

# Table of Contents

File 1990-0041

Name Roundhill Annexation

	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 in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X	X	<b>Table of Contents</b>			
		Review Sheet Summary			
		Application Form			
		Review Sheets			
		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
		<b>*General project report</b>			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map.			
		Evidence of title, deeds, easements			
X	X	<b>*Mailing list to adjacent property owners</b>			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		<b>*Final reports for drainage and soils (geotechnical reports)</b>			
		Other bound or non-bound reports			
		Traffic studies			
		<b>*Petitioner's response to comments</b>			
		<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>					
X	X	City Council Minutes - ** - 4/8/92, 9/16/92, 11/18/92, 12/2/92	X	X	Round Hill Subdivision Plat - ** - Historical Maps
X	X	Memo from Jim Shanks to Steve Anderson re: summary of the cost to provide street services for Round Hill – 2/22/90	X		Basic Level of Services, Revenue and Expenses Analysis for all properties– 5/11/92
X		Memo from Bennett Boeschstein to Growth and Annexation Committee Members re: Growth and Annexation Committee Meeting to be held 5/6/92			
		From letter from Community Development to property owners re: annexation			
		Power of Attorney and Sewerage Service Agreement – all residents of Roundhill Subdivision -			
X		Development Application			
		Annexation Checklist			
X		Annexation Procedures			
X	X	Petition for Annexation			
X		Legal Ad – 10/27/92			
X		Public Hearing for the Recommendation to City Council – 11/3/92			
X		Letter from Reford Theobald to Donald Ethridge and Judith Ethridge re: welcome to city – 10/12/90			
X	X	Round Hill Subdivision – information about subdivision			
X		Notice of Public Hearing – 11/3/92			

PETITION FOR ANNEXATION

WE 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:

SEE ATTACHED

As ground therefor, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Section 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 limits lines, and said map is prepared upon a material suitable for filing.

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

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

Lot 13 Round Hill Subdivision Section 2 T1S R1W.

Edwin J. and Joanne S. Frey  
NAME

Neva B. Lockhart, CMC  
Edwin J. and Joanne S. Frey by their  
attorney in fact City Clerk, Neva B.  
Lockhart, pursuant to P.O.A. recorded in  
Book 1462 Page 74.

660 Round Hill Drive, GJ, CO  
ADDRESS

8-3-92  
DATE

Lot 10 Round Hill Subdivision Section 2 T1S R1W.

Donald G. and Judith F. Ethridge  
NAME

Neva B. Lockhart, CMC  
Donald G. and Judith F. Ethridge by  
their attorney in fact City Clerk, Neva B.  
Lockhart, pursuant to P.O.A. recorded in  
Book 1462 Page 73.

657 Round Hill Drive, GJ, CO  
ADDRESS

8-3-92  
DATE

Beginning 470.9 feet South of the Northwest corner SE 1/4 of Section 2 T1S R1W,  
thence East 265.46 feet, thence South 99 feet to the South line of the abandoned  
interurban railroad right-of-way, thence Southeasterly along said right-of-way line to the  
Independent Ranchman's Canal, thence Northeasterly along said canal to the  
intersection of the Grand Valley Canal, thence Westerly along the Grand Valley Canal  
to the West line of the SE 1/4 Section 2 T1S R1W, thence South to the Point of  
Beginning except county road and except the road described in Book 939 Page 67 of the  
Mesa County records.

International Church  
of the Four-Square Gospel  
NAME

Neva B. Lockhart, CMC  
International Church of the Four-Square  
Gospel by their attorney in fact City  
Clerk, Neva B. Lockhart, pursuant to  
P.O.A. recorded in Book 1158 Page 488.

641 Horizon Drive, GJ, CO  
ADDRESS

8-3-92  
DATE

Lot 15 Round Hill Subdivision Section 2 T1S R1W.

Jack L. and Denise T. Ludwig  
NAME

Neva B. Lockhart, CMC  
Jack L. and Denise T. Ludwig by their  
attorney in fact City Clerk, Neva B.  
Lockhart, pursuant to P.O.A. recorded in  
Book 1027 Page 706.

667 Round Hill Drive, GJ, CO  
ADDRESS

8-3-92  
DATE

Lot 16 Round Hill Subdivision Section 2 T1S R1W.

Phillip W. Emerson Trustee  
NAME

Neva B. Lockhart, CMC  
Phillip W. Emerson Trustee by their  
attorney in fact City Clerk, Neva B.  
Lockhart, pursuant to P.O.A. recorded in  
Book 1091 Page 899.

662 Round Hill Drive, GJ, CO  
ADDRESS

8-3-92  
DATE

Lot 17 Round Hill Subdivision Section 2 T1S R1W excluding the turnaround in the  
southeast corner of the property.

William A. and Tillie M. Anderson  
NAME

Neva B. Lockhart, CMC  
William A. and Tillie M. Anderson by  
their attorney in fact City Clerk, Neva B.  
Lockhart, pursuant to P.O.A. recorded in  
Book 1272 Page 876.

695 Round Hill Drive, GJ, CO  
ADDRESS

8-3-92  
DATE

Lot 18 Round Hill Subdivision Section 2 T1S R1W excluding the turnaround in the northeast corner of the property.

David A. and Susan S. Darden  
NAME

Neva B. Lockhart, CMC  
David A. and Susan S. Darden by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1144 Page 805.

698 Round Hill Drive, GJ, CO  
ADDRESS

8-3-92  
DATE

Lot 12 Round Hill Section 2 T1S R1W.

Dallas C. Payne  
NAME

Neva B. Lockhart, CMC  
Dallas C. Payne by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1117 Page 906.

680 Round Hill Drive, GJ, CO  
ADDRESS

8-3-92  
DATE

Lot 11 Round Hill Subdivision Section 2 T1S R1W.

Steven Mark Gardner  
NAME

Neva B. Lockhart, CMC  
Steven Mark Gardner by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1780 Page 201.

654 Round Hill Drive, GJ, CO  
ADDRESS

8-3-92  
DATE

Beginning at the Southwest corner of Lot 18 Round Hill Subdivision, thence North 56 degrees 04 minutes West 192.84 feet, thence South 20 degrees 44 minutes East 78.13 feet, thence South 16 degrees 03 minutes West to the intersection with the east-west centerline of Section 2 T1S R1W, thence North 89 degrees 51 minutes East to the point of beginning, and, beginning East 170.5 feet and South 56 degrees 04 minutes East 108.48 feet from the Northeast corner of Lot 5 Round Hill Subdivision, thence South 20 degrees 44 minutes East 78.13 feet, thence South 16 degrees 03 minutes West 87.22 feet, thence North 80 degrees 57 minutes West 38.42 feet, thence North 01 degree 44 minutes East 51.14 feet, thence North 18 degrees 14 minutes East 105 feet to the point of beginning, and, beginning at the Northwest corner NW 1/4 SE 1/4 Section 2 T1S R1W thence East 1374.04 feet to Horizon Drive right-of-way, thence Southwesterly along said right-of-way to the Grand Valley Canal, thence Westerly along said Canal to a point South of beginning, thence North to the point of beginning, except the west 350 feet, and except, beginning South 89 degrees 51 minutes West 350 feet from the Southwest corner NE 1/4 Section 2 T1S R1W, thence South 234.38 feet, thence North 86 degrees 03 minutes 13.17 feet, thence South 89 degrees 46 minutes East 257.65 feet, thence North 04 degrees 40 minutes East 236.07 feet, thence South 89 degrees 51 minutes West 190 feet to the point of beginning, except Book 906 Page 532 of the records of the Mesa County Clerk and Recorder and except beginning South 11 degrees 40 minutes West 50.53 feet from the Northeast corner of Lot 5 Round Hill Subdivision, thence South 37 degrees 44 minutes East 179.28 feet, thence South 80 degrees 57 minutes East 127 feet, thence South as described in Book 1047 Page 793 of the records of the Mesa County Clerk and Recorder.

William G. and Betty Rae Huber  
NAME

649 Horizon Drive, GJ, CO  
ADDRESS

Neva B. Lockhart, CMC  
William G. and Betty Rae Huber by  
their attorney-in fact City Clerk, Neva B.  
Lockhart, pursuant to P.O.A. recorded in  
Book 1117 Page 907.

8-3-92  
DATE

Beginning at the Northeast corner of Lot 5 Round Hill Subdivision 696.31 feet North 75 degrees 47 minutes East from the Southwest corner NE1/4 Section 2 T1S R1W, thence South 11 degrees 40 minutes West 50.53 feet along the East line of said Lot 5, thence South 37 degrees 44 minutes East 179.28 feet, thence South 80 degrees 57 minutes East 166.60 feet, thence North 16 degrees 03 minutes East 87.27 feet, thence North 20 degrees 44 minutes West 78.13 feet to the Southeast corner of Lot 11 Round Hill Subdivision, thence North 56 degrees 04 minutes West 108.48 feet along the South line of said Lot 11, thence South 90 degrees West 170.5 feet along the South line of said Lot 11 to the Point of Beginning, and, lying in the SW1/4 NE1/4 SW1/4 SE1/4 of Section 2 T1S R1W and beginning South 11 degrees 40 minutes West 50.53 feet from the Northeast corner of Lot 5 Round Hill Subdivision Section 2 T1S R1W, thence South 37 degrees 44 minutes East 179.28 feet, thence South 80 degrees 57 minutes East 127 feet, thence South to the North right-of-way line of the Grand Valley Canal, thence Westerly along said right-of-way line to a point South 04 degrees 40 minutes West from the Point of Beginning, thence North 04 degrees 40 minutes East to the Point of Beginning.

Lester S. and Chandler C. Duncan  
NAME

Neva B. Lockhart, CMC  
Lester S. and Chandler C. Duncan by  
their attorney in fact City Clerk, Neva B.  
Lockhart, pursuant to P.O.A. recorded in  
Book 1117 Page 908.

649 Horizon Drive, GJ, CO  
ADDRESS

8-3-92  
DATE

STATE OF COLORADO

COUNTY OF MESA

} SS

AFFIDAVIT

Karl Metzner, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition:

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

Karl Metzner

Subscribed and sworn to before me this 3 day of August, 19 92.

Witness my hand and official seal.

Theresa J. Martinez  
Notary Public

250 N. 5th St. Grand Jct CO  
Address

My commission expires: 6-13-95



Feb. 22, 1990

To: Steve Anderson

From: Jim Shanks *JMS*

Re: Round Hill Annexation

The following is a summary of the cost to provide street services in the Round Hill subdivision.

The analysis of street maintenance costs is based on testing and observations completed by PMS. This testing included deflection testing to rate the structural adequacy of the pavement. The overall pavement quality index (PQI) for these streets was 2.5 for F 1/2 Road and 2.2 for Round Hill. These are very low numbers. We generally aim to keep the PQI of any street section above 5.0. The PQIs for these streets is low primarily because of their low structural adequacy. Each of these streets needs a 2" hot mix asphalt overlay.

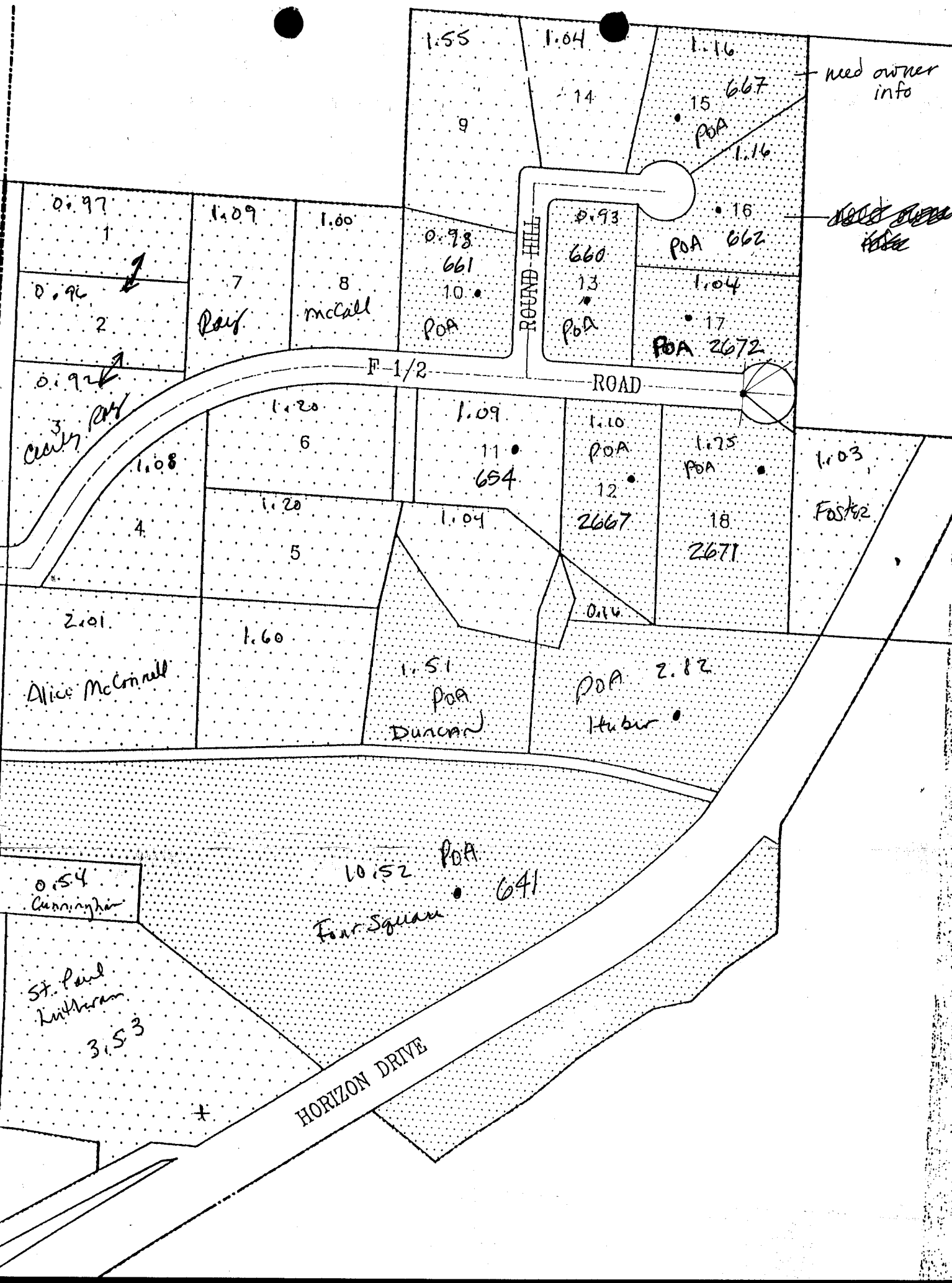
If requested by the residents, street lights would be considered for installation. We estimate that 6 lights would be required to adequately light the area. The installation cost is estimated at \$7500 and the annual electricity charge would be \$530.

Summary of Annual Service Costs - Public Works

Asphalt Overlay	\$36,074	(first year cost)
Chip Seal	\$3,781	(second year)
Street Sweeping	\$348	
Leaf Removal & Spring Cleanup	\$73	
Street Light Installation	\$7,500	(One time)
Electricity	\$530	
Misc. Street Maint.	\$500	
Capital Costs	\$47,355	
Annual Street Maintenance Cost	\$1,451	

Water and Sewer services that are presently being provided would not change. The City would provide trash collection services in this area. We would absorb this small area in our Thursday route schedule.

c: Mark Achen



0.97  
1  
0.96  
2

1.09  
7  
Paul

1.00  
8  
McCall

0.98  
661  
10  
POA

0.93  
660  
13  
POA

1.16  
15  
667  
POA  
1.16  
1.04  
17  
POA 2672

need owner info  
~~need owner info~~

0.92  
3  
Curtis  
1.08  
4

1.20  
6  
1.20  
5

1.09  
11  
654  
1.04

1.10  
POA  
12  
2667

1.25  
POA  
18  
2671

1.03  
Foster

2.01  
Alice McConnell

1.60

1.51  
POA  
Duncan

0.14  
POA 2.82  
Huber

0.54  
Cunningham

St. Paul  
Lutheran  
3.53

10.52 POA  
Four Square 641

HORIZON DRIVE

ROUND HILL SUBDIVISION

Edwin & Joanne Frey  
660 Round Hill Drive  
Grand Jct, CO 81506

Jack & Dallas Payne  
680 Round Hill Drive  
Grand Jct, CO 81506

William & Tillie Anderson  
695 Round Hill Drive  
Grand Jct, CO 81506

Thomas & Lois McCall  
655 Round Hill Drive  
Grand Jct, CO 81506

Robert & Helen Hanna  
663 Round Hill Drive  
Grand Jct, CO 81506

Yves & Chantal Gallet  
651 Round Hill Drive  
Grand Jct, CO 81506

Steven Gardner  
654 Round Hill Drive  
Grand Jct, CO 81506

Larry & Connie Klauzer  
Box 2088  
Grand Jct, Co 81502

Alice McConnell  
640 Round Hill Drive  
Grand Jct, CO 81506

Phillip W. Emerson  
Trustee  
662 Round Hill Drive  
Grand Jct, CO 81506

Edward & Bonnie Praete  
652 Round Hill Drive  
Grand Jct, CO 81506

David & Susan Darden  
698 Round Hill Drive  
Grand Jct, CO 81506

Kenneth & Dorothy Hamon  
667 Round Hill Drive  
Grand Jct, CO 81506

Cecily Ray  
c/o D J Dufford  
Box 2188  
Grand Jct, CO 81502

Donald & Judith Ethridge  
657 Round Hill Drive  
Grand Jct, CO 81506

Claudia  
Manley, 7-16

we are  
mailing lists  
for next set of  
annexation meetings  
Stephen

John E. Williams  
695 R.H

Doug & James Simmons  
653 Round Hill  
GJ.

Linda A. Robinson  
657 Round Hill

Renise  
Jack Ludwig  
667 Round Hill

William G. Betty Rae Haker  
649 Horizon Dr  
81506

Internatl. Church of  
the 4-square Gospel  
641 Horizon Dr.  
81506

*Round Hill Owners*

~~St. Paul Evangelical  
Lutheran Church  
632 26 1/2 Road  
Grand Junction, CO 81506~~

~~Douglas S. Simons  
Jamee E. Simons  
2325 Cypress Court  
Grand Junction, CO 81506~~

~~Larry & Connie Klauz~~

William G. Huber  
Betty Rae Huber  
649 Horizon Drive  
Grand Junction, CO 81506

~~Dorothy J. Hamon  
Kenneth L. Hamon  
667 Round Hill Drive  
Grand Junction, CO 81506~~

New Horizons Foursquare Church  
641 Horizon Dr.  
Grand Junction, Co.  
81506

Lester S. Duncan  
Chandler C. Duncan  
650 Round Hill Drive  
Grand Junction, CO 81506

Larry Klauzer  
Pauline T. Klauzer  
665 Round Hill Drive  
Grand Junction, CO 81506

Jack L. & Denise T. Ludwig  
667 Round Hill Drive  
GRand JUnction, CO 81506

Thomas M. Meason  
Susan K. Meason  
650 Round Hill Drive  
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Robert Samuel Hanna  
Helen Carol Hanna  
663 Round Hill Drive  
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Larry & Connie Klauzer  
Box 2088  
Grand Junction, CO 81502

David A. Darden  
Susan S. Darden  
698 Round Hill Drive  
Grand Junction, CO 81506

Philip W. Emerson, Trustee  
340 North Avenue  
Grand Junction, CO 81506

Donald & Judith Ethridge  
657 Round Hill Drive  
Grand Junction, CO 81506

Dallas C. Payne Trust  
680 Round Hill Drive  
Grand Junction, CO 81506

Kimberly E. Williams  
695 Round Hill Drive  
Grand Junction, CO 81506

~~Linda A. Robinson  
657 Roundhill  
Grand Junction, CO 81506~~

Steven Mark Gardner  
654 Round Hill Drive  
Grand Junction, CO 81506

Edwin J. Frey  
Joanne S. Frey  
660 Round Hill Drive  
Grand Junction, CO 81506

Doug & Jamee Simons  
653 Roundhill  
Grand Junction, CO 81506

Edward Praete  
Bonnie Jean Praete  
652 Round Hill  
Grand Junction, CO 81506

L.A. Cannady Robinson  
657 Round Hill Drive  
Grand Junction, CO 81506

~~William & Betty Rae Huber  
649 Horizon Dr.  
Grand Junction, CO 81506~~

Alice Kaye McConnell  
640 Round Hill Drive  
Grand Junction, CO 81506

Lois C. McCall  
655 Round Hill Drive  
Grand Junction, CO 81506

Yves C. Gallet  
Chantal M. Gallet  
651 Round Hill Drive  
Grand Junction, CO 81506

Cecily Ray  
c/o DJ Dufford  
P.O. Box 2188  
Grand Junction, CO 81502

St. Paul Evangelical  
Lutheran Church  
632 26 1/2 Road  
Grand Junction, CO 81506

Douglas S. Simons  
Jamee E. Simons  
2325 Cypress Court  
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Grand Junction, CO 81506

Cecily Ray  
c/o DJ Dufford  
P.O. Box 2188  
Grand Junction, CO 81502

## ROUND HILL SUBDIVISION

### 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 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 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 are elected from, and must reside in, specific districts within the city, while the remaining two are elected at large by the entire populace. All members serve a four year term and each year the 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:

Paul W. Nelson	District A
James F. Baughman	District B
Reford C. Theobald	District C
William E. McCurry	District D
Conner W. Shepherd	District E
John E. Bennett	At Large
Bill L. Bessinger	At Large

Round Hill Subdivision is located in voting district D. For more information concerning vacancies on City boards or commissions, please

call the City Clerk's office, 244-1511. Your participation in Grand Junction's City government is encouraged.

The City Manager is Mark Achen.

**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, citizen volunteer program, and a Boy Scout Explorer post. Anyone who is interested in hosting a meeting to discuss a Neighborhood Watch Program should call 244-3587. For general information about the Police Department and its services call 244-3555.

**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 Round Hill as it always has. In an emergency call 911. For general information about the Fire Department and its programs call 244-1400.

**DOMESTIC WATER SERVICE**

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

**TRASH COLLECTION**

You will receive weekly trash collection beginning November 12, 1992, so you will need to discontinue your private trash contractor. Your regularly scheduled day for trash pickup will be Thursday unless a specified holiday, New Years, Memorial Day, 4th of July, Labor Day, Thanksgiving or Christmas, falls on your regular day of pickup. On these holidays trash service will be one day late starting the day after the holiday and will run one day late for the remainder of that week. Please have trash out by 7:00 a.m. The monthly fee for residential trash pick-up is currently \$7.50 per month. All trash must be contained in containers no larger than 33 gallons. For the last eight months, the City has had a pilot curb-side recycling program. The City council has approved expanding the program community-wide on a voluntary basis. The program will be phased in over a five-year period. If you have any questions, please call the City's Solid Waste Management division at 244-1570.

**STREETS**

You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, you may call 244-1429.

**ZONING & BUILDING**

Now that the annexation of Round Hill Subdivision has been approved by the City Council, the Community Development Department will initiate a zone of annexation. Your zoning will remain similar to what it was in



the County (R-1-A) and a City Zoning of RSF-1 (one acre lots) will be proposed. The proposed zoning will receive a public hearing before the City Planning Commission, which will make a recommendation to the City Council. The City Council will hold a second hearing on the proposed zoning and make a final decision. The zoning of the Round Hill Annexation will be heard by the Planning Commission on November 3, 1992. The City Council is scheduled to have a first reading of the zoning on November 18, 1992, and a final reading and public hearing on December 2, 1992. All hearings are 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 at 244-1430. For matters dealing with zoning code enforcement or weed control, call the Code Enforcement Division at 244-1593. For information regarding the building code, please contact the City/County Building Department at 244-1651.

#### **VOTING & CITIZEN PARTICIPATION**

Now that you are a City resident, you are eligible to vote in City elections, run for City office and be appointed to City Boards and Commissions. The next scheduled City election is April 6, 1993. City Council seats up for election at that time are as follows:

District A - 1  
District D - 1  
District E - 1  
City At Large - 1

#### **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.

The City is in the process of developing a parks master plan. The plan evaluates current parks and recreation facilities, identifies needs and outlines a plan for meeting future requirements. At this preliminary stage, the plan indicates the need for the acquisition of land and development of a neighborhood park (approximately 15 acres) in your area. In addition, 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 244-FUNN for more information on City parks and our excellent recreation programs.

**GRAND JUNCTION CITY COUNCIL**

**DATE: NOVEMBER 18, 1992**

**AGENDA ITEM SUMMARY:**

**STAFF: KARL METZNER**

**ACTION REQUESTED:**

Zoning of Round Hill Annexation to RSF-1

**EXECUTIVE SUMMARY:**

Round Hill Annexation, located east of 7th street and north of Horizon Drive consists of low density single family residential uses and a church. The previous county zoning was R-1-A (one unit per acre residential). The RSF-1 zone (one unit per acre) is consistant with the existing density of the annexation and the previous county zoning. No non conforming uses will be created by this zone of annexation.

**FISCAL IMPACT:**

N/A

**BACKGROUND/ISSUES/OPTIONS:**

Three criteria are considered when a zone of annexation is proposed. 1) Existing County zoning; 2) existing uses; and 3) adopted plans or policies. In general annexations have received zoning consistant with the county zoning and existing or proposed uses. The proposed RSF-1 zoning for Round Hill annex is consistant with all of these criteria.

**RECOMMENDATIONS:**

Approval of RSF-1 zoning. Planning Commission ( 4-0 ) recommends approval.

"ROUND HILL ANNEXATION"

<u>NAME:</u>	<u>SIGNATURE:</u>	<u>DATE:</u>	<u>ADDRESS:</u>	<u>LEGAL DESCRIPTION:</u>
St. Paul Evangelical Lutheran Church			632 26 1/2 Road Grand Junction, CO 81506	That part of the NW1/4SW1/4 Section 2, T1S, R1W, Lying south of the Interurban Railroad R.O.W. and north of the Grand Valley Canal and north and west of the county line of the Grand River Valley Railroad with the west line of thr NW1/4SE1/4 of said section 2, thence south 180 feet, thence east to railroad, thence nothwesterly to the Point of Beginning, and except beginning 1681.8 feet noth of the south 1/4 corner of said Section 2, thence 74.7 feet, thence S84°05"E 143 feet, thence south 50 feet to the Grand Valley Canal, thence westerly along canal to the west line NW1/4SE1/4 said Section 2, thence north to Beginning. <i>2945-024-00-952</i>
John C. Cunningham			642 26 1/2 Road Grand Junction, CO 81506	Beginning 470.9 feet south of the northwest corner SE1/4 Section 2, T1S, R1W, thence east 265.46 feet, thence south 99 feet, thence west 265.46 feet, thence north to the Point of Beginning. <i>2945-024-00-004</i>
Internation Church of Four Square Gospel			1100 Glendale Blvd. Los Angeles, CA 90026	Beginning 470.9 feet south of the northwest corner SE1/4 Section 2, T1S, R1S, thence east 265.46 feet, thence south 99 feet to the south line of the abandoned Interurban Railroad R.O.W., thence southeasterly along said lint the the Independent Ranchman's Canal, thence notheasterly along said canal to the intersection of the Grand Valley Canal to the west line of the SE1/4 Section 2, T1S, R1W, thence south to the Point of Beginning. <i>2945-024-00-958</i>
<del>Tony &amp; Amanda L. Laturner</del>	<i>Bonnett</i>		<del>640 Round Hill Dr. Grand Junction, CO 81506</del>	The west 350 feet of that part of the NW1/4SW1/4 Section 2, T1S, R1W, north of the Grand Valley Canal.

*Please return for file.*  
*Paul*  
*Thanks - I don't know anyone here BB*

Lester S. &  
Chandler C. Duncan

650 Round Hill Dr.  
Grand Junction, CO 81506

2945-024-00-050

Lester S. & Chandler C. Duncan by  
their attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A.  
recorded at Book 1117 Page 908.

Beginning S11°40'W 50.53 feet from the northeast corner of Lot 5 Round Hill  
Subdivision, thence S37°44'E 179.28 feet, thence S80°57'E 128.18 feet, thence  
south 191 feet to the north R.O.W. line of the Grand Valley Canal, thence  
westerly along said line to a point which is S04°40'W of the southeast corner  
of Lot 5 Round Hill Subdivision, thence N04°40'E 256.07 feet, thence N11°40'E  
122.45 feet to the Point of Beginning.

William G. &  
Betty Rae Huber

P.O. Box 327  
Grand Junction, CO 81502

- 2945-021-00-029

- 2945-024-00-051

William G. & Betty Rae Huber by  
their attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A.  
recorded at Book 1117 Page 907.

Beginning at the southwest corner of Lot 18 Round Hill Subdivision, thence  
N56°4'W 192.84 feet, thence S20°44'E 78.13 feet, thence S16°03'W to the  
intersection with the east-west centerline of Section 2, T1S, R1W, thence  
N89°51'E to the Point of Beginning, and, beginning east 170.5 feet and south  
56°04'E 108.48 feet from the northeast corner of Lot 5 Round Hill Subdivision,  
thence S20°44'E 78.13 feet, thence S16°03'W 87.22 feet, thence N80°57'W 38.42  
feet, thence N01°44'E 51.14 feet, thence N18°14'E 105 feet to the Point of  
Beginning, and, beginning at the northwest corner NW1/4SE1/4Section 2, T1S,  
R1W, thence east 1374.04 feet to Horizon Drive R.O.W., thence southwesterly  
along said R.O.W. to the Grand Valley Canal, thence westerly along said  
canal to a point south of beginning, thence north to the Point of Beginning,  
except the west 350 feet, and except, beginning S89°51'W 350 feet from the  
southwest corner NE1/4 Section 2, T1S, R1W, thence south 234.38 feet, thence  
N86°03'E 13.17 feet, thence S89°46'E 257.65 feet, thence N4°40'E 236.07 feet,  
thence S89°51'W 290 feet to the Point of Beginning, except Book 906 Page  
532, of the records of the Mesa County Clerk and Recorder and except beginning  
S11°40'W 50.53 feet from the northeast corner of Lot 5 Round Hill Subdivision,  
thence S37°44'E 179.28 feet, thence S80°57'E 127 feet, thence south as described  
in Book 1047 Page 793 of the records of the Mesa County Clerk and Recorder.

Thomas M. &  
Susan K. Mason

650 Round Hill Dr.  
Grand Junction, CO 81506

*2945-021-00-052*  
Beginning at the northeast corner of Lot 5 Round Hill Subdivision, thence S11°40'W 50.53 feet, thence S37°44'E 179.28 feet, thence S80°57'E 166.60 feet, thence N16°03'E 87.27 feet, thence N20°44'W 78.13 feet to the southeast corner of Lot 11 Round Hill Subdivision, thence N56°04'W 108.48 feet along the south line of Lot 11, thence S90°W 170.5 feet to the Point of Beginning, except, east 170.50 feet and S56°04'E 108.48 feet from the northeast corner Lot 5 Round Hill Subdivision, thence S20°44'E 78.13 feet, thence S16°03'W 87.22 feet, thence N80°57'W 38.42 feet, thence N01°44'E 51.14 feet, thence N18°14'E 105 feet to the Point of Beginning.

Dallas C. Payne

Dallas C. Payne by my  
attorney in fact City Clerk  
Neva B. Lockhart, pursuant to P.O.A.  
recorded at Book 1117 Page 906.

680 Round Hill Dr.

Lot 12, Round Hill Subdivision  
Grand Junction, CO 81506

*2945-021-07-002*

David A. &  
Susan S. Darden

David A. & Susan S. Darden by  
their attorney in fact City Clerk  
Neva B. Lockhart, pursuant to P.O.A.  
recorded at Book 1490 Page 52.

698 Round Hill Dr.

Lot 18, Round Hill Subdivision *2945-021-07-001*

Grand Junction, CO 81506

*2*  
Stephen M. Gardner

654 Round Hill Dr.  
Grand Junction, CO 81506

Lot 11, Round Hill Subdivision *2945-021-07-003*

*11*  
Edward &  
Bonnie J. Praete

652 Round Hill Dr.  
Grand Junction, CO 81506

Lot 6, Round Hill Subdivision *2945-021-07-007*

*5 off*  
Tony & *McLester*  
Amanda L. Lakerner

640 Round Hill Dr.  
Grand Junction, CO 81506

Lot 4, Round Hill Subdivision *2945-021-07-006*  
*2945-024-00-001*

*off*  
Yves &  
Chantel M. Gallet

651 Round Hill Dr.  
Grand Junction, CO 81506

Lot 5, Round Hill Subdivision *2945-021-07-010*

Douglas S. &  
Yamee E. Simons

2325 Cypress Ct.  
Grand Junction, CO 81506

Lot 5, Round Hill Subdivision 2945-021-07-011

Catherine L. &  
Kenneth L. Hamon

Catherine L. & Kenneth L. Hamon by  
their attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A  
recorded at Book 1488 Page 842.

667 Round Hill Dr.  
Grand Junction, CO 81506

Lot 15, Round Hill Subdivision ✓ 2945-021-06-001

Larry Klauzer

P.O. Box 2088  
Grand Junction, CO 81506

Lot 14, Round Hill Subdivision - 2945-021-06-002

Robert S. &  
Helen C. Manna

663 Round Hill Dr.  
Grand Junction, CO 81506

Lot 9, Round Hill Subdivision - 2945-021-06-003

Phillip W. Emerson

Phillip Emerson by my  
attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A  
recorded at Book 1091 Page 899.

340 North Ave.  
Grand Junction, CO 81501

Lot 16, Round Hill Subdivision 2945-021-06-004

William Anderson

William Anderson by my  
attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A  
recorded at Book 1502 Page 289.

695 Round Hill Dr.  
Grand Junction, CO 81506

Lot 17, Round Hill Subdivision - 2945-021-06-005

Edwin J. &  
Joanne S. Frey

Edwin J. & Joanne S. Frey by  
their attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A  
recorded at Book 1462 Page 74.

660 Round Hill Dr.  
Grand Junction, CO 81506

Lot 13, Round Hill Subdivision 2945-021-06-006

Donald G. &  
Judith F. Ethridge

Donald G. & Judith F. Ethridge by  
their attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A  
recorded at Book 1462 Page 73.

657 Round Hill Dr.  
Grand Junction, CO 81506

Lot 10, Round Hill Subdivision 2945-021-06-007

Lois C. McCall

655 Round Hill Dr.  
Grand Junction, CO 81506

Lot 8, Round Hill Subdivision 2945-021-06-008

Cecily Ray

P.O. Box 2188  
Grand Junction, CO 81506

Lot 7, Round Hill Subdivision  
Lot 1, Round Hill Subdivision  
Lot 2, Round Hill Subdivision  
Lot 3, Round Hill Subdivision

2945-021-06-009  
2945-021-06-010  
2945-021-06-011  
2945-021-06-012

## ANNEXATION CHECKLIST

Round Hill

ANNEXATION NAME

Date Completed

5/6/92 Establish development file for proposed annexation. Copies of petitions, legal descriptions, notices, location maps, etc. should be kept in the file.

\_\_\_\_\_ Calculate areas and # parcels annexable. Petitions must have signatures from owners of more than 50 % of the land AND more than 50 % of the owners of property.

\_\_\_\_\_ Get legal descriptions & ownerships of all properties to be included in annexation.

\_\_\_\_\_ Prepare and proof outer perimeter legal description of entire area of proposed annexation.

\_\_\_\_\_ Prepare and proof signature pages for petition.

\_\_\_\_\_ Obtain applicable signatures (P.O.A.'s signed by city clerk.)

\_\_\_\_\_ Complete certification page with notary.

\_\_\_\_\_ Original and 4 copies of petition delivered to city clerk. Include note with approx. acres and common location.

\_\_\_\_\_ Copy of perimeter description to public works drafting section. ( within 24 hrs. of delivering petition to city clerk )

July 30, 1992 Set up date, time, place for neighborhood meeting ( if needed ) and mail notice to owners within annexation area. ( meeting should be prior to council accepting petition if possible. Meeting should always be prior to council hearing date.

August 5, 1992 Petition accepted by council.

July 30, 1992 Send notice of council hearing date to owners in annexation area. ( not more than one week after date of hearing is set)

August 7, 1992 Prepare impact statement ( annexations over 10 acres ) and forward to county commissioners at least 25 days prior to the hearing. Send copy of annexation plat(s) to county planning.



Sept. 16, 1992 Council Public Hearing ( hearing cannot be less than 4 weeks after accepting petition.)

Oct 7, 1992 Council 2nd reading (usually next scheduled council meeting after hearing)

\_\_\_\_\_ Effective Date

\_\_\_\_\_ Initiate Zone of annexation process. ( within 90 days of effective date of annexation)