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File 1992-0049

Name: Galaxy Annexation - 30 Acres North of G Rd. /East of 7th St.

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>
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		*Review Sheet Summary
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DOCUMENT DESCRIPTION:

X	X	Ordinance No. 2611, 2632 - **	X	X	Notice of Public Hearing - 12/1/92
X	X	Staff Review - 12/1/92	X		Real Property Master List - 1991
X	X	Correspondence	X	X	Access Easement not conveyed to City - signed by Alvin K. Mayo
X	X	Agenda Item Summary - 9/16/92			
X	X	City Council Minutes - ** - 9/16/92, 10/21/92, 1/8/93			
X	X	Impact Report			
X	X	Summary of Planned City Services			
X		Legal Ad - 11/24/92			
X	X	Agenda Item Summary by Karl Metzner - 12/16/92			
X	X	Affidavits			
X	X	Annexation Checklist			
X	X	Zones of Annexation to RSF-2 Map			
X	X	Water line, Fire Hydrant, POA Overview			
X	X	Powers of Attorney and Sewerage Service Agreements			



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input checked="" type="checkbox"/> Zone of Annex		30 acres	NORTH of 6 rd. EAST of 7th ST.	RSF-2	Residential
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input type="checkbox"/> PROPERTY OWNER		<input type="checkbox"/> DEVELOPER		<input type="checkbox"/> REPRESENTATIVE	

Name	Name	Name
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

 Signature of Person Completing Application Date

 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

CGS Company
719 Galaxy Drive
Grand Junction, CO 81506

Walter W. & Maureen E. Mosher
723 Galaxy Drive
Grand Junction, CO 81506

Larry L & Joann Heiserman
2671 Alpha Place
Grand Junction, CO 81506

Thurman & Sharon Riddle
715 Centauri Drive
Grand Junction, CO 81506

Joyce L. Weisser
555 Santa Clara
Grand Junction, CO 81503

Miles & Mary E Kara
705 Centauri Drive
Grand Junction, CO 81506

Harold, Betty & Mark Reeseburg
724 Galaxy Drive
Grand Junction, CO 81506

Wayne D. & Patrice A. Callahan
718 Galaxy Drive
Grand Junction, CO 81506

Gregg K & Kristine R Kampf
2668 G Road
Grand Junction, CO 81506

Michael Sutherland
Patricia Taylor
703 Centauri Drive
Grand Junction, CO 81506

Ramon J. & Clarice J. Weiss
722 Galaxy Lane
Grand Junction, CO 81506

Stuart & Marsha Emerson
1309 Rood Avenue
Grand Junction, CO 81501

Carl & Marilyn Anderson
701 Galaxy Drive
Grand Junction, CO 81506

Charles & Marion Bottinelli
714 Galaxy Drive
Grand Junction, CO 81506

Timothy & Jane Ellen Prinster
706 Centauri Drive
Grand Junction, CO 81506

Richard W. & Sharon G. Foster
703 Galaxy Drive
Grand Junction, CO 81506

Thomas G & Carol L Tadvick
713 Centauri Drive
Grand Junction, CO 81506

Ronald R & Adele M Funk
708 Centauri Drive
Grand Junction, CO 81506

Melvin & Dorothy Cooper
707 Galaxy Drive
Grand Junction, CO 81506

Walter & Elva C Gongaware
702 Galaxy Drive
Grand Junction, CO 81506

Peter R & Janet M Black
710 Centauri Drive
Grand Junction, CO 81506

John E. & Linda Halvorson
711 Galaxy Drive
Grand Junction, CO 81506

Judith E. Snodgrass
704 Galaxy Drive
Grand Junction, CO 81506

Wyoma Freeman
714 Centauri Drive
Grand Junction, CO 81506

Irwin & Jane Ann Stewart
715 Galaxy Drive
Grand Junction, CO 81506

Charles A & Mary A Buss
706 Galaxy Drive
Grand Junction, CO 81506

Barbara J. Wein
c/o BJ Daher-Life Estate
720 Centauri Drive
Grand Junction, CO 81506

Teddy & Caleen S. Street
721 Galaxy Drive
Grand Junction, CO 81506

Hubert V & Virginia A Meek
708 Galaxy Drive
Grand Junction, CO 81506

Ruby M. Krug
724 Centauri Drive
Grand Junction, CO 81506

3/12/92

Greg Kempf's house

Informal Neighborhood Poll

2668 G Road

attendance: 10 neighborhood
5 city. MKA, RL, DS, GT,
Signature BB

Name & Address

✓ WALTER W & MAUREEN E MOSHER
723 GALAXY DRIVE
GRAND JUNCTION CO 81506
270135422008

✓ MARGARET E LOWE, TRUSTEE
0277 EASTWOOD DRIVE
ASPEN CO 81611
270135422009

✓ WAYNE D & PATRICE A CALLAHAN
718 GALAXY DRIVE
GRAND JUNCTION, CO 81506
270135423002

✓ RAMON J & CLARICE J WEISS
722 GALAXY LANE
GRAND JUNCTION CO 81506
270135423003

✓ GARY & COLLETTIE CRANSTON
PO BOX 334
GORDON NE 69343
270135423005

✓ CHARLES & MARION BOTTINELLI
714 GALAXY DRIVE
GRAND JUNCTION CO 81506
270135423009

✓ THOMAS G & CAROL L TADVICK
713 CENTAURI DRIVE
GRAND JUNCTION CO 81506
270135423010

✓ WALTER & ELVA C GONGAWARE
P O BOX 4011
VENTURA CA 93004
270135424001

✓ JUDITH E. SNODGRASS
704 GALAXY DRIVE
GRAND JUNCTION CO 81506
270135424002

(K)

3/12/92

2

✓ CHARLES A & MARY A BUSS
706 GALAXY DRIVE
GRAND JUNCTION CO 81506
270135424003

HUBERT V & VIRGINIA A MEEK
708 GALAXY
GRAND JUNCTION CO 81506

Informal Neighborhood Poll

Name & Address

Signature

✓ GAIL L YOUNGQUIST
SHIRLEY M BURMAN/C A LEONE
3620 PONDEROSA WAY
GRAND JUNCTION CO 81506
270135422006

✓ THURMAN & SHARON RIDDLE
715 CENTAURI DRIVE
GRAND JUNCTION CO 81506
270135423007

✓ Harold, Betty & Mark Reeseburg
724 GALAXY
GRAND JUNCTION CO 81506
270135423004

Michael Sutherland/Patricia Taylor
703 CENTAURI DRIVE
GRAND JUNCTION CO 81506
270135424007

(5)

4/16/92

2

✓ CARL & MARILYN ANDERSON
701 GALAXY DRIVE
GRAND JUNCTION CO 81506
027013542201

✓ RICHARD W & SHARON G FOSTER
703 GALAXY DRIVE
GRAND JUNCTION CO 81506
270135422002

✓ MELVIN & DOROTHY COOPER
707 GALAXY
GRAND JUNCTION, CO 81504
270135422003

JOHN E & LINDA HALVORSON
711 GALAXY
GRAND JUNCTION CO 81506
270135422004

(K)

3/12/92

2

IRWIN I & JANE ANN STEWART
715 GALAXY
GRAND JUNCTION CO 81506
270135422005

(K)

3/12/92

2

✓ SHERMAN E. & LOLA B ROBINSON
2203 MOCKINGBIRD CT
GRAND JUNCTION CO 81506

Informal Neighborhood Poll

Name & Address
LARRY L & JOANN HEISERMAN
2671 ALPHA PLACE
GRAND JUNCTION CO 81506
270135424005

Signature

MILES & MARY E KARA
705 CENTAURI DRIVE
GRAND JUNCTION CO 81506
270135424006

GREGG K & KRISTINE R KAMPF
2668 G ROAD
GRAND JUNCTION CO 81506
270135424008

(K)

3/12/92

2

STUART & MARSHA EMERSON
1309 ROOD AVENUE
GRAND JUNCTION CO 81501
270135425001

Timothy & Jane Ellen Prinster
706 CENTAURI DRIVE
GRAND JUNCTION CO 81506
270135425002

(5)

4/16/92

1

RONALD R & ADELE M FUNK
708 CENTAURI DRIVE
GRAND JUNCTION CO 81506
270135425003

PETER R & JANET M BLACK
710 CENTAURI DRIVE
GRAND JUNCTION CO 81506
270135425004

Arthur & Wyoma Freeman
714 CENTARI DRIVE
GRAND JUNCTION CO 81506
270135425005

Leslie Burk & Diana Wein
720 CENTAURI DRIVE
GRAND JUNCTION CO 81506
270135425006

RUBY M. KRUG
724 CENTAURI DRIVE
GRAND JUNCTION CO 81506
270135425009

MARGARET E PALO
722 CENTAURI DRIVE
GRAND JUNCTION CO 81506

(52)

Informal Neighborhood Poll

Name & Address

Signature

BSGP DEVELOPMENT COMPANY
945 NORTH AVENUE
GRAND JUNCTION CO 81501
270135418001/002/004/005

N ✓
LILLIE B BONELLO
2652 G ROAD
GRAND JUNCTION CO 81506
270135421001

N ✓
ELMER J & GAIL J DUARTE
2656 G ROAD
GRAND JUNCTION, CO 81506
270135421004

N ✓
ROBERT S & HOLLY BROWNSON
2660 SACOMA COURT
GRAND JUNCTION CO 81506
270135438001

★ (K) 3/12/92

2

N ✓
W R & J L BRAY
2660 G ROAD
GRAND JUNCTION CO 81506
270135438002 & 003

✓ mailing address
702-L Golfmore 81504
UNDEVELOPED

N ✓
ROBERT L & VICTORIA L BRAY
2660 G ROAD
GRAND JUNCTION CO 81506
270135438004 & 005

✓ OK

N ✓
JESSE & PATRICIA M SZUGYE
2652 SACOMA COURT
GRAND JUNCTION CO 81506
270135430001

~~Bonello~~ ?

2701-354-00-099
2701-354-00-057
WARD, L.T. ?

N ✓
THOMAS C & PHYLLIS C WORSTER
2655 SACOMA COURT
GRAND JUNCTION, CO 81506
270135430003

N ✓
CHARLES W & VERA M QUINN
2657 SACOMA COURT
GRAND JUNCTION CO 81506
270135430004

SHR-5085 drawn up
COB dumped

N ✓
ROY A & LINDA L JOSEPH
2654 SACOMA COURT GRAND
JUNCTION CO 81506
270135430005

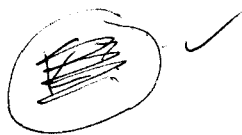
N ✓
JOEL D GALINDO
2658 SACOMA COURT
GRAND JUNCTION CO 81506
270135430006

Informal Neighborhood Poll

Name & Address

Signature

Michael & Kathleen McInaney JR
2653 SACOMA COURT
GRAND JUNCTION CO 81506
270135430007



N Michael A & Cheryl A Morelli
706 26 1/2 Rd
GJ 81506
270135400099

Lawrence T & Elizabeth T Ward
704 26 1/2 Rd
GJ 81506
270135400057



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

August 5, 1992

Joyce L. Weisser
555 Santa Clara
Grand Junction, CO 81503

RE: Lot 9, Block 1, Galaxy Subdivision
Lot 5, Block 3, Galaxy Subdivision

Dear Ms. Weisser:

As you may know, the City is seeking to annex urban or urbanizing areas along its current boundaries. Your neighborhood has several Utility Agreements allowing the City to annex in exchange for sewer service. However, the City believes you should have all the facts concerning annexation before any action takes place.

To help you understand the effects of annexation, the City will be holding an informal meeting on Thursday, August 13. One of your neighbors has graciously offered to host the meeting in their home. We will begin the meeting at 7:00 p.m. at the home of Joann and Larry Heiserman, located at 2671 Alpha Place.

The City looks forward to discussing the possibility of your area becoming the newest City neighborhood. We will have several staff members in attendance to answer any questions you may have regarding the annexation process or the provision of City services.

We look forward to seeing you at the meeting! In the meantime, if you have any questions, please call the Community Development Department at 244-1430.

Sincerely,

A handwritten signature in cursive script, appearing to read "Claudia Hazelhurst".

Claudia Hazelhurst
Acting Community Development Director

CH/mrp



August 7, 1992

City of Grand Junction, Colorado

81501-2668

250 North Fifth Street

Mr. and Mrs. Larry Heiserman
2671 Alpha Place
Grand Junction, CO 81506

Dear Mr. and Mrs. Heiserman:

Thank you for agreeing to host the upcoming neighborhood meeting concerning annexation. We certainly appreciate your allowing us this opportunity to discuss the annexation process with you and your neighbors.

I've enclosed a sample of the letter sent to your neighbors for your review. Letters were sent to the following households:

Reeseburg
Tadvick
Meek
Riddle
Anderson
Foster
Cooper

Mosher
Weiss
Gongaware
Street
Buss
Bottinelli
Callahan

In addition, a letter was sent to two non-resident owners of property in the Galaxy subdivision.

If attendance at past neighborhood meetings holds true for your's, you can expect between 10-15 people.

Thank you again for your hospitality. We look forward to seeing you on the 13th. If you have questions in the meantime, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Claudia Hazelhurst".

Claudia Hazelhurst
Acting Community Development Director

/ch

Enclosure





City of Grand Junction, Colorado

37501-2668

150 North Fifth Street

Kay Scott
Scott Ranches
7713 Bristol Square Ct.
Springfield, Va. 22153

Dear Ms. Scott:

The City of Grand Junction has been actively annexing areas which are adjacent to the City Limits and are, or are expected to be developed at urban densities. We understand you recently acquired a parcel of land located North of G road and east of 26 1/2 road. This parcel, along with adjacent subdivisions and other parcels, is being proposed for annexation. I have enclosed a newsletter sent to property owners in areas proposed for annexation that may answer some of your questions about the effects of being annexed. Since your property is currently vacant there will be little immediate benefit in your case. However, since your parcel is in a prime development area, we feel that the future development of the property will be enhanced by being in the City.

The City currently has sufficient utility agreements to annex this area without an election. However, the City Council wants all property owners to be involved in the process and will be hosting neighborhood meetings to explain the process and benefits. Since you may find it difficult to attend these meetings I invite you to write or call me (Area Code 303 244-1439) if you have any questions or comments.

Sincerely

A handwritten signature in cursive script that reads "Karl G. Metzner".

Karl G. Metzner
Senior Planner

8/13/92



August 25, 1992

City of Grand Junction, Colorado
250 North Fifth Street
81501-2663
FAX: (303) 244-1599

Thurman & Sharon Riddle
715 Centauri Drive
Grand Junction, CO 81506

Dear Mr. & Mrs. Riddle:

Neighborhood meetings were held in your area in March, April and August of this year to discuss the City of Grand Junction's interest in annexing several North area subdivisions. The Council began the North area annexation process with the Bella Vista and Round Hill subdivisions which are being processed now. The Nina Mae/Bonello/Sacoma and Galaxy subdivisions have been selected as the next areas to be annexed.

During the neighborhood meetings, several issues and concerns were discussed. Enclosed is a summary sheet of the selected services planned for your subdivision based on area residents' interests and concerns. Also enclosed is a publication addressing some common questions about annexation. We hope you find this information useful.

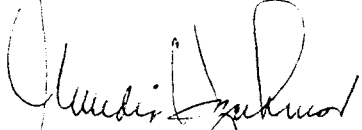
We would like to invite you to a final meeting to answer any additional questions you may have and to ensure that you and your neighbors are familiar with the annexation process. We will be holding the meeting at the New Horizons Foursquare Church, 641 Horizon Drive, on Thursday, September 10, 1992 at 8:00 p.m. Council and staff will be available to respond to any questions you may have and to provide you with specific information about city services and the process of annexation.

The annexation process for your neighborhood will begin on September 16, 1992 when the City Council will accept the petition for annexation. First reading of the annexation ordinance is scheduled for the October 21st City Council meeting and second reading at the November 4th meeting. In conjunction with the second reading is the public hearing for the annexation which affords you the opportunity to provide input to the City Council prior to final action. If passed, the annexation will become effective on December 6, 1992. All City Council meetings begin at 7:30 p.m. in the City Auditorium.

Key to our purpose in annexation is an interest in bringing the Grand Junction community together. Your neighborhood's voice and expertise can provide our community a tremendous resource in helping guide local problem solving and decision-making. Your participation as a member of this community is needed to help shape our future and ensure the quality of life we've all come to enjoy remains with us in the years ahead.

Thank you for your time and patience throughout this process. We hope to see you at the meeting on September 10th! If you cannot attend but have questions or issues you would like to discuss please call our office at 244-1430.

Sincerely,



Claudia Hazelhurst

Claudia Hazelhurst
Acting Community Development Director

Attachment

GRAND JUNCTION CITY COUNCIL

DATE: SEPTEMBER 16,1992

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

ACTION REQUESTED:

Accept petition for Galaxy Annexation.

EXECUTIVE SUMMARY:

Galaxy Annexation is located North of G road at Galaxy and Centauri Drives. Galaxy Subdivision is a single family residential development on 30 acres. It contains 33 lots, 20 of which have granted Powers-of-Attorney for annexation as a condition of receiving sewer service. This annexation is part of the North area annexation proposal.

FISCAL IMPACT:

Fiscal Impact was evaluated for the entire North area and 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 petitions.

The foregoing meeting has taken place with the Galaxy Subdivision. The meeting was held on September 10, 1992.

RECOMMENDATION:

Accept petition and schedule public hearing.



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

September 22, 1992

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

Commissioners:

Subject: Galaxy Annexation -
Notice of Hearing, Resolution No. 60-92, 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. 60-92 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting September 16, 1992, giving notice of hearing on the proposed Galaxy Annexation. Also enclosed is a copy of the petition.

Sincerely,

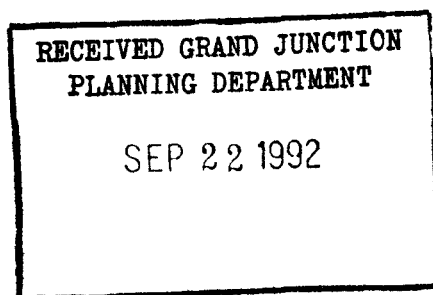
A handwritten signature in cursive script that reads "Theresa F. Martinez".

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
Mr. Larry Timm, Community Development Director ✓





Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

September 23, 1992

Mesa County Board of County 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 Galaxy and Nina Mae Annexations. 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 Karl Metzner (244-1439) of this department.

NOTE TO FILE
PACKET MATERIALS INCLUDED
ANNEX PLATS
ANNEX PLAN
IMPACT REPORT
SEWERS & ROADS
DISTRICTS & SERVICES
KMM

Sincerely

Larry Timm
Community Development Director





November 6, 1992

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Thurman & Sharon Riddle
715 Centauri Drive
Grand Junction, CO 81506

*Sample
letter*

Dear Thurman & Sharon Riddle:

On November 4, 1992, the City Council passed the second reading on the annexation of the Galaxy and Nina Mae area. The annexation will become effective on December 6, 1992. Therefore, 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 the Galaxy & Nina Mae Subdivisions 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 subdivisions. 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 244-1508. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Reford C. Theobold".

Reford C. Theobold
Mayor

enclosure

RCT/mrp





November 16, 1992

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street
(303) 244-1511

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

Gentlemen:

Re: Annexation - Galaxy

Enclosed herewith is certified copy of Ordinance No. 2611 and map for Annexation which annexes approximately 30.0 acres to the City of Grand Junction, located north of G Road at Galaxy and Centauri Drives.

Effective date of the annexation is December 6, 1992.

Sincerely,

Neva B. Lockhart
Neva B. Lockhart, CMC
City Clerk

NBL:tm

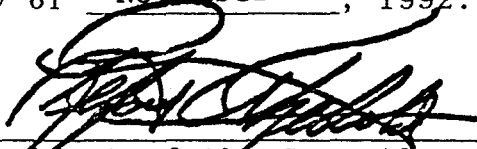
Enclosures

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

be and is hereby annexed to the City of Grand Junction, Colorado

PASSED and ADOPTED this 4th day of November, 1992.

Attest:



President of the Council

Neva B. Lockhart, CMC
City Clerk

Effective: December 6, 1992

CERTIFIED A TRUE COPY

Neva B. Lockhart, CMC
City Clerk

November 16, 1992
Date

Page No. 238 Book No. 13

GALAXY AND NINA MAE SUBDIVISIONS

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 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 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 excellent ways 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

The Galaxy and Nina Mae Subdivisions are 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, and a citizen volunteer program. 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 they have been in the past. The City Fire Department will continue to respond to calls in the Galaxy and Nina Mae Subdivisions 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 December 10, 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, i.e. 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, however the fee will be \$8.00 per month beginning January, 1993. All trash must be placed in containers no larger than 33 gallons.

If you have large or bulky items (couches, large chairs, etc.) to be picked up, please notify the City (244-1570) so arrangements can be made to handle these. There may be a small fee for disposing of some of these items. We also pick up yard debris and tree branches. Please cut tree branches into 4 foot lengths and tie with string or wire in bundles no larger than 2 feet around. If you are doing clean-up or small construction work, you can call for a dumpster to be used for 30 days or less. The dumpster will be serviced as you need it by notifying the Solid Waste Management Division, 244-1570. The fee for this service is \$5.00 per cubic yard and will be added to your monthly bill for convenience.

Just after Christmas, the City Solid Waste Management Division will be chipping Christmas trees and providing the chips back to the public. Watch the media for the time and location of the recycling center.

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 the Street Superintendent at 244-1429.

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 program in 1992 was during the month of April. In 1993 there will be a public service announcement as to when it will start. 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. For more information please call 244-1571.

ZONING & BUILDING

Now that the annexation of the Galaxy and Nina Mae Subdivisions have 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 the Galaxy and Nina Mae Annexations will be heard by the Planning Commission on December 1, 1992. The City Council is scheduled to have a first reading of the zoning on December 16, 1992, and a final reading and public hearing on January 6, 1993. 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.

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 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 GALAXY SUBDIVISION

Street maintenance can be expected to occur more frequently. Street sweeping is done 3-4 times per year in residential areas. Public Works will perform street repairs and crack filling as needed. Resurfacing and overlays will take place as the 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 a greatly reduced cost. Street lights which are already in place will be maintained and paid for by the City.

For the last six months, the City has had a pilot curb-side recycling program. The City Council is presently considering expanding the program community-wide. This decision is expected to be made at an upcoming City Council meeting in September. If approved, the program would be phased in over no more than a five-year period.

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

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 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.

WELCOME LETTER INFORMATION

SUBDIVISION/AREA Galaxy/Nina Mae

To give you this information
we need the effective date
12-5-92

Darren

Please provide the following information to Community Development by 5:00 p.m.,
November 2, 1992 so we can include it in our "Welcome to the City" letter.

PUBLIC WORKS DEPARTMENT

Streets (items other than regular road maintenance & street sweeping) _____

Solid Waste Management Program:

1. Trash pickup will start Dec 10, 1992 - Thursday

2. Regularly scheduled pickup day Thursday!

Other items which need to be included for this subdivision: _____

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

CiC - 12/16/92 approved 1st reading

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

page 21

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

GRAND JUNCTION CITY COUNCIL

DATE: DEC. 16, 1992

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

ACTION REQUESTED:

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

EXECUTIVE SUMMARY:

These 5 annexations are located North of G road between 7th and 12th streets. The annexations are all single family residential areas of similar characted and density. The previous county zoning for all 5 was R-1-B (2 units per acre). The proposed RSF-2 zone, also at 2 units per acre is consistent with the previous county zoning and the existing density of the area. No nonconforming uses will be created by this zoning.

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 and policies. In general, annexations have received zoning consistent with the county zoning and existing or proposed uses. The proposed RSF-2 zoning for these 5 annexations is consistent with these criteria.

RECOMMENDATIONS:

Approval of RSF-2 zoning. Planning Commission recommends approval 4-0.



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

Dave T
To the
Appropriate
Annexation
File.

~~KPY~~
~~MOX~~
FYI.

Galaxy Annexation
49-92

July 6, 1995

Charles Brinkman
718 Galaxy Drive
Grand Junction, CO 81506

Dear Mr. Brinkman:

I have met with our Public Works and Community Development staff and can find no evidence of any agreement between the residences of Galaxy and Centauri Subdivision concerning Ute's fire protection upgrades and the cost of such upgrades being paid 100% by the City.

Upon annexation, Ute Water is required to provide the City with a plan and a schedule as to when water lines will be upgraded for fire protection purposes within the area.

Costs of Ute's upgrades are shared among Ute, the City, and the property owners.

The contact person with the Ute Water District is Mr. Ralph Ohm (970) 242-7491 or Charlie Stockton at the same number.

Sincerely,

Greg Trainor
Utility Manager

cc: Jim Shanks
Larry Timm
Ron Lappi

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JUL 6 RECD

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 LEGAL DESCRIPTION

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 5 Block 1 Galaxy Subdivision Section 35 T1N R1W.

Irwin I. and Jane Ann Stewart
NAME

Neva B. Lockhart, CMC
Irwin I. and Jane Ann Stewart by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1017 Page 379.

715 Galaxy Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 7 Block 1 Galaxy Subdivision Section 35 T1N R1W.

Teddy G. and Caleen S. Street
NAME

Neva B. Lockhart, CMC
Teddy G. and Caleen S. Street by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1564 Page 855.

721 Galaxy Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 9 Block 1 Galaxy Subdivision Section 35 T1N R1W.

Joyce Weisser
NAME

Neva B. Lockhart, CMC
Joyce Weisser her attorney in fact City
Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1879 Page 660.

555 Santa Clara, GJ, CO
ADDRESS

9-15-92
DATE

Lot 2 Block 3 Galaxy Subdivision Section 35 T1N R1W.

Wayne D. and Patricia A. Callahan
NAME

Neva B. Lockhart, CMC
Wayne D. and Patricia A. Callahan by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1563 Page 202.

718 Galaxy Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 3 Block 3 Galaxy Subdivision Section 35 T1N R1W.

Ramon J. and Clarice J. Weiss
NAME

Neva B. Lockhart, CMC
Ramon J. and Clarice J. Weiss by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1016 Page 612.

722 Galaxy Lane, GJ, CO
ADDRESS

9-15-92
DATE

Lot 2 Block 2 Galaxy Subdivision Section 35 T1N R1W.

Judith E. Snodgrass
NAME

Neva B. Lockhart, CMC
Judith E. Snodgrass by their attorney in
fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book
1032 Page 929.

704 Galaxy Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 3 Block 2 Galaxy Subdivision Section 35 T1N R1W.

Charles A. Buss
NAME

Neva B. Lockhart, CMC
Charles A. Buss by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant
to P.O.A. recorded in Book 1020 Page
459.

706 Galaxy Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 5 Block 2 Galaxy Subdivision Section 35 T1N R1W.

Larry L. and JoAnn Heiserman
NAME

Neva B. Lockhart, CMC
Larry L. and JoAnn Heiserman their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1038 Page 779.

2671 Alpha Place, GJ, CO
ADDRESS

9-15-92
DATE

Lot 6 and North 12.05 ft of Lot 7, Block 2 Galaxy Subdivision Section 35 T1N R1W.

Miles and Mary E. Kara
NAME

Neva B. Lockhart, CMC
Miles and Mary E. Kara by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1179 Page 929.

705 Centauri Drive, GJ, CO
ADDRESS

9-15-92
DATE

South 125.45 ft of Lot 7, Block 2 Galaxy Subdivision Section 35 T1N R1W.

Michael E. Sutherland and Patricia L. Taylor
NAME

Neva B. Lockhart, CMC
Michael E. Sutherland and Patricia L.
Taylor by their attorney in fact City
Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1089 Page 756.

703 Centauri Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 8 Block 2 Galaxy Subdivision Section 35 T1N R1W.

Gregg K. and Kristine R. Kampf
NAME

Neva B. Lockhart, CMC
Gregg K. and Kristine R. Kampf by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1016 Page 481.

2668 G Road, GJ, CO
ADDRESS

9-15-92
DATE

Lot 2 Block 4 Galaxy Subdivision Section 35 T1N R1W.

Timothy N. and Jane Ellen Prinster
NAME

Neva B. Lockhart, CMC
Timothy N. and Jane Ellen Prinster by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1568 page 438.

706 Centauri Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 3 Block 4 Galaxy Subdivision Section 35 T1N R1W.

Ronald R. and Adele M. Funk
NAME

Neva B. Lockhart, CMC
Ronald R. Adele M. Funk by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1564 Page 848.

708 Centauri Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 4 Block 4 Galaxy Subdivision Section 35 T1N R1W.

Peter R. and Janet M. Black
NAME

Neva B. Lockhart, CMC
Peter R. and Janet M. Black by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1025 Page 450.

710 Centauri Drive, GJ, CO
ADDRESS

9-15-92
DATE

North 1/2 of Lot 6 and Lot 7 Block 4 Galaxy Subdivision Section 35 T1N R1W.

Barbara J. Wein c/o BJ Daher-Life Estate
NAME

Neva B. Lockhart, CMC
Barbara J. Wein c/o BJ Daher-Life
Estate by their attorney in fact City
Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1027 Page
653.

720 Centauri Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 1 and the South 14.11 ft. Lot 2 Block 1 Galaxy Subdivision Section 35 T1N R1W.

Carl and Marilyn Anderson
NAME

Neva B. Lockhart, CMC
Carl and Marilyn Anderson by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1567 Page 580.

701 Galaxy Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 3 Block 1 Galaxy Subdivision Section 35 T1N R1W.

Melvin E. and Dorothy E. Cooper
NAME

Neva B. Lockhart, CMC
Melvin E. and Dorothy E. Cooper by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1016 Page 482.

707 Galaxy Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 4 Block 1 Galaxy Subdivision Section 35 T1N R1W.

John E. and Linda Halvorson
NAME

Neva B. Lockhart, CMC
John E. and Linda Halvorson by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1041 Page 597.

711 Galaxy Drive, GJ, CO
ADDRESS

9-15-92
DATE

Lot 8 and South 20 ft of Block 4 Galaxy Subdivision Section 35 T1N R1W.

Margaret E. Palo
NAME

Neva B. Lockhart, CMC
Margaret E. Palo by her attorney in fact
City Clerk, Neva B. Lockhart, pursuant
to P.O.A. recorded in Book 1024 Page
173.

722 Centauri Drive, GJ, CO
ADDRESS

9-15-92
DATE

STATE OF COLORADO }
COUNTY OF MESA }

SS

AFFIDAVIT

Harold G. Metzger, 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.

Harold G. Metzger

Subscribed and sworn to before me this 16 day of Sept., 19 92.

Witness my hand and official seal.

Theresa A. Martin
Notary Public

250 N. 5th St. Grand Jet CO 81501
Address

My commission expires: June 13, 1995

ANNEXATION CHECKLIST

Galaxy
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.

9/14/92 Prepare and proof signature pages for petition.

9/15/92 Obtain applicable signatures (P.O.A.'s signed by city clerk.)

9/16/92 Complete certification page with notary.

9/16/92 Original and 4 copies of petition delivered to city clerk. Include note with approx. acres and common location.

N/A Copy of perimeter description to public works drafting section. (within 24 hrs. of delivering petition to city clerk)

9/10
~~August 27, 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.

9/16/92 Petition accepted by council.

9/10/92 ^{SENT W. NOTICE OF NEIGHBORHOOD MEETING} Send notice of council hearing date to owners in annexation area. (not more than one week after date of hearing is set)

_____ 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.

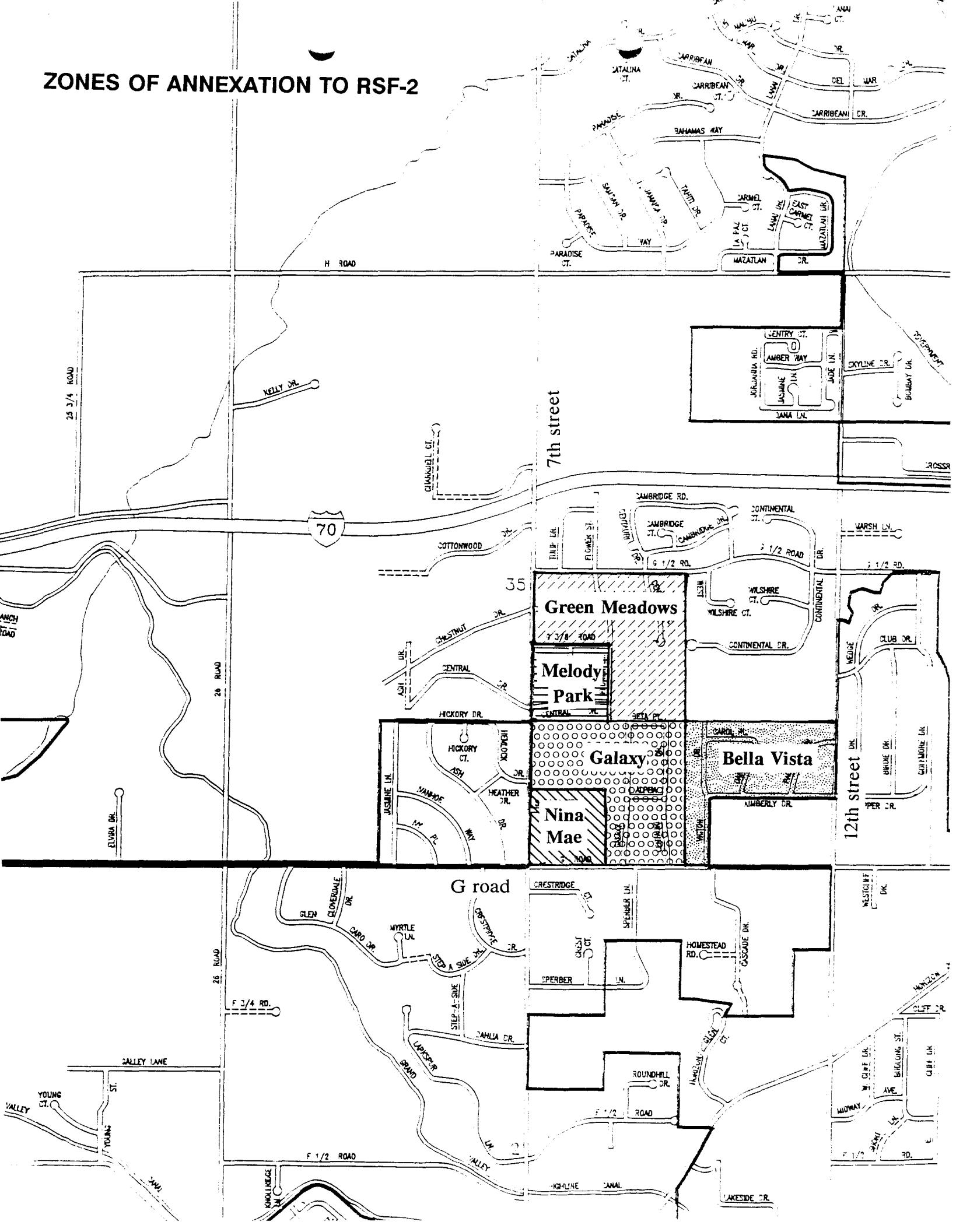
_____ Council Public Hearing (hearing cannot be less than 4 weeks after accepting petition.)

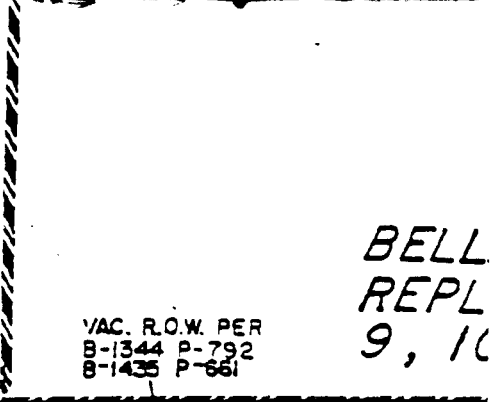
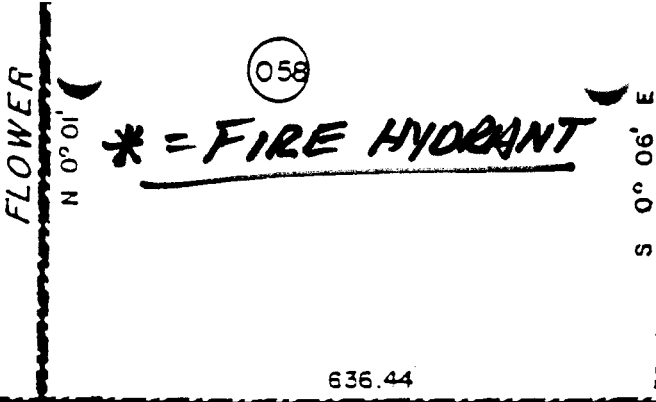
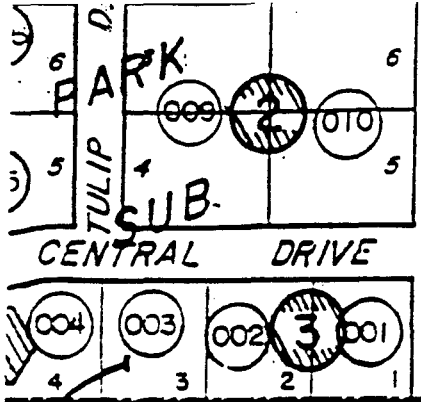
_____ Council 2nd reading (usually next scheduled council meeting after hearing)

_____ Effective Date

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

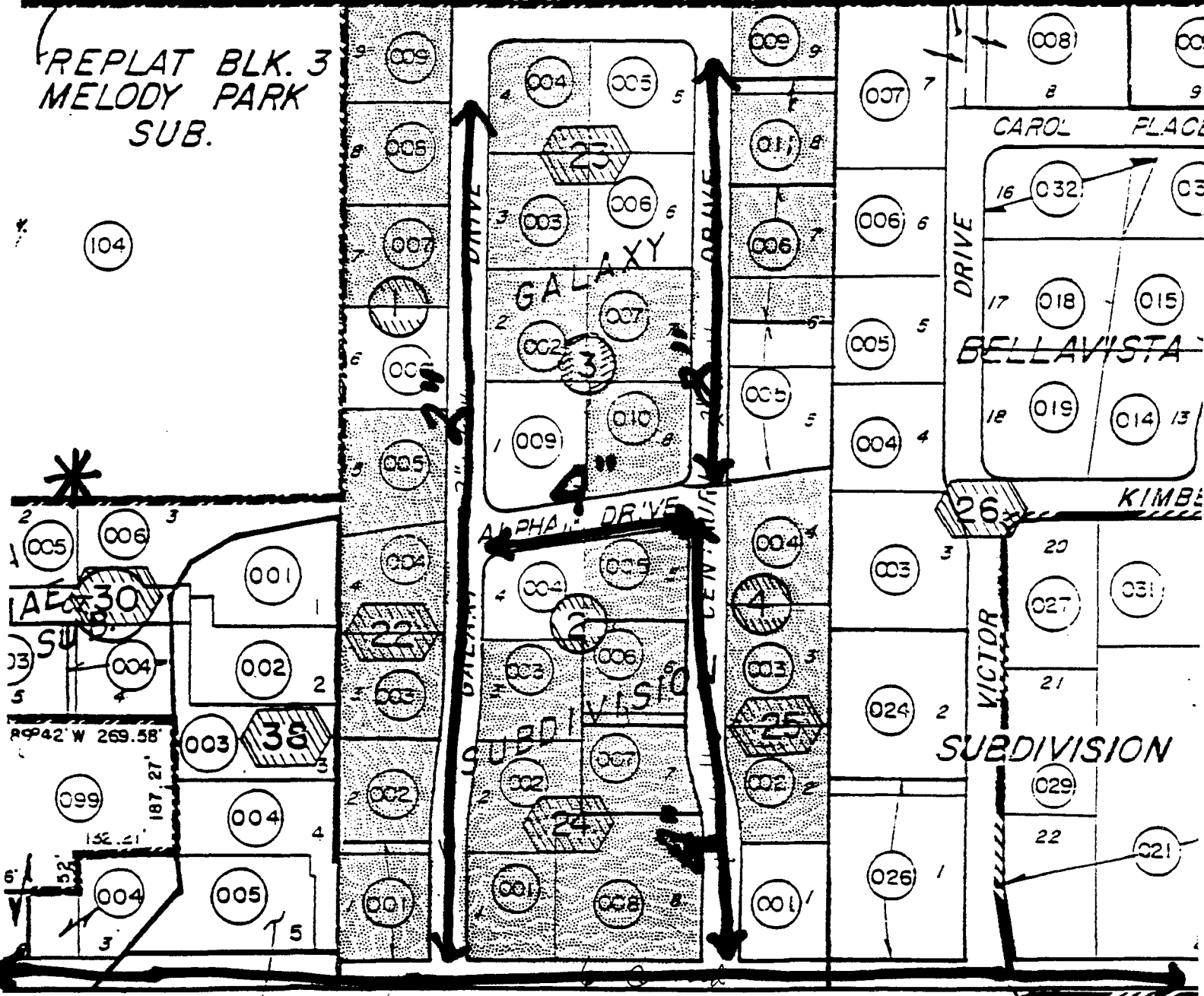
ZONES OF ANNEXATION TO RSF-2





636.44

REPLAT BLK. 3
MELODY PARK
SUB.



GALAXY SUBDIVISION

ELLO SUB.

SACOMA COURT
SUB.

WATER LINE

18'

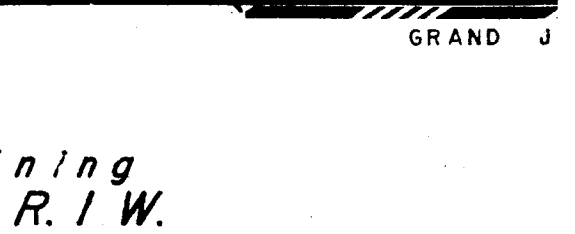
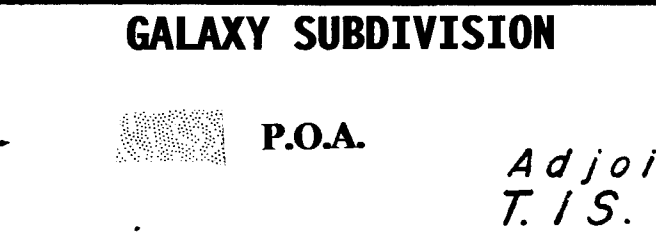
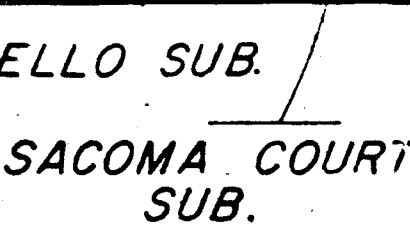
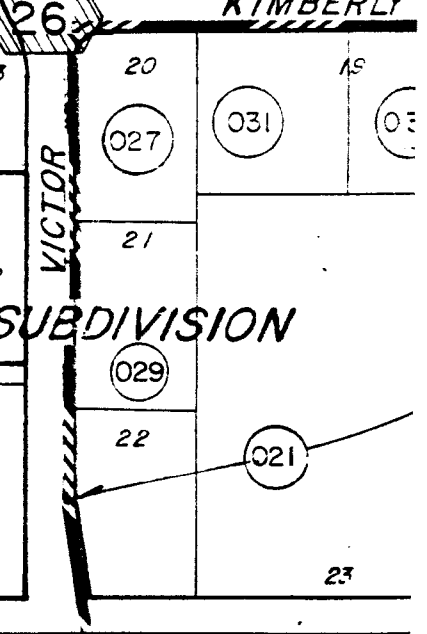
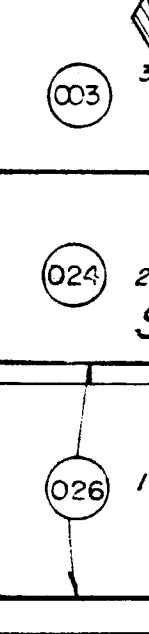
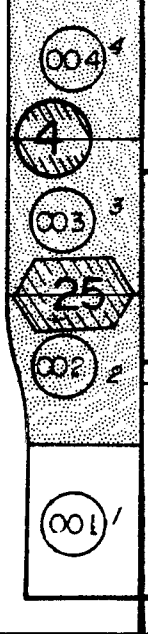
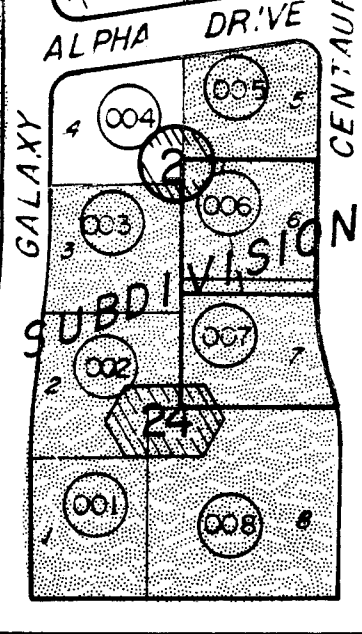
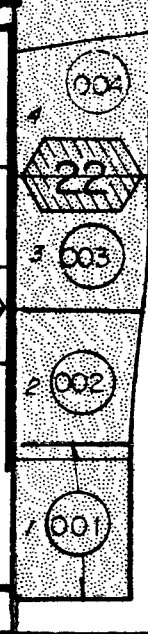
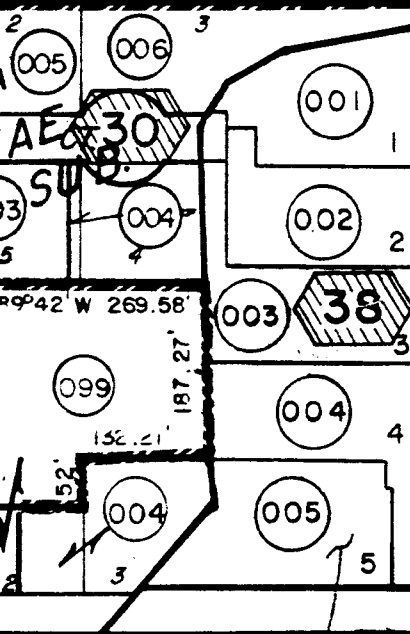
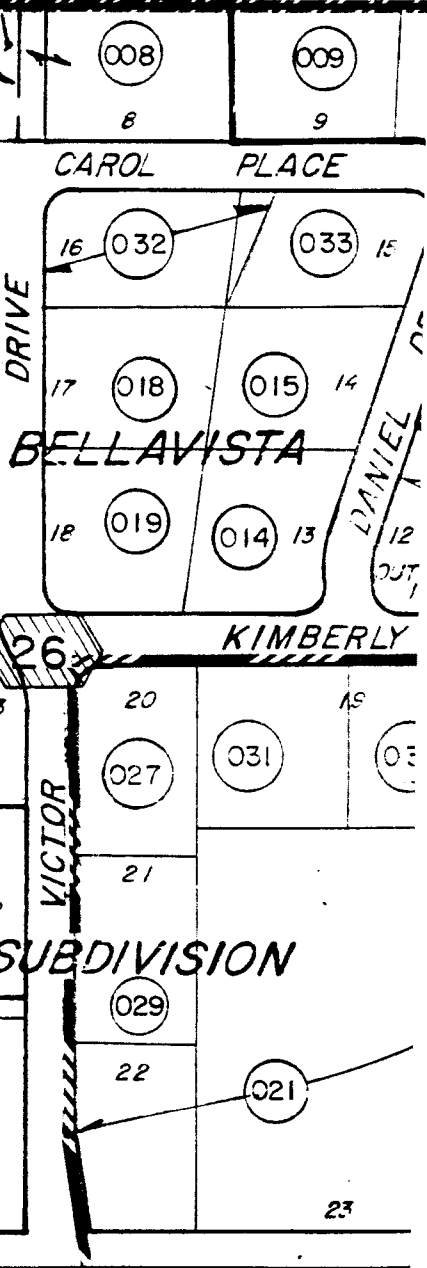
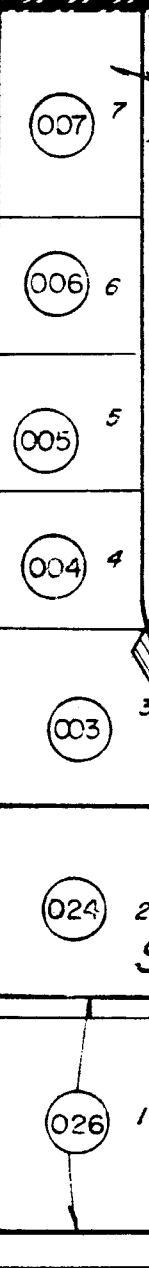
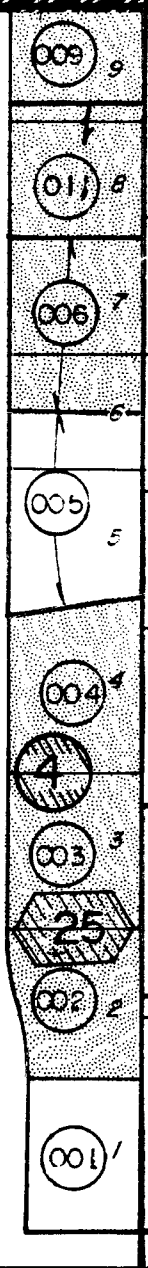
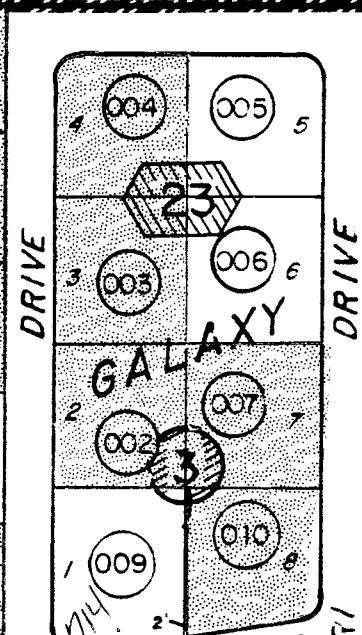
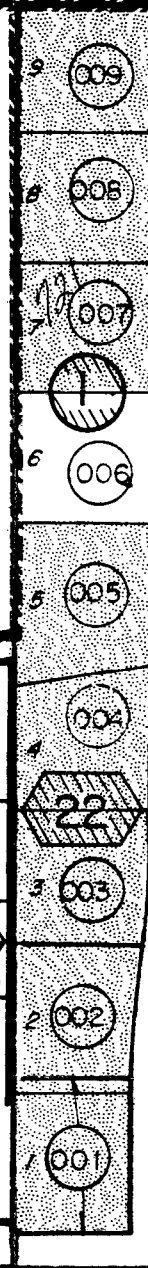
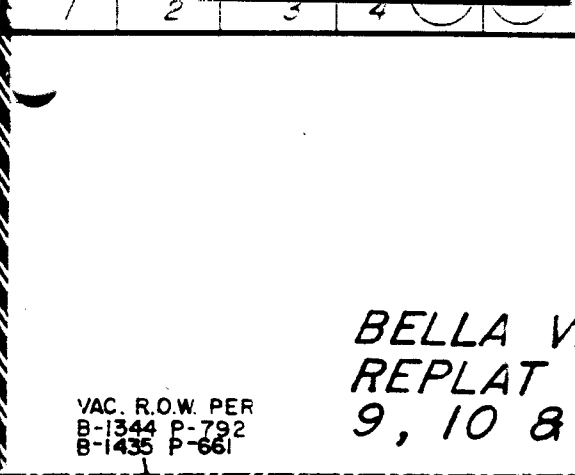
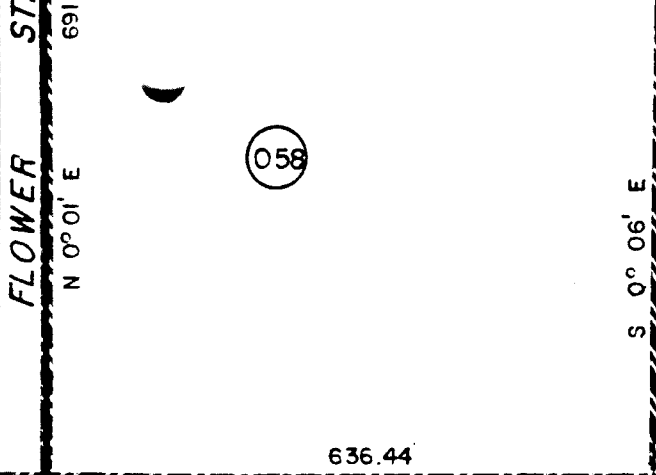
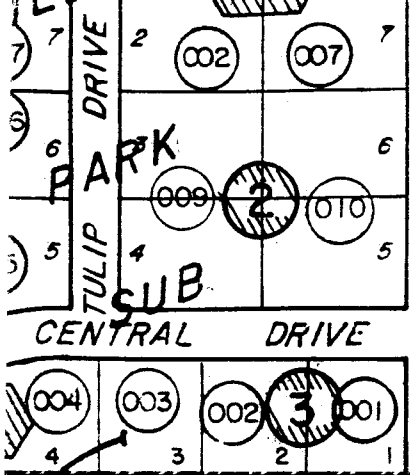
P.O.A.

26 LOTS P.O.A.
7 LOTS NO P.O.A.

Adjoining
T.I.S. R.I.W.

NE 1/4 SEC. 2
2945-021

GRAN



Adjoining
T.I.S. R.I.W.
NE 1/4 SEC. 2
2945-021