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File 1992-0038

Name: Bella Vista Annexation - NW Corner of 12th St. & G Rd.

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DOCUMENT DESCRIPTION:

X	X	Staff Review- Approved - P.C. 12/1/92 C.C. 12/16/92	X	X	Petition for Annexation
X	X	Annexation Checklist -	X	X	Ordinance No. 2631 - **
X	X	Zone of Annexation Map	X	X	Waterline Diagram
X		Mesa County Assessor's Office Real Property Master List - 1991			
X		Legal Ad - 11/24/92			
X		Summary of Planned Services for Bella Vista Subdivision			
X		Agenda Item Summary			
X	X	City Council Minutes - ** - 9/15/92, 1/6/93			
X		Ordinance No. 2600 - **			
X	X	Planning Commission Minutes - 12/1/92			
X	X	POAs - delivered to City Clerk's Office for scanning and retention - **			

BELLA VISTA
PROPERTY OWNERS

Rita Waynette Silengo
707 Victor Drive
Grand Junction, CO 81506

Lisa Faye Matteroli
716 Victor Drive
Grand Junction, CO 81506

Theodore & Roberta Sadler
2680 Kimberly Drive
Grand Junction, CO 81506

Medford G. & Sara D. Klein
715 Victor Drive
Grand Junction, CO 81506

Ray & Mary R. Brookman
718 Daniel Drive
Grand Junction, CO 81506

Kenneth & Sandra Nelson
2676 G Road
Grand Junction, CO 81506

Central Bank GJ NA Trustee
Donna M. Gregory Trust
PO Box 608
Grand Junction, CO 81502

Richard E. & Jacqueline Troy
716 Daniel Drive
Grand Junction, CO 81506

Carol R. Davis
705 Victor Drive
Grand Junction, CO 81506

Linda A. Tipping
723 Victor Drive
Grand Junction, CO 81506

Zelpha M. McNulty
2681 Carol Place
Grand Junction, CO 81506

Russell & Julie Gillis
723 Pacific Drive
Grand Junction, CO 81506

Warren A. & M. Pat Broderson
2680 Carol Place
Grand Junction, CO 81506

William L. & Nola I. Wilson
719 Daniel Drive
Grand Junction, CO 81506

Warren & Janet Williams
725 Pacific Drive
Grand Junction, CO 81506

Charles L. & Rita F. Silengo
2684 Carol Place
Grand Junction, CO 81506

Paul G. & Margaret M. Coe
2690 Kimberly Drive
Grand Junction, CO 81506

BSGP Development Company
945 North Avenue
Grand Junction, CO 81501

Howard S. & Doris J. Perry
2686 Carol Place
Grand Junction, CO 81506

Samuel W. & Joyce M. Kelly
717 Pacific Drive
Grand Junction, CO 81506

~~William E. Pomrenke
710 Victor
Grand Junction, CO 81506~~

M. Maxine Ellis
710 Daniel Drive
Grand Junction, CO 81506

Roseann Scott
721 Pacific Drive
Grand Junction, CO 81506

Bernard Greggory
721 Victor
Grand Junction, CO 81506

John L. & Marilyn J. Faber
711 Daniel Drive
Grand Junction, CO 81506

Thomas D. & Leslie L. McGill
2694 Kimberly Drive
Grand Junction, CO 81506

Margaret L. Mandeville
715 Daniel Drive
Grand Junction, CO 81506

BELLA VISTA 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 highly 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

Bella Vista 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 Bella Vista 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 curbside 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. In late summer of 1993, Pacific Drive will be paved using recycled asphalt. There will be no cost to property owners for this paving.

ZONING & BUILDING Now that the annexation of Bella Vista 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-B) and a City Zoning of RSF-2 (1/2 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 Bella Vista Annexation is expected to take place in December, 1992, or January 1993. Notice of the specific times and dates of Planning Commission and Council hearings will be sent to all property owners as soon as those dates can be confirmed. 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 and 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.

SUMMARY OF PLANNED CITY SERVICES FOR BELLA VISTA SUBDIVISION

Code Enforcement will address weed problems in the area. Those properties in violation will be notified and give ample opportunity to correct the problem.

Public Works will perform street repairs and crack filling as needed. Resurfacing and overlays will take place as need arises and construction schedule permits.

Residents of the subdivision are eligible for participation in the Street Light Program. This program helps residents install street lighting at greatly reduced cost.

Regular City Police patrols will begin on the effective date of annexation. Neighborhood Watch programs are available and encouraged. Officers are also available to give residents advice on burglar-proofing their homes.

Residents will see the Rural Fire District levy disappear from their property tax bills. The cost of providing fire service is included, in part, in the City Property Tax levy (the majority of all City services funding comes from Sales and Use Taxes).

Costs for participation in certain Parks and Recreation programs are reduced for City residents. Also, it costs less for City residents to purchase season tickets for the Lincoln Park and Tiara Rado golf courses as well as the Lincoln Park swimming pool.

Residents are now able to vote in City elections, run for City Council and serve on City boards and commissions.



FARMERS INSURANCE GROUP OF COMPANIES

W. E. POMRENKE
DISTRICT MANAGER
1354 E. SHERWOOD
GRAND JUNCTION, CO 81501
PHONE: Bus. (303) 243-4404
Res. (303) 242-5794

July 23, 1992

Claudia Hazelhurst
Acting Community Development Director
250 North Fifth Street
Grand Junction, CO 81501

RE: Property Annexation

Dear Ms. Hazelhurst,

Thank you for your letter of July 20, 1992, advising of the annexation to the city, the property at 710 Victor Drive. However, I believe your records should indicate that the 710 Victor property was annexed to the city in March 1986.

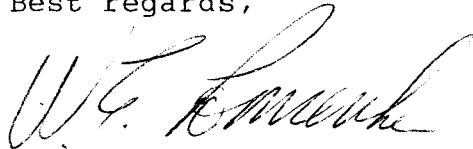
I find of great interest and much enthusiasm "The summary of planned city services for Bella Vista Subdivision" that will be provided upon annexation. I would like to address some of these services at this time:

1. Code Enforcement of Weed Problems: After numerous complaints over the years the adjoining Rigg property was cleaned of weeds one time. I accept your commitment to address the weed problems.
2. Public Works: I assume the care and trimming of trees in the public right of way is under the jurisdiction of Public Works. All residences in the Bella Vista Subdivision, who drive on Victor Drive, would appreciate having the trees trimmed so the limbs would not have access to car radio antennas'. (The trees have been trimmed one time upon my request).
3. Regular City Police Patrols: This commitment is most welcomed as I have never seen a police patrol car in the neighborhood since approximately 1986.

I presume the above mentioned services were available to me since

annexation in 1986. If you would check your tax records you will find that I perform my contractual obligations in paying my taxes. I expect the city to start doing the same.

Best regards,

A handwritten signature in cursive script, appearing to read "W. E. Pomrenke".

W. E. Pomrenke

WEP/lw

cc: City Council
City Management



Community Development Department
81501-2668
750 Main Street

August 3, 1992

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

RE: Round Hill and Bella Vista #2 Annexations

Dear County Commissioners:

Enclosed is the impact report for both Round Hill and Bella Vista #2 Annexations as required by CRS 31-12-108.5. Round Hill Annexation comprises 39.48 acres with 19 parcels of land. Bella Vista Subdivision contains 29 parcels on 24.15 acres. Both annexations are within the Ute Water and Grand Junction Rural Fire Protection Districts. Both Annexations are developed at urban densities and are capable of being provided all urban services. If you have any questions regarding these annexations please contact Karl Metzner of this department at 244-1439.

Sincerely

*20 lots P.O.A.
9 lots w/o P.O.A.*

Claudia Hazelhurst
Claudia Hazelhurst
Acting Community Development Director

Regular City Police Patrols: As with all areas of the City, regular police patrol is provided on a "Patrol Beat" level rather than on a neighborhood level. This means that an officer may not be in your neighborhood, but an officer will be in close proximity to your neighborhood, ready to respond to a call for service.

The Police Department subdivides all areas within the City limits into individual officer areas of responsibility called Beats. Your neighborhood falls within Beat 1. Because you live in a quiet neighborhood, it is not surprising that you've not seen a patrol car pass by your house. Out of necessity, officers are usually found where the highest level of activity exists, and the area of Victor Drive is not one of them. Nonetheless, Beat 1 is staffed with at least 1 officer, 24 hours per day, 7 days per week, in order to be able to respond to your needs as quickly as possible.

CHIEF -

THIS IS THE PROPOSED REPLY THAT I WILL
GIVE TO CLAUDIA FOR MR. POMRENKE ON VICTOR
DRIVE. ANY CHANGES?

Bill

Claudia:
Ted Novak —

Victor Dr. w/Bill
Pomrenke is

A - OK concerns
seem to be ameliorated

GRAND JUNCTION CITY COUNCIL

DATE: AUGUST 5, 1992

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

ACTION REQUESTED:

Accepting petition for Bella Vista Annexation #2 and scheduling public hearing.

EXECUTIVE SUMMARY:

Bella Vista subdivision consists of 29 lots on 24.15 acres. 20 of the lots have signed utility agreements (P.O.A.'s) for annexation. The subdivision is located north of G road and West of 27 road and is part of the North area annexation proposal.

FISCAL IMPACT:

Fiscal Impact was evaluated for the entire North area and was not broken out by specific subdivision. Council has previously received spreadsheets showing the fiscal impact by department.

BACKGROUND/ISSUES/OPTIONS

Originally, the entire North area was to be annexed in one annexation, called baseline annex. Subsequently, it was determined that increased citizen participation would be beneficial to our annexation efforts. To this end, annexation of the North would be done subdivision by subdivision. Small group meetings would be held in various homes in the different neighborhoods in hopes of better understanding and responding to specific neighborhood issues. A meeting for the entire subdivision would also be held prior to Council accepting annexation petitions.

The foregoing meetings have taken place with the Bella Vista subdivision. The meeting for the entire subdivision was held on July, 29, 1992.

RECOMMENDATION:

Accept petition and schedule hearing.



City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

August 7, 1992

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

Commissioners:

Subject: Bella Vista #2 Annexation -
Notice of Hearing, Resolution No. 54-92, and Petition

In compliance with Title 31, Article 12, C.R.S., Part 1, entitled "Municipal Annexation Act of 1965," Section 31-12-108(2), I have enclosed a copy of Resolution No. 54-92 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting August 5, 1992, giving notice of hearing on the proposed Bella Vista #2 Annexation. Also enclosed is a copy of the petition.

Sincerely,

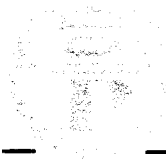
A handwritten signature in cursive script that reads "Theresa F. Martinez".

Theresa F. Martinez, CMC
Acting City Clerk

NBL:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney
Ute Water Conservancy District
Mesa County School District #51
Mr. Dan Wilson, City Attorney
Ms. Claudia Hazelhurst, Acting Community Development Director



FARMERS INSURANCE GROUP OF COMPANIES

W. E. POMRENKE
DISTRICT MANAGER
1354 E. SHERWOOD
GRAND JUNCTION, CO 81501
PHONE: Bus. (303) 243-4404
Res. (303) 242-5794

September 1, 1992

Claudia Hazelhurst
Acting Community Development Director
250 North Fifth Street
Grand Junction, CO 81501

RE: Property Annexation

Dear Ms. Hazelhurst,

I would like to thank you and the other city personnel for your prompt attention to the items addressed in my letter of July 23, 1992.

It is reassuring to me that people in your position and the other city personnel were so quick to respond.

Best regards,

A handwritten signature in cursive script, appearing to read "W. E. Pomrenke".

W. E. Pomrenke

WEP/lw

cc: City Council
City Management



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

October 12, 1992

Central Bank of Grand Junction NA Trustee
Donna M. Gregory Trust
P.O. Box 608
Grand Junction, CO 81502

Dear Sir/Madam:

On behalf of the people of Grand Junction, I would like to welcome you to the City. We are very proud of our community and the services our City provides. The addition of Bella Vista Subdivision 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 subdivision. 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 I can be of any assistance, please call me at 245-0563 or the City Manager, Mark Achen, at 244-1503. Thank you.

Sincerely,

Reford C. Theobald
Mayor

enclosure

RCT/mrp



October 19, 1992

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Mesa County Clerk and Recorder
Mesa County Court House
6th and Rood
Grand Junction, Colorado 81501

Gentlemen:

Re: Annexation - Bella Vista #2

Enclosed herewith is certified copy of Ordinance No. 2600 and map for Annexation which annexes approximately 24.0 acres located north of G Road and west of 27 Road.

Effective date of the annexation is November 8, 1992.

Sincerely,

A handwritten signature in cursive script that reads "Neva B. Lockhart".

Neva B. Lockhart, CMC
City Clerk

NBL:tm

Enclosures

cc: Annexation Clerk, Public Service Company
Jarrett Broughton, Grand Valley Rural Power Lines, Inc.
Larry Axtell, Colorado Department of Highways
Tom Worster, United Artists Cable TV
Avy Heineken, U.S. West, Inc.
Sgt. Wiseman, Colorado State Patrol
Jan Matticks, Grand Junction Area Chamber of Commerce
County Assessor
County Engineering Department
County Planning Department
County Motor Vehicle Department
County Road Department
County Sheriff
City Community Development ✓
City Engineering
City Sales Tax
City Sanitation
City Streets
City Traffic
City Utilities
City Parks & Recreation
City Police Department
City Fire Department
Greater Grand Valley Communications Center

The motion was seconded by Commissioner Volkmann.

A vote was called, and the motion passed unanimously by a vote of 4-0.

4. ZONES OF ANNEXATIONS - BELLA VISTA (# 38-92)
GALAXY ANNEXATION (# 49-92)
NINA MAE ANNEXATION (# 50-92)
GREEN MEADOWS ANNEXATION (# 62-92)
MELODY PARK ANNEXATION (# 63-92)

A request to zone the land now being annexed to the City also known as the Bella Vista, Galaxy, Nina Mae, Green Meadows and Melody Park Annexations to Residential Single Family, two units per acre (RSF-2).

PETITIONER: City of Grand Junction
REPRESENTATIVE: Karl Metzner
LOCATION: North of G Road & East of Seventh Street

PETITIONERS PRESENTATION

Mr. Metzner was present to explain the request to zone the land now being annexed to the City also known as the Bella Vista, Galaxy, Nina Mae, Green Meadows and Melody Park Annexations to Residential Single Family, two units per acre (RSF-2). Bella Vista has been finalized; Galaxy and Nina Mae will be effective in December of 1992; Green Meadows and Melody Park will be effective in January of 1993. Staff is scheduling the zones of annexation so that they come before City Council immediately following the annexations instead of having a long lag time. All subdivisions were zoned R-1-B in the County, which is 2 units per acre with 1/2 acre lot configurations. Staff is requesting RSF-2 which is also 2 units per acre with 1/2 acre lot configurations. The entire area is zoned R-1-B in the county and the request for RSF-2 is proposed for those now in the City.

PUBLIC COMMENT

There was no public comment on the rezoning.

QUESTIONS

The Commissioners had no questions regarding the rezoning.

MOTION: (COMMISSIONER ANDERSON) "MR. CHAIRMAN, ON ITEM # 38-92, A REQUEST TO ZONE LAND RECENTLY ANNEXED TO THE CITY, ALSO KNOWN AS THE BELLA VISTA ANNEXATION, TO RESIDENTIAL SINGLE FAMILY, TWO UNITS PER ACRE (RSF-2), I

GRAND JUNCTION PLANNING COMMISSION

December 1, 1992

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MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

The motion was seconded by Commissioner Volkmann.

A vote was called, and the motion passed unanimously by a vote of 4-0.

MOTION: (COMMISSIONER VOLKMANN) "MR. CHAIRMAN, ON ITEM # 49-92, A REQUEST TO ZONE LAND RECENTLY ANNEXED TO THE CITY, ALSO KNOWN AS THE GALAXY ANNEXATION, TO RESIDENTIAL SINGLE FAMILY, TWO UNITS PER ACRE (RSF-2), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

The motion was seconded by Commissioner Brown.

A vote was called, and the motion passed unanimously by a vote of 4-0.

MOTION: (COMMISSIONER BROWN) "MR. CHAIRMAN, ON ITEM # 50-92, A REQUEST TO ZONE LAND RECENTLY ANNEXED TO THE CITY, ALSO KNOWN AS THE NINA MAE ANNEXATION TO RESIDENTIAL SINGLE FAMILY, TWO UNITS PER ACRE (RSF-2), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

The motion was seconded by Commissioner Anderson.

A vote was called, and the motion passed unanimously by a vote of 4-0.

MOTION: (COMMISSIONER ANDERSON) "MR. CHAIRMAN, ON ITEM # 62-92, A REQUEST TO ZONE LAND RECENTLY ANNEXED TO THE CITY, ALSO KNOWN AS THE GREEN MEADOWS ANNEXATION, TO RESIDENTIAL SINGLE FAMILY, TWO UNITS PER ACRE (RSF-2), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

The motion was seconded by Commissioner Volkmann.

A vote was called, and the motion passed unanimously by a vote of 4-0.

GRAND JUNCTION PLANNING COMMISSION

December 1, 1992

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MOTION: (COMMISSIONER VOLKMANN) "MR. CHAIRMAN, ON ITEM # 63-92, A REQUEST TO ZONE LAND RECENTLY ANNEXED TO THE CITY, ALSO KNOWN AS THE MELODY PARK ANNEXATION, TO RESIDENTIAL SINGLE FAMILY, TWO UNITS PER ACRE (RSF-2), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

The motion was seconded by Commissioner Brown.

A vote was called, and the motion passed unanimously by a vote of 4-0.

5. ZONE OF ANNEXATION - LA ROCHE

A request to zone the land being annexed to the City also known as the La Roche Annexation (21 acres) to Heavy Commercial (C-2).

PETITIONER: City Of Grand Junction

REPRESENTATIVE: Karl Metzner

LOCATION: North of G Road & East of Seventh Street

PETITIONERS PRESENTATION

Mr. Metzner was present to explain the request to zone the land now being annexed to the City also known as the La Roche Annexation (21 acres) to Heavy Commercial (C-2). This request to be annexed was presented by the property owner, and was zoned commercial in the county. The C-2 zone is in general compliance with the northwest area plan and is also in conformance with the Interstate East Annexation which is south of this property and abuts it.

PUBLIC COMMENT

There was no public comment on the zoning request.

QUESTIONS

Commissioner Elmer asked Mr. Metzner if the property was located across from Colorado Kenworth?

Mr. Metzner replied affirmatively.

MOTION: (COMMISSIONER VOLKMANN) "MR. CHAIRMAN, ON ITEM # 59-92, A REQUEST TO ZONE LAND BEING ANNEXED TO THE CITY, ALSO KNOWN AS THE LA ROCHE ANNEXATION, TO HEAVY

ANNEXATION CHECKLIST

Bella Vista

ANNEXATION NAME

Date Completed

_____ 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 29, 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 2, 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.

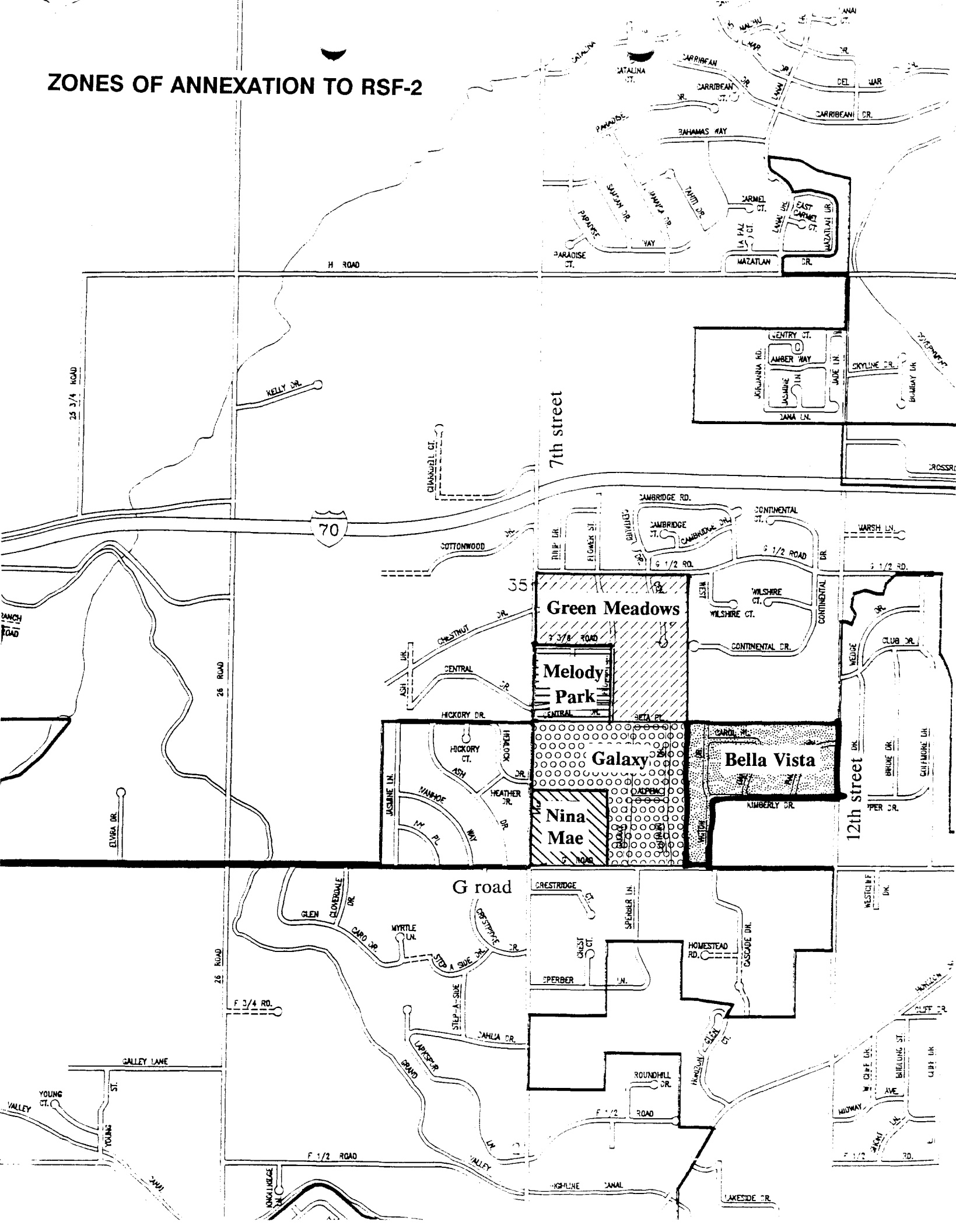
Sept. 16, 1992 Council Public Hearing (hearing cannot be less than 4 weeks after
accepting petition.)

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

Nov. 8, 1992 Effective Date

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

ZONES OF ANNEXATION TO RSF-2



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.

DESCRIPTION

A TRACT OF LAND IN THE SE1/4 OF SECTION 35, TOWNSHIP 1 NORTH RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SE1/4 SE1/4 OF SAID SECTION 35; THENCE N00°06'W ALONG THE WEST LINE OF BELLA VISTA SUBDIVISION, AS RECORDED IN PLAT BOOK 9 AT PAGE 63 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, A DISTANCE OF 1319.90 FEET TO THE NORTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF BELLA VISTA SUBDIVISION A DISTANCE OF 864.5 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF THE FIRST ADDITION TO BELLA VISTA SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 83 OF THE MESA COUNTY CLERK AND RECORDER; THENCE S89°55'E ALONG THE NORTH LINE OF THE FIRST ADDITION TO BELLA VISTA SUBDIVISION A DISTANCE OF 451.10 FEET TO THE NE CORNER OF THE SE1/4 SE1/4 OF SAID SECTION 35; THENCE S00°07'W ALONG THE EAST LINE OF THE SE1/4 SE1/4 OF SAID SECTION 35 A DISTANCE OF 684.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF KIMBERLY DRIVE, AS EXTENDED; THENCE N89°58'W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 637.65 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 3, OF THE FIRST ADDITION TO BELLA VISTA SUBDIVISION; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WEST A DISTANCE OF 403.40 FEET TO A POINT OF CURVATURE; THENCE 55.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.0 FEET, A CENTRAL ANGLE OF 90°06', AND A LONG CHORD WHICH BEARS S45°03'W A DISTANCE OF 49.54 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF VICTOR DRIVE; THENCE S00°06'E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 460.23 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, S08°32'E A DISTANCE OF 101.10 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF BELLA VISTA SUBDIVISION; THENCE SOUTH A DISTANCE OF 40.0 FEET TO A POINT ON THE SOUTH LINE OF THE SE1/4 SE1/4 OF SAID SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SE1/4 SE1/4 A DISTANCE OF 251.6 FEET TO THE POINT OF BEGINNING.

Lot 3 Bella Vista Subdivision Section 35 T1N R1W.

Rita Waynette Silengo
NAME

Neva B. Lockhart, CMC
Rita Waynette Silengo by their attorney
in fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book 992
Page 874.

707 Victor Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 5 Bella Vista Subdivision Section 35 T1N R1W.

Medford G. and Sara D. Klein
NAME

Neva B. Lockhart, CMC
Medford G. and Sara D. Klein by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1086 Page 645.

715 Victor Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 6 Bella Vista Subdivision Section 35 T1N R1W.

Central Bank G.J. N.A. Trustee
Donna M. Gregory Living Trust
NAME

Neva B. Lockhart, CMC
Central Bank G.J. N.A. Trustee Donna
M. Gregory Living Trust by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 992 Page 638.

P.O. Box 608, GJ, CO
ADDRESS

8-3-92
DATE

Lot 7 Bella Vista Subdivision Section 35 T1N R1W + 1/2 of vacated Right-of-Way lying adjacent on east as per Book 1344 Page 792 and Book 1435 Page 661 Mesa County Records.

Linda A. Tipping
NAME

Neva B. Lockhart, CMC
Linda A. Tipping by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1313 Page 177.

723 Victor Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 8 Bella Vista Subdivision Section 35 T1N R1W + 1/2 of vacated Right-of-Way lying adjacent on west as per Book 1344 Page 792 and Book 1435 Page 661 Mesa County records.

Warren A. and M. Patricia Broderson
NAME

Neva B. Lockhart, CMC
Warren A. and M. Patricia Broderson by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 992 Page 933.

2680 Carol Place, GJ, CO
ADDRESS

8-3-92
DATE

Lot 9 Replat of Lots 9, 10 and 11 Bella Vista Subdivision Section 35 T1N R1W.

Charles L. and Rita Faye Silengo
NAME

Neva B. Lockhart, CMC
Charles L. and Rita Faye Silengo by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 994 Page 163.

2684 Carol Place, GJ, CO
ADDRESS

8-3-92
DATE

Lot 10A Replat of Lots 9, 10 and 11 Bella Vista Subdivision Section 35 T1N R1W.

Howard S. and Doris J. Perry
NAME

Neva B. Lockhart, CMC
Howard S. and Doris J. Perry by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 992 Page 112.

2686 Carol Place, GJ, CO
ADDRESS

8-3-92
DATE

Lot 12 and Out Lot 1 Bella Vista Subdivision Section 35 T1N R1W.

M. Maxine Ellis
NAME

Neva B. Lockhart, CMC
M. Maxine Ellis by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant
to P.O.A. recorded in Book 993 Page 54.

710 Daniel Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 13 Bella Vista Subdivision Section 35 T1N R1W.

John L. and Marilyn J. Faber
NAME

Neva B. Lockhart, CMC
John L. and Marilyn J. Faber by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 993 Page 57.

711 Daniel Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 14 Bella Vista Subdivision Section 35 T1N R1W.

Margaret L. Mandeville
NAME

Neva B. Lockhart, CMC
Margaret L. Mandeville by their attorney
in fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book 992
Page 873.

715 Daniel Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 17 Bella Vista Subdivision Section 35 T1N R1W.

Lisa Fay Matteroli
NAME

Neva B. Lockhart, CMC
Lisa Fay Matteroli by their attorney in
fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book 993
Page 293.

716 Victor Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 10B Replat of Lots 9, 10 and 11 Bella Vista Subdivision Section 35 T1N R1W.

Ray and Mary R. Brookman
NAME

Neva B. Lockhart, CMC
Ray and Mary R. Brookman by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 992 Page 505.

718 Daniel Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 11 Replat of Lots 9, 10 and 11 Bella Vista Subdivision Section 35 T1N R1W.

Richard E. and Jacqueline R. Troy
NAME

Neva B. Lockhart, CMC
Richard E. and Jacqueline R. Troy by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 992 Page 932.

716 Daniel Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 16 Bella Vista Subdivision Section 35 T1N R1W and that pin of Lot 15 of said subdivision described as follows: beginning at the Northwest corner of said Lot 15 also being the Northeast corner of said Lot 16, thence East 30.64 feet South 19 Degrees 03 Minutes 46 Seconds, thence West 150.30 feet to the Southwest corner of said Lot 15, thence North 07 Degrees 23 Minutes East 143.2 feet to the Point of Beginning.

Zelpha M. McNulty
NAME

Neva B. Lockhart, CMC
Zelpha M. McNulty by their attorney in
fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book 993
Page 294.

2681 Carol Place, GJ, CO
ADDRESS

8-3-92
DATE

Lot 15 Bella Vista Subdivision Section 35 T1N R1W except beginning at the Northwest corner of said Lot 15, thence East 30.64 feet South 19 Degrees 03 Minutes 46 Seconds, West 150.30 feet to the Southwest corner of said Lot 15, thence North 07 Degrees 23 Minutes East 143.2 feet to the Point of Beginning.

William L. and Nola I. Wilson
NAME

Neva B. Lockhart, CMC
William L. and Nola I. Wilson by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 992 Page 872.

719 Daniel Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 1 Block 1 First Addition to Bella Vista Subdivision Section 35 T1N R1W.

Paul G. and Margaret M. Coe
NAME

Neva B. Lockhart, CMC
Paul G. and Margaret M. Coe by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 993 Page 56.

2690 Kimberly Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 2 Block 1 First Addition to Bella Vista Subdivision Section 35 T1N R1W.

Samuel W. and Joyce M. Kelly
NAME

Neva B. Lockhart, CMC
Samuel W. and Joyce M. Kelly by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 993 Page 363.

717 Pacific Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 3 Block 1 First Addition to Bella Vista Subdivision Section 35 T1N R1W.

Roseann Scott
NAME

Neva B. Lockhart, CMC
Roseann Scott by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant
to P.O.A. recorded in Book 1698 Page
137.

721 Pacific Drive, GJ, CO
ADDRESS

8-3-92
DATE

Lot 5 Block 2 First Addition to Bella Vista Subdivision Section 35 T1N R1W.

Thomas D. and Leslie L. McGill
NAME

Neva B. Lockhart, CMC
Thomas D. and Leslie L. McGill by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1143 Page 910.

2694 Kimberly 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

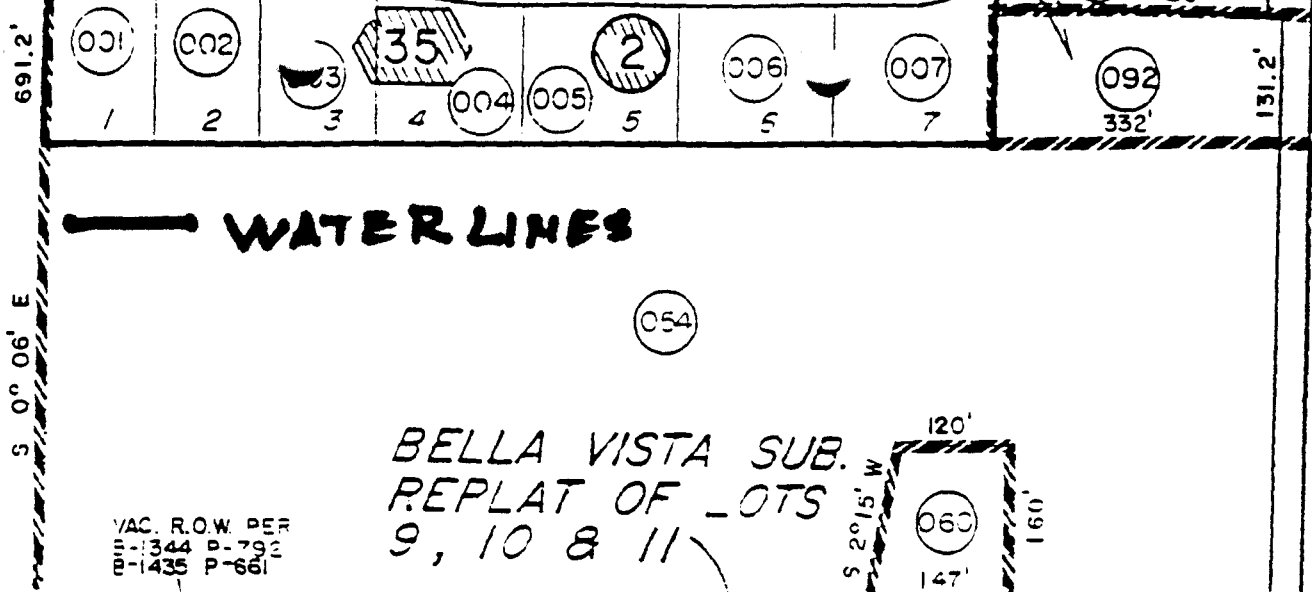
Subscribed and sworn to before me this 3 day of August, 19 92.

Witness my hand and official seal.

Bertha J. Martinez
Notary Public

250 N. 5th St. Grand Jct CO
Address

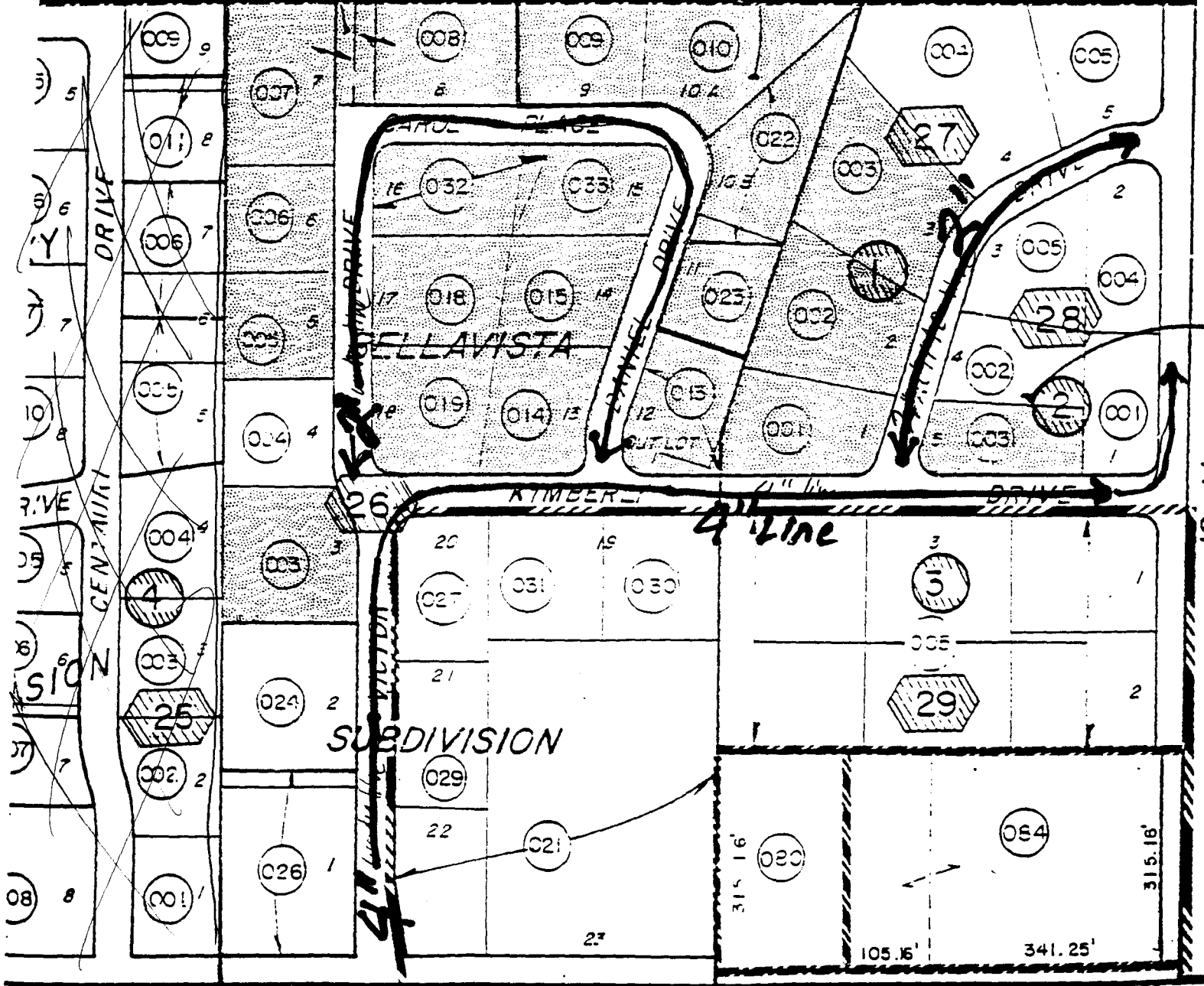
My commission expires: 6-13-95



WATER LINES

BELLA VISTA SUB.
 REPLAT OF LOTS
 9, 10 & 11

VAC. R.O.W. PER
 1-344 P-792
 B-1435 P-661



P.O.A.

BELLA VISTA SUBDIVISION

20 LOTS P.O.A.
 9 LOTS NO P.O.A.

STAFF REVIEW

FILE #: 38-92, 49-92, 50-92, 62-92, 63-92

DATE: December 1, 1992

REQUEST: Zoning Bella Vista, Galaxy, Nina Mae, Green Meadows, and Melody Park Annexations to RSF-2.

LOCATION: North of G Road and East of 7th Street.

APPLICANT: City of Grand Junction

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE: Single Family Residential

EXISTING ZONING: R-1-B (county)

PROPOSED ZONING: RSF-2

SURROUNDING ZONING:

NORTH-- R-1-B

EAST-- RSF-4

SOUTH-- R-1-B

WEST-- RSF-4

RELATION SHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: N/A

STAFF ANALYSIS: Proposed zones of annexation are consistent with the previous county zoning (R-1-B) with a density of two units per acre. The zoning is also consistent with the developed densities in the area.

STAFF RECOMMENDATION: Approval as requested.

P.C. 12/1/92 - approved

Ci.C. 12/16/92 - approved 1st reading