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File 1992-0062

Name: Green Meadows Annexation - G ½ Rd & 7<sup>th</sup> 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. 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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### DOCUMENT DESCRIPTION:

X	X	Petition for Annexation			
X		Legal Ad - no date			
X	X	Informal Neighborhood Poll - no date			
X	X	Neighborhood Listing			
X		Annexation letter with Summary of Planned City Services for Green Meadows Subdivision - sent 10/5/92			
X	X	Green Meadows Estates Irrigation System			
X	X	Agenda Item Summary - 10/21/92			
X	X	Staff Review			
X	X	City Council Minutes - 10/21/92, 12/2/92, 1/6/92 - **			
X	X	Planning Commission Minutes - ** - 12/1/92			
X	X	Ordinance No. 2624, 2634 - **			
X		Subdivision Information Sheet			
X	X	Zones of Annexation			
X		Notes of Public Hearing for 12/1/92			
X	X	Annexation GIS Historical Maps - **			



**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		28.5 acres	6 1/2 road E 1st Street	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	<i>City of Grand Junction</i>
Address	Address	<i>250 N. 5th Street</i>
City/State/Zip	City/State/Zip	<i>Grand Jct, Co</i>
Business Phone No.	Business Phone No.	<i>244-1430</i>

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.

*Karl Metzger*  
 Signature of Person Completing Application \_\_\_\_\_ Date \_\_\_\_\_

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

Rose T. Ward  
736 Tulip Dr.  
Grand Junction, CO 81506

2701-354-00-058

Larry D. and Judy A. Shaver  
2651 G $\frac{1}{2}$  Rd.  
Grand Junction, CO 81506

2701-354-31-001

Douglas and LaDawn Wangelin  
3180 F $\frac{1}{2}$  Rd.  
Grand Junction, CO 81504

2701-354-31-002

Glen R. and Alison L. Dean  
2655 G $\frac{1}{2}$  Rd.  
Grand Junction, CO 81506

2701-354-31-003

Rosana D. Thompson  
749 Flower  
Grand Junction, CO 81506

2701-354-31-004

Joseph R. and Grace Konzier  
745 Flower St.  
Grand Junction, CO 81506

2701-354-31-005

Robert K. and Linda L. Sacco  
2656 Chestnut Ct.  
Grand Junction, CO 81506

2701-354-31-006

J. W. and Jean Nissen  
2652 Chestnut Ct.  
Grand Junction, CO 81506

2701-354-31-007

Susan Fitts Uri Corbett  
2651 Chestnut  
Grand Junction, CO 81506

2701-354-31-008

Ronald V. Hayden  
2655 Chestnut Ct.  
Grand Junction, CO 81506

2701-354-31-009

Bryant R. and Cynthia C. Rose  
743 Flower St.  
Grand Junction, CO 81506

2701-354-31-010

David A. and Carolyn J. Watkin  
741 Flower St.  
Grand Junction, CO 81506

2701-354-31-011

Brian and Jo Helen Brannon  
2660 G 3/8 Rd.  
Grand Junction, CO 81506

2701-354-31-012

Robert and Linda Hoffman  
2658 G 3/8 Rd.  
Grand Junction, CO 81506

2701-354-31-013

James and Cheryl Jacobson  
2654 G 3/8 Rd.  
Grand Junction, CO 81506

2701-354-31-014

Lewis and Linda Irvin  
2652 G 3/8 Rd.  
Grand Junction, CO 81506

2701-354-31-015

James and Mary Verdick  
415 Hall Ave.  
Grand Junction, CO 81501

2701-354-32-001

Stanley and Barbara Siegle  
740 Flower St.  
Grand Junction, CO 81506

2701-354-32-002

David and Charlene Pacini  
742 Flower St.  
Grand Junction, CO 81506

2701-354-32-003

Henry and Dorothy Vaden  
744 Flower St.  
Grand Junction, CO 81506

2701-354-32-004

~~Joanne Ortiz  
746 Flower St.  
Grand Junction, CO 81506~~

2701-354-32-005

Robert and Merline Prather  
2661 G $\frac{1}{2}$  Rd.  
Grand Junction, CO 81506

2701-354-32-006

John and Karen Leyh II  
2665 G $\frac{1}{2}$  Rd.  
Grand Junction, CO 81506

2701-354-32-007

John and Melitta Singlaub  
747 Centauri Dr.  
Grand Junction, CO 81506

2701-354-32-008

~~Chester and Lola Wilbur  
Rene Myers  
745 Centauri Dr.  
Grand Junction, CO 81506~~

2701-354-32-009

Donald and Carita Pacini  
743 Centauri Dr.  
Grand Junction, CO 81506

2701-354-32-010

Daniel and Hazel MacKendrick  
741 Centauri Dr.  
Grand Junction, CO 81506

2701-354-32-011

Robert and Terry Schlauger  
739 Centauri Dr.  
Grand Junction, CO 81506

2701-354-32-012

Cheryl Pe'a  
738 Centauri Dr.  
Grand Junction, CO 81506

2701-354-33-001

Katherine A. Wagner  
740 Centauri Dr.  
Grand Junction, CO 81506

2701-354-33-002

~~Farster and Patricia Belgard  
742 Centauri Dr.  
Grand Junction, CO 81506~~

2701-354-33-003

Richard and Carole Brammer  
744 Centauri Dr.  
Grand Junction, CO 81506

2701-354-33-004

John and Eileen Riccillo  
748 Centauri Dr.  
Grand Junction, CO 81506

2701-354-33-005

Larry G. Klumb  
2671 G $\frac{1}{2}$  Rd.  
Grand Junction, CO 81506

2701-354-33-006

Harley and Doris Greer  
924 Squire Ct.  
Fruita, CO 81521

A

2701-354-33-007

Frank & Jacqueline Gallik  
742 Centauri Drive  
Grand Junction, CO 81506

Barbara Murphy and  
Rhonda Dunlap  
745 Centauri Drive  
Grand Junction, CO 81506

Larry & Nancy Seibert  
746 Flower Street  
Grand Junction, CO 81506

**GREEN MEADOWS ESTATES**

CHESTER F & LOLA M WILBUR  
RENEE Y MYERS  
745 CENTAURI DRIVE  
GRAND JUNCTION CO 81506  
270135432009

DOUGLAS & LADAWN WANGELIN  
3180 F 1/2 ROAD  
GRAND JUNCTION CO 81506  
270135431002

GLEN R & ALISON L DEAN  
2655 G 1/2 ROAD  
GRAND JUNCTION CO 81506  
270135431003

ROSANA D THOMPSON  
749 FLOWER  
GRAND JUNCTION CO 81506  
270135431004

JOSEPH R & GRACE KONZIER  
745 FLOWER STREET  
GRAND JUNCTION CO 81506  
270135431005

ROBERT K & LINDA L SACCO  
2656 CHESTNUT COURT  
GRAND JUNCTION CO 81506  
270135431006

J W & JEAN NISSEN  
2652 CHESTNUT COURT  
GRAND JUNCTION CO 81506  
270135431007

SUSAN FITTS URI CORBETT  
2651 CHESTNUT  
GRAND JUNCTION CO 81506  
270135431008

RONALD V HAYDEN  
2655 CHESTNUT COURT  
GRAND JUNCTION CO 81506  
270135431009

BRYANT R & CYNTHIA C ROSE  
743 FLOWER STREET  
GRAND JUNCTION CO 81506  
270135431010

DAVID A & CAROLYN J WATKIN  
741 FLOWER STREET  
GRAND JUNCTION CO 81506  
270135431011

BRIAN R & JO HELEN BRANNON  
2660 G 3/8 ROAD  
GRAND JUNCTION CO 81506  
270135431012

ROBERT D & LINDA B HOFFMAN  
2658 G 3/8 ROAD  
GRAND JUNCTION CO 81506  
270135431013

JAMES E & CHERYL J JACOBSON  
2634 G 3/8 ROAD  
GRAND JUNCTION, CO 81506  
270135431014

LEWIS A & LINDA A IRWIN  
2652 G 3/8 ROAD  
GRAND JUNCTION CO 81506  
270135431015

JAMES H & MARY H VERDIECK  
415 HALL AVENUE  
GRAND JUNCTION CO 81501  
270135432001

STANLEY D & BARBARA SIEGLE  
740 FLOWER STREET  
GRAND JUNCTION CO 81506  
270135432002

DAVID L & CHARLENE L PACINI  
742 FLOWER STREET  
GRAND JUNCTION CO 81506  
270135432003

HENRY Q & DOROTHY L VADEN  
744 FLOWER STREET  
GRAND JUNCTION CO 81506  
270135432004

JOANNE ORTIZ  
746 FLOWER STREET  
GRAND JUNCTION CO 81506  
270135432005

ROBERT E & MERLINE PRATHER  
2662 G 1/2 ROAD  
GRAND JUNCTION CO 81506  
270135432006

JOHN G & KAREN K LEYH II  
2665 G 1/2 ROAD  
GRAND JUNCTION CO 81506  
270135432007

JOHN & MELITTA SINGLAUB  
747 CENTAURI DRIVE  
GRAND JUNCTION CO 81506  
270135432008

DONALD R & CARITA M PACINI  
743 CENTAURI DRIVE  
GRAND JUNCTION CO 81506  
270135432010

DAN & HAZEL MACKENDRICK  
741 CENTAURI DRIVE  
GRAND JUNCTION CO 81506  
270135432011

ROBERT & TERRY SCHLAUGER  
739 CENTAURI DRIVE  
GRAND JUNCTION CO 81506  
270135432012

CHERYL LEE PE'A  
738 CENTAURI DRIVE  
GRAND JUNCTION CO 81506  
270135433001

KATHERINE A WAGNER  
740 CENTAURI DRIVE  
GRAND JUNCTION CO 81506  
270135433002

GALLICK  
742 CENTAURI DRIVE  
GRAND JUNCTION CO 81506  
270135433003

RICHARD & CAROLE BRAMMER  
744 CENTAURI DRIVE  
GRAND JUNCTION CO 81506  
270135433004

JOHN A & EILEEN J RICCILLO  
748 CENTAURI DRIVE  
GRAND JUNCTION CO 81506  
270135433005

LARRY G KLUMB  
2671 G 1/2 ROAD  
GRAND JUNCTION CO 81506  
270135433006

**GREEN MEADOWS ESTATES**

HARLEY G & DORIS C GREER  
924 SQUIRE COURT  
FRUITA CO 81521  
270135433007

PETITION FOR ANNEXATION

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

SEE ATTACHED

As ground therefor, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Section 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limits lines, and said map is prepared upon a material suitable for filing.

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

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

## GREEN MEADOWS ANNEXATION

A TRACT OF LAND LYING IN THE NW1/4 SE1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS EAST A DISTANCE OF 30.0 FEET AND SOUTH A DISTANCE OF 25.0 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 35; THENCE EAST A DISTANCE OF 627.90 FEET; THENCE NORTH A DISTANCE OF 25.0 FEET; THENCE EAST A DISTANCE OF 658.75 FEET; THENCE S00°06'E ALONG THE EAST LINE OF GREEN MEADOWS SUBDIVISION, AS RECORDED IN PLAT BOOK 11 AT PAGE 315 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, A DISTANCE OF 635.14 FEET; THENCE SOUTH A DISTANCE OF 691.2 FEET TO THE NORTHEAST CORNER OF GALAXY SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 119 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THENCE WEST A DISTANCE OF 636.44 FEET TO THE EAST RIGHT-OF-WAY LINE FOR FLOWER STREET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE FOR FLOWER STREET A DISTANCE OF 691.2 FEET TO THE SOUTH LINE OF GREEN MEADOWS SUBDIVISION; THENCE WEST A DISTANCE OF 652.9 FEET; THENCE N00°01'W A DISTANCE OF 610.14 FEET TO THE POINT OF BEGINNING.



Green Meadow Estates Subdivision Section 35 T1N R1W.

Green Tree, Inc.  
NAME

Neva B. Lockhart, CMC  
Green Tree, Inc. by their attorney in fact  
City Clerk, Neva B. Lockhart, pursuant  
to P.O.A. recorded in Book 1129 Page  
852.

Green Meadow Estates, GJ, CO  
ADDRESS

10-12-92  
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 Metzner

Subscribed and sworn to before me this 20 day of October, 19 92.

Witness my hand and official seal.

Theresa A. Martinez  
Notary Public

256 N. 5th St., Grand Jct CO  
Address

My commission expires: 6-13-95

Informal Neighborhood Poll

Green Meadows Estates

Name & Address	Yes/No/Undecided?	Signature
DOUGLAS & LADAWN WANGELIN 3180 F 1/2 ROAD GRAND JUNCTION CO 81506 270135431002	Yes	Douglas A. Wangelin 241-0828
GLEN R & ALISON L DEAN 2655 G 1/2 ROAD GRAND JUNCTION CO 81506 270135431003	Yes	Alison L. Dean 242-0022
ROSANA D THOMPSON 749 FLOWER GRAND JUNCTION CO 81506 270135431004		
JOSEPH R & GRACE KONZIER 745 FLOWER STREET GRAND JUNCTION CO 81506 270135431005	Undecided	Joe Konzier 241-4218
ROBERT K & LINDA L SACCO 2656 CHESTNUT COURT GRAND JUNCTION CO 81506 270135431006		
J W & JEAN NISSEN 2652 CHESTNUT COURT GRAND JUNCTION CO 81506 270135431007	Undecided	JW Nissen 243 3105
SUSAN FITTS URI CORBETT 2651 CHESTNUT GRAND JUNCTION CO 81506 270135431008		
RONALD V HAYDEN 2655 CHESTNUT COURT GRAND JUNCTION CO 81506 270135431009		
CHESTER F & LOLA M WILBUR RENEE Y MYERS 745 CENTAURI DRIVE GRAND JUNCTION CO 81506 270135432009	mpued	

Informal Neighborhood Poll

Green Meadows Estates

Name & Address	Yes/No/Undecided?	Signature
DAVID A & CAROLYN J WATKIN 741 FLOWER STREET GRAND JUNCTION CO 81506 270135431011	<i>undecided</i>	<i>Walter 242-8616</i>
BRIAN R & JO HELEN BRANNON 2660 G 3/8 ROAD GRAND JUNCTION CO 81506 270135431012	<i>Undecided</i>	<i>Brian Brannon</i>
ROBERT D & LINDA B HOFFMAN 2658 G 3/8 ROAD GRAND JUNCTION CO 81506 270135431013		
JAMES E & CHERYL J JACOBSON <i>Room</i> 2634 G 3/8 ROAD GRAND JUNCTION, CO 81506 270135431014		
LEWIS A & LINDA A IRWIN 2652 G 3/8 ROAD GRAND JUNCTION CO 81506 270135431015		
JAMES H & MARY H VERDIECK 415 HALL AVENUE GRAND JUNCTION CO 81501 270135432001	<i>Undecided.</i>	<i>James Verdick</i>
STANLEY D & BARBARA SIEGLE 740 FLOWER STREET GRAND JUNCTION CO 81506 270135432002		
DAVID L & CHARLENE L PACINI 742 FLOWER STREET GRAND JUNCTION CO 81506 270135432003		
HENRY Q & DOROTHY L VADEN 744 FLOWER STREET GRAND JUNCTION CO 81506 270135432004		
JOANNE ORTIZ <i>moved</i> 746 FLOWER STREET GRAND JUNCTION CO 81506 270135432005		

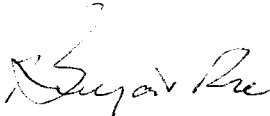
**Informal Neighborhood Poll**

Green Meadows Estates

Name & Address	Yes/No/Undecided?	Signature
JOHN G & KAREN K LEYH II 2665 G 1/2 ROAD GRAND JUNCTION CO 81506 270135432007		
JOHN & MELITTA SINGLAUB 747 CENTAURI DRIVE GRAND JUNCTION CO 81506 270135432008		
DONALD R & CARITA M PACINI 743 CENTAURI DRIVE GRAND JUNCTION CO 81506 270135432010		
DAN & HAZEL MACKENDRICK 741 CENTAURI DRIVE GRAND JUNCTION CO 81506 270135432011		
ROBERT & TERRY SCHLAUGER 739 CENTAURI DRIVE GRAND JUNCTION CO 81506 270135432012		
CHERYL LEE PE'A 738 CENTAURI DRIVE GRAND JUNCTION CO 81506 270135433001		
KATHERINE A WAGNER 740 CENTAURI DRIVE GRAND JUNCTION CO 81506 270135433002		
GALLICK 742 CENTAURI DRIVE GRAND JUNCTION CO 81506 270135433003		
RICHARD & CAROLE BRAMMER 744 CENTAURI DRIVE GRAND JUNCTION CO 81506 270135433004		
JOHN A & EILEEN J RICCILLO 748 CENTAURI DRIVE GRAND JUNCTION CO 81506 270135433005		

**Informal Neighborhood Poll**

Green Meadows Estates

Name & Address	Yes/No/Undecided?	Signature
ROBERT E & MERLINE PRATHER 2662 G 1/2 ROAD GRAND JUNCTION CO 81506 270135432006	UNDECIDED	 245-6949
BRYANT R & CYNTHIA C ROSE 743 FLOWER STREET GRAND JUNCTION CO 81506 270135431010		
LARRY G KLUMB 2671 G 1/2 ROAD GRAND JUNCTION CO 81506 270135433006		
HARLEY G & DORIS C GREER 924 SQUIRE COURT FRUITA CO 81521 270135433007		

NEIGHBORHOOD LISTING GREEN MEADOWS ESTATES

JANUARY 1992

4 Brammer, Richard & Carol  
 744 Centauri Dr.  
 243-3407  
 1) Brannon, Brian & Jody  
 2660 G 3/8 Rd.  
 242-3472  
 ✓ Corbett, J. Michael & Susan  
 2651 Chestnut Ct.  
 245-1874  
 2 Dean, Glen & Alison  
 2655 G 1/2 Rd.  
 242-0022  
 A Gallick, Frank & Jackie  
 742 Centauri Dr.  
 245-1596  
 ✓ Hayden, Ron & Pam  
 2655 Chestnut Ct.  
 245-0909  
 ✓ Hoffman, Bob & Linda  
 2658 G 3/8 Rd.  
 243-5961  
 ✓ Irvin, Lew & Lin  
 2652 G 3/8 Rd.  
 245-3119  
 Occupant  
~~Jacobson, Jim & Cheryl~~  
 1 2654 G 3/8 Rd.  
 243-4617  
 ✓ Klumb, Larry & Marjorie  
 2671 G 1/2 Rd.  
 243-1371  
 ✓ Konzier, Joe & Grace  
 745 Flower St.  
 241-4218  
 ✓ Leyh, John & Karan  
 2665 G 1/2 Rd.  
 243-7654  
 ✓ MacKendrick, Dan & Hazel  
 741 Centauri Dr.  
 242-7916  
 ✓ McElhinney, Darlene  
 749 Flower St.  
 245-6789  
 ✓ Murphy, Barbara  
 745 Centauri Dr.  
 245-4535  
 ✓ Nissen, John & Jean  
 2652 Chestnut Ct.  
 243-3105  
 3 Pacini, David & Lene  
 742 Flower St.  
 245-0921  
 ✓ Pacini, Don & Carita  
 743 Centauri Dr.  
 241-1730  
 ✓ Pe'a, Phillip & Sherri  
 738 Centauri Dr.  
 241-8521  
 ✓ Prather, Bob & Merlene  
 2661 G 1/2 Rd.  
 242-2752  
 ✓ Riccillo, Judy  
 748 Centauri Dr.  
 243-9714  
 ✓ Rose, Bryant & Cindy  
 743 Flower St.  
 245-6949  
 ✓ Sacco, Bob & Linda  
 2656 Chestnut Ct.  
 242-8590  
 ✓ Schlauger, Robert & Terry  
 739 Centauri Dr.  
 245-7620  
 ✓ Seibert, Larry & Nancy  
 746 Flower St.  
 241-4521

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✓ Shaver, Larry & Judy  
 2651 G 1/2 Rd.  
 245-4385  
 ✓ Siegle, Stanley & Barb  
 740 Flower St.  
 242-3613  
 ✓ Singlaub, Melitta  
 747 Centauri Dr.  
 243-4271  
 3 Vaden, Henry & Bobbi  
 744 Flower St.  
 241-4191  
 4 Wagner, Dennis & Cathy  
 740 Centauri Dr.  
 243-1405  
 ✓ Wangelin, Doug & Ladon  
 2653 G 1/2 Rd.  
 241-0828  
 ✓ Watkin, David & Carolyn  
 741 Flower St.  
 242-8616

Verdieck got # of address

Brian Brannon  
2660 S 378th Rd  
342-3472

12 February 1992

Homeowners  
Green Meadows Estates

Re: Annexation meetings

The City of Grand Junction is considering annexing everything North of the present city boundary between Seventh and Twelfth Streets to Paradise Hills this year.

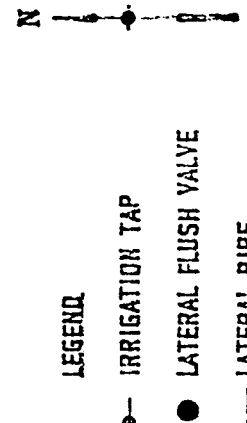
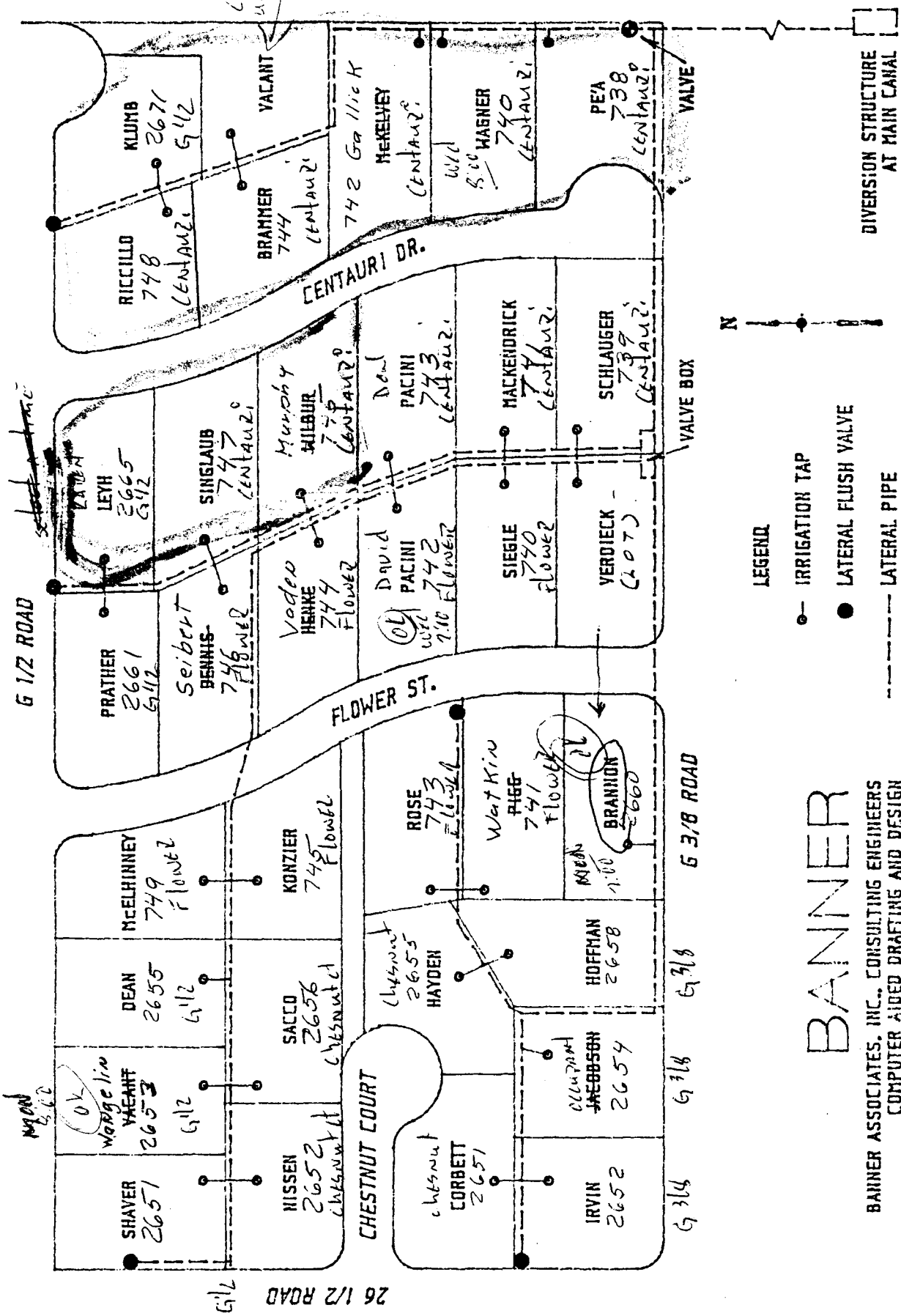
As part of this program, City Officers, Department Heads, and others involved with delivering City services would like to meet with small groups of us in our homes to outline the program, receive questions, and allay any fears.

Some of your neighbors have been nice enough to volunteer their homes for these meetings. So that we will have some order at these meetings and not overload a house, each of you have been assigned to a meeting based on which irrigation line your house is on as follows:

Those East of Centauri meet at Wagners



# GREEN MEADOWS ESTATES IRRIGATION SYSTEM



**BANNER**  
 BANNER ASSOCIATES, INC., CONSULTING ENGINEERS  
 COMPUTER AIDED DRAFTING AND DESIGN  
 2777 CROSSROADS BLVD. GRAND JUNCTION, CO 80631 243-2242

FEB. 1990

2-12-92 North Area  
 North checks

St. 4

Ted Novak (Claudia)  
244-FUNN  
Never there ↗

Green Meadows Estates (~~34~~ lots)  
(32 homes + 2 lots)

Brian + Jody Brannon  
2660 G 3/8 242-3472  
2/13 THUR 8PM  
2/17 Mon 6 or 7 or 8  
~~2/18 Tue 6 MUST be gone by 6:50!~~  
2/27 THUR 6 or 7 or 8

Dr David + Lene Pacini  
742 Flower 245-0921  
2/24 Mon  
2/26 Wed

Doug + Ladan Wangelin  
2653 G 1/2 Rd 241 0828  
2/17 + 2/24 Mon BEST  
2/20 + 2/27 Tue OK

Dennis + Cathy Wagner  
740 Centauri Dr 243-1405  
2/17 Mon  
2/18 Tue  
2/19 Wed

John + Helen Lech - Ribber  
2665 G 1/2 Rd 243-7654  
2/24 Mon 7 PM Best 8 PM OK  
2/25 Tue 7 PM Best 8 PM OK

**GRAND JUNCTION CITY COUNCIL**

**DATE: OCTOBER 21, 1992**

**AGENDA ITEM SUMMARY**

**STAFF: KARL METZNER**

**ACTION REQUESTED:**

Accepting petition for Green Meadows Annexation

**EXECUTIVE SUMMARY:**

Green Meadows Annexation is located at G 1/2 road and 7th street. This annexation is single family residential on 30 acres. It contains 35 parcels, 34 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 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 Area 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 October 15, 1992.

**RECOMMENDATIONS:**

Accept petition and schedule hearing

**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*

*C.C. 12/16/92 approved 1st reading*



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

October 22, 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 Melody Park and Green Meadows 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

Larry Timm  
Community Development Director



Printed on recycled paper



January 7, 1993

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JAN 06 1993

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 - Green Meadows

Enclosed herewith is certified copy of Ordinance No. 2624 and map for Annexation which annexes approximately 30.0 acres to the City of Grand Junction, located north of G-1/2 Road and 7th Street.

Effective date of the annexation is January 21, 1993.

Sincerely,

Sandra Glaze  
Acting City Clerk

SG:tm

Enclosures

cc: Annexation Clerk, Public Service Company  
Wm. Byers/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



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

January 15, 1993

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

Gentlemen:

Re: Annexation - Green Meadows

Enclosed herewith is an amended map for Green Meadows Annexation, changing the name of Central to Centauri Drive.

Please replace the original map with the amended copy.

Sincerely,

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

Theresa F. Martinez, CMC  
Deputy City Clerk

Enclosure

c: Annexation Clerk, Public Service Company  
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power Lines, Inc.  
Larry Axtell, Colorado Department of Highways  
Tom Worster, TCI Cablevision  
Lori Neve, 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

December 22, 1992

1~

2~

3~

Dear 1~:

On December 16, 1992, the City Council passed the second reading on the annexation of the Green Meadows area. The annexation will become effective on January 22, 1993. 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 Green Meadows 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 have any questions, or need assistance, please call the appropriate phone number on the enclosed list. Thank you.

Sincerely,

Reford C. Theobald  
Mayor

enclosure

RCT/mrp



## **GREEN MEADOWS 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 Green Meadows Subdivision is located in voting district B. 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 Green Meadows 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 January 28, 1993, 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 currently \$7.50 per month, however the fee will be \$8.00 per month beginning January, 1993. 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**

The Community Development Department has initiated a Zone of Annexation for the Green Meadows Subdivision. Your zoning will remain similar to what it was in the County (R-1-B) and a City Zoning of RSF-2 (Residential Single Family 2 units per acre) has been proposed. The proposed zoning received a public hearing before the City Planning Commission on December 1, 1992, where a recommendation of approval was made to the City Council. The City Council will hold a second public hearing on the proposed zoning and make a final decision. The City Council had a first reading of the zoning ordinance on December 16, 1992, and is scheduled to hold 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 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



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

March 4, 1992

Dear Resident:

Several people have told us that they may be unable to attend the annexation meetings scheduled for March 9 and 11. In an effort to accommodate your busy schedules we are providing a complete list of meetings for your neighborhood. If you are unable to attend the meeting referenced in your invitation of March 2, please feel free to attend one of the following meetings, or call the Community Development Department at 244-1430 for more information.

**Green Meadows Estates, Scheduled Meetings:**

March 9, 7:00 p.m. - Brian & Jody Brannon, 2660 G 3/8 Rd.

March 9, 8:00 p.m. - Doug & Ladon Wangelin, 2653 G 1/2 Rd.

March 11, 7:00 p.m. - David & Lene Pacini, 742 Flower St.

March 11, 8:00 p.m. - Dennis & Cathy Wagner, 740 Centauri Dr.

Again, we appreciate your interest in the City and look forward to answering any questions you may have regarding City services or the annexation process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bennett Boeschstein".

Bennett Boeschstein  
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

April 9, 1992

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

Dear Mr. & Mrs. Emerson:

As you may know, several people in your neighborhood have expressed interest in annexing to the City. The City believes you should have all the facts concerning annexation.

To help you understand the effects of annexation, the City will be holding an informal meeting on Thursday, April 16. 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 Michael Sutherland and Patricia Taylor, who are located at 703 Centauri Drive.

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,

Bennett Boeschenstein  
Community Development Director



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

October 27, 1992

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

Commissioners:

Subject: Green Meadows Annexation -  
Notice of Hearing, Resolution No. 72-92, 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. 72-92 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting October 21, 1992, giving notice of hearing on the proposed Green Meadows Annexation. Also enclosed is a copy of the petition.

Sincerely,

*Neva B. Lockhart*

Neva B. Lockhart, CMC  
City Clerk

NBL:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney  
Ute Water Conservancy District  
Mesa County School District #51  
Grand Junction Rural Fire District  
Mr. Dan Wilson, City Attorney  
Mr. Larry Timm, Community Development Director ✓