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File 1992-0067

Name: Crestridge Heights - Annexation

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CRESTRIDGE HEIGHTS SUB

Ej 7th
SIG

Maurice and Marilyn Sieckert
2661 G Road
Grand Junction, CO 81506

Thomas R. and Sheryl J. Duncan
684 26 1/2 Road
Grand Junction, CO 81506

Daren J. and Tammera Carie
698 26 1/2 Road
Grand Junction, CO 81506

Jim D. and Evelyn K. Davis
2650 Sperber Lane
Grand Junction, CO 81506

Crestridge -
LTR-WEL
+ INFO
attached

Laird and Barbara Milburn
2658 Crestridge Court
Grand Junction, CO 81506

Robert W. Wilson
2654 Sperber Lane
Grand Junction, CO 81506

Kenneth D. and E. J. Pigford
2862 North Avenue
Grand Junction, CO 81501 *

Frankie D. Squirrel
2658 Sperber Lane
Grand Junction, CO 81506

Dale T. and Susan K. Beede
694 26 1/2 Road
Grand Junction, CO 81506

Dennis Stahl
676 26 1/2 Road
Grand Junction, CO 81506

Feb 21, 1993

Maurie J. Peterson
690 26 1/2 Road
Grand Junction, CO 81506

John C. Honstein
2659 G Road
Grand Junction, CO 81506

Steve S. and Shirley J. Bagga
2659 Crestridge Court
Grand Junction, CO 81506

send welcome
letters by Friday

Timothy C. and Judy M. Woomer
684 Crest Court
Grand Junction, CO 81506

Wilson Ranch
GNT Development Corp
c/o Dan Garrison
PO Box 3937
GJT, CO 81502

Eugene and Carolyn Christensen
688 26 1/2 Road
Grand Junction, CO 81506

Steven H. and Anne B. Meyer
685 Crest Court
Grand Junction, CO 81506

#67-92 ZONE OF ANNEXATION - CRESTRIDGE HEIGHTS

A request to zone the land recently annexed to the City also known as the Crestridge Heights Annexation (20 acres) to Residential Single Family, one unit per acre (RSF-1).

PETITIONER: City of Grand Junction
REPRESENTATIVE: Karl Metzner
LOCATION: South of G Road & East of 7th Street

CRESTRIDGE HEIGHTS ANNEX:

A tract of land located in a part of the W1/2 of the NW1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 NE1/4 of said Section 2; thence North along the West line of the NW1/4 NE1/4 of said Section 2 a distance of 1317 feet to the North 1/4 corner of said Section 2; thence East along the North line of the NW1/4 NE1/4 of said Section 2 a distance of 652 feet to a point which is 8.0 feet West of the Northeast corner of the NW1/4 NW1/4 NE1/4 of said Section 2; thence South a distance of 214 feet to the North line of Lot 5 of Crestridge Heights Subdivision as recorded in Plat Book 9 at Page 155 in the office of the Mesa County Clerk and Recorder; thence East along the North line of said Lot 5 a distance of 8.0 feet to the Northeast corner of said Lot 5; thence South along the East line of Crestridge Heights Subdivision a distance of 374.6 feet to the Northeast corner of Crestridge Annex as recorded in Plat Book 10 at Page 30 in the office of the Mesa County Clerk and Recorder; thence South along the East line of Crestridge Annex a distance of 518.4 feet to the south right-of-way of Sperber Lane as shown on the recorded plat of said Crestridge Annex; thence South a distance of 210 feet to the Southeast corner of the SW1/4 NW1/4 NE1/4 of said Section 2; thence West along the South line of the SW1/4 NW1/4 NE1/4 of said Section 2 a distance of 660 feet to the Point of Beginning.

CRESTRIDGE HEIGHTS - SURROUNDING PROPERTY OWNERS

Joseph F. and D. C. McMillin
2663 G Road
Grand Junction, CO 81506

Marlene J. Specker
697 26 1/2 Road
Grand Junction, CO 81506

Jamie W. and Ada M. Obrecht
4881 So. Dillon St.
Aurora, CO 80015

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

Richard L. and Karel J. Watson
653 26 Road
Grand Junction, CO 81506

Elmer J. and Gail J. Duarte
2656 G Road
Grand Junction, CO 81506

Edward C. and Bonnie E. Merlino
2650 Dahlia Dr.
Grand Junction, CO 81506

Robert L. and Victoria L. Bray
2660 G Road
Grand Junction, CO 81506

Fred W. and A. J. Sperber
2665 Sperber Lane
Grand Junction, CO 81506

Carl and Marilyn Anderson
701 Galaxy Dr.
Grand Junction, CO 81506

Elizabeth J. Jaros
674 26 1/2 Road
Grand Junction, CO 81506

Walter and Elva C. Gongaware
702 Galaxy Dr.
Grand Junction, CO 81506

John W. and Mary C. Heimbürger
675 26 1/2 Road
Grand Junction, CO 81506

Dorothy M. Burgess
679 26 1/2 Road
Grand Junction, CO 81506

Arthur W. and Ann C. Moss
688 Crestridge Dr.
Grand Junction, CO 81506

Robert G. and Betty L. Williams
695 26 1/2 Road
Grand Junction, CO 81506

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

Lot 4 Crestridge Annex Subdivision Section 2 T1S R1W.

Timothy C. and Judith M. Woomer
NAME

Neva B. Lockhart, CMC
Timothy C. and Judith M. Woomer by their
attorney in fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book 1089
Page 755.

684 Crest Court, GJ,CO
ADDRESS

11-13-92
DATE

Lot 2 Crestridge Annex Subdivision Section 2 T1S R1W.

Robert J. Carmack
NAME

Neva B. Lockhart, CMC
Robert J. Carmack by his attorney in fact
City Clerk, Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1111 Page 742.

2658 Sperber Lane, GJ,CO
ADDRESS

11-13-92
DATE

Lot 3 Crestridge Heights Subdivision Section 2 T1S R1W

Gordan T. and Maurie-Jean Peterson
NAME

Neva B. Lockhart, CMC
Gordan T. and Maurie-Jean Peterson by
their attorney in fact City Clerk,
Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1086 Page 646.

690 26 1/2 Road, GJ,CO
ADDRESS

11-13-92
DATE

Lot 2 Crestridge Heights Subdivision Section 2 T1S R1W

Edward A. and Helen M. Martin
NAME

694 26 1/2 Road, GJ,CO
ADDRESS

Neva B. Lockhart, CMC
Edward A. and Helen M. Martin by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded
in Book 1088 Page 462.

11-13-92
DATE

Lot 5, Crestridge Heights Subdivision Section 2 T1S R1W

Arnold and Louise Greenhouse
NAME

2658 Crestridge Court, GJ,CO
ADDRESS

Neva B. Lockhart, CMC
Arnold and Louise Greenhouse by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded
in Book 1089 Page 753.

11-13-92
DATE

Lot 6, Crestridge Heights Subdivision Section 2 T1S R1W

Charles R. Moeser, Jr.
NAME

2659 Crestridge Court, GJ, CO
ADDRESS

Neva B. Lockhart, CMC
Charles R. Moeser, Jr., by his attorney
in fact City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in Book 1089
Page 757.

11-13-92
DATE

Lot 4 Crestridge Heights Subdivision Section 2 T1S R1W

Eleanor Jean Pigford and Kenneth D. Pigford
NAME

Neva B. Lockhart, CMC
Eleanor Jean Pigford and Kenneth D.
Pigford by their attorney in fact
City Clerk, Neva B. Lockhart,
pursuant to P.O.A. recorded in
Book 1564 Page 849.

2657 Crestridge Court, GJ,CO
ADDRESS

11-13-92
DATE

Lot 5 Crestridge Annex Subdivision Section 2 T1S R1W

Henry J. and Esther L. Faussonne
NAME

Neva B. Lockhart, CMC
Henry J. and Esther L. Faussonne by
their attorney in fact City Clerk,
Neva B. Lockhart, pursuant to P.O.A.
recorded in Book 1176 Page 498.

688 26 1/2 Road, GJ,CO
ADDRESS

11-13-92
DATE

Lot 1 Crestridge Annex Subdivision Section 2 T1S R1W

Robert W. and Nancy T. Wilson
NAME

Neva B. Lockhart, CMC
Robert W. and Nancy T. Wilson by
their attorney in fact City Clerk,
Neva B. Lockhart, pursuant to
P.O.A. recorded in Book 1835 Page 964.

2654 Sperber Lane, GJ,CO
ADDRESS

11-13-92
DATE

Lot 7 Crestridge Annex Subdivision Section 2 T1S R1W

Jim D. and Evelyn K. Davis
NAME

Neva B. Lockhart, CMC
Jim D. and Evelyn K. Davis by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded
in Book 1792 Page 646.

2650 Sperber Lane, GJ,CO
ADDRESS

11-13-92
DATE

Lot 3 Crestridge Annex Subdivision Section 2 T1S R1W

Steven H. and Anne B. Meyer
NAME

Neva B. Lockhart, CMC
Steven H. and Anne B. Meyer by their
attorney in fact City Clerk, Neva B.
Lockhart, pursuant to P.O.A. recorded
in Book 1737 Page 636.

685 Crest Court, GJ,CO
ADDRESS

11-13-92
DATE

STATE OF COLORADO

COUNTY OF MESA

}
SS

AFFIDAVIT

Karl G. Metzner, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

Karl G. Metzner

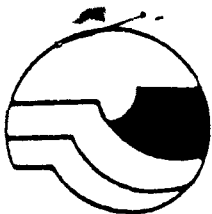
Subscribed and sworn to before me this 16 day of Nov., 19 92.

Witness my hand and official seal.

Theresa J. Martinez
Notary Public

250 N. 5th St. Grand Jet Co
Address

My commission expires: June 13, 1995



Mesa County Department of Public Works
Division of Planning

(303) 244-1636

750 Main Street P.O. Box 20,000 • Grand Junction, Colorado 81502-5022

January 8, 1991

Sieckert Electric
Maurice Sieckert
2661 G. Road
Grand Junction, Colorado 81506

Re: Home Occupation

Dear Mr. Sieckert;

A site visit was completed on December 30, 1991 of your property, at 2661 G. Road, at which time I observed the use of your garage as a Home Occupation. Attached, please find the Home Occupation guidelines as stated in the Mesa County Land Development Code, Section 9.15 page 85, Section 9.1.11 page 91.A, Section 10.3.9.C and Section 11, page 133 (copies attached), spelling out what a Home Occupation is. You have notified me that you currently meet these guidelines. As long as you stay within the Home Occupation Guidelines, this will be an allowed use.

This office has also received three letters from adjoining neighbors, stating that they have no problem with your Electrical business in your home at this time.

If I may be of any assistance, please call me at 244-1774.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Pittman".

Kirk Pittman
Zoning Administrator

KP:ew

enclosure



October 21, 1992

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

Ed Settle
774 27 Road
Grand Junction, CO 81506

Dear Ed Settle:

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 Tuesday, October 27. 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 Anne and Steven Meyer, located at 685 Crest Court.

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

*This is interesting—
but I have been in the
city limits for the 8 years
I've lived here
Ed Settle*





October 21, 1992

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

Jim D. & Evelyn K. Davis
~~576 Rio Linda Lane~~ → 2650 Sperber Lane
Grand Junction, CO 815086

RE: Crestridge Heights Subdivision

Dear Jim & Evelyn Davis:

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 Tuesday, October 27. 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 Anne and Steven Meyer, located at 685 Crest Court.

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





October 21, 1992

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

Steve S. & Shirley J Bagga
~~601 S Sunset Court~~ → 2659 Crestridge Ct.
Grand Junction, CO 815046

RE: Crestridge Heights Subdivision

Dear Steve & Shirley Bagga:

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 Tuesday, October 27. 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 Anne and Steven Meyer, located at 685 Crest Court.

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



ANNEXATION AREA FACT SHEET

Name of Area: Crestridge Apts. Date: 10/28/92

Common Location: South of G road & East of 1st Street

Existing Land Use: S.F. Residential est. # Acres: 20

Projected Land Use: same # of Parcels: 17

Dwelling Units: 16 # of parcels owner occupied 16

Est. Population: 39

Service Providers and Special Districts

Water: UTE Sewer: city/coway Fire: G.J. Rural

Drainage: NONE School: School Dist. 51

Irrigation: Grand Valley 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



November 4, 1992

Grand Junction, Colorado
City of Grand Junction
City of Grand Junction
City of Grand Junction
City of Grand Junction
City of Grand Junction
City of Grand Junction
City of Grand Junction
City of Grand Junction
City of Grand Junction

Maurice & Marilyn Sieckert
2661 G Road
Grand Junction, CO 81506

Sample Letter

Dear Maurice & Marilyn Sieckert:

A neighborhood living room meeting was held in your area last month 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 which are being processed now. The Crestridge Heights subdivision has been selected as the next area 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, November 12, 1992 at 7:00 p.m.. Members of the City 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 November 18, 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 6, 1993 City Council meeting and second reading at the January 20 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 February 21, 1993. All city Council meetings begin at 7:30 p.m. in the City Hall 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 guide local problem solving and decision-making. Your participation as a member of this community is needed to help shape our future and ensure the quality of life we've all come to enjoy remains with us in the years ahead.

Thank you for your time and patience throughout this process. We hope to see you at the meeting on November 12th! If you cannot attend but have questions or issues you would like to discuss, please call our office at 244-1430. Thank you.

Sincerely,

Larry Timm
Community Development Director

enclosures

LT/mrp



SIECKERT ELECTRIC, INC.

ELECTRICAL CONTRACTORS
2661 G ROAD GRAND JUNCTION, CO 81506
(303) 242-4700

November 19, 1992

Mr. Larry Timm
Dept. of Community Development
205 N. 5th St.
Grand Jct., CO 81501

Mr. Timm:

Enclosed is a copy of the letter you requested

If you have any further questions, please call me.

Respectfully,

Maurice Sieckert

Maurice Sieckert
President

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

NOV 25 1992



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

November 23, 1992

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

Commissioners:

Subject: Crestridge Heights Annexation -
Notice of Hearing, Resolution No. 80-92, 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. 80-92 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting November 18, 1992, giving notice of hearing on the proposed Crestridge Heights 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
Grand Junction Drainage District
School District #51
Mr. Dan Wilson, City Attorney
Mr. Larry Timm, Community Development Director ✓



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

November 25, 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 Crestridge Heights and Wilson Ranch #4 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



STAFF REVIEW

FILE # 67-92

DATE: December 21, 1992

REQUEST: Zoning Crestridge Heights Annexation to RSF-1

LOCATION: South of G Road and east of 7th Street

APPLICANT: City of Grand Junction

EXISTING LAND USE: 17 single family homes on 20 acres

PROPOSED LAND USE: No change

SURROUNDING LAND USE:

NORTH--Single family residential

EAST --Single family residential

SOUTH--Undeveloped land

WEST --Single family residential

EXISTING ZONING: R-1-A

PROPOSED ZONING: RSF-1

SURROUNDING ZONING:

NORTH--R-1-B

EAST --R-1-A

SOUTH--RSF-4

WEST --R-1-A

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

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

STAFF ANALYSIS:

The proposed zoning of RSF-1 is consistent with the previous County zoning and conforms with the existing large lot single family development.

STAFF RECOMMENDATION:

Approval as requested.



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

January 22, 1993

Timothy C & Judy M Woomer
684 Crest Court
Grand Junction, CO 81506

Dear Timothy C & Judy M Woomer:

On January 20, 1993, the City Council passed the second reading on the annexation of the Crestridge Heights Subdivision. The annexation will become effective on February 21, 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 Crestridge Heights 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", is written over a faint, illegible printed name.

Reford C. Theobold
Mayor

enclosure

RCT/bjp



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

January 22, 1993

Daren J & Tammera S Carie
698 26 1/2 Road
Grand Junction, CO 81506

Dear Daren J & Tammera S Carie:

On January 20, 1993, the City Council passed the second reading on the annexation of the Crestridge Heights Subdivision. The annexation will become effective on February 21, 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 Crestridge Heights Subdivision to our corporate limits will help to make Grand Junction even better.

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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. Theobald", written over a faint, illegible stamp.

Reford C. Theobald
Mayor

enclosure

RCT/bjp

CRESTRIDGE HEIGHTS 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 Crestridge Heights 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 Crestridge Heights 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 February 25, 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 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 Crestridge Heights Subdivision. Your zoning will remain similar to what it was in the County (R1A) and a City Zoning of RSF-1 (Residential Single Family - not to exceed one unit per acre) has been proposed. The proposed zoning received a public hearing before the City Planning Commission on January 5, 1993, 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 January 20, 1993, and is scheduled to hold a final reading and public hearing on February 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

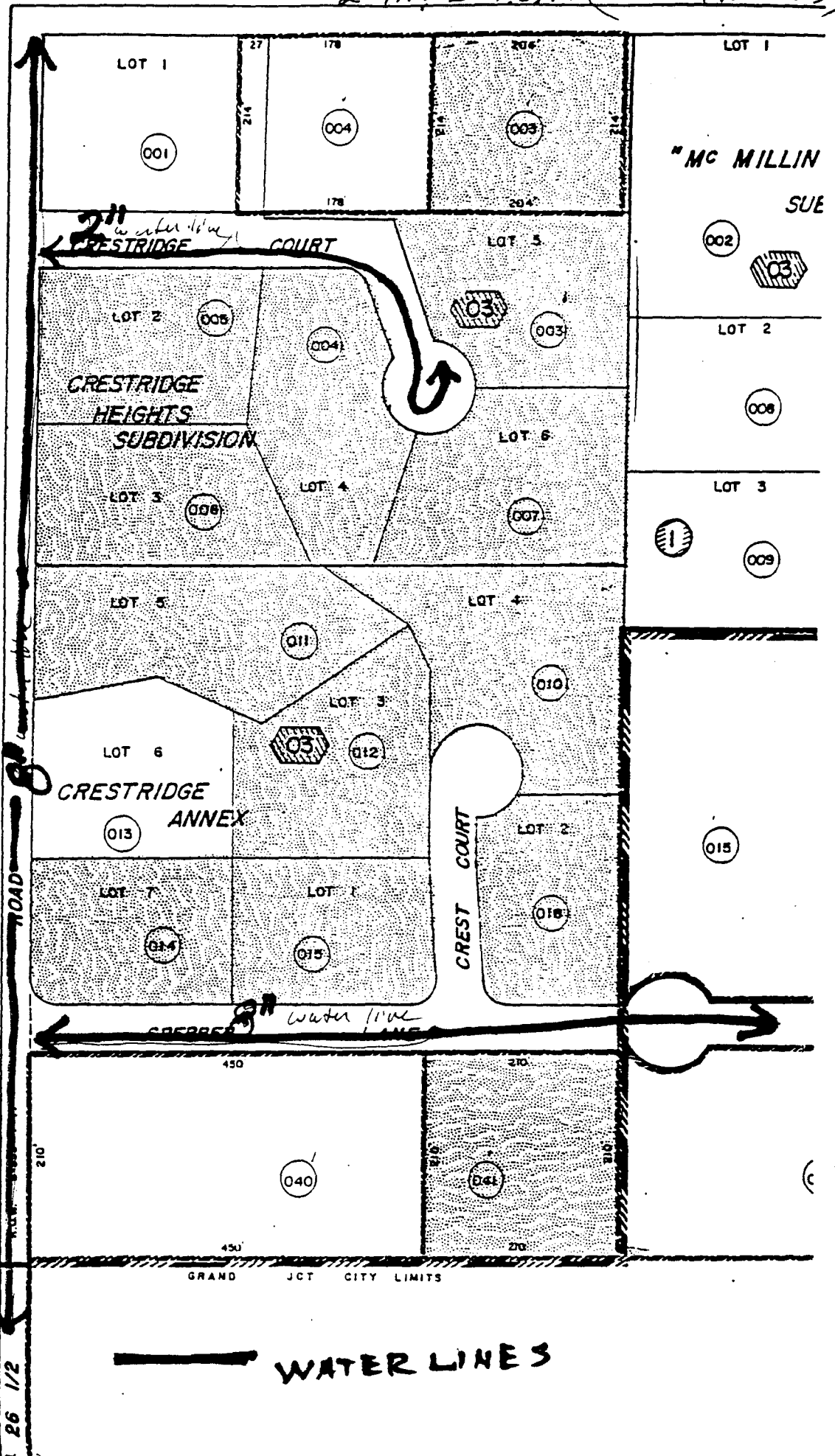
PHONE NUMBERS

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

10 LOTS P.O.A.
 2 LOTS NO P.O.A.
 2 M & P.O.A. (MERTS' BOUNDS)

DATE 8/22/66
 DATE 9/15/67
 DATE 8/2/64
 IRKS
 11/10
 11/10 AMENITY
 13/10 MINDO
 11/20/11 (Over 11 2/2)
 11/20/11
 11/20/11
 N. MAJOR SUB
 10-004
 11/10
 11/20/11
 11/20/11
 11/20/11
 11/20/11

CRESTRIDGE ACRES/HEIGHTS SUBDIVISIONS



P.O.A.
 Adjoining
 T.I.S. R.I.W.
 2945-022

WATER LINES