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File 1992-0050

Name: Nina Mac Annexation - G Road & 26 ¼ Road

P **S** 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.
r **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
s **e** 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.
n **e**
t **d**

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		*Review Sheet Summary
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		*Petitioner's response to comments
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		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Staff Review	X	X	POAs - not original - delivered copies to City Clerk
X	X	Planning Commission Minutes - ** - 12/1/92			
X	X	Correspondence			
X	X	Mesa Co. Assessor's Office Real Property Master List - 1991			
X		Subdivision Information Sheet			
X		Power of Attorney and Sewerage Service Agreement - given to City Clerk for retention			
X		Neighborhood Informal Poll - list of addresses			
X	X	Summary of City Services			
X	X	Petition for Annexation			
X		E-mails			
X	X	Agenda Item Summary - 9/16/92, 12/16/92			
X	X	City Council Minutes - 9/16/92, 10/21/92, 1/6/93 - **			
X	X	Annexation Checklist			
X	X	Ordinance No. 2633 - **			

Subdivision Information Sheet

1. Subdivision Name: NINA MAE, BONELLO, SAKONIA CT.,

2. Location: 26 1/4 & G ROAD GALAXY

3. Utilities

Water: UTE

Sewer: CITY

Electric: _____

Fire Flow (Hydrants): G & 26 1/4,

4. Roads

Condition: SAKONIA CT. (RECENT CHIP & SEAL)
Last Improvement: GALAXY (RECENT OVERLAY), CENTAURI (PATCHES)

5. Drainage

Type: SWALES

Problems: no curbside recycling if annexed

6. Parks * concerned about lack of Fire Flow & Fire Hydrants

Nearest Park: SHERWOOD

Need for additional park land? _____

7. Demographics

School Age Children:
(0 - 5) _____

(5 - 18) _____

Elderly (65 +): _____

Housing Units: _____

Population: _____

8. Notes (neighborhood type, other issues, questions):

* Why are some areas not proposed for annexation such as Tillie Bishop's house & Country Club?
- will there be more parks if the area is annexed?

Informal Neighborhood Poll

NINH MAE

Name & Address

Signature

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

LILLIE B BONELLO
2652 G ROAD
GRAND JUNCTION CO 81506
270135421001

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

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

✓
K

3/12/92

2

WR & J L BRAY
2660 G ROAD
GRAND JUNCTION CO 81506
270135438002 & 003

UNDEVELOPED

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

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

✓ ~~Bonello~~ ?

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

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

✓

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

✓

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

✓

JOEL D GALINDO
2658 SACOMA COURT
GRAND JUNCTION CO 81506

✓

sh: - 5685 Bwo area
core dumped

Informal Neighborhood Poll

Name & Address

Signature

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



2701-354-00-057

Lawrence

~~Elizabeth~~ ~~Ward~~ T. & Elizabethth L. Ward

704 26 $\frac{1}{2}$ Road

Grand Junction, CO 81506

Nina Mae etc.

BONELLO

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

LILLIE B BONELLO
2652 G ROAD
GRAND JUNCTION CO 81506
270135421001

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

NINA MAE

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

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

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

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

JOEL D GALINDO
2658 SACOMA COURT
GRAND JUNCTION CO 81506
270135430006

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

SACOMA COURT SUB

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

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

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

SUMMARY OF PLANNED CITY SERVICES FOR NINA MAE/BONELLO/SACOMA SUBDIVISIONS

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 curbside 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.

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

Beginning 130 feet North and 160 feet East of the S1/4 Section 35 T1N R1W thence East 146 feet, thence North 52 feet, thence East 132.21 feet, thence North 2 degrees 36 minutes West 187.27 feet, thence South 89 degrees 42 minutes West 269.58 feet, thence South 237.67 feet to the point of beginning and also the W1/2 of Lot 2 Bonello Subdivision.

Michael A. and Cheryl A. Morelli
NAME

Neva B. Lockhart CMC
Michael A. and Cheryl A. Morelli by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1549 Page 219.

706 26-1/2 Road, GJ, CO
ADDRESS

9-10-92
DATE

Lot 1 Bonello Subdivision Section 35 T1N R1W.

Lillie B. Bonello
NAME

Neva B. Lockhart CMC
Lillie B. Bonello by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant
to P.O.A. recorded in Book 1551 Page
341.

2652 G Road, GJ, CO
ADDRESS

9-10-92
DATE

Lot 3 and the E1/2 of Lot 2 Bonello Subdivision Section 35 T1N R1W

Elmer J. and Gail J. Duarte
NAME

Neva B. Lockhart CMC
Elmer J. and Gail J. Duarte by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1480 Page 466.

2656 G Road, GJ, CO
ADDRESS

9-10-92
DATE

Lot 1 Nina Mae Subdivision Section 35 T1N R1W

Jesse E. and Patricia M. Szugye
NAME

Neva B. Lockhart, CMC
Jesse E. and Patricia M. Szugye by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1017 Page 376.

2652 Sacoma Court, GJ, CO
ADDRESS

9-10-92
DATE

All Lot 5 except the Easterly 10 feet in Nina Mae Subdivision Section 35 T1N R1W

Thomas C. and Phyllis C. Worster
NAME

Neva B. Lockhart, CMC
Thomas C. and Phyllis C. Worster by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1017 Page 378.

2655 Sacoma Court, GJ, CO
ADDRESS

9-10-92
DATE

Lot 4 + the Easterly 10 feet of Lot 5 Nina Mae Subdivision Section 35 T1N R1W

Charles W. and Vera M. Quinn
NAME

Neva B. Lockhart, CMC
Charles W. and Vera M. Quinn by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1017 Page 377.

2657 Sacoma Court, GJ, CO
ADDRESS

9-10-92
DATE

Lot 2 Nina Mae Subdivision Section 35 T1N R1W

Roy A. and Linda L. Joseph
NAME

Neva B. Lockhart, CMC
Roy A. and Linda L. Joseph by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1017 Page 985.

2654 Sacoma Court, GJ, CO
ADDRESS

9-10-92
DATE

Lot 3 Nina Mae Subdivision Section 35 T1N R1W

Joel D. Galindo
NAME

Neva B. Lockhart, CMC
Joel D. Galindo by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant
to P.O.A. recorded in Book 1705 Page
499.

2658 Sacoma Court, GJ, CO
ADDRESS

9-10-92
DATE

Lot 6 Nina Mae Subdivision Section 35 T1N R1W + beginning 381 feet North + South
81 degrees 46 minutes East 30.3 feet from the Southwest corner SW1/4 SW1/4 SE1/4
said Section 35, thence South 81 degrees 46 minutes East 65.7 feet, thence North 89
degrees 42 minutes East 64.99 feet, thence South 47.2 feet, thence North 60 degrees
West 76.2 feet northwesterly to the point of beginning.

Michael J. Jr. and Kathleen M. McInaney
NAME

Neva B. Lockhart, CMC
Michael J. Jr. and Kathleen M.
McInaney by their attorney in fact City
Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1016 Page 608.

2653 Sacoma Court, GJ, CO
ADDRESS

9-10-92
DATE

Lot 1 Sacoma Court Subdivision Section 35 T1N R1W

Robert S. and Holly H. Brownson
NAME

Neva B. Lockhart, CMC
Robert S. and Holly H. Brownson by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1426 Page 11.

2660 Sacoma Court, GJ, CO
ADDRESS

9-10-92
DATE

STATE OF COLORADO

COUNTY OF MESA

} SS

AFFIDAVIT

KARL G. 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 G. Metzner

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

Witness my hand and official seal.

Theresa J. Martinez
Notary Public

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

My commission expires: June 13, 1995

Beginning 130 feet North and 160 feet East of the S1/4 Section 35 T1N R1W thence East 146 feet, thence North 52 feet, thence East 132.21 feet, thence North 2 degrees 36 minutes West 187.27 feet, thence South 89 degrees 42 minutes West 269.58 feet, thence South 237.67 feet to the point of beginning and also the W1/2 of Lot 2 Bonello Subdivision.

Michael A. and Cheryl A. Morelli
NAME

Michael A. and Cheryl A. Morelli by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1549 Page 219.

706 26-1/2 Road, GJ, CO
ADDRESS

DATE

Lot 1 Bonello Subdivision Section 35 T1N R1W.

Lillie B. Bonello
NAME

Lillie B. Bonello by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1551 Page 341.

2652 G Road, GJ, CO
ADDRESS

DATE

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NAME

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2652 Sacoma Court, GJ, CO
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Thomas C. and Phyllis C. Worster by
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Lockhart, pursuant to P.O.A. recorded in
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2655 Sacoma Court, GJ, CO
ADDRESS

DATE

Lot 4 + the Easterly 10 feet of Lot 5 Nina Mae Subdivision Section 35 T1N R1W

Charles W. and Vera M. Quinn
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Charles W. and Vera M. Quinn by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1017 Page 377.

2657 Sacoma Court, GJ, CO
ADDRESS

DATE

Lot 2 Nina Mae Subdivision Section 35 T1N R1W

Roy A. and Linda L. Joseph
NAME

Roy A. and Linda L. Joseph by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1017 Page 985.

2654 Sacoma Court, GJ, CO
ADDRESS

DATE

Lot 3 Nina Mae Subdivision Section 35 T1N R1W

Joel D. Galindo
NAME

Joel D. Galindo by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1705 Page 499.

2658 Sacoma Court, GJ, CO
ADDRESS

DATE

Lot 6 Nina Mae Subdivision Section 35 T1N R1W + beginning 381 feet North + South 81 degrees 46 minutes East 30.3 feet from the Southwest corner SW1/4 SW1/4 SE1/4 said Section 35, thence South 81 degrees 46 minutes East 65.7 feet, thence North 89 degrees 42 minutes East 64.99 feet, thence South 47.2 feet, thence North 60 degrees West 76.2 feet northwesterly to the point of beginning.

Michael J. Jr. and Kathleen M. McInaney
NAME

Michael J. Jr. and Kathleen M. McInaney by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1016 Page 608.

2653 Sacoma Court, GJ, CO
ADDRESS

DATE

Lot 1 Sacoma Court Subdivision Section 35 T1N R1W

Robert S. and Holly H. Brownson
NAME

Robert S. and Holly H. Brownson by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1426 Page 11.

2660 Sacoma Court, GJ, CO
ADDRESS

DATE

2701-354-00-099

POWER OF ATTORNEY AND BOOK 1549 PAGE 219
SEWEPAGE SERVICE AGREEMENT



WE, (I), John D. Hertley Barbara G.P. Hertley
owner(s) of the real property situate in Mesa County, Colorado,
and described as: 704 26 1/2 Rd - N - 26 1/2 S 4th N 1/2 M

SEE EXHIBIT A 704 26 1/2 Road

which property is not presently eligible for annexation to the City of Grand Junction, but requires connection of the property to the City's sewerage system, as consideration for permission to connect to such system, do hereby designate and appoint the City Clerk of the City of Grand Junction as our Attorney in Fact to sign any petition for annexation of the described land to the City, when eligible, whether for the described land alone or in conjunction with other lands. Such authority shall be a covenant running with the land, shall be binding upon successors in interest and shall not cease upon my death (the death of either or both of us).

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to a proposed annexation of the land is prepared any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

Further, the then owner or owners of this land or any portion of it shall not be permitted to vote in any annexation election but such vote may be cast by the City Clerk.

As a further covenant running with the land, it is understood that the City shall have the right, along with suit for collection of monies owing, to shut off sewerage service for failure to pay charges when the same are due, requiring payment for all costs, plus penalties, of such shutting off and opening before service will be resumed; and, in addition, such charges shall constitute a lien against the property enforceable by appropriate action.

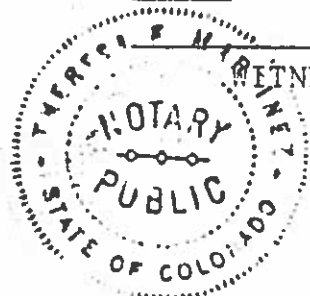
IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal(s) this 2 day of August, 1985.

John D. Hertley
Barbara G. P. Hertley

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2 day of August, 1985 by John D. Hertley & Barbara G. P. Hertley

WITNESS my hand and official seal:



John D. Hertley
Notary Public
My Commission expires: August 12, 1987

POWER OF ATTORNEY AND
SEWERPAGE SERVICE AGREEMENT

1397810 DOC NO FEE 03:41 PM

AUG 16, 1985 E.SAWYER, CLK&REC MESA CTY,

WE, (I), George & Lillie Bonello
owner(s) of the real property situate in Mesa County, Colorado,
and described as:

Bonello

2701 354 21 001
2052 6 Rd

SEE EXHIBIT A

which property is not presently eligible for annexation to the City of Grand Junction, but requires connection of the property to the City's sewerage system, as consideration for permission to connect to such system, do hereby designate and appoint the City Clerk of the City of Grand Junction as our Attorney in Fact to sign any petition for annexation of the described land to the City, when eligible, whether for the described land alone or in conjunction with other lands. Such authority shall be a covenant running with the land, shall be binding upon successors in interest and shall not cease upon my death (the death of either or both of us).

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to a proposed annexation of the land is prepared any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

Further, the then owner or owners of this land or any portion of it shall not be permitted to vote in any annexation election but such vote may be cast by the City Clerk.

As a further covenant running with the land, it is understood that the City shall have the right, along with suit for collection of monies owing, to shut off sewerage service for failure to pay charges when the same are due, requiring payment for all costs, plus penalties, of such shutting off and opening before service will be resumed; and, in addition, such charges shall constitute a lien against the property enforceable by appropriate action.

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal(s) this _____ day of August, 1985.

George Bonello
Lillie Bonello

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 6 day of August, 1985 by George Bonello and Lillie Bonello.

WITNESS my hand and official seal:



Theresa J. Martin
Notary Public

My Commission expires June 13 1987.

2701-354-30-002

POWER OF ATTORNEY AND
SEWERPAGE SERVICE AGREEMENT

WE, (I), Donald P Williams + Janet Ann Williams
owner(s) of the real property situate in Mesa County, Colorado,
and described as: LOT 3 MINA MAE SUB SEC 35 IN 1W
2658 Sacoma CT 2701 354 30 002

1492879 10:25 AM
AUG 12, 1988 E.SAWYER, CLK&REC MESA CTY, CO

which property is not presently eligible for annexation to the City of Grand Junction, but requires connection of the property to the City's sewerage system, as consideration for permission to connect to such system, do hereby designate and appoint the City Clerk of the City of Grand Junction as our Attorney in Fact to sign any petition for annexation of the described land to the City, when eligible, whether for the described land alone or in conjunction with other lands. Such authority shall be a covenant running with the land, shall be binding upon successors in interest and shall not cease upon my death (the death of either or both of us).

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to a proposed annexation of the land is prepared any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

Further, the then owner or owners of this land or any portion of it shall not be permitted to vote in any annexation election but such vote may be cast by the City Clerk.

As a further covenant running with the land, it is understood that the City shall have the right, along with suit for collection of monies owing, to shut off sewerage service for failure to pay charges when the same are due, requiring payment for all costs, plus penalties, of such shutting off and opening before service will be resumed; and, in addition, such charges shall constitute a lien against the property enforceable by appropriate action.

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal(s) this 10th day of August, 1988.

Donald P Williams
DONALD P WILLIAMS
Janet Ann Williams
JANET ANN WILLIAMS

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 10th day of August, 1988 by Donald P Williams and Janet Ann Williams.

WITNESS my hand and official seal:

Deva B. Lockhart
Notary Public

My Commission expires: 6-23-90

001
2701-301-38-9880

POWER OF ATTORNEY AND BOOK 1426 PAGE 11
SEWERAGE SERVICE AGREEMENT

WE, (I), Robert S. Brownson & Holly H. Brownson
owner(s) of the real property situate in Mesa County, Colorado,
and described as:

2600 Sacoma Ct ← **2660 Sacoma Ct**



which property is not presently eligible for annexation to the City of Grand Junction, but requires connection of the property to the City's sewerage system, as consideration for permission to connect to such system, do hereby designate and appoint the City Clerk of the City of Grand Junction as our Attorney in Fact to sign any petition for annexation of the described land to the City, when eligible, whether for the described land alone or in conjunction with other lands. Such authority shall be a covenant running with the land, shall be binding upon successors in interest and shall not cease upon my death (the death of either or both of us).

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to a proposed annexation of the land is prepared any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

Further, the then owner or owners of this land or any portion of it shall not be permitted to vote in any annexation election but such vote may be cast by the City Clerk.

As a further covenant running with the land, it is understood that the City shall have the right, along with suit for collection of monies owing, to shut off sewerage service for failure to pay charges when the same are due, requiring payment for all costs, plus penalties, of such shutting off and opening before service will be resumed; and, in addition, such charges shall constitute a lien against the property enforceable by appropriate action.

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal(s) this 5 day of March, 1983.

Robert S. Brownson
Holly H. Brownson

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15 day of March, 1983 by Robert S. Brownson - Holly H. Brownson.



WITNESS my hand and official seal:

[Signature]
Notary Public

My Commission expires: April 13 1983

POWER OF ATTORNEY
AND
SEWERAGE SERVICE AGREEMENT

Larry and Marjorie Corn ✓

WE, (I), Larry W and Marjorie Corn
owner(s) of the real property situate in Mesa County, Colorado,
and described as:

*lots of Area Three Section 12, according to the
Recorded plat thereof, in Mesa County, Colorado*

also known as 2652 Sacoma Ct.

2701-354-³⁰AA-001

which property is not presently eligible for annexation to the
City of Grand Junction, but requires connection of the property
to the City's sewerage system.

As consideration for permission to connect to such system,
we (I) do hereby designate and appoint the City Clerk of the City
of Grand Junction, as our Attorney in fact to sign any petition for
annexation, when eligible, of the described land to the City, whether
for the described land alone or in conjunction with other lands.
Such authority shall be a covenant running with the land, shall be
binding upon our successors in interest and shall not cease upon
the death of either or both of us.

As a further covenant to run with the land, we (I) agree
that in the event a counter-petition to the proposed annexation of
the land is prepared any signature on such petition purporting to
affect the land herein described may be ignored as of no force and
effect by the City under its annexation requirements.

As a further covenant running with the land, it is under-
stood that the City shall have the right, along with suit for
collection of monies owing, to shut off sewerage service for fail-
ure to pay charges when the same are due, requiring payment for all
costs, plus penalties, of such shutting off and opening before
service will be resumed; and, in addition, such charges shall con-
stitute a lien against the property enforceable by appropriate
action.

IN WITNESS WHEREOF, we (I) have hereunto set our (my)
hand(s) and seal(s) this 17 day of May, 1974.

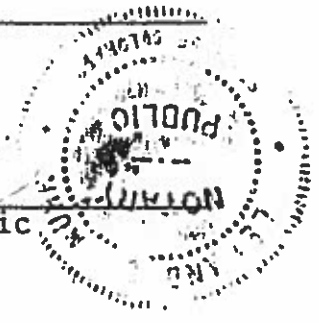
Larry W. Corn Marjorie Corn

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this
17 day of May, 1974 by Larry W. Corn & Marjorie Corn

WITNESS my hand and official seal:

[Signature]
Notary Public



My Commission expires: June 3, 1977

CG-29-001

POWER OF ATTORNEY
AND
SEWERAGE SERVICE AGREEMENT

WE, (I), Thomas C. Worster and Phyllis C. Worster
owner(s) of the real property situate in Mesa County, Colorado,
and described as:

All of Lot 5 Except the easterly 10 feet thereof in Nina Mae Subdivision.
Also known as 2655 Sacoma Court

2761-354-3000 3

which property is not presently eligible for annexation to the
City of Grand Junction, but requires connection of the property
to the City's sewerage system.

As consideration for permission to connect to such system,
we (I) do hereby designate and appoint the City Clerk of the City
of Grand Junction, as our Attorney in fact to sign any petition for
annexation, when eligible, of the described land to the City, whether
for the described land alone or in conjunction with other lands.
Such authority shall be a covenant running with the land, shall be
binding upon our successors in interest and shall not cease upon
the death of either or both of us.

As a further covenant to run with the land, we (I) agree
that in the event a counter-petition to the proposed annexation of
the land is prepared any signature on such petition purporting to
affect the land herein described may be ignored as of no force and
effect by the City under its annexation requirements.

As a further covenant running with the land, it is under-
stood that the City shall have the right, along with suit for
collection of monies owing, to shut off sewerage service for fail-
ure to pay charges when the same are due, requiring payment for all
costs, plus penalties, of such shutting off and opening before
service will be resumed; and, in addition, such charges shall con-
stitute a lien against the property enforceable by appropriate
action.

IN WITNESS WHEREOF, we (I) have hereunto set our ~~(my)~~
hand(s) and seal(s) this 16 day of May, 1974.

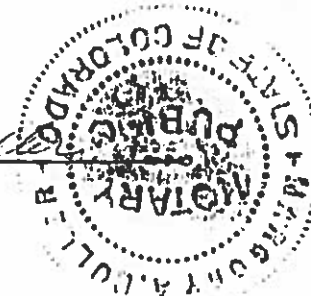
Thomas C. Worster Phyllis C. Worster

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this
16th day of May, 1974 by Thomas C. Worster
and Phyllis C. Worster

WITNESS my hand and official seal:

Margaret A. Bullock
Notary Public



My Commission expires: My commission expires April 20, 1977

POWER OF ATTORNEY
AND
SEWERAGE SERVICE AGREEMENT

Howard D. Wilkerson

WE, (I), Howard D. & Lorraine Wilkerson
owner(s) of the real property situate in Mesa County, Colorado,
and described as:

*Lot 2 - Nina Mae Sub Sec 35 NW 1/4
2654 Sacoma Court*

2701-354-30-005

which property is not presently eligible for annexation to the City of Grand Junction, but requires connection of the property to the City's sewerage system.

As consideration for permission to connect to such system, we (I) do hereby designate and appoint the City Clerk of the City of Grand Junction, as our Attorney in fact to sign any petition for annexation, when eligible, of the described land to the City, whether for the described land alone or in conjunction with other lands. Such authority shall be a covenant running with the land, shall be binding upon our successors in interest and shall not cease upon the death of either or both of us.

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to the proposed annexation of the land is prepared any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under its annexation requirements.

As a further covenant running with the land, it is understood that the City shall have the right, along with suit for collection of monies owing, to shut off sewerage service for failure to pay charges when the same are due, requiring payment for all costs, plus penalties, of such shutting off and opening before service will be resumed; and, in addition, such charges shall constitute a lien against the property enforceable by appropriate action.

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal(s) this 4 day of June, 1974.

Howard D. Wilkerson Lorraine Wilkerson

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 11 day of June, 1974 by Howard D. Wilkerson & Lorraine Wilkerson



WITNESS my hand and official seal:

Ori V Hayes
Notary Public

My Commission expires: June 6 1977



August 17, 1992

City of Grand Junction, Colorado

81501-2668

250 North Fifth Street

Reverend Mark Harris
New Horizons Foursquare Church
641 Horizon Drive
Grand Junction, CO 81506

Dear Reverend Harris, Congregation and Council:

The City of Grand Junction sincerely appreciates being allowed to use your church for some of its community meetings. As you are probably aware, the City is interested in annexing the highly urbanized portions of the area near your church. We have conducted meetings in the homes of several area residents and being able to utilize the church allows us to hold larger meetings and address more residents at one time in a comfortable and convenient setting.

I believe you discussed with Andrew Schmidt several stipulations for the use of your building. The City is happy to abide by these requirements. Regarding the City contact you requested, Karl Metzner of the Community Development Department will function in that role and will help ensure (as will all City employees at the meeting) that the no smoking policy is followed and that meeting participants are not allowed to roam through the building. Also, we will send you a check for \$10.00, payable to the church, after every meeting.

Thank you for your cooperation and generosity. It is very much appreciated. Should you have any additional questions or concerns, please call me at 244-1430.

Sincerely,

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

Claudia Hazelhurst
Acting Community Development Director



August 25, 1992

City of Grand Junction, Colorado
150 North Fifth Street
31501-2868
Fax: (303) 244-1599

Lillie B. Bonello
2652 G Road
Grand Junction, CO 81506

Dear Ms. Bonello:

A neighborhood meeting was held in your area in March of this year during which we discussed 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 meeting, several issues and concerns were discussed. Enclosed is a summary sheet of the selected services planned for your subdivisions 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.

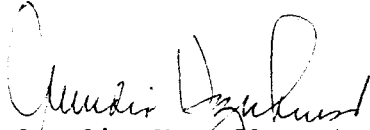
We would like to invite you to a final meeting to answer any additional questions you may have and to ensure that you and your neighbors are familiar with the annexation process. We will be holding the meeting at the New Horizons Foursquare Church, 641 Horizon Drive, on Thursday, September 10, 1992 at 6:30 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,

A handwritten signature in cursive script, appearing to read 'Claudia Hazelhurst', written in dark ink.

Claudia Hazelhurst
Acting Community Development Director

Attachments

GRAND JUNCTION CITY COUNCIL

DATE: SEPTEMBER 16,1992

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

ACTION REQUESTED:

Accept petition for Nina Mae/Sacoma Ct./Bonello Annexation.

EXECUTIVE SUMMARY:

Nina Mae/SacomaCt./Bonello Annexation is located on the Northeast corner of G and 26 1/2 roads. This annexation is single family residential on 10 acres. It contains 15 parcels, 9 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 this proposed annex. The meeting was held on September 10, 1992.

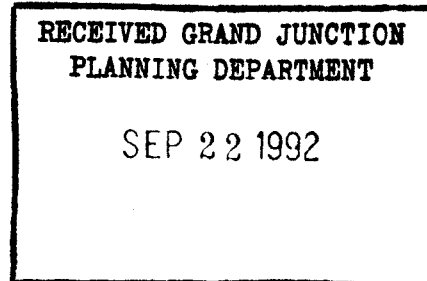
RECOMMENDATIONS:

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: Nina Mae/Sacoma Court/Bonello Annexation -
Notice of Hearing, Resolution No. 59-92, 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. 59-92 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 Nina Mae/Sacoma Court/Bonello 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.

Sincerely

A handwritten signature in black ink, appearing to read "Larry Timm".

Larry Timm
Community Development Director

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

KMM



ANNEXATION CHECKLIST

Nina Mae / Szecma Ct. / Bonello
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.

P.W. _____ 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.

MIA _____ 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 _____ (NOTICE SENT AT SAME TIME AS NOTICE OF NEIGHBORHOOD MTG.)
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)



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

Michael & Kathleen McInaney, Jr.
2653 Sacoma Court
Grand Junction, CO 81506

Dear Michael & Kathleen McInaney, Jr.:

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", is written over a large, stylized flourish.

Reford C. Theobold
Mayor

enclosure

RCT/mrp



Printed on recycled paper

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 - ~~not~~ approved

C:O 12/16/92 - approved 1st reading

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.



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

February 10, 1993

Mike & Cheryl Morelli
706 26 1/2 Road
Grand Junction, CO 81501

Dear Mike & Cheryl Morelli:

On November 4, 1992, the City Council passed the second reading on the annexation of the Nina Mae area. The annexation became 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 Nina Mae 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 you need assistance, please call the appropriate number on the enclosed list. Thank you.

Sincerely,

Reford C. Theobald
Mayor

enclosure

RCT/bp



NINA MAE 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 the City Council who not only implements the City Council's decisions on a day to day basis, but also provides advice and staff support to the City Council as needed. The City Manager is assisted in his task by a host of City services professionals who are not only trained, but dedicated to providing quality service to the residents of Grand Junction.

The City Council is comprised of seven members. Five of these members must reside in specific districts within the City, while the remaining two may live anywhere within the City. All seven members are elected at large by the entire populace. All members serve a four year term and each year the City Council appoints one member to serve as Mayor.

Regular meetings of the City Council are held at 7:30 p.m. on the first and third Wednesday of each month at the City/County Auditorium located at 520 Rood Avenue. In addition to regular meetings, the City Council also conducts workshops at 7:00 p.m. on the Monday before the regular meeting at the Two Rivers Convention Center located at 159 Main Street. The workshops are used by City Council to hear about new issues and concerns from citizens and staff, and to receive updates and staff reports on ongoing projects. The workshops are informal and, as such, no issues are put to a vote. Workshops and City Council meetings are an excellent way for current and prospective residents to find out which issues are confronting the City and how they are being addressed. Both the workshops and the regular meetings are open to the public and the City Council encourages all interested parties to attend.

The present members of the City Council and their districts are:

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 Nina Mae Subdivision is located in voting district D. For more information concerning vacancies on City boards or commissions, please call the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

The City Manager is Mark Achen.

POLICE PROTECTION

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

FIRE PROTECTION

Fire protection and emergency medical services will remain the same high quality it has been in the past. The City Fire Department will continue to respond to calls in the Nina Mae Subdivision as it always has. In an emergency call 911.

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, such as 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 \$8.00 per month. All trash must be contained 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 Solid Waste Management Division 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. 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 curb-side recycling program. The City Council has approved expanding the program community-wide on a voluntary basis. The program will be phased in over a five-year period.

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.

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.

ZONING & BUILDING

Your new City zoning, Residential Single Family two units per acre (RSF-2), is similar to what it was in the County, (R-1-B). The City Planning Commission recommended approval of this zoning to City Council at a Public Hearing on December 1, 1992. The City Council approved the proposed zoning on January 6, 1993.

Planning Commission hearings are held at 7:00 p.m. and City Council hearings at 7:30 p.m. in the City/County auditorium located at 520 Rood Avenue. If you have questions regarding planning, zoning, building setbacks for new construction, or related matters, please consult the Community Development Department Planning Division. For matters dealing with zoning code enforcement or weed control, call the Code Enforcement Division. For information regarding the building code, please contact the City/County Building Department.

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 has adopted a Parks, Recreation and Open Space Master Plan. The plan evaluates current parks and recreation facilities, identifies needs and outlines a plan for meeting future requirements. The plan notes the need for the development of a large regional/metropolitan park (200 acres minimum) and the construction of an indoor recreation center somewhere in the urbanized area.

Please call for more information on City parks and our excellent recreation programs.

CITY OF GRAND JUNCTION

PHONE NUMBERS

Information	244-1509
Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Planning and Zoning	244-1430
Code Enforcement	244-1593
Weed Abatement	244-1583
Fire Department	
Emergency	911
General Information	244-1400
Parks & Recreation Department	
Program Information	244-FUNN
Street Tree Program	244-1542
Police Department	
Emergency	911
General Information	244-3555
Neighborhood Watch Program Information	244-3587
Public Works Department	
General Information	244-1554
Streets Superintendent	244-1429
"Fresh as a Daisy" & Leaf Removal Program	244-1571
Solid Waste Management	244-1570
Utility Billing Information	244-1579

SUMMARY OF PLANNED CITY SERVICES FOR NINA MAE/BONELLO/SACOMA SUBDIVISIONS

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.