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File 1992-0066

Name: Rolling Hills Annexation - W. of 7th St. and S. of G 1/2 Rd.

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ROLLING ACRES SURROUNDING PROPE' OWNERS

Robert Dorssey
2706 H Road
Grand Junction, CO 81506

Kay C. Scott
DBA Scott Ranches
7713 Bristol Square Court
Springfield, VA 22153

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

Thomas A. Spehar
2637 Hickory Dr.
Grand Junction, CO 81506

Billie and Laura Smith
2651 Central Dr.
Grand Junction, CO 81506

Stephen and Melissa Wilson
2654 G 3/8 Rd.
Grand Junction, CO 81506

Robert and Pamela Fox
2517 I Rd.
Grand Junction, CO 81505

Rodger and Jacklyn Howard
730 26 1/2 Rd.
Grand Junction, CO 81506

James and Susan Corbett
2651 Chestnut
Grand Junction, CO 81506

Paul D. Reams
899 24 1/2 Rd.
Grand Junction, CO 81505

Walter and Joanne Hall
2652 Central Dr.
Grand Junction, CO 81506

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

Kenneth and Alice Martin
722 Hickory Ct.
Grand Junction, CO 81506

Dorothy Swan Sullivan
732 26 1/2 Road
Grand Junction, CO 81506

Alfred and Laura Goffredi
750 26 1/2 Road
Grand Junction, CO 81506

Jeffrey and Roby Ann Vogel
725 Hemlock Dr.
Grand Junction, CO 81506

Robert W. and I. L. Coe
729 Tulip Dr.
Grand Junction, CO 81506

Norris B. Beesley
752 26 1/2 Rd.
Grand Junction, CO 81506

Gordon and Cheryl Bishop
724 Hemlock Dr.
Grand Junction, CO 81506

Dennis J. Edson
734 26 1/2 Rd.
Grand Junction, CO 81506

Jack and V. Ritter
2641 Cottonwood Dr.
Grand Junction, CO 81506

Victory and Thressea Swaim
723 26 1/2 Rd.
Grand Junction, CO 81506

Gilbert and Nola Roper
733 Tulip Dr.
Grand Junction, CO 81506

John R. and Kathleen Stevens
2631 Cottonwood Dr.
Grand Junction, CO 81506

Alfred and Zoila Gurmendi
114 Hillsdale Dr.
Sterling, VA 22170

Michael and Deborah Wiest
736 26 1/2 Rd.
Grand Junction, CO 81506

Fred Hahn
743 Ash Dr.
Grand Junction, CO 81506

Alan W. Guerrie
721 26 1/2 Rd.
Grand Junction, CO 81506

Kenneth and Dorothy M. Dillard
735 Tulip Dr.
Grand Junction, CO 81506

Marian Jacobson
738 26 Road
Grand Junction, CO 81501

ROLLING ACRES SURROUNDING PROPERTY OWNERS

Robert and Bonney Sayre, Jr.
726 26 Rd.
Grand Junction, CO 81506

Larry and Judy Shaver
2651 G 1/2 Rd.
Grand Junction, CO 81506

Terry and Bonnie Harris
751 26 1/2 Rd.
Grand Junction, CO 81506

Kirk and Linda Monger
2667 Bahamas Way
Grand Junction, CO 81506

ROLLING ACRES

SUBDIVISION

Merton O Smith Estate &
Genevieve L. Smith *OK A*
P.O. Box 251
Grand Junction, CO 81502

Willard B & M P Newman
2618 Chestnut Drive
Grand Junction, CO 81506

Marie D & Robert Dapolito
737 Ash Drive
Grand Junction, CO 81506

Roy J & Blanche E Lambert Jr
2615 Chestnut Drive
Grand Junction, CO 81506

Leon B & Flora M Parkerson
2910 Orchard Avenue *OK A*
Grand Junction, CO 81504

Harry E & Susan E Manown
741 26 1/2 Road
Grand Junction, CO 81506

John C & Suzanne R Kester
2645 Chestnut Drive
Grand Junction, CO 81506

Harold & Glen Rose Jackson
2643 Chestnut Drive
Grand Junction, CO 81506

Wilhelmina Biggs Tucker
2641 Chestnut Drive
Grand Junction, CO 81506

William H & Marian L Kohler
2637 Chestnut Drive
Grand Junction, CO 81506

Bruce E & Phyllis L Brownson
687 Crestridge Drive *OK A*
Grand Junction, CO 81506

Sally L Prinster
2631 Chestnut Drive
Grand Junction, CO 81506

Lucille J Ruybal
737 26 1/2 Road
Grand Junction, CO 81506

Carol A Rowe
735 26 1/2 Road
Grand Junction, CO 81506

John R & Renae A Byrd
729 26 1/2 Road
Grand Junction, CO 81506

Pamela B & Dwaine Partee
2649 Central Drive
Grand Junction, CO 81506

Jeffrey R & Susan C Liddle
2647 Central Drive
Grand Junction, CO 81506

Jeffrey & Barbara Williams
2645 Central Drive
Grand Junction, CO 81506

James & Judith Martin Teply
2637 Central Drive
Grand Junction, CO 81506

Pete D & Ophelia Lister *OK A*
618 Starlight Drive
Grand Junction, CO 81506

Paul D Bowers
2631 Central Drive
Grand Junction, CO 81506

Harold D & Patsy J Potter
2636 Hickory Drive
Grand Junction, CO 81506

David W & Kathleen L Dirks
2638 Hickory Drive
Grand Junction, CO 81506

Thomas E & Louise A Miller
2640 Hickory Drive
Grand Junction, CO 81506

Darryl L & Syble Hayden
2644 Hickory Drive
Grand Junction, CO 81506

Winston W & Dotti F Williams
739 26 1/2 Road
Grand Junction, CO 81506

Philip & Harriett Porter *OK A*
565 Peachwood Drive
Grand Junction, CO 81504

2631
Chestnut Dr ✓

ROLLING ACRES
SUBDIVISION - 2

Anthony F Prinster
P.O. Box 40
Grand Junction, Co 81502

OK

Alfred C & Zoila R Gurmendi
1440 Bretton Drive
Casper, WY 82609

OK A

Richard T & Betty M Thome
2644 1/2 Chestnut Drive
Grand Junction, CO 81506

Bernard & Carolyn Navin
2646 Chestnut Drive
Grand Junction, CO 81506

Matthew & Karen S Binder
2644 Central Drive
Grand Junction, CO 81506

Sherman D & Norma M Jones
2646 Central Drive
Grand Junction, CO 81506

Lonnie V & Bertha I Dyess
2644 Chestnut Drive
Grand Junction, CO 81506

Harry & Joan G Griff
2636 Chestnut Drive
Grand Junction, CO 81506

Charles & Marion Hoffman
749 26 1/2 Road
Grand Junction, CO 81506

William F & Shari L Bird
747 26 1/2 Road
Grand Junction, CO 81506

Irene D Gebbing Living Trust
2635 Central Drive
Grand Junction, CO 81506

Glade S & Twila Mae Isaacson
2634 1/2 Chestnut Drive
Grand Junction, CO 81506

Michael A & Mary L Doring
715 Pinyon Court
Fruita, CO 81521

OK

A

Curtis & Pamela Lane
747 26 1/2 Road
Grand Jct, CO 81506



November 5, 1992

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1480 FAX (303) 244-1599

Jeff & Barbara Williams
2645 Central Drive
Grand Junction, CO 81506

Dear Mr. & Mrs. Williams:

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

I've enclosed a sample of the letter sent to your neighbors for your review. Letters were sent to 10 households in Rolling Acres Subdivision.

Thank you again for your hospitality. We look forward to seeing you on the 18th. If you have questions in the meantime, please do not hesitate to call.

Sincerely,

Larry Timm
Community Development Director

enclosure

LT/mrp



November 5, 1992

Grand Junction Community Development Department
Planning, Zoning, Code Enforcement
100 John Elgin Street
Grand Junction, Colorado 81501-2668
800 244-1430 FAX 800 244-1589

John R & Renae A Byrd
729 26 1/2 Road
Grand Junction, CO 81506

Dear Mr. & Mrs. Byrd:

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

To help you understand the effects of annexation, the City will be holding an informal meeting on Wednesday, November 18. 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 Barbara and Jeff Williams, located at 2645 Central 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,

Larry Timm
Community Development Director

enclosure

LT/mrp



Alfred & Zoila Germendi
114 Hillsdale Drive
Sterling, VA 22170

Robert & Lori Ingelhart
634 Hudson Bay Court
Grand Junction, CO 81504

John & Renae Byrd
729 26 1/2 Road
Grand Junction, CO 81506

Gerald & Fern Billings
2649 Central Drive

Jeffrey Liddle
2647 Central Drive

James & Judith Teply
2637 Central Drive

Irene D Gebbing Living Trust
2635 Central Drive

Paul Bowers
2631 Central Drive

Matthew & Karen Binder
2644 Central Drive

Sherman & Norma Jones
2646 Central Drive

November 20, 1992

1~
2~
3~

Dear 1~:

As you may know, the City of Grand Junction is interested in annexing several North area subdivisions. The City Council began the North area annexation process last August. The Rolling Acres Subdivision has been selected as the next area to be annexed.

We would like to invite you to a neighborhood meeting to answer any 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, December 3, 1992 at 8:15 p.m. City Council members 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. Enclosed is a publication addressing some common questions about annexation. We hope you find this information useful.

The annexation process for your neighborhood will begin on December 16, 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 January 20, 1993 City Council meeting and second reading at the February 3, 1993 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 March 4, 1993. All city Council meetings begin at 7:30 p.m. in the City Auditorium, 520 Rood Avenue.

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 to guide local problem solving and decision-making. Your participation as a member of this community is needed to help shape our future and ensure that 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 December 3rd! If you cannot attend but have questions or issues you would like to discuss, please call our office at 244-1430.

Sincerely,

Larry Timm
Director of Community Development

enclosure

LT/mrp

ANNEXATION AREA FACT SHEET

Name of Area: Rolling Acres Date: 12/7/92

Common Location: WEST OF 7th STREET and North of Hickory Drive

Existing Land Use: Residential est. # Acres: ~~30~~ 33

Projected Land Use: Residential # of Parcels: 41

Dwelling Units: 35 # of parcels owner occupied 33

Est. Population: 81

Service Providers and Special Districts * # PARCELS P.O.A. 26

Water: UTE * Sewer: CITY/COUNTRY Fire: G.J. RURAL *

Drainage: _____ School: School Dist. 51 *

Irrigation: Grand Valley Water Users Other: _____

Legal Requirements: (check as each requirement is confirmed)

- One sixth contiguity to existing city limits
- Land held in identical ownership not divided w/o written consent
- Land in identical ownership greater than \$200,000 assessed valuation not included without written consent.
- Area is or will be urbanized
- Does not extend boundary more than 3 miles/year (except enterprise zone or City owned property)
- Entire width of platted streets included.
- More than 50% of owners and more than 50% land petitioned

Type of Petition: Property Owner _____ P.O.A. Enclave: _____

Existing County Zoning R-1-B Proposed City Zoning RSF-2

P.C. 1/4/93 Recommend approval (Zoning)
C: C 3/3/93 Approved 2nd reading (Zoning)
" " Approved " " (annex)

ROLLING ACRES ANNEXATION

A tract of land located in a part of the NE1/4 of the SW1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Beginning at the Northeast corner of the NE1/4 SW1/4 of said Section 35; thence East a distance of 30.0 feet to the East Right-of-Way of North 7th Street (26-1/2 Road); thence S00°01'E along the East Right-of-Way of North 7th Street a distance of 635.14 feet; thence West a distance of 30.0 feet to the East line of the NE1/4 SW1/4 of said Section 35; thence S00°01'W along the East line of said NE1/4 SW1/4 a distance of 684.6 feet to the Southeast corner of said NE1/4 SW1/4; thence West along the South line of said NE1/4 SW1/4 a distance of 1319 feet to the Southwest corner of said NE1/4 SW1/4; thence N00°02'01"W along the West line of said NE1/4 SW1/4 a distance of 826.04 feet to the centerline of the drain ditch; thence along the centerline of the drain ditch the following four (4) courses and distances:

1. N80°35'E 193.33 feet;
2. N61°03'E 445.0 feet;
3. N73°07'E 170.0 feet;
4. N76°03'E 135.2 feet;

thence leaving said drain ditch N05°49'21"E a distance of 165.56 feet to the North line of the NE1/4 SW1/4 of said Section 35; thence East along the North line of said NE1/4 SW1/4 a distance of 428.70 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.

Lot 3, Rolling Acres Subdivision, Section 35 T1N R1W

Bernard Navin
NAME

Neva B. Lockhart, CMC
Bernard Navin by his attorney in fact City Clerk,
Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1286 Page 538.

2646 Chestnut Drive, GJ,CO
ADDRESS

12-8-92
DATE

Pt of Lots 3-4 and 5, Rolling Acres Subdivision as foll beg 50 ft wly fr nw cor Lot 3 to sely to pt 80 ft sly fr se cor Lot 3 sly to pt 24 ft nely fr sw cor lot 4 nwly to pt 7.5 ft fr ne cor Lot 6 ely to beg., Section 35, T1N R1W

Lonnie V. and Bertha I. Dyess
NAME

Neva B. Lockhart, CMC
Lonnie V. and Bertha I. Dyess by their attorney
in fact City Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1158 Page 486.

2644 Chestnut Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 7, Rolling Acres Subdivision, Section 35, T1N R1W

Peter D. Nichols
NAME

Neva B. Lockhart, CMC
Peter D. Nichols by his attorney in fact City Clerk,
Neva B. Lockhart, pursuant to P.O.A. recorded in
Book 1317 Page 234.

2638 Chestnut Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 8, Rolling Acres Subdivision, Section 35, T1N R1W

Edward E. McNellis
NAME

Neva B. Lockhart
Edward E. McNellis by his attorney in fact City Clerk,
Neva B. Lockhart, pursuant to P.O.A. recorded in
Book 1317 Page 213.

2636 Chestnut Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 9, Rolling Acres Subdivision, Section 35 T1N R1W

Ben Hill
NAME

Neva B. Lockhart, CMC
Ben Hill by his attorney in fact City Clerk, Neva B
Lockhart, pursuant to P.O.A. recorded
in Book 1213 Page 195.

2634 1/2 Chestnut Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 13, Block 1, Rolling Acres Subdivision, Section 35, T1N R1W

Anthony P. and Sally L. Prinster
NAME

Neva B. Lockhart, CMC
Anthony P. and Sally L. Prinster by their attorney
in fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book 1100 Page 315.

2631 Chestnut Drive, GJ, CO
ADDRESS

12-8-92
DATE

E 2 of Lot 15 and all of Lot 16, Rolling Acres Subdivision, Section 35, T1N R1W

W. H. and Marion L. Kohler
NAME

Neva B. Lockhart, CMC
W. H. and Marion L. Kohler by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1036 Page 944.

2637 Chestnut Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 17, Rolling Acres Subdivision, Section 35, T1N R1W

Wilhelmina B. Tucker
NAME

Neva B. Lockhart, CMC
Wilhelmina B. Tucker by her attorney in fact City
Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1036 Page 950.

2641 Chestnut Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 18, Rolling Acres Subdivision, Section 35, T1N R1W

Harold K. and Glen Rose Jackson
NAME

Neva B. Lockhart, CMC
Harold K. and Glen Rose Jackson by their attorney
in fact City Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1036 Page 949.

2643 Chestnut Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 20, Block 1, Rolling Acres Subdivision, Section 35, T1N R1W

Harry and Susan Manown
NAME

Neva B. Lockhart, CMC
Harry and Susan Manown by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1043 Page 893.

741 26 1/2 Road, GJ,CO
ADDRESS

12-8-92
DATE

Lot 22, Rolling Acres Subdivision, Section 35, T1N R1W

Elwin C. and Leona Bergstraesser
NAME

Neva B. Lockhart, CMC
Elwin C. and Leona Bergstraesser by their attorney
in fact City Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1036 Page 957.

737 26 1/2 Road, GJ,CO
ADDRESS

12-8-92
DATE

Lot 25, Block 1, Rolling Acres Subdivision, Section 35, T1N R1W

William F. Newton and Janet F. Pomrenke
NAME

Neva B. Lockhart, CMC
William F. Newton and Janet F. Pomrenke by their
attorney in fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book 1103 Page 811.

2648 Central Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 26, Rolling Acres Subdivision, Section 35, T1N R1W

Sherman D. and Norma M. Jones
NAME

Neva B. Lockhart, CMC
Sherman D. and Norma M. Jones by their attorney
in fact City Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1400 Page 122.

2646 Central Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 29, Block 1, Rolling Acres Subdivision, Section 35, T1N R1W

Dwain and Pamela Partee
NAME

Neva B. Lockhart, CMC
Dwain and Pamela Partee by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1176 Page 495.

2649 Central Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 30, Rolling Acres Subdivision, Section 35, T1N R1W

Jeffrey R. and Susan C. Liddle
NAME

Neva B. Lockhart, CMC
Jeffrey R. and Susan C. Liddle by their attorney in
fact City Clerk, Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1860 Page 707.

2647 Central Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 31, Block 1, Rolling Acres Subdivision, Section 35, T1N R1W

Dwain Partee (Partee & Co.)
NAME

Neva B. Lockhart, CMC
Dwain Partee (Partee & Co.) by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1080 Page 445.

2644 Hickory Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 32, Block 1, Rolling Acres Subdivision, Section 35, T1N R1W

George S. and Phyllis A. McElhinney
NAME

Neva B. Lockhart, CMC
George S. and Phyllis A. McElhinney by their attorney
in fact City Clerk, Neva B. Lockhart, pursuant
to P.O.A. recorded in Book 1083 Page 770.

2645 Central Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 33, Rolling Acres Subdivision, Section 35, T1N R1W

James D. and Judith K. Martin Teply
NAME

Neva B. Lockhart, CMC
James D. and Judith K. Martin Teply by their attorney
in fact City Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1390 Page 118.

2637 Central Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 34, Block 1, Rolling Acres Subdivision, Section 35, T1N R1W

Thomas E. and Louise A. Miller
NAME

Neva B. Lockhart, CMC
Thomas E. and Louise A. Miller by their attorney in
fact City Clerk, Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1172 Page 536.

2640 Hickory Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 35, Rolling Acres Subdivision, Section 35, T1N R1W

David and Kathleen Dirks
NAME

Neva B. Lockhart, CMC
David and Kathleen Dirks by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1158 Page 487.

2638 Hickory Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 36, Block 1, Rolling Acres Subdivision, Section 35, T1N R1W

Steve and Donna Colosimo
NAME

Neva B. Lockhart, CMC
Steve and Donna Colosimo by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1101 Page 811.

2635 Central Drive, GJ,CO
ADDRESS

12-8-92
DATE

Lot 38, Rolling Acres Subdivision, Section 35, T1N R1W

Harold D. and Patsy J. Potter
NAME

Harold D. and Patsy J. Potter by their attorney in fact
City Clerk, Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1684 Page 808.

2636 Hickory Drive, GJ,CO
ADDRESS

DATE

Lot 39, Block 1, Rolling Acres Subdivision, Section 35, T1N R1W

Paul D. Bowers
NAME

Paul D. Bowers by his attorney in fact, City Clerk,
Neva B. Lockhart, pursuant to P.O.A. recorded in
Book 1143 Page 907.

2631 Central Drive, GJ,CO
ADDRESS

DATE

Lot 40, Block 1, Rolling Acres Subdivision, Section 35, T1N R1W

Walter F. and Elinor Bergman
NAME

Walter F. and Elinor Bergman by their attorney in
fact City Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1244 Page 306.

2615 Chestwood Drive, GJ,CO
ADDRESS

DATE

Lots 41 and 42, Rolling Acres Subdivision, Section 35, T1N R1W

Willard B. and M. P. Newman
NAME

Willard B. and M. P. Newman by their attorney in
fact City Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1036 Page 947.

2618 Chestnut Drive, GJ,CO
ADDRESS

DATE

Lot 43, Rolling Acres Subdivision, Section 35, T1N R1W

Ida M. Margos
NAME

Ida M. Margos by her attorney in fact City Clerk,
Neva B. Lockhart, pursuant to P.O.A. recorded in
Book 1666 Page 651.

737 Ash Drive, GJ,CO
ADDRESS

DATE

Beginning NE corner Tr a Rolling Acres Subdivision, Section 35, T1N R1W, S 120 feet W 185 feet N 120 feet E to beginning.

Forrest C. and Eva M. Mahaffey
NAME

Forrest C. and Eva M. Mahaffey by their attorney in
fact City Clerk, Neva B. Lockhart, pursuant to P.O.A.
Book 1097 Page 62.

749 26 1/2 Road, GJ,CO
ADDRESS

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 11 day of Dec., 19 92.

Witness my hand and official seal.

Theresa J. Martinez
Notary Public

250 N. 5th St. Grand Jct CO
Address

My commission expires: June 13, 1995

GRAND JUNCTION CITY COUNCIL

DATE: DEC. 16, 1992

AGENDA ITEM SUMMARY

STAFF:KARL METZNER

ACTION REQUESTED:

Accepting petition for Rolling Acres Annexation.

EXECUTIVE SUMMARY:

Rolling Acres Annexation is located west of 7th Street (26 1/2 road) and north of Hickory Drive. Rolling Acres is a single family residential development on approximately 30 acres. It contains 41 parcels, 27 of which have granted Powers-of-Attorney for annexation as a condition of receiving sewer service. This area is part of the North Area annexation proposal.

FISCAL IMPACT:

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

BACKGROUND/ISSUES/OPTIONS:

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

The foregoing meeting has taken place with the Rolling Acres Subdivision. The meeting was held on Dec. 3, 1992.

RECOMMENDATIONS:

Accept petition and schedule public hearing.



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

December 18, 1992

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

Commissioners:

Subject: Rolling Acres Annexation -
Notice of Hearing, Resolution No. 95-92, 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. 95-92 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting December 16, 1992, giving notice of hearing on the proposed Rolling Acres Annexation. Also enclosed is a copy of the petition.

Sincerely,

Neva B. Lockhart, CMC

Neva B. Lockhart, CMC
City Clerk

NBL:tm

Enclosures

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



January 8, 1993

Curtis & Pamela Lane
747 26 1/2 Road
Grand Junction, CO 81506

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

Dear Mr. & Mrs. Lane:

Neighborhood meetings were held in November and December of 1992 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, Galaxy, Melody Park and Green Meadows subdivisions. The Rolling Acres Subdivision is in the process of being annexed at this time.

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.

The annexation process for your neighborhood began on December 16, 1992 when the City Council held a hearing accepting the petition for annexation. First reading of the annexation ordinance is scheduled for the January 20, 1993 City Council meeting and second reading at the February 3, 1993 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 March 4, 1993. All city Council meetings begin at 7:30 p.m. in the City Auditorium, 520 Rood Street.

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.

If you have questions or issues you would like to discuss, please call our office at 244-1430.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Timm", is written over a horizontal line.

Larry Timm
Director of Community Development

enclosures

LT/mrp

SUMMARY OF PLANNED CITY SERVICES FOR ROLLING ACRES SUBDIVISION

Street maintenance can be expected to occur more frequently. Street sweeping is done 3-4 times per year in residential areas. The Public Works Department 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. Street lights may be requested from the Public Works Department which prioritizes requests on the basis of greatest need. Each year a certain amount of funds are budgeted to install requested street lights. 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 curbside recycling program. The City council has approved expanding the program community-wide on a voluntary basis. The program will be phased in over a five-year period.

The Code Enforcement Division 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 funding for all City services 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 will be able to vote in City elections, run for City Council and serve on City boards and commissions.



March 9, 1993

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

1~
2~
3~

FILE

Dear 1~:

On March 3, 1993, the City Council passed the second reading on the annexation of the Rolling Acres Subdivision. The annexation will become effective on April 4, 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 Rolling Acres 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,

A handwritten signature in black ink, appearing to read "Reford C. Theobold". The signature is stylized and somewhat cursive.

Reford C. Theobold
Mayor

enclosure

RCT/bp

ROLLING ACRES 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 Rolling Acres 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 Rolling Acres 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 April 8, 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 \$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 curbside recycling program. The City Council has approved expanding the program community-wide on a voluntary basis. The program will be phased in over a five-year period.

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 (RSF-2, Residential Single Family 2 units per acre) is the same as it was in the County (R-1-B, Single Family 2 units per acre). The zoning received a public hearing before the City Planning Commission on January 4, 1993, where a recommendation of approval was made to the City Council. The City Council had a first reading of the zoning ordinance on February 17, 1993, and held a final reading and public hearing on March 3, 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

STAFF REVIEW

FILE #66-92

DATE: December 21, 1992

REQUEST: Zoning Rolling Acres Annexation to RSF-2

LOCATION: West of 7th Street and North of Hickory Drive

APPLICANT: City of Grand Junction

EXISTING LAND USE: 41 single family parcels on 33 acres

PROPOSED LAND USE: No change

SURROUNDING LAND USE:

NORTH--Single family residential

EAST --Single family residential

SOUTH--Single family residential

WEST --Undeveloped land

EXISTING ZONING: R-1-B

PROPOSED ZONING: RSF-2

SURROUNDING ZONING:

NORTH--R-1-B

EAST --R-1-B

SOUTH--RSF-4

WEST --R-1-B

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

Residential zoning is consistent with the City's adopted 7th Street Corridor Guideline.

STAFF ANALYSIS:

The proposed RSF-2 zoning is consistent with the previous County zoning and conforms with the existing single family development.

STAFF RECOMMENDATION:

Approval as requested.



March 9, 1993

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAR 08 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 - Rolling Acres

Enclosed herewith is certified copy of Ordinance No. 2646 and map for Annexation which annexes approximately 30.0 acres to the City of Grand Junction, located west of 7th Street, north of Hickory Drive.

Effective date of the annexation is April 4, 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, 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, Planning Division ✓
- City Community Development, Code Enforcement Division
- 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