

Table of Contents

File 1992-0063

Name: Melody Park Annexation - G 3/8 Road & 7th Street

P r e s e n t	S c a n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
--	--	---

X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Annexation Map - GIS Historical Maps - **	X	Notice of Public Hearing mail-out for 12/1/92
X	X	Location Map		
X	X	Ordinance No. 2625, 2635 - **		
X	X	Correspondence		
X	X	Melody Park Annexation		
X	X	Legal Ad		
X	X	Petition for Annexation		
X	X	Summary of Planned City Services for Melody Park Subdivision		
X	X	Agenda Item Summary by Karl Metzner - 10/21/92, 12/16/92		
X	X	Staff Review - 12/1/92		
X	X	City Council Minutes - 10/21/92 - **		
X	X	Planning Commission Minutes - 12/1/92 - **		
X	X	City Council Minutes - 12/2/92, 1/16/92 - **		
X		Declarations for Annexations - not signed		

DRAFT

April 15, 1992

Michael & Deborah Wiist
736 26 1/2 Rd
Grand Junction, CO 81506

Dear Mr. & Mrs. Wiist:

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 Tuesday, April 21. 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 Robert and Iona Coe, who are located at 729 Tulip 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, Director
Community Development Department

invite.doc

MELODY PARK SUB

MICHAEL W & DEBORAH L WIIEST
736 26 1/2 ROAD
GRAND JUNCTION CO 81506
270135408001

DENNIS J EDSON
734 26 1/2 ROAD
GRAND JUNCTION CO 81506
270135408002

LEIGH R & DOROTHY S SULLIVAN
732 26 1/2 ROAD
GRAND JUNCTION CO 81506
270135408003

ROGER E. & JACKLYN C HOWARD
730 26 1/2 ROAD
GRAND JUNCTION, CO 81506
270135408004

WALTER & MARILYN JOANN HALL
2652 CENTRAL DRIVE
GRAND JUNCTION, CO 81506
2701354-08005

ROBERT W & IONA L COE
729 TULIP DRIVE
GRAND JUNCTION CO 81506
270135408006

GILBERT I & NOLA L ROPER
733 TULIP DRIVE
GRAND JUNCTION CO 81506
270135408007

BRUCE A & R T WARD
736 TULIP DRIVE
GRAND JUNCTION CO 81506
270135409001

HAROLD F & ELIZABETH C ELAM
734 TULIP DRIVE
GRAND JUNCTION CO 81506
270135409002

ROSE T WARD
736 TULIP DRIVE
GRAND JUNCTION CO 81506
270135409008

ALAN M SIMPSON
730 TULIP DRIVE
GRAND JUNCTION CO 81506
270135409009

CARLA EDEN
2660 CENTRAL DRIVE
GRAND JUNCTION CO 81506
270135409010

HOLGER & ANNE ALBRETHSEN JR
2661 CENTRAL DRIVE
GRAND JUNCTION CO 81506
270135410001

EDGARDO & JOSEPHINE DELUCAS
2657 CENTRAL AVENUE
GRAND JUNCTION CO 81506
270135410002

ROBERT D & LINDA V SCHOOLEY
2655 CENTRAL DRIVE
GRAND JUNCTION CO 81506
270135410003

W R & NANCY J GRAMLICH
1800 NUEVO ROAD
HENDERSON NV 89014
270135410004

BILLIE L & LAURA P SMITH
2651 CENTRAL DRIVE
GRAND JUNCTION CO 81506
270135410005

KENNETH E & DOROTHY M DILLARD
735 TULIP DRIVE
GRAND JUNCTION CO 81506
2710354-08-008



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		10.8 acres	G 3/8 road & 7th 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

PROPERTY OWNER DEVELOPER REPRESENTATIVE

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

City of Grand Jct.
 250 N. 5th Street
 Grand Jct. Co.
 244-1439

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

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

[Signature]
 Signature of Person Completing Application _____ Date _____

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

Alan M. Simpson
730 Tulip Dr.
Grand Junction, CO 81506
2701-354-09-009

Carla Eden
2660 Central Dr.
Grand Junction, CO 81506
2701-354-09-010

Jr. and A. J. Albrethsen
2661 Central Dr.
Grand Junction, CO 81506
2701-354-10-001

Edgardo and Josephine DeLucas
2657 Central Dr.
Grand Junction, CO 81506
2701-354-10-002

Robert and Linda Schooley
2655 Central Dr.
Grand Junction, CO 81506
2701-354-10-003

W. R. and Nancy Gramlich
1800 Nuevo Rd.
Henderson, NV 89014
2701-354-10-004

Michael and Deborah Wiest
736 26½ Rd.
Grand Junction, CO 81506
2701-354-08-001

Dennis J. Edson
734 26½ Rd.
Grand Junction, CO 81506
2701-354-08-002

Leigh and Dorothy Sullivan
732 26½ Rd.
Grand Junction, CO 81506
2701-354-08-003

Rodger and Jacklyn Howard
730 26½ Rd.
Grand Junction, CO 81506
2701-354-08-004

Walter W. and Joann Hall
2652 Central Dr.
Grand Junction, CO 81506
2701-354-08-005

Robert and I. L. Coe
729 Tulip Dr.
Grand Junction, CO 81506
2701-354-08-006

Gilbert and Nola Roper
733 Tulip Dr.
Grand Junction, CO 81506
2701-354-08-007

Kenneth and Dorothy Dillard
735 Tulip Dr.
Grand Junction, CO 81506
2701-354-08-008

Bruce and R. T. Ward
736 Tulip Dr.
Grand Junction, CO 81506
2701-354-09-001

Harold and Elizabeth Elam
734 Tulip Dr.
Grand Junction, CO 81506
2701-354-09-002

~~Harold and Elizabeth Elam
734 Tulip Dr.
Grand Junction, CO 81506
2701-354-09-007~~

~~Rose T. Ward
736 Tulip Dr.
Grand Junction, CO 81506
2701-354-09-008~~

~~Alex Thompson
2651 Central Dr.
Grand Junction, CO 81506
2701-354-10-005~~

Billie & Laura Smith
2651 Central Drive
Grand Junction, CO 81506

MELODY PARK SUB

MICHAEL W & DEBORAH L WIIEST
736 26 1/2 ROAD
GRAND JUNCTION CO 81506
270135408001

DENNIS J EDSON
734 26 1/2 ROAD
GRAND JUNCTION CO 81506
270135408002

LEIGH R & DOROTHY S SULLIVAN
732 26 1/2 ROAD
GRAND JUNCTION CO 81506
270135408003

ROGER E. & JACKLYN C HOWARD
730 26 1/2 ROAD
GRAND JUNCTION, CO 81506
270135408004

WALTER & MARILYN JOANN HALL
2652 CENTRAL DRIVE
GRAND JUNCTION, CO 81506
2701354-08005

ROBERT W & IONA L COE
729 TULIP DRIVE
GRAND JUNCTION CO 81506
270135408006

GILBERT I & NOLA L ROPER
733 TULIP DRIVE
GRAND JUNCTION CO 81506
270135408007

BRUCE A & R T WARD
736 TULIP DRIVE
GRAND JUNCTION CO 81506
270135409001

HAROLD F & ELIZABETH C ELAM
734 TULIP DRIVE
GRAND JUNCTION CO 81506
270135409002

ROSE T WARD
736 TULIP DRIVE
GRAND JUNCTION CO 81506
270135409008

ALAN M SIMPSON
730 TULIP DRIVE
GRAND JUNCTION CO 81506
270135409009

CARLA EDEN
2660 CENTRAL DRIVE
GRAND JUNCTION CO 81506
270135409010

HOLGER & ANNE ALBRETHSEN JR
2661 CENTRAL DRIVE
GRAND JUNCTION CO 81506
270135410001

EDGARDO & JOSEPHINE DELUCAS
2657 CENTRAL AVENUE
GRAND JUNCTION CO 81506
270135410002

ROBERT D & LINDA V SCHOOLEY
2655 CENTRAL DRIVE
GRAND JUNCTION CO 81506
270135410003

W R & NANCY J GRAMLICH
1800 NUEVO ROAD
HENDERSON NV 89014
270135410004

BILLIE L & LAURA P SMITH
2651 CENTRAL DRIVE
GRAND JUNCTION CO 81506
270135410005

KENNETH E & DOROTHY M DILLARD
735 TULIP DRIVE
GRAND JUNCTION CO 81506
2710354-08-008

MELODY PARK ANNEXATION

A TRACT OF LAND LYING IN THE SW1/4 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 FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 35 BEARS S00°01'W A DISTANCE OF 1322.3 FEET; THENCE N00°01'E ALONG THE WEST LINE OF SW1/4 NW1/4 SE1/4 OF SAID SECTION 35 A DISTANCE OF 691.2 FEET; THENCE EAST A DISTANCE OF 682.9 FEET; THENCE S00°01'W A DISTANCE OF 691.2 FEET; THENCE WEST A DISTANCE OF 682.9 FEET TO THE POINT OF BEGINNING.

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.

MELODY PARK ANNEXATION

A TRACT OF LAND LYING IN THE SW1/4 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 FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 35 BEARS S00°01'W A DISTANCE OF 1322.3 FEET; THENCE N00°01'E ALONG THE WEST LINE OF SW1/4 NW1/4 SE1/4 OF SAID SECTION 35 A DISTANCE OF 691.2 FEET; THENCE EAST A DISTANCE OF 682.9 FEET; THENCE S00°01'W A DISTANCE OF 691.2 FEET; THENCE WEST A DISTANCE OF 682.9 FEET TO THE POINT OF BEGINNING.

Lot 1 and block 1 Melody Park Subdivision Section 35 T1N R1W.

Dennis J. Edson
NAME

Neva B. Lockhart, CMC
Dennis J. Edson by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant
to P.O.A. recorded in Book 1036 Page
952.

734 26 1/2 Road, GJ, CO
ADDRESS

10-12-92
DATE

Lot 3 Block 1 Melody Park Subdivision Section 35 T1N R1W.

Roger E. and Jacklyn C. Howard
NAME

Neva B. Lockhart, CMC
Roger E. and Jacklyn C. Howard by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1037 Page 383.

730 26 1/2 Road, GJ, CO
ADDRESS

10-12-92
DATE

Lot 4 Block 1 Melody Park Subdivision Section 35 T1N R1W.

Walter W. and Marilyn JoAnn Hall
NAME

Neva B. Lockhart, CMC
Walter W. and Marilyn Hall by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1043 Page 895.

2652 Central Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lot 5 Block 1 Melody Park Subdivision Section 35 T1N R1W.

Robert W. and Iona L. Coe
NAME

Neva B. Lockhart, CMC
Robert W. and Iona L. Coe by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1036 Page 953.

729 Tulip Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lot 6 Block 1 Melody Park Subdivision Section 35 T1N R1W.

Gilbert I. and Nola L. Roper
NAME

Neva B. Lockhart, CMC
Gilbert I. and Nola L. Roper by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1036 Page 951.

733 Tulip Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lot 8 Block 1 Galaxy Subdivision Section 35 T1N R1W.

Kenneth E. and Dorothy M. Dillard
NAME

Neva B. Lockhart, CMC
Kenneth E. and Dorothy M. Dillard by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1041 Page 596.

735 Tulip Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lot 1 Block 2 Melody Park Subdivision Section 35 T1N R1W.

Bruce A. and R.T. Ward
NAME

Neva B. Lockhart, CMC
Bruce A. and R.T. Ward by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1037 Page 386.

736 Tulip Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lot 1 Block 2 Melody Park Subdivision Section 35 T1N R1W.

Harold F. and Elizebeth C. Elam
NAME

Neva B. Lockhart, CMC
Harold F. and Elizebeth C. Elam by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1038 Page 783.

734 Tulip Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lot 8 Block 2 Melody Park Subdivision Section 35 T1N R1W.

Alan M. Simpson
NAME

Neva B. Lockhart, CMC
Alan M. Simpson by their attorney in
fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book
1563 Page 201.

730 Tulip Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lot 1 Block 3 Melody Park Subdivision Section 35 T1N R1W.

H. Jr. and A.J. Albrethsen
NAME

Neva B. Lockhart, CMC
H. Jr. and A.J. Albrethsen by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1043 Page 896.

2661 Central Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lot 2 Block 3 Melody Park Subdivision Section 35 T1N R1W.

Edgardo F. and Josephine E. Delucas
NAME

Neva B. Lockhart, CMC
Edgardo F. and Josephine E. Delucas
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1037 Page 380.

2657 Central Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lot 3 Block 3 Melody Park Subdivision Section 35 T1N R1W.

Robert D. and Linda V. Schooley
NAME

Neva B. Lockhart, CMC
Robert D. and Linda V. Schooley by
their attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1037 Page 378.

2655 Central Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lot 4 Block 10 Melody Park Subdivision Section 35 T1N R1W.

W.R. and Nancy J. Gramlich
NAME

Neva B. Lockhart, CMC
W.R. and Nancy J. Gramlich by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1036 Page 958.

1800 Nuevo Road, Henderson, NV 89014
ADDRESS

10-12-92
DATE

Lot 5 Block 3 Melody Park Subdivision Section 35 T1N R1W.

Billie L. and Laura P. Smith
NAME

Neva B. Lockhart, CMC
Billie L. and Laura P. Smith by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded in
Book 1039 Page 411.

2651 Central Drive, GJ, CO
ADDRESS

10-12-92
DATE

Lots 5 and 6 Block 2 Melody Park Subdivision Section 35 T1N R1W.

Carla Eden
NAME

Neva B. Lockhart, CMC
Carla Eden by their attorney in fact City
Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1088 page 151.

2660 Central Drive, 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 G. Metzner

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

Witness my hand and official seal.

Theresa S. Martinez
Notary Public

250 N. 5th St. Grand Jet CO
Address

My commission expires: 6-13-95

SUMMARY OF PLANNED CITY SERVICES FOR MELODY PARK SUBDIVISION

Street maintenance can be expected to occur more frequently. Street sweeping is done 3-4 times per year in residential areas. Public Works will perform street repairs and crack filling as needed. Resurfacing and overlays will take place as the need arises and construction schedule permits.

Residents of the subdivision are eligible for participation in the street light program. This program helps residents install street lighting at a greatly reduced cost. Street lights which are already in place will be maintained and paid for by the City.

For the last 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.

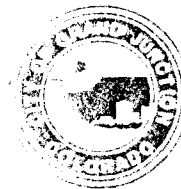
The Code Enforcement Division will address weed problems in the area. Those properties in violation will be notified and give ample opportunity to correct the problem.

Regular City Police patrols will begin on the effective date of annexation. Neighborhood Watch programs were 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.



October 5, 1992

City of Grand Junction, Colorado
217 East Fifth Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1688

W.R. and Nancy Gramlich
1800 Nuevo Road
Henderson, NV 89014

RE: Property in Melody Park Subdivision
Tax Schedule #2701-354-10-004

Dear Mr. and Mrs. Gramlich:

A neighborhood meeting was held in your area in April 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, Round Hill, Nina Mae/Bonello/Sacoma, and Galaxy subdivisions which are being processed now. The Melody Park and Green Meadows 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 subdivision based on area residents' interests and concerns. Also enclosed is a publication addressing some common questions about annexation. We hope you find this information useful.

We would like to invite you to a final neighborhood 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, October 15, 1992 at 7:00 p.m. Council and staff will be available to respond to any questions you may have and to provide you with specific information about City services and the process of annexation.

The annexation process for your neighborhood will begin on October 21, 1992 when the City Council will hold a hearing to accept the petition for annexation. First reading of the annexation ordinance is scheduled for the December 2 City Council meeting and second reading at the December 16 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 January 17, 1993. 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

Thank you for your time and patience throughout this process. We hope to see you at the meeting on October 15th! If you cannot attend but have questions or issues you would like to discuss, please call our office at 244-1430.

Sincerely,

Larry Timm
Community Development Director

enclosures

LT/mrp

GRAND JUNCTION CITY COUNCIL

DATE: OCTOBER 21, 1992

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

ACTION REQUESTED:

Accepting petition for Melody Park Annexation

EXECUTIVE SUMMARY:

Melody Park Annexation is located at G 3/8 road and 7th street. This annexation is single family residential on 10 acres. It contains 21 parcels, 15 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

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 character 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.

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
City - 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



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: Melody Park Annexation -
Notice of Hearing, Resolution No. 71-92, 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. 71-92 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 Melody Park Annexation. Also enclosed is a copy of the petition.

Sincerely,

A handwritten signature in cursive script that reads "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 ✓

December 22, 1992

1~

2~

3~

Dear 1~:

On December 16, 1992, the City Council passed the second reading on the annexation of the Melody Park 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 Melody Park 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

MELODY PARK 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 Melody Park 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 Melody Park 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 Melody Park 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 for 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



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JAN 06 1993

City of Grand Junction, Colorado

81501-2668

250 North Fifth Street

(303) 244-1511

January 7, 1993

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

Gentlemen:

Re: Annexation - Melody Park

Enclosed herewith is certified copy of Ordinance No. 2625 and map for Annexation which annexes approximately 10.0 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

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

ZONES OF ANNEXATION TO RSF-2

