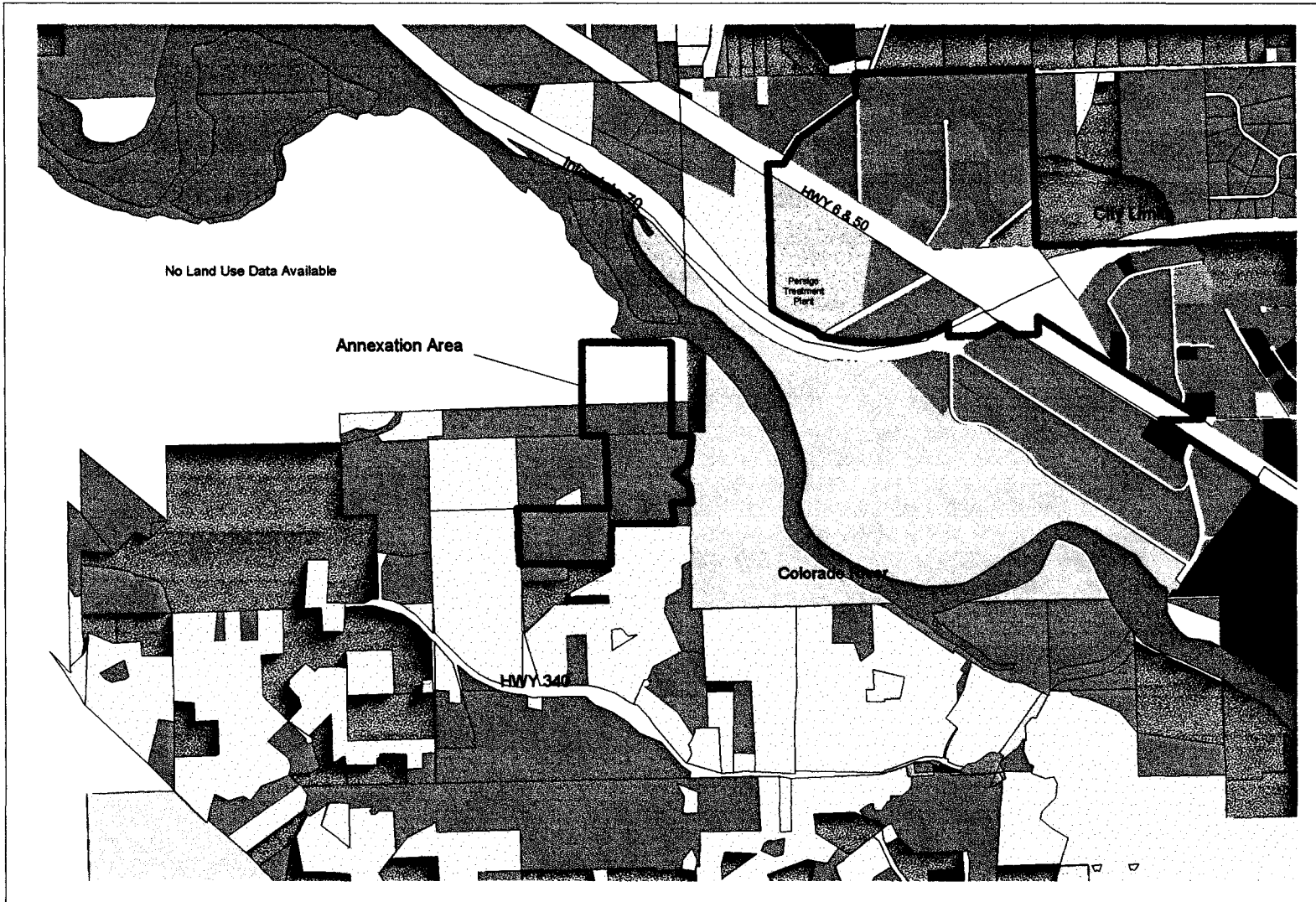


1000 0 1000 Feet























Drawn By: MP
11/13/96

STASSEN ANNEXATION Existing Land Use*



*Data from the Existing Land Use Map, City/County Growth Plan

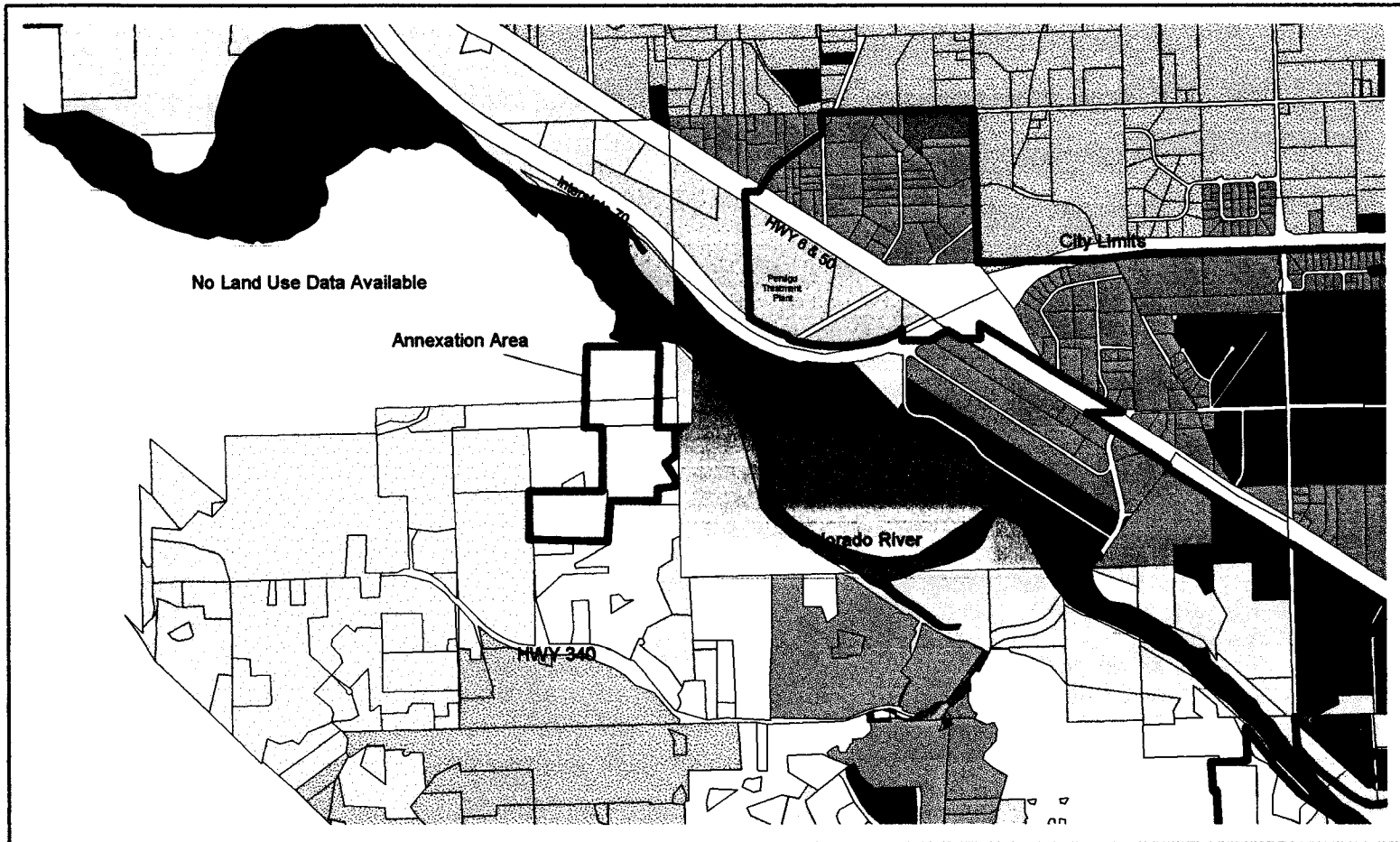
-  City Limits
-  Parcel Lines
-  Colorado River
-  Parc_n
-  Transportation
-  Single Family/Duplex
-  Multi-Family
-  Mobile Home
-  Transient
-  Commercial, Intensive
-  Commercial, Retail
-  Commercial, Entertainment
-  Light Industrial
-  Heavy Industrial
-  Institutional
-  Park/Recreation, Developed
-  Park/Recreation, Undeveloped
-  Agriculture
-  Vacant
-  Water



Drawn By:
MP 10/28/96

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

STASSEN ANNEXATION Future Land Use Map*



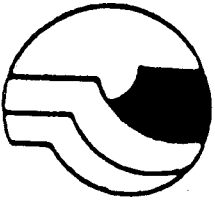
*Data from the Proposed Future Land Use Map
Draft City/County Growth Plan

- Colorado River
- City Limits
- Future Land Use
- 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 10/29/96

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



Mesa County Department of Planning and Development
Zoning Enforcement Division

(970) 244-1638

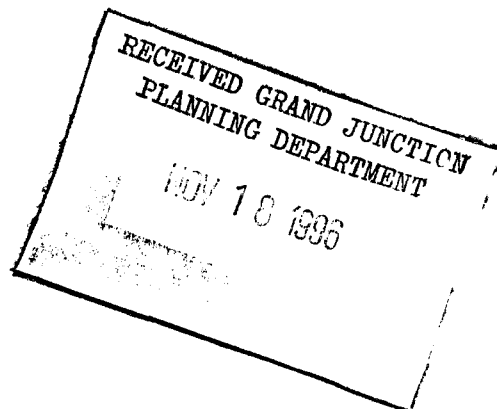
750 Main Street • P.O. Box 20,000 • Grand Junction, Colorado 81502-5028

MEMORANDUM

TO: Dave Thornton, Community Development Department
FROM: Jo Millsaps, Zoning Administrator
DATE: November 14, 1996
SUBJECT: Impact Reports

Mesa County Zoning Enforcement does not have any outstanding violation on the Stassen Annexation.

If you have any question, please do not hesitate to contact me at 244-1774.



Stassen Farms Preliminary Subdivision - RZP-96-237

Amended Conditions

December 10, 1996

Staff: Bill Nebeker

Condition #1 amended as follows:

1. A 8' wide concrete path shall be constructed within a 12' wide pedestrian easement between Holstein Lane and 20 1/4 Road between lot 7 and 8 during Phase I.

Conditions 2 - 4 no change:

2. Recreation amenities for Udder Park shall be detailed and guaranteed during final plat approval.
3. A note shall be placed on the final plat stating that no direct vehicular access shall be allowed between the subdivision and 20 1/2 Road, except for maintenance of the detention pond.
4. The final plat shall include the submittal of CC&Rs and proof that a homeowner's association has been formed to maintain the open space tracts.

Add conditions 5 - 7

5. Prior to final plat approval the applicant shall present evidence showing that vacated 20 1/4 Road is included in the ownership of this parcel.
6. A 15' wide pedestrian easement shall be provided in the vacated 20 1/4 Road right-of-way. A 10' wide concrete path shall be constructed in the easement.
7. The applicant may adjust the phasing plan to correspond with phasing of street improvements.

To: Danw
From: David Thornton
Subject: Stassen Ordinances
Date: 12/18/96 Time: 9:58AM

Dan,

Please look at the recitals for each of these. I'm sure we need to make some changes.

Staszone.ord = original ordinance with the RSF-1 zone for Stassen 1, 2 & 3 as recommended by Planning Commission.

Stazon2.ord = New ordinance with RSF-4 for Stassen 1 & 2 and PR 2.4 zoning for Stassen 3 as originally recommended to Planning Commission by staff and the petitioner.

Stazon3.ord = New Ordinance with RSF-2 for Strassen 1 & 2 and PR 2.4 zoning for Stassen 3, perhaps a compromise between the other two, but still within the density recommendations (2.0 to 3.9) of the Growth plan for Stassen 2 and a portion of Stassen 1. (The majority of Stassen 1 is in the County's Rural plan and Fruita's City Plan which recommends 5 acre densities, but so is the northern half of Country Meadows, northern half of Canyon Creek and future filing 3 of Independence Valley. Although a large portion of Stassen 1 is riverbottom, wetlands and hillside and not suited for development. Note the entire area is currently zoned R2 with 9900 sq ft minimum lot sizes except for Independence Valley which is zone for 1 1/2 acre lots.)

Thanks,
Dave T.

Attachments: STASZONE.ORD [Binary], STASZON2.ORD [Binary], STASZON3.ORD [Binary]

ESTIMATED ANNEXATION COSTS WITHIN THE PUBLIC WORKS DIVISION																															
STREET MAINTENANCE																															
	Leaf & 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																
	\$338	\$66	\$0	\$0	\$169	\$146	\$110	\$0	\$103	\$59	\$44	\$5	\$677	\$0	\$363																
STREET MAINTENANCE (cond.)																															
	Street Grading		Patching		Crackfill			Seal Coat		Subtotal			SUBTOTAL ST. MAIN.																		
	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Operat.	Annual	Initial Equip.	Initial Operat.	Annual																
	\$34	\$0	\$566	\$592	\$0	\$741	\$135	\$0	\$96	\$254	\$0	\$272	\$1,015	\$0	\$1,675																
													\$1,692	\$0	\$2,038																
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 Capital	Initial Equip.	Initial Operat.	Annual																		
	\$119	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$1,900	\$301	\$1,900	\$119	\$0	\$601																
MISC. SERVICES																															
	Concrete Replacement (4)		Contract Overlay (4)		201 Fund Construc.		G.I.S.		Subtotal Misc.			TOTAL																			
	Constr.	Eng.(1)	Subtotal	Constr.	Eng.(2)	Subtotal	Initial	Annual (3 & 6)	(7)	Initial Capital	Operat.	Annual	Initial Capital	Initial Equip.	Initial Operat.	Annual															
	\$0	\$0	\$0	\$697	\$84	\$781	\$0	\$1,927	\$2,580	\$0	\$2,580	\$2,708	\$1,900	\$1,811	\$2,580	\$5,347															
<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 capital improvements (201 fund; Public Works Division) @ \$4,700 per single-lane mile.</p> <p>(6) Ute/Clifton water line upgrades for fire protection for pipes 4 inches and less in diameter. Cost estimate 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>																															
<p>Annexation Road lengths:</p> <table border="1"> <tr> <td colspan="2">Single-Lane Miles</td> <td></td> </tr> <tr> <td>Paved</td> <td>0.41</td> <td></td> </tr> <tr> <td>Gravel</td> <td>0.00</td> <td></td> </tr> <tr> <td>Total</td> <td>0.41</td> <td></td> </tr> <tr> <td colspan="2">Curb-Lane Miles</td> <td>0.00</td> </tr> </table>																	Single-Lane Miles			Paved	0.41		Gravel	0.00		Total	0.41		Curb-Lane Miles		0.00
Single-Lane Miles																															
Paved	0.41																														
Gravel	0.00																														
Total	0.41																														
Curb-Lane Miles		0.00																													
Annual Maintenance Costs:																															
Leaf/Trash remov	\$160	per total single-lane mile	Patching	\$1,807	per total single-lane mile	* Annual Operating Cost does not include annual capital costs.																									
Street Sweeping	\$1,312	per curb-lane mile	Grading	\$1,360	per total single-lane mile	** Equipment Purchases include the incremental cost of additional equipment per lane mile.																									
Snow Removal	\$355	per total single-lane mile	Storm Drainage	\$251	per total single-lane mile	*** Street Lighting includes the total cost of installation throughout the annexation.																									
Seal Coating	\$664	per total single-lane mile	Irrigation	\$108	per total single-lane mile	**** Streets/Eng. includes capital improvements of concrete replacement and HBP overlay.																									
Crackfill	\$235	per paved single-lane mile	Serv. to Other	\$11	per total single-lane mile	***** 201 Fund is an estimated annual cost based upon an average Public Works Division spending per year (\$4,100,000).																									
* Initial cost for 201 Fund is for specific projects.																															
[A] OPERATING EXPENDITURES:																															
* Operating Costs (annual):			\$2,639	[B] CAPITAL IMPROVEMENTS:																											
Operating Costs (Initial):			\$2,580	*** Street Lighting (Initial):			\$1,900																								
** Equipment Purchases (Initial):			\$1,811	**** Streets/Eng. (annual):			\$781																								
TOTAL OPERATING COSTS			\$7,030	***** 201 Fund (annual):			\$1,927																								
				*] 201 Fund (Initial):			\$0																								
				TOTAL CAPITAL IMPROVEMENTS			\$4,608																								
				Total Initial Costs:			\$6,291																								
				Total Annual Costs:			\$5,347																								

STATE OF COLORADO
Roy Romer, Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE

AN EQUAL OPPORTUNITY EMPLOYER

Perry D. Olson, Director
6060 Broadway
Denver, Colorado 80216
Telephone: (303) 297-1192

711 Independent Avenue
Grand Junction, CO 81505
303-248-7175



*For Wildlife-
For People*

December 4, 1996

Mr. Dave Thornton
Mr. Bill Nebeker
Community Development Department
250 North 5th
Grand Junction, CO 81501

Dear Mr. Thornton and Mr. Nebeker,

I am writing as a follow up to our brief conversation November 25, 1996 about the annexation of the Stassen property. It is my understanding that the Stassen property will be annexed into the City and that there is a development proposal for one of the 3 parcels to be annexed. It is also my understanding that the parcel with the development proposed is not the parcel which borders the Colorado River adjacent to the Colorado Division of Wildlife's (CDOW) land - I believe this parcel is referred to as Lot #8. I want to reaffirm that, when the time is appropriate, the CDOW would like to comment on any development or use proposed for Lot #8, since a portion of this parcel is high quality wildlife habitat adjacent to the Walker State Wildlife Area.

The CDOW's legislative mission is to protect and preserve wildlife and its habitat for the benefit of the people of Colorado and its visitors. Many people assume that wildlife can just move over. In reality, wildlife is rapidly losing places to move over to. No part of Colorado is left untouched by human influence, be it from recreationists, industry, agriculture or urban sprawl. Wildlife habitat that is not directly destroyed is often rendered unusable because of associated impacts from uncontrolled pets, roads, trails, vehicles, noise, etc. For these reasons and because of the unprecedented growth in recent years, CDOW is particularly concerned with the cumulative impacts of more and more people in Colorado.

For your information and future reference, especially as the City continues to expand its boundaries, the following are some areas of interest and/or concerns the CDOW has in Mesa County:

Any development, disturbance or use proposed in riparian and/or wetland areas, especially along or adjacent to the Colorado or Gunnison Rivers; included are parks, trails, gravel mining and golf courses.

Subdivisions or developments proposed for newly annexed lands.

Gravel mining, oil and gas development, other industrial developments - on public or private land.

Any proposal to develop or enhance wildlife habitat.

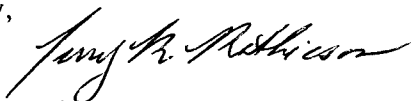
I would like to point out that the CDOW is not opposed to growth and development. However, growth and development should (and can) be managed to have less of an impact on, not only wildlife, but all of our natural resources. These natural resources are worthy of protection not only because of their intrinsic value, but also because they are often the primary reason people have chosen to live in the Grand Valley.

Some measures available for mitigating or lessening impacts to wildlife include: 1) requiring a vegetative buffer to be left in place along watercourses, 2) maintaining a green belt of undisturbed vegetation to serve as a travel corridor between various habitats, to lessen the effects of fragmentation, 3) not developing environmentally sensitive areas, such as breeding, rearing and wintering areas for wildlife (especially important for birds along the River), extreme slopes, hard to vegetate areas, and, 4) using only native plants for landscaping. These are just a few general recommendations and there are more where they came from if you are interested.

Remember, we will always have some kind of wildlife, but its the kind of wildlife that tells the real story. Starlings, sparrows, robins, raccoons and skunks can live anywhere because they are generalists. But blue herons, southwest willow flycatchers, golden and bald eagles, kit fox, long-nosed leopard lizards, squawfish and migrating waterfowl can't; they each have specific habitat requirements. The Grand Valley provides a unique environment for both wildlife and people. When appropriate and/or requested the Division of Wildlife would welcome the opportunity to participate in the City's land use planning process so we may help to protect or enhance what we already have. We have much information and knowledge available, including the Wildlife Resource Information System, a GIS by county.

Thank you for your time the other day and thank you for this opportunity to let the City of Grand Junction know the CDOW's interests and concerns and how we can be of assistance. Please contact me at 248-7178 ext. 216 for further information and or questions.

Sincerely,



Terry M. Mathieson
District Wildlife Manager

December 9, 1996

PASSED
out
AT P. C.
Dec 10th
by
Residents

To the Grand Junction City Planning Commission and City Council:

The undersigned residents of unincorporated Mesa County hereby submit a request to postpone or cancel the December 10, 1996, hearing on rezoning of the Stassen Farms property, which is not yet in the city but has a petition for annexation pending. As grounds for the zoning hearing postponement, we submit the following:

1) The cards sent to nearby property owners regarding the rezone hearing were inaccurate and misleading in stating the 28 acre-parcel was currently zoned RSF-4 and being considered for a rezone to PR-2.4. The 28-acre parcel is not now zoned RSF-4; it is not yet in the city and has county zoning of R-2. Further, the R-2 zone is not really synonymous with RSF-4, as R-2 requires minimum 11,000 square foot lots; the RSF-4 city zone requires only 8,800 square foot lots. The cards were misleading in another respect: several people unfamiliar with R-2 and RSF-4 zones believed that the card's designation of RSF-4 (as the land's current zone) was already more dense than the proposed PR-2.4, so that it would be a "downzone," or decrease, in density. This was puzzling and appeared to be a positive change, thereby discouraging attendance at the hearing.

2) Whether or not the law requires written notification for rezoning of the entire 128.5 acres, more people would be concerned if they knew that large an area is to be rezoned to a city zone requiring smaller minimum size lots. Not notifying those same people who received cards about the 28-acre parcel that over 100 additional acres were to be rezoned for development purposes is conveying half-truths and thereby deliberately misleading neighbors that only 66 total units are planned for this land. Additionally, the first card stated the 28-acre parcel was located on the "SW corner of F 3/4 and 20 1/2 Road," which is accurate. The second card read: "SE corner of F 3/4 and 20 1/2 Road." Is the city trying to confuse people?

3) The Public Notice for the rezone hearing which appeared in the December 3, 1996, Daily Sentinel gave a date of December 3rd for the hearing on the above parcels. Since it did not correctly state that the hearing would be held on December 10, there was no correct legal notice to those concerned about this particular hearing.

4) Finally, the Public Notice of Land Use Hearing sign posted on 20 1/2 Road will have been posted for only about 16 days prior to the December 10 hearing date, instead of the required 30 days. One adjacent property owner, after receiving her card, looked daily for the sign from November 14 until November 23, when she and a friend searched the property and found the sign lying face down, well off the road so that she had not known of its existence until then. It was not until the afternoon of November 24th that someone replanted the sign. Therefore, it is not possible the sign has been properly posted for the 30-day period prior to the December 10th hearing.

In view of the above, it is requested that the rezoning hearing be postponed or canceled for not meeting the required public notice requirements.

Stephen A. Gaal
Darleen E. Hill
Smith Hopper

William B. Fitzgerald
Lori C. Stone

PUBLIC NOTICES

PUBLIC HEARING

The Grand Junction Planning Commission will hold a public hearing at 7:00 pm on December 3, 1996 in the City Auditorium, 520 Rood Avenue to consider the following items:

MS-96-211 MINOR SUBDIVISION-TAYLOR MINOR SUBDIVISION
Request for a 2 lot Minor Subdivision in an RSF-4 (Residential Single Family with a density not to exceed 4 units per acre) Zone District and vacation of a portion of Short Lane between Fx Road and Midway Avenue.

PEITITIONER: Philip Taylor
LOCATION: Midway & Fx Road
LEGAL DESCRIPTION: MINOR SUBDIVISION: A tract of land in Sec 1, T1S, R1W, U.M., more particularly described as follows: Beg at a pt 30ft N and 40ft E of the SW cor of the NW1/4 of Sect. 1, T1S, R1W, U.M.; thence N350ft; thence E 487ft; thence S350ft; thence W to the POB; EXCEPT the W 32ft thereof; AND EXCEPT that part beg 30ft N and 527ft E of the SW cor of the NW1/4 of Sec 1, T1S, R1W, U.M. to a POB; thence N 177ft; thence W 165ft; thence S 117ft; thence E to the POB. TOGETHER WITH all water and water rights, ditches and ditch rights appurtenant thereto or used in connection therewith including but not limited to .80 Class I water rights with the Grand Valley Water Users Association.
VACATION OF RIGHT-OF-WAY: vacate Short Lane between Fx Road and Midway Avenue as platted in Onan Subdivision, PDR-96-242 PLANNED DEVELOPMENT REVIEW - COMMUNITY HOSPITAL.

Request for approval of a change to an approved PD (Planned Development) Zone to allow 4,150 s.f. in additions to Community Hospital.

PEITITIONER: Community Hospital
LOCATION: 2021 N. 12th Street
LEGAL DESCRIPTION: Beg at a pt 40.0ft W and 25.0ft S 00°03'W from the NE cor NE1/4 SE1/4 NE1/4 of Sect 11, T1S, R1W, U.M.; thence S00°03'W 304.7ft; thence W274.92ft to the E R-O-W of 11th Street; thence N00°03'E 15 ft; thence W 320.28ft to the easterly R-O-W of College Place; thence N00°02'E 294.59ft; thence E along the southerly R-O-W of Walnut Ave. 595.2ft to the POB; TOGETHER WITH the N 10ft of alley adjacent to the S side of subject property, as vacated in Ord. 2137 recorded 6-12-83 in B-1449P-638; EXCEPT the E 10ft there of, as conveyed to the City of Grand Junction in deed recorded 7-18-83 in B-1445, P-70.

RZP-96-237 PRELIMINARY PLAN-STASSEN FARMS
Request for preliminary plan approval for 66 single family residential lots on approximately 28.41 acres of land with zoning of PR-24 (Planned Residential with a density not to exceed 2.4 units per acre).

PEITITIONER: Mobile Development Corp.
LOCATION: SE corner 20 1/2 & Fx Roads
LEGAL DESCRIPTION: A tract of land located in the SE1/4 NW1/4 of Sec 15, T1S, R101W of the 6th P.M. being more particularly described as follows: Beg N00°53'E 471ft from the center of Sec 15; thence W 620 feet; thence S 240 feet; thence W 695 feet; thence N00°31'E 1095 feet; thence S 09°37'E 1323.2 feet; thence S00°53'W 849 feet to the POB.
PDR-96-241 PLANNED DEVELOPMENT REVIEW-COMMUNITY HOSPITAL

Request to rezone approximately 1.21 acres from RMF-64 (Residential Multi-family, 64 units per acre) to PB (Planned Business) and approval of the final plan for a parking lot expansion for Community Hospital.

PEITITIONER: Community Hospital
LOCATION: NW corner of 12th Street & Orchard Avenue
LEGAL DESCRIPTION: Beg at a pt N89°58'W 219.92ft from the E1/4 cor of Sec 11, T1S, R1W, U.M.; thence N00°04'E 220ft; thence N89°58'W 85ft; thence S00°04'W 220ft to the center line of Orchard Avenue; thence along the said center line S89°58'E 85feet to the POB; AND beg at a pt N89°58'W 30ft from the E1/4 cor of Sec 11, T1S, R1W, U.M.; thence N89°58'W 189.92ft; thence N00°04'E 220ft; thence S89°58'E 189.92ft; thence S00°04'W 220ft to the POB; EXCEPT tract deeded to the City of Grand Junction by Quit Claim Deed recorded in B-819, P-137; TOGETHER WITH the E half of alley adjacent to the W side of the above described parcel as vacated in Ord recorded August 12, 1983 in B-1449 P-638.

RZP-96-243 REZONE & PRELIMINARY PLAN-FALL VALLEY
Request to rezone from RSF-R (Residential Single Family with a density not to exceed 1 unit per 5 acres) and approval of a preliminary plan for 140 units on approximately 37.93 acres of land (112 single family lots, 4 duplex lots - 8 units, and 20 townhome units).

PEITITIONER: John Davis
LOCATION: SE corner 25 1/2 & Fx Roads
LEGAL DESCRIPTION: The S 9 acres of the W1/4 NE1/4 SE1/4 of Sec 3, T1S, R1W, U.M. E1/2 W1/2 NW1/4 SE1/4 of Sec 3, T1S, R1W of the U.M., EXCEPT the N13.5 rods of the W 9 rods and EXCEPT the N225ft of the E181.5ft thereof, AND E1/2 NW1/4 SE1/4 of Sec 3, T1S, R1W, U.M., EXCEPT the N225FT of the W 12.1ft thereof, Mesa County, Colorado.

RZF-96-244 REZONE & FINAL 7TH STREET PROFESSIONAL OFFICES

Request for approval of rezone from RMF-32 (Residential Multi-family, 32 units per acre) to PB (Planned Business) and approval of the final plan for a 3,504 s.f. office building.

PEITITIONER: PC MANAGEMENT LLC
LOCATION: 1301 & 1305 N 7th Street
LEGAL DESCRIPTION: The north 50 feet of the south 250 feet

PUBLIC NOTICES

of Lot 19 of Capitol Hill Subdivision, Mesa County, Colorado AND the north 50 feet of the south 200 feet of Lot 19 of Capitol Hill Subdivision, Mesa County, Colorado.

AXX-96-231 ZONE OF ANNEXATION-STASSEN FARMS
Request to zone lands currently being annexed to the City, consisting of approximately 128.56 acres, to RSF-4 (Residential Single Family with a density not to exceed 4 units per acre) and PR-24 (Planned Residential with a density not to exceed 2.4 units per acre).

PEITITIONER: Leatha Jean Stassen
LOCATION: SE corner 20 1/2 & Fx Roads

LEGAL DESCRIPTION: TO BE ZONED RSF-4: A parcel of land situate in the Southeast 1/4 of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows: Beginning at the southeast corner of said Section 35, thence N00°20'54"E along the east line of said Section 35 a distance of 1285.96 feet to a point; thence N89°31'00"W a distance of 1333.59 feet to the northeast corner of the SW 1/4 of said Section 35; thence N89°31'00"W along the north line of said SW 1/4 SE 1/4 a distance of 390.90 feet to a point; thence leaving said north line S00°00'00" W a distance of 1300.60 feet to a point on the south line of said Section 35; thence N89°59'46"E along the south line of said Section 35 a distance of 1716.61 feet to the point of beginning. ALSO A parcel of land situate in the north 1/2 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE 1/4 NW 1/4 of said Section 15, thence S89°32'00"E along the south line of said NE 1/4 NW 1/4 a distance of 937.50 feet to a point; thence N00°00'00"E a distance of 25.00 feet to a point on the north right-of-way line for Fx Road; thence S89°32'00"E along the north right-of-way line for said Fx Road a distance of 402.21 feet to a point; thence N00°00'00"E a distance of 1084.70 feet to a point on the north line of said Section 15, from which the northwest corner of G.L.O. Lot 3 bears S89°59'46"W a distance of 1332.07 feet; thence N89°59'46"E along the north line of said Section 15 (said north line also being the south line of Section 35, Township 1 North, Range 2 West of the Ute meridian) a distance of 1314.39 feet to the southeast corner of said Section 35; thence continuing along the north line of said Section 15 N89°59'46"E a distance of 141.22 feet to the Witness Corner for the northeast corner of said Section 15; thence continuing along the north line of said Section 15 N90°00'00"E a distance of 114.76 feet to a point; thence along the Tiara Rado Interceptor Sewer Line the following 4 courses: 1) S02°01'55"W a distance of 422.33 feet to Manhole No. 2A; 2) S75°56'31"W a distance of 105.51 feet to Manhole No. 3; 3) S38°34'24"W a distance of 99.86 feet to Manhole No. 3A; 4) S08°07'12"E a distance of 133.31 feet to Manhole No. 4; thence S32°06'16"E a distance of 108.88 feet to a point; thence S52°05'59"E a distance of 153.44 feet to a point on the west line of Lot 19, Block 20 of Panorama Subdivision Filing No. 7; thence along the west boundary line of said Lot 19, Block 20 the following 3 courses: 1) S12°35'00"W a distance of 115.50 feet to a point; 2) S01°34'00"W a distance of 85.00 feet to a point; 3) S32°17'00"E a distance of 102.20 feet to a point on the north line of Lot 18, Block 20 of said Panorama Subdivision Filing No. 7; thence N89°21'30"W along the north line of said Lot 18, Block 20 a distance of 270.00 feet to the northwest corner of said Lot 18, Block 20; thence S00°27'00"E along the west boundary line of said Panorama Subdivision Filing No. 7 a distance of 291.98 feet to the northeast corner of Forrest Hills Subdivision; thence along the north boundary line of said Forrest Hills Subdivision and extending across 20 1/2 Road N87°37'40"W a distance of 1392.60 feet to a point on the west right-of-way line for said 20 1/2 Road; thence N00°52'20"E along said west right-of-way line a distance of 230.17 feet to a point on the south right-of-way line for Fx Road; thence N89°32'00"W along the south right-of-way line for said Fx Road a distance of 1300.00 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 15; thence N00°25'33"E along the west line of said SE 1/4 NW 1/4 a distance of 20.00 feet to the point of beginning.

TO BE ZONED PR-24: A parcel of land situate in the north 1/2 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at the northwest corner of the SE 1/4 NW 1/4 of said Section 15, thence S 00°25'33"W along the west line of said SE 1/4 NW 1/4 a distance of 20.00 feet to a point on the south right-of-way line for Fx Road; thence S89°32'00"E along the south right-of-way line for said Fx Road a distance of 1300.00 feet to a point on the west right-of-way line for 20 1/2 Road; thence S00°52'20"W along the west right-of-way line for said 20 1/2 Road a distance of 230.17 feet to a point; thence S87°37'40"E a distance of 20.01 feet to a point on the north-south centerline of said Section 15; thence S00°52'20"W along said north-south centerline a distance of 598.16 feet to a point, from which the Center 1/2 corner of said Section 15 bears S00°52'20"W a distance of 471.00 feet; thence leaving said north-south centerline N89°55'00"W a distance of 620.00 feet to a point; thence S00°05'00"W a distance of 240.00 feet to a point, thence N89°55'00" W a distance of 695.00 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 15; thence N00°25'33"E along the west line of said SE 1/4 NW 1/4 a distance of 1077.77 feet to the point of beginning.

(0177-)

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

DATE: DEC - 3 1996.

TIME: 7:00 p.m.

PLACE: City Auditorium, 520 Rood Avenue

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430.

RZP-96-237 STASSEN FARMS

SW CORNER OF 20 1/2 & F 3/4 ROADS

Request to rezone from RSF-4 (Residential Single Family with a density not to exceed 4 units per acre) to PR-2.4 (Planned Residential; 2.4 units per acre) and preliminary plan approval for 66 single family residential lots on approximately 28.41 acres of land.

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

DATE: DEC 10 1996

TIME: 7:00 p.m.

PLACE: City Auditorium, 520 Rood Avenue

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430.

RZP-96-237 STASSEN FARMS

SE CORNER OF 20 1/2 & F 3/4 ROADS

Request for preliminary plan approval for 66 single family residential lots on approximately 28.41 acres of land with proposed zoning of PR-2.4 (Planned Residential with a density not to exceed 2.4 units per acre.

CITY OF GRAND JUNCTION

DATE: December 10, 1996

PLANNING COMMISSION

STAFF PRESENTATION: Mike Pelletier

AGENDA TOPIC: Zone of Annexation for the Stassen Annexation

SUMMARY: The City must apply a City zone to all annexed properties within 90 days of annexing. It is recommended that Planning Commission recommend to City Council PR2.4 zoning for Stassen Annexation No. 3 and RSF-4 zoning for Stassen Annexations No. 1 & 2. These zones are compatible with surrounding land uses and zoning.

ACTION REQUESTED: Recommend to City Council PR2.4 for annexation no. 3 and RSF-4 for annexation no. 1 & 2.

BACKGROUND INFORMATION:

Location: 673 20 1/2 Road also east & north of 20 1/2 and F 3/4 Roads

Applicant: Leatha Jean Stassen

Existing Land Use: Residential, vacant

Proposed Land Use: Residential

Surrounding Land Use:

North: Residential, Colorado River

South: Residential

East: Residential

West: Residential

Existing Zoning: R2

Proposed Zoning: PR2.4 and RSF-4

Surrounding Zoning:

North: R2, AFT

South: R2

East: R2

West: PR1.6, PR2.7

Relationship to Comprehensive Plan: The Growth Plan recommends 2 - 3.9 dwelling units per acre for annexations no. 2, 3, and the southern half of no. 1.

Staff Analysis: For Stassen Annexations No. 1 & 2 the recommended zoning is RSF-4 (Residential Single Family - 4 units per acre). This is the most equivalent City zone to the current County zone of R2. The table below shows how the bulk requirements compare. Also, the Growth Plan recommends 2 - 3.9 units per acre.

More restrictive

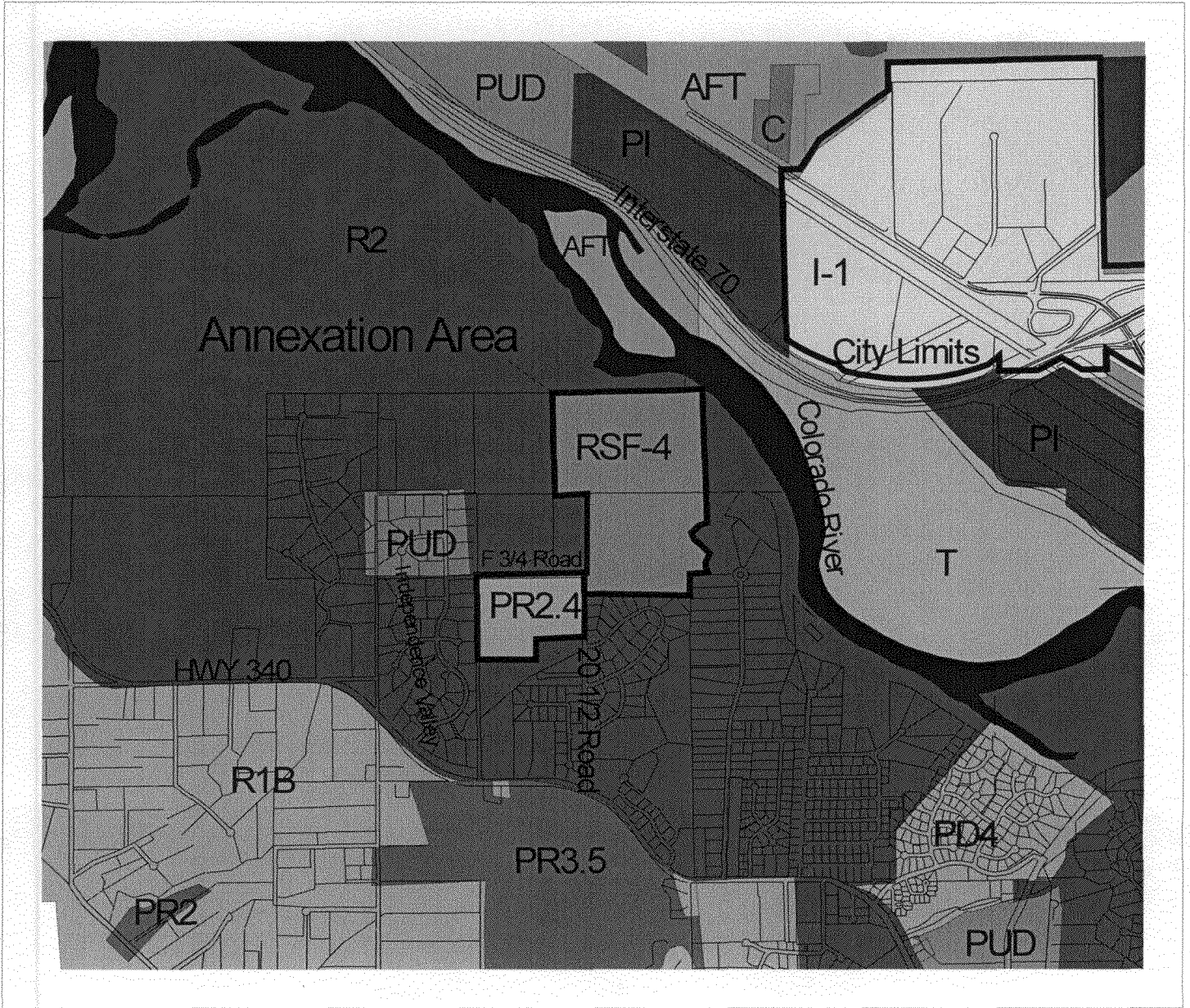
Criteria	Current County Zone - R2 (3.5 units per acre)	Proposed City Zone - RSF-4 (4.0 units per acre)
Land Use Type	Single Family & Duplex Residential	*Single Family Residential*
Minimum Lot Size	*11,000 sq.ft. 9,900 sq.ft. with sewer *	8,500 sq.ft.
Front Setback for Local Street	*50' from centerline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

For Stassen Annexation No. 3 the recommended zoning is Planned Residential 2.4 units per acre (PR2.4). This zone is based on the current development proposal for this property. This zoning is compatible with the surrounding land uses and zoning, which are residential including Independence Valley subdivision to the west, Forest Hills Subdivision to the east, Country Meadows Subdivision to the north, and Country Squire Subdivision to the south.

RECOMMENDATION: Mr. Chairman, on item ANX-96-231, I propose that Planning Commission recommend to City Council PR2.4 zoning for Stassen Annexation No. 3 and RSF-4 zoning for Stassen Annexations No. 1 & 2.

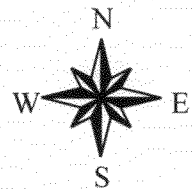
Recommend RSF-4 for 1, 2 & 3
 & Deny Prelim for Stassen Farms
 Approved 4-1

STASSEN ANNEXATION Proposed Zoning



Drawn By:
MP 11/25/96

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



December 17, 1996

Dear City Councilor:

My name is Leatha Jean Stassen and I am the owner of approximately 130 acres on the Redlands known as Laughing Water Farms, which I have owned for some 55 years. It is known to you as Stassen Farms. I would like very much for it to become part of the City of Grand Junction.

For years I have watched as adjacent property owners have developed or sold their land. In 1957 it was Forrest Hills that was first built; in the 60's it was Panorama, in the 1980's it was Country Squire, in 1992 it was Independence Valley, and last year it was Country Meadows. During all this time I have respected peoples right to develop or sell their properties in accordance with the laws and zoning codes in place at the time.

I am now relying on you to uphold my property rights. I want to come into the City of Grand Junction. I want to come into the City of Grand Junction at the densities, (2.0-3.9 lots per acre) stipulated in the City/County Master Plan.

Mr. Brutsche's plan is a good one and I support it. Certainly it would spruce up the area a bit. It is also within the guidelines set forth by the City and County in my area.

I would greatly appreciate your supporting my right to sell my property in a reasonable manner.

Sincerely yours,

A handwritten signature in cursive script that reads "Leatha Jean Stassen". The signature is written in black ink and is positioned above the typed name.

Letha Jean Stassen

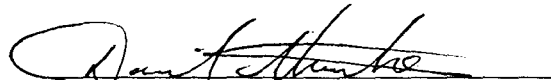
Stassen 1, 2 & 3 Annexation

For City Council 12/18/96

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Stassen 1, 2 & 3 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 12/18/96

(eligible)

JANURARY 10, 1997

TO: ALL CITY OF GRAND JUNCTION CITY COUNCIL MEMBERS

FROM: REDLANDS & MESA COUNTY RESIDENTS OPPOSED TO STASSEN
FARMS ANNEXATION

WE REDLANDS RESIDENTS & OTHERS FEEL THERE IS NOT AN ADEQUATE MECHANISM-PROCESS IN PLACE IN CITY OF GRAND JUNCTION GOVERNMENT'S SYSTEM AT THIS TIME TO COLLECT RELEVANT DATA, TO ALLOW CITIZENS IN AFFECTED AREAS (NEIGHBORS OF STASSEN FARMS PROPOSED ANNEXATION) TO DIALOGUE WITH THE CITY COUNCIL (WRITTEN, ORAL TESTIMONY, DOCUMENTS, MAPS, ETC.) PRIOR TO THE COUNCIL MAKING A FINAL DECISION & VOTING ON THIS PROPOSED ANNEXATION.

PRESENTLY GRAND JUNCTION GOVERNMENT'S PROCESS IS TO

- #1 RECEIVE MOST ALL PERTINENT INPUT DATA FROM THE CITY STAFF & FEED TO CITY COUNCIL
- #2 GET SLIM TO NO INPUT OR DATA FROM THOSE CITIZENS IN THE AFFECTED AREAS OF THE PROPOSED STASSEN FARMS ANNEXATION
- #3 HAVE 2 COUNCIL MEETINGS
 - PROBABLY OVERRIDE THE DENSITY RECOMMENDATIONS OF PLANNING COMMISSION BOARD
 - MAKE FINAL VOTE ON DENSITY
 - ALLOW FOR VERY LIMITED PUBLIC TESTIMONY PRIOR TO VOTE
 - MAKE FINAL VOTE THIS SAME NITE ON ANNEXATION
 - TELL CITIZENS TO LIVE WITH DECISION WHETHER MAJORITY OF LANDOWNERS IN AFFECTED AREA & OTHER REDLANDS RESIDENTS LIKE IT OR NOT

HAVING SUCH CONTROLLED & LIMITED, IF ANY, INPUT FROM THE CITIZENS IN THE PROPOSED AFFECTED AREA OF THE STASSEN FARMS ANNEXATION DOES NOT SERVE THE BEST INTRESTS OF THE COMMUNITY & IS THE REASON WHY MANY PEOPLE ARE HOSTLE TO LOCAL CITY GOVERNMENT.

MANY CITIZENS HAVE STRONG FEELINGS THAT THIS PROPOSED ANNEXATION IS NOT BEING DONE IN A STROCTLY LEGAL OR A LOGICAL MANNER.

THIS WAY OF ATTEMPTING TO ANNEX BY THE CITY MAKES FOR HARD FEELINGS & DOES NOTHING TO IMPROVE THE PUBLIC RELATIONS OR GOOD WILL OF THE CITIZENS OF MESA COUNTY TOWARDS ("THEIR LOCAL GOVERNMENT?") THE CITY OF GRAND JUNCTION.

THE CITY OF GRAND JUNCTION AT BEST HAS A VERY POOR PUBLIC IMAGE BY MOST OF THE CITIZENS OF MESA COUNTY. CONTINUING DOWN THIS PATH OF IGNORING THE MAJORITY OF TAXPAYING CITIZENS RIGHTS & WISHES WILL ONLY LEAD TO POTENTIALLY MORE CITY, COUNTY, & CITIZEN BATTLES.

THE PROPOSAL WE MAKE TO YOU COUNCIL MEMBERS IS THIS:

#1 2-3 PUBLIC HEARINGS WHERE BOTH THE COUNCIL AS WELL AS THE CITIZENS IN THE AFFECTED AREA ARE GIVEN EQUAL TIME TO GIVE INPUT & DIALOGUE WITH EACH OTHER ABOUT MATTERS OF CONCERN OF THE PROPOSED STASSEN FARMS ANNEXATION. BOTH SIDES SITTING DOWN AND CLEARLY SPELLING OUT WHERE THEY ARE EACH COMING FROM WOULD GO A LONG WAY TOWARD RESTORING PUBLIC TRUST OF THE CITY & GREATLY REDUCE THE NEGATIVE FEELINGS CITIZENS HAVE THAT WHEN THEY PRESENTLY COME TO A CITY COUNCIL MEETING THAT ANNEXATION MATTERS ARE ALREADY A DONE DEAL WITH CITIZENS TESTIMONY BEING IGNORED.

#2 WHERE BOTH CITY COUNCIL, MESA COUNTY COMMISSIONERS, & AFFECTED AREA RESIDENTS TOGETHER & MAKE AN ON SITE VISIT TO PROPERTIES TO CLARIFY POSITIONS & MATTERS AS THEY RELATE TO THIS PROPOSED ANNEXATION.

#3 WHERE COUNCIL PUTS IN PLACE, (NOT JUST TAKING CITY STAFF'S RECOMMENDATIONS & THEN COUNCIL VOTES) THE PROCESS OF COLLECTING INPUT DATA FROM THE FOLLOWING GROUPS & THEN VOTE AFTER ALL OF THE BELOW IS TAKEN INTO ACCOUNT:
A. HEARING BOARD'S DENSITY RECOMMENDATIONS
B. HEARINGS BY CITY COUNCIL & CITIZENS OF THE AFFECTED AREA GROUPS & THEIR RECOMMENDATIONS
C. INPUT OF IMPACTS & RECOMMENDATIONS FROM VARIOUS GOVERNMENT ENTITIES (HEAD COUNTY STAFF REPRESENTATIVE, HEAD PLANNER, SHERIFF'S OFFICE, FIRE MARSHAL, MIN OF 1 COUNTY COMMISSIONER, ETC.)

BY THE CITY COUNCIL CONSIDERING SETTING UP A PROCESS TO ALLOW THE MAJORITY OF AFFECTED REDLANDS AREA RESIDENTS TO GIVE INPUT PRIOR TO MAKING FINAL ANNEXATION VOTE, MAKES PUBLIC YOUR ACTIONS THAT THESE REDLANDS CITIZENS ARE REGARDED AS A VALUABLE & MAJOR PART OF THE ANNEXATION PROCESS & THAT WE THE CITY OF GRAND JUNCTION HIGHLY RESPECT SERVING & PROTECTING THE RIGHTS OF REDLANDS RESIDENTS.

THIS NEW PROCESS OF CONSIDERING ANNEXATIONS WITH THE STARTING OF THE STASSEN FARMS ANNEXATION, BECOMES A WIN WIN FOR BOTH THE GOVERNMENT & CITIZENS.

THIS STARTING OF A NEW ANNEXATION PROCEDURE ON THE STASSEN FARMS COULD BECOME A MODEL FOR ALL FUTURE CITY OF GRAND JUNCTION ANNEXATIONS.

RESPECTFULLY,

REDLANDS RESIDENTS

MESA COUNTY RESIDENTS

RESOLUTION STATING CITY COUNCIL POLICY TOWARD REDLANDS ANNEXATIONS

WHEREAS, the Redlands is an integral part of the Grand Junction community with most of its residents working, shopping and recreating here;

WHEREAS, the City Council believes the Redlands will continue to rapidly urbanize regardless of annexation;

WHEREAS, this growth is occurring without adequate provision for fire, emergency medical response, parks, traffic and drainage improvements;

WHEREAS, this hopscotch pattern of urbanization imposes long term financial burdens upon all including Grand Junction taxpayers;

WHEREAS, the City Council has received entreaties and even demands for Grand Junction tax dollars to provide public improvements to unincorporated areas of the Redlands;

WHEREAS, with annexation Grand Junction plans for and provides for urban services and facilities within its City limits and requires new development to contribute its fair share;

WHEREAS, the City Council has publicly discussed several approaches to annexations on the Redlands;

WHEREAS, these public discussions have led to public concern and uncertainty about the City's plans;

WHEREAS, the City Council wishes to make clear its annexation policies for the Redlands area;

NOW THEREFORE BE IT RESOLVED, that the Grand Junction City Council declares the following policies shall guide annexations on the Redlands:

- A. the City shall continue to provide advance notice to owners whose properties are planned for annexation so that they may participate in the City's deliberations;
- B. only 100% owner annexation petitions, including any applicable powers of attorney, shall be considered;
- C. to avoid the controversies that powers of attorney have caused, newly developing properties shall generally be annexed as they obtain sewer service;
- D. large areas of the Redlands will not be encircled in order to annex them without petition;
- E. priorities for annexation will be properties:

adjacent to Grand Junction's limits,
undeveloped with urban densities anticipated,
developing and connecting to sanitary sewers and
developed with adequate infrastructure;

F. subdivisions without adequate infrastructure but wishing to annex will be provided technical assistance to arrange for improvements in a manner that does not impose a burden upon City taxpayers; and

G. Grand Junction will support the joint venture with Fruita and Mesa County to devise strategies that preserve a non-urban buffer between Grand Junction and Fruita on the Redlands.

CITY OF GRAND JUNCTION

DATE: January 15, 1997

CITY COUNCIL

STAFF PRESENTATION: Dave Thornton

AGENDA TOPIC: Public hearing for the Stassen Annexations 1, 2, & 3.

SUMMARY: The property owner, Leatha Jean Stassen is requesting to join the City. She has signed a petition for annexation for approximately 128 acres she owns and resides on at 20 1/2 Road and F 3/4 Road. Concurrent with the annexation, City zoning is being proposed. The City must apply a City zone to all annexed properties within 90 days of annexing. Planning Commission recommends to City Council a Residential Single Family with a maximum of one unit per acre (RSF-1) zone for the Stassen Annexations 1, 2 & 3.

ACTION REQUESTED: It is recommended that Council approve on second reading the ordinances for the Stassen Annexations 1, 2 & 3 and the Stassen Annexations 1, 2 & 3 zoning.

BACKGROUND INFORMATION:

Location: 673 20 1/2 Road also east & north of 20 1/2 and F 3/4 Roads

Applicant: Leatha Jean Stassen

Existing Land Use: Residential, vacant

Proposed Land Use: Residential

Surrounding Land Use:

North: Residential, Colorado River

South: Residential

East: Residential

West: Residential

Existing Zoning: R2

Proposed Zoning: RSF-1 as recommended by Planning Commission.
The petitioner is requesting PR 2.4 for Stassen Annexation 3 and a zoning density between 2.0 and 3.9 units per acre for Stassen Annexations 1 and 2.

Surrounding Zoning:

North: R2, AFT

South: R2

East: R2

West: PR1.6, PR2.7

Relationship to Comprehensive Plan:

The Growth Plan recommends 2 - 3.9 dwelling units per acre for annexations no. 2, 3, and the southern portion of no. 1. The northern portion includes the Colorado River bottom and is recommended for 5 acre to 35 acre densities in the Mesa County Rural Plan.

Staff Analysis:

At the Planning Commission meeting staff recommended the following zone districts for the Stassen Annexation:

For Stassen Annexations No. 1 & 2 the recommended zoning was RSF-4 (Residential Single Family - 4 units per acre). This is the most equivalent City zone to the current County zone of R2. The entire annexation area is currently zoned R2 in the County as well as a majority of land around the annexation area. The table below shows how the bulk requirements between R2 and RSF-4 compare. Also, the Growth Plan recommends 2 - 3.9 units per acre.

More restrictive

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

For Stassen Annexation No. 3 the recommended zoning was Planned Residential 2.4 units per acre (PR2.4). This zone was based on the current development proposal known as the Stassen Farms Subdivision consisting of approximately 28 acres of the annexation.

The Stassen Farms Subdivision request was heard by Planning Commission concurrently with the zone of annexation for the entire annexation area on December 10, 1996. The Stassen Farms preliminary plan was denied by Planning Commission after much public input that the density proposed (2.4 units per acre) is too high and there were some traffic circulation issues that needed further study. The developer and owner of the property have appealed Planning Commission's decision on the preliminary plan and the zoning to City Council which will also be heard by City council on January 15th.

In addition, the RSF-4 zoning that was proposed for the remaining 100 acres within the area being considered for annexation was seen as not appropriate. Planning Commission discussion centered around the need to have more flexibility with zoning and density decisions for the entire annexation area as development is proposed in the future especially with the topographical features, the Colorado River bottom, and other

constraints in the area. There was concern that the RSF-4 zone district would not give the City the needed flexibility. The idea that perhaps a Planned Residential zone district with a specified density would be the most appropriate for this area was discussed. The obvious downside to this option would be not having a plan for the Planned Residential zone. Planning Commission did not give any direction as to what densities would be appropriate for the annexation area. A motion was made and passed to deny the Stassen Farms Subdivision proposal and to recommend to City Council RSF-1 zoning for the entire annexation area.

The following chart compares the bulk requirements of the RSF-1 zone district with the County's R2 zone district.

More restrictive

Criteria	Current County Zone - R2 (3.5 units per acre)	Proposed City Zone - RSF-1 (1.0 units per acre)
Land Use Type	Single Family & Duplex Residential	*Single Family Residential*
Minimum Lot Size	* 11,000 sq.ft. 9,900 sq.ft. with sewer *	1 acre (43,560 sq. ft.)
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	*30' from property line*
Side Setback	15' from property line	15' from property line

The Stassen Annexation No. 1 is currently within the Fruita 201 sewer boundary. Future development on this parcel will be served by the Grand Junction Persigo 201 sewer plant similar to what is occurring with Country Meadows Subdivision adjacent to the west of Stassen No. 1. Stassen No. 2 and 3 are both within the Grand Junction Persigo 201 sewer service area.

STAFF RECOMMENDATION: At the Planning Commission meeting staff recommended the following zone districts for the Stassen Annexation: For Stassen Annexations No. 1 & 2 the recommended zoning was RSF-4 (Residential Single Family - 4 units per acre). For Stassen Annexation No. 3 the recommended zoning was Planned Residential with a maximum of 2.4 units per acre (PR-2.4).

PLANNING COMMISSION RECOMMENDATION: Planning Commission recommends to City Council a Residential Single Family with a maximum of one unit per acre (RSF-1) zone for the entire Stassen Annexation 1, 2 & 3.

FISCAL IMPACTS: There are no immediate budget impacts. Long term financial impacts are negligible.

(stassenz.rpt)

December 17, 1996

Dear City Councilor:

My name is Leatha Jean Stassen and I am the owner of approximately 130 acres on the Redlands known as Laughing Water Farms, which I have owned for some 55 years. It is known to you as Stassen Farms. I would like very much for it to become part of the City of Grand Junction.

For years I have watched as adjacent property owners have developed or sold their land. In 1957 it was Forrest Hills that was first built; in the 60's it was Panorama, in the 1980's it was Country Squire, in 1992 it was Independence Valley, and last year it was Country Meadows. During all this time I have respected peoples right to develop or sell their properties in accordance with the laws and zoning codes in place at the time.

I am now relying on you to uphold my property rights. I want to come into the City of Grand Junction. I want to come into the City of Grand Junction at the densities, (2.0-3.9 lots per acre) stipulated in the City/County Master Plan.

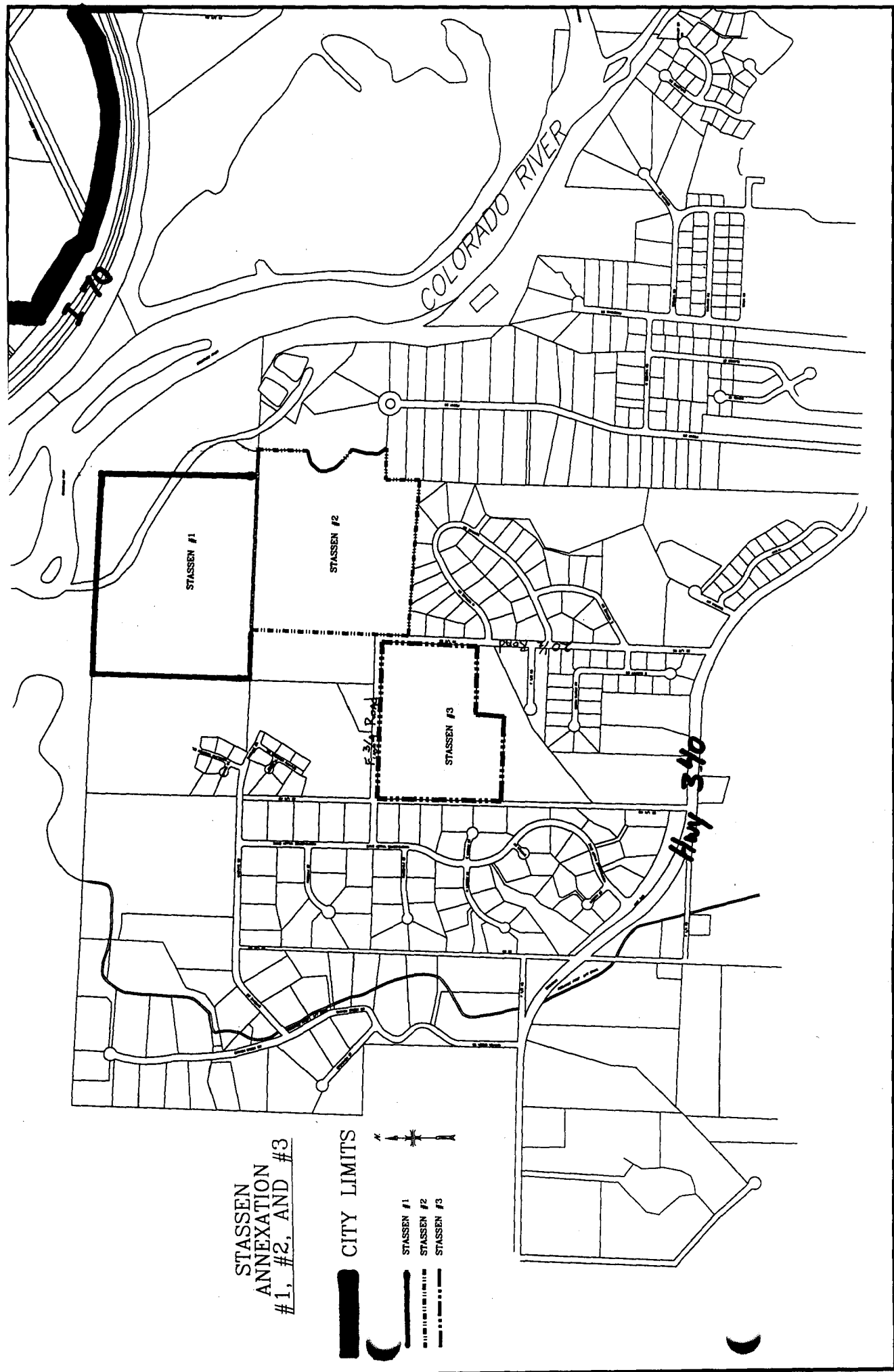
Mr. Brutsche's plan is a good one and I support it. Certainly it would spruce up the area a bit. It is also within the guidelines set forth by the City and County in my area.

I would greatly appreciate your supporting my right to sell my property in a reasonable manner.

Sincerely yours,

A handwritten signature in cursive script that reads "Leatha Jean Stassen". The signature is written in black ink and is positioned below the typed name.

Leatha Jean Stassen



STASSEN
ANNEXATION
#1, #2, AND #3

CITY LIMITS

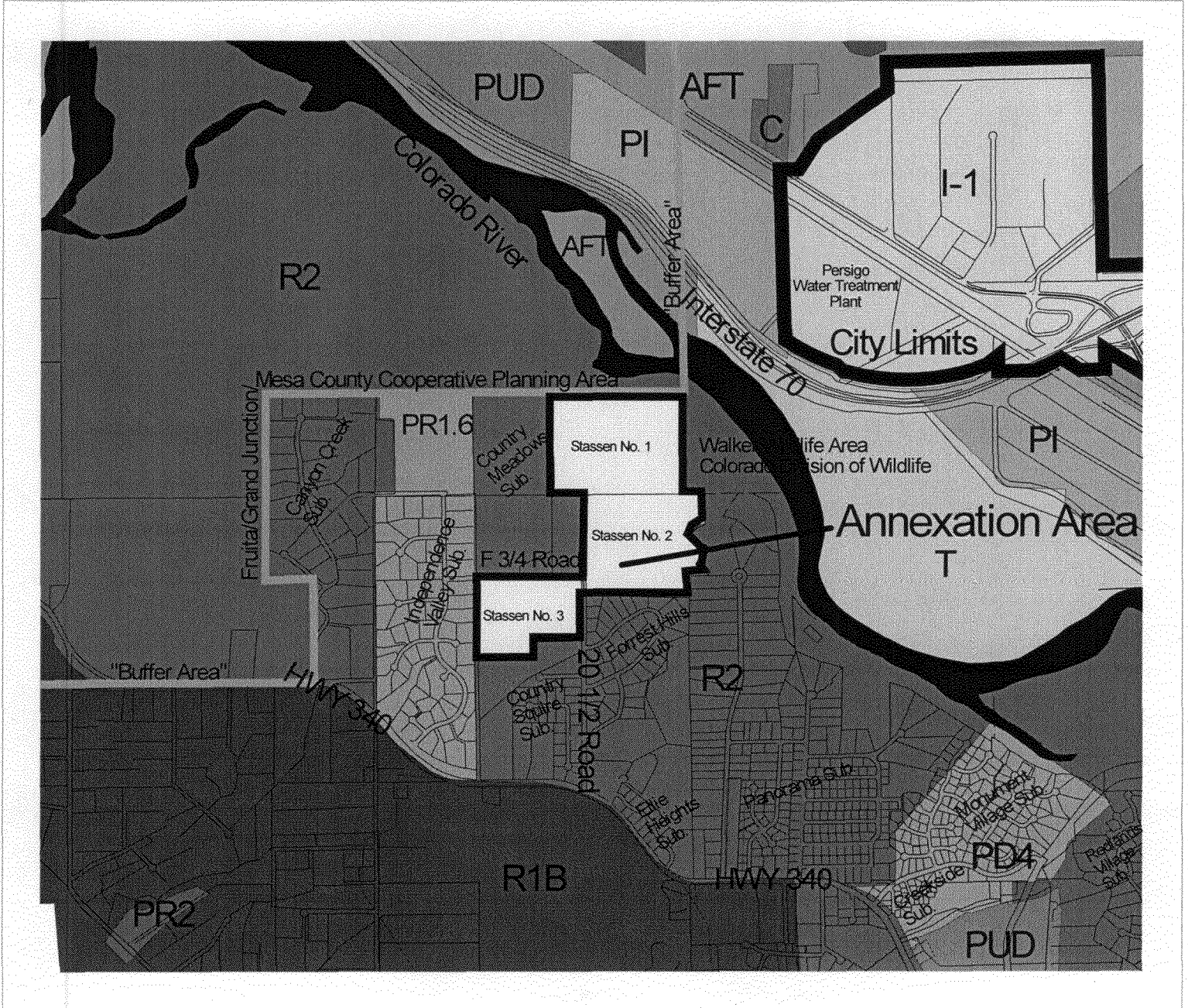


- STASSEN #1
- STASSEN #2
- STASSEN #3



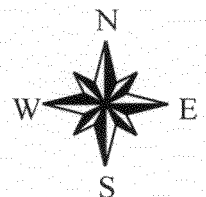
STASSEN ANNEXATION

Surrounding Zoning



Drawn By:
MP 12/17/96

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

February 2, 1997

Leatha Jean Stassen
673 20 1/2 Road,
Grand Junction, CO 81503-9707

Dear Mrs. Stassen,

On January 15, 1997, the City Council approved the Stassen Annexation on second reading. This annexation will become effective on February 16, 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 black ink that reads "Linda Afman". The signature is written in a cursive, flowing style.

Linda Afman
Mayor

enclosure

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

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

POLICE PROTECTION

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

The Police Chief is Darold Sloan.

FIRE PROTECTION

Fire protection and emergency medical services will remain the same high quality it has been in the past. The City Fire Department will continue to respond to calls in the Stassen 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:

Districts A, B, D, E, and one 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.

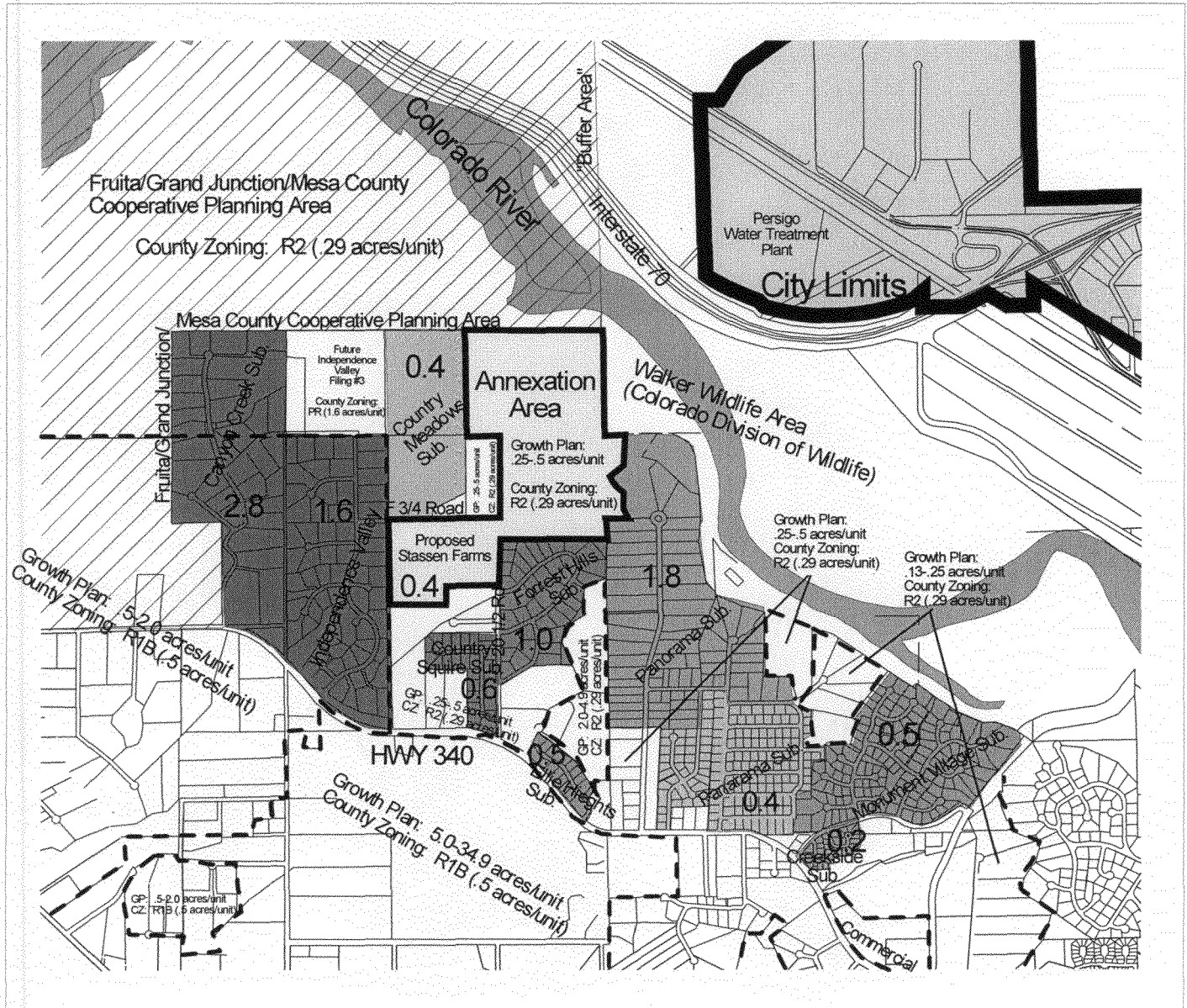
CITY OF GRAND JUNCTION

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

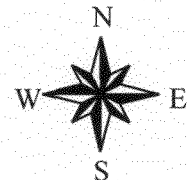
PROPOSED STASSEN ANNEXATION

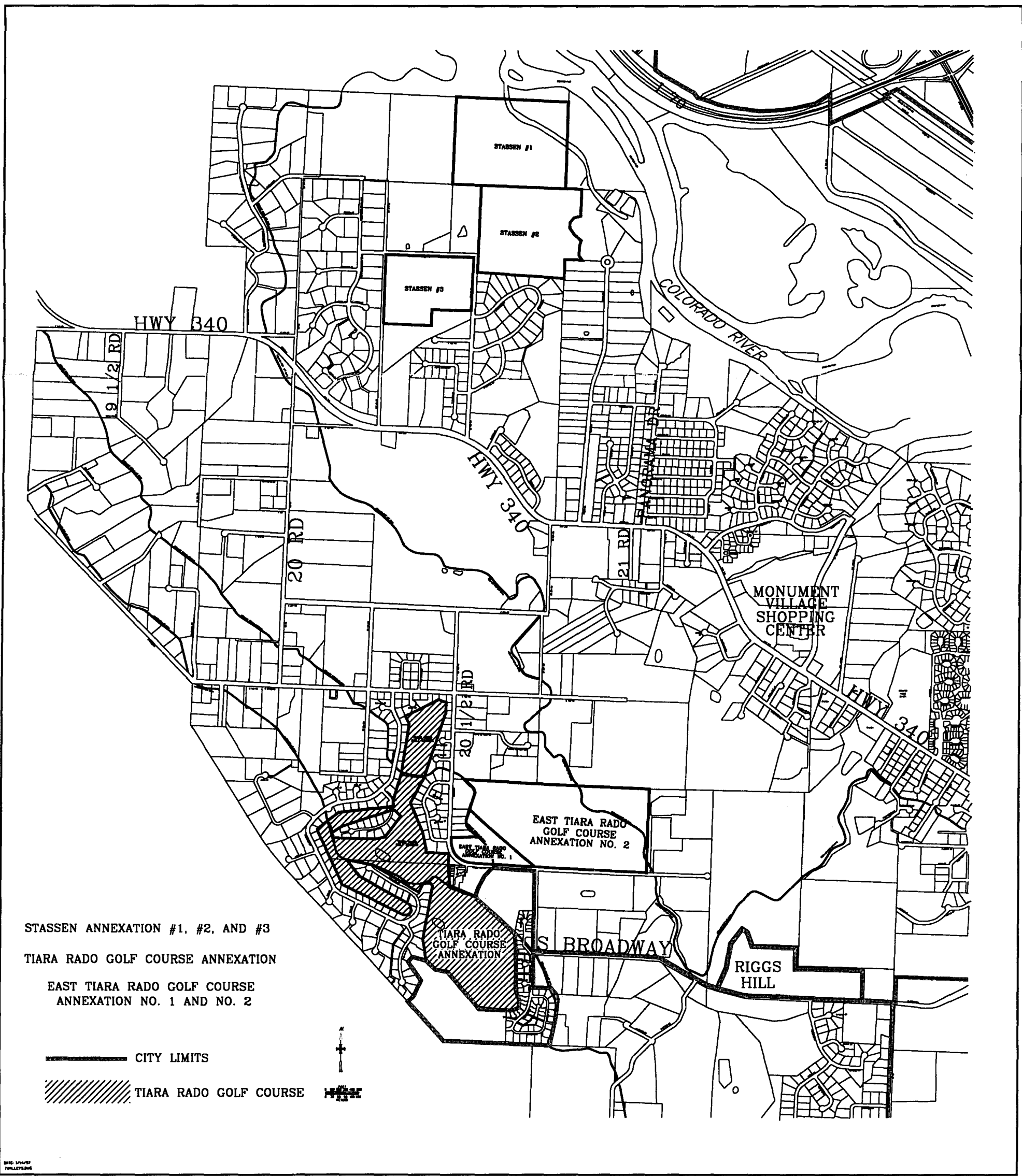
Surrounding Average Existing Lot Sizes By Subdivision
(gross acres per lot)



Drawn By:
MP 1/13/97

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





STASSEN ANNEXATION #1, #2, AND #3

TIARA RADO GOLF COURSE ANNEXATION

EAST TIARA RADO GOLF COURSE
ANNEXATION NO. 1 AND NO. 2

— CITY LIMITS

▨ TIARA RADO GOLF COURSE

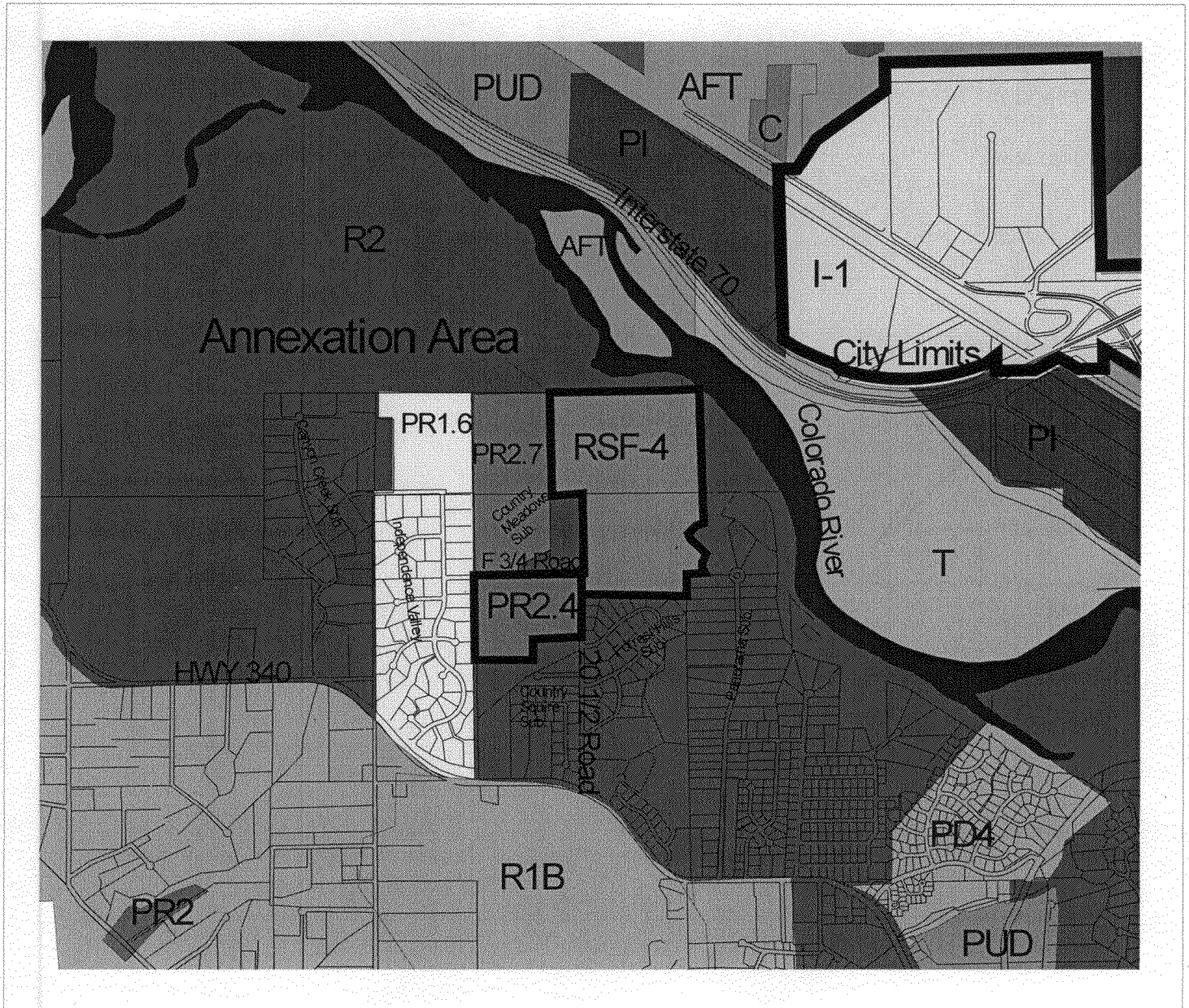
Majority Annexation Checklist

FOR THE STASSEN 1, 2, 3 ANNEXATION(S)

ANX-96-231

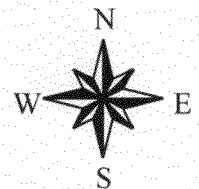
- Annexation Petition
 - Cover sheet with allegation that statute requirements are being met.
 - Signature sheets
 - Affidavit for petition
 - Written legal description
 - Annexation Map (note : 4 copies to City Clerk)
- Fact Sheet
- Map of special districts (2 maps)
- Affidavit in support of certain findings property is eligible for annex 12/18/96
- Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff reports
- Cover letter (sent out to property/business owners) with address list.
- Annexation newsletter
- Attendance roster at neighborhood meetings
- Resolution of referring petition (~~or intent to annex~~) Nov 6, 1996
- Resolution of accepting petition DEC 18, 1996
- Signed annexation ordinances (3) JAN 15, 1997
- Final annexation plats (3)
- City Council minutes for annexation
 - referral of petition (intent to annex for enclaves) Nov 6, 1996
 - acceptance of petition/1st reading of ordinance Dec 18, 1996
 - 2nd reading of ordinance JAN 15, 1997
- Planning Commission minutes for Zoning 12/10/96
- City Council minutes for zone of annexation
 - 1st reading of ordinance Dec 18, 1996
 - 2nd reading of ordinance JAN 15, 1997
- Copy of signed zoning ordinance
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only) Nov 13, 1996 **plus Report**
- Memo requesting impact reports OCT 28, 1996
- Impact reports
 - Public Works 11/18/96
 - Code Enforcement
 - Planning
 - Parks
 - Finance (final report)
 - Fire 11/27/96
 - Other **UTE WATER** 11/4/96
- Sales TAX** 11/1/96
- Mesa Co Code Enforcement** 11/14/96
- City of Fruita** 12/10/96 And 12/11/96
- Division of Wildlife** 12/4/96
- Original POA's **COPY**
- Welcome to the City letter (~~with address list~~) 2/2/97 (majority.lst)

STASSEN ANNEXATION Proposed Zoning



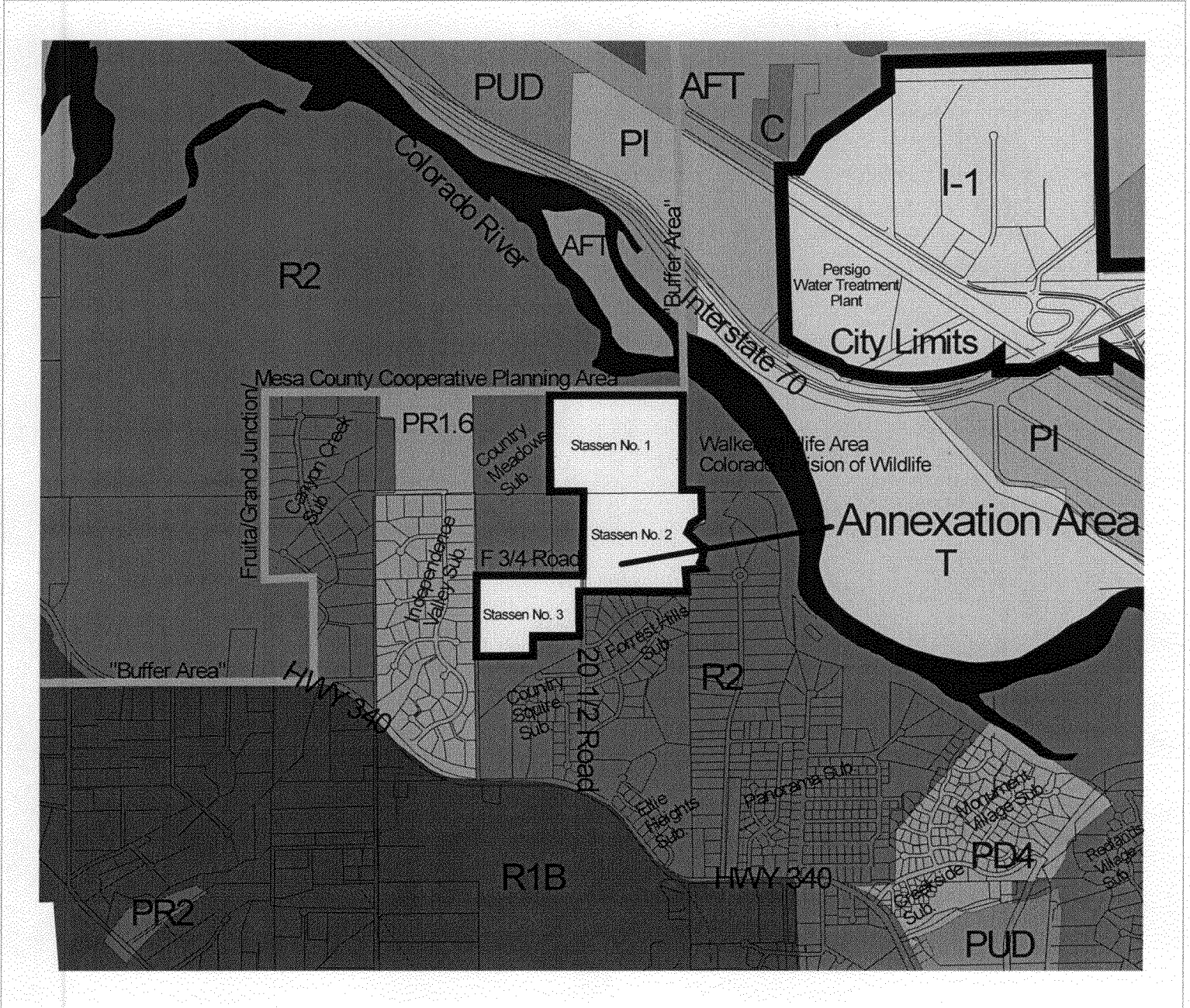
Drawn By:
MP 11/25/96

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



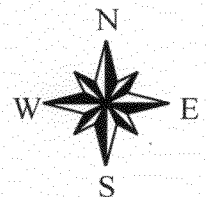
STASSEN ANNEXATION

Surrounding Zoning

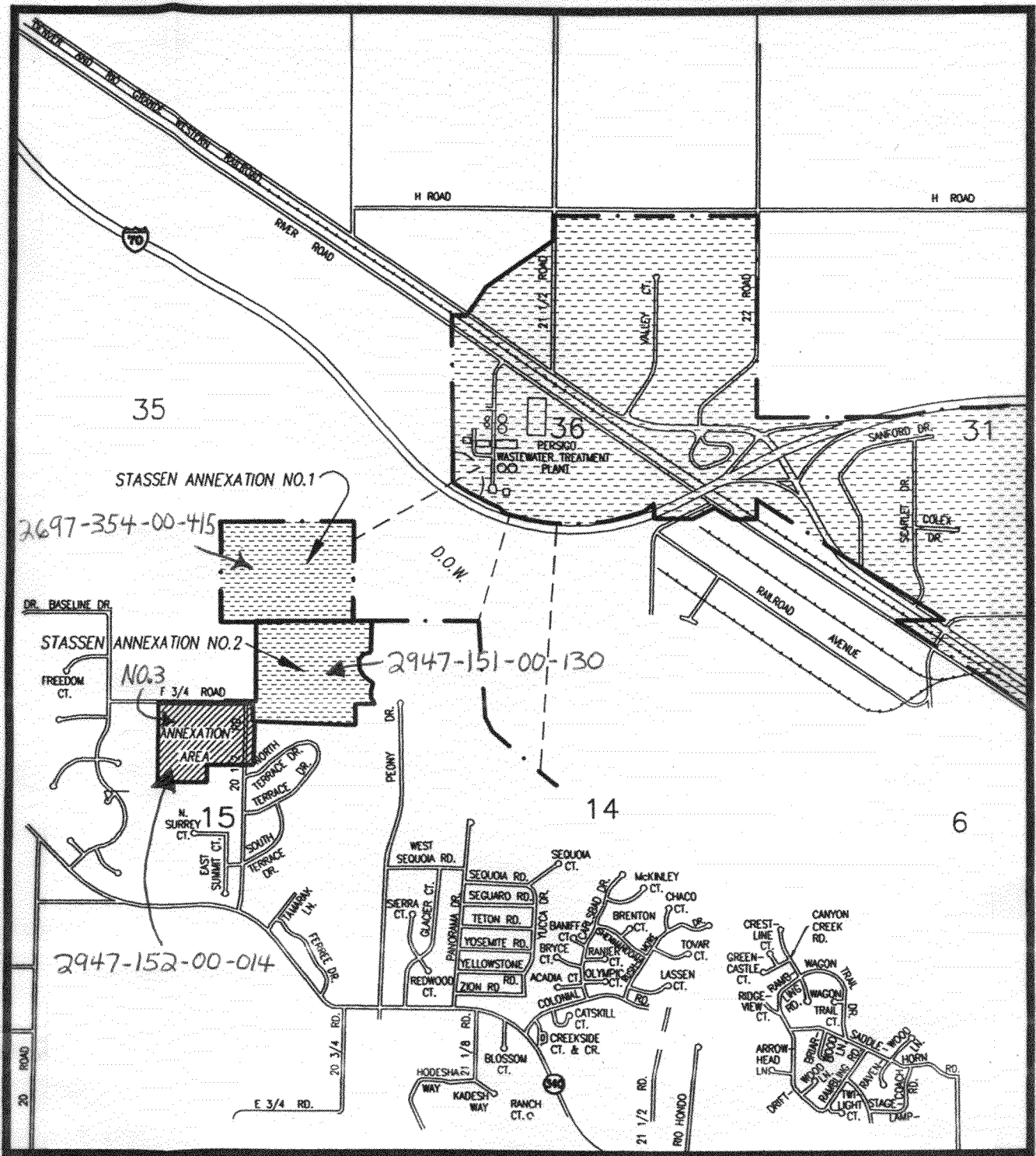


Drawn By:
MP 12/17/96

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



STASSEN ANNEXATION NO. 1, 2, & 3



VICINITY MAP
NTS