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File 1992-0072

Name: Terra Del Vista Annexation and Zone of Annexation

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## TERRA DEL VISTA

## UBDIVISION

Clyde & Patricia Cattles, Jr.  
753 Flower Street  
Grand Junction, CO 81506

Virginia D Evans  
760 Flower Street  
Grand Junction, CO 81506

Sammy E & Peggy D Moncrief  
750 Tulip Drive  
Grand Junction, CO 81506

William & Susann Schermerhorn  
759 Tulip Drive  
Grand Junction, CO 81506

R. Vincent & Catherine Dixon  
758 26 1/2 Road  
Grand Junction, CO 81506

Bobbie L Cottier  
757 Flower Street  
Grand Junction, CO 81506

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

Brenda Letson  
756 Tulip Drive  
Grand Junction, CO 81506

Samuel Garrett & Kathleen Baker  
2660 G 1/2 Road  
Grand Junction, CO 81506

Jared R & Anita M Morris  
755 Flower Street  
Grand Junction, CO 81506

Henry P Lackey & Company  
760 Flower Street  
Grand Junction, CO 81506

Harold, Phillip & Phyllis Husted  
752 Tulip Drive  
Grand Junction, CO 81506

Terry L & Bonnie L Larson  
761 Tulip Drive  
Grand Junction, CO 81506

Raymond E & Marilyn F Coca  
751 Flower Street  
Grand Junction, CO 81506

A Glen & Linda A Rose  
758 Tulip Drive  
Grand Junction, CO 81506

William & Mae Robinson  
754 26 1/2 Road  
Grand Junction, CO 81506

Marc & Jane Ricks  
367 Rodell Drive  
Grand Junction, CO 81503

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

John F & Judith L Rogan  
754 Tulip Drive  
Grand Junction, CO 81506

Carl J & Edna Harview  
752 Flower Street  
Grand Junction, CO 81506

Winifred Ebert  
760 26 1/2 Road  
Grand Junction, CO 81506

Charlotte Ingle, Sandra Carman  
& L.J. Ingle  
754 Flower Street  
Grand Junction, CO 81506

Robert B Tucker  
805 W Ottley Ave  
Fruita, CO 81521

TERRA DEL VISTA - SURROUNDING PROPERTY OWNERS

E. J. Bartos, et al  
P. O. Box 1761  
Grand Junction, CO 81502

Albert A. and Beatrice Suarez  
2845 Foothill Knolls Dr.  
Pleasanton, CA 94566

Charles and Marion Hoffman  
749 26 1/2 Rd.  
Grand Junction, CO 81506

Charles and Marjorie Martinez  
757 Centauri Dr.  
Grand Junction, CO 81506

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

Midwest-Motor Lodges, Inc.  
c/o Mountain Realty  
2692 G 1/2 Rd.  
Grand Junction, CO 81506

Douglas and LaDawn Wangelin  
2653 G 1/2 Rd.  
Grand Junction, CO 81506

Grasso Masonry, Inc.  
685 W Gunnison Avenue  
Grand Junction, CO 81505

Glen and Alison Dean  
2655 G 1/2 Rd.  
Grand Junction, CO 81506

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

Rosana D. Thompson  
749 Flower  
Grand Junction, CO 81506

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

Robert and Merline Prather  
2661 G 1/2 Rd.  
Grand Junction, CO 81506

John G. and Karen K. Leyh  
2665 G 1/2 Rd.  
Grand Junction, CO 81506

Patricia and Farster Belgard  
2310 Wintergreen Dr.  
Grand Junction, CO 81506

Fritz and Margot Kramer  
2800 Sequoyah Dr.  
Rogers, AZ 72756



November 9, 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

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

Dear Mr. Goffredi:

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 20 households in Terra Del Vista Subdivision.

Thank you again for your hospitality. We look forward to seeing you on the 19th. If you have questions in the meantime, please do not hesitate to call.

Sincerely,

Larry Timm  
Director of Community Development

enclosure

LT/mrp





November 10, 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

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

Dear Norris B Beesley:

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 November 19, 1992. 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 Alfred Goffredi, located at 750 26 1/2 Road. For those unable to attend this meeting, another meeting has been scheduled to be held in your area at 7:00 p.m. on Thursday, December 3. Further details on that meeting will be mailed to you shortly after November 19.

The City looks forward to discussing the possibility of your area becoming the newest City neighborhood. We will have several staff members in attendance at both meetings to answer any questions you may have regarding the annexation process or the provision of City services.

We look forward to seeing you at one of the two meetings! In the meantime, if you have any questions, please call the Community Development Department at 244-1430.

Sincerely,

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

Larry Timm  
Community Development Director

LT/mrp



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 Terra Del Vista 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 7:00 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: TERRA del Vista Date: 12/7/92

Common Location: EAST of 7<sup>th</sup> St. & South of I-20

Existing Land Use: Residential est. # Acres: 10

Projected Land Use: Residential # of Parcels: 23

# Dwelling Units: 22 # of parcels owner occupied 22

Est. Population: 50

Service Providers and Special Districts \* # PARCELS P.O.A. 17

Water: UTE \* Sewer: CITY/COUNTY \* 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)  
C:C " " " " (ANNEX)



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.

## DECLARATIONS FOR ANNEXATIONS

MY NAME IS \_\_\_\_\_ OF THE COMMUNITY DEVELOPMENT DEPARTMENT.  
I HAVE REVIEWED THE PROPOSED ANNEXATION AND HAVE DETERMINED THAT:

1. THE PETITION HAS BEEN SIGNED BY OWNERS OF MORE THAN 50 % OF THE PROPERTY DESCRIBED AND BY MORE THAN 50 % OF THE OWNERS IN THE AREA DESCRIBED.
2. THE AREA (AS SHOWN ON THE MAP BEHIND YOU) HAS AT LEAST 1/6TH CONTIGUITY WITH EXISTING CITY LIMITS. CONTIGUITY IS ESTABLISHED SERIALY (IF APPLICABLE)
3. A COMMUNITY OF INTEREST EXISTS BETWEEN THE AREA TO BE ANNEXED AND THE CITY OF GRAND JUNCTION SINCE THE CENTRAL GRAND VALLEY IS ESSENTIALLY A SINGLE DEMOGRAPHIC AND ECONOMIC UNIT AND OCCUPANTS OF THE AREA CAN BE EXPECTED TO USE CITY STREETS, PARKS AND OTHER URBAN FACILITIES.
4. THE AREA IS URBAN OR WILL BE URBANIZED IN THE NEAR FUTURE.
5. THE AREA IS CAPABLE OF BEING INTEGRATED WITH THE CITY OF GRAND JUNCTION SINCE THE CITY HAS THE FACILITIES AND RESOURCES NECESSARY TO PROVIDE URBAN SERVICES.
6. NO LAND HELD IN IDENTICAL OWNERSHIP IS BEING DIVIDED WITHOUT WRITTEN CONSENT UNLESS THE DIVISION IS BY A DEDICATED ROAD.
7. NO LAND IN IDENTICAL OWNERSHIP COMPRISING 20 ACRES OR MORE WITH A VALUATION OF \$200,000 OR MORE IS INCLUDED WITHOUT THE OWNERS CONSENT.

Lot 1, Block 1, Terra Del Vista Subdivision, Section 35 T1N R1W

Alfred J. and Laura Goffredi  
NAME

Neva B. Lockhart, CMC  
Alfred J. and Laura Goffredi by their attorney in  
fact City Clerk, Neva B. Lockhart, pursuant to  
P.O.A. recorded in Book 1122 Page 660.

750 26 1/2 Road, GJ, CO  
ADDRESS

12-8-92  
DATE

Lot 2, Block 1, Terra Del Vista Subdivision, Section 35 T1N R1W

Newton Construction(W. Newton)  
NAME

Neva B. Lockhart, CMC  
Newton Construction (W. Newton) by their attorney  
in fact City Clerk, Neva B. Lockhart, pursuant to  
P.O.A. recorded in Book 1097 Page 61.

752 26 1/2 Road, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 3, Block 1, Terra Del Vista Subdivision, Section 35, T1N R1W

William S. and Mai N. Robinson  
NAME

Neva B. Lockhart, CMC  
William S. and Mai N. Robinson by their attorney  
in fact City Clerk, Neva B. Lockhart, pursuant to  
P.O.A. recorded in Book 1122 Page 657.

754 26 1/2 Road, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 2, Block 2, Terra Del Vista Subdivision, Section 35, T1N R1W

Michael H. and Loretta M. Graham  
NAME

Neva B. Lockhart, CMC  
Michael H. and Loretta M. Graham by their  
attorney in fact City Clerk, Neva B. Lockhart,  
pursuant to P.O.A. recorded in Book 1376 Page 328.

752 Tulip Drive, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 3, Block 2, Terra Del Vista Subdivision, Section 35 T1N R1W

Doug Holling  
NAME

Neva B. Lockhart, CMC  
Doug Holling by his attorney in fact City Clerk, Neva  
B. Lockhart, pursuant to P.O.A. recorded  
in Book 1091 Page 900.

754 Tulip Drive, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 5, Block 2, Terra Del Vista Subdivision, Section 35, T1N R1W

A. Glen and Linda A. Rose  
NAME

Neva B. Lockhart, CMC  
A. Glen and Linda A. Rose by their attorney  
in fact City Clerk, Neva B. Lockhart,  
pursuant to P.O.A. recorded in Book 1861 Page 648.

758 Tulip Drive, GJ, CO  
ADDRESS

12-8-92  
DATE

Lot 6, Block 2, Terra Del Vista Subdivision, Section 35, T1N R1W

Robert B. Tucker  
NAME

Neva B. Lockhart, CMC  
Robert B. Tucker by his attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A. recorded in  
Book 1701 Page 830.

757 Flower Street, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 7, Block 2, Terra Del Vista Subdivision, Section 35, T1N, R1W

Charles and Jaunita Rutherford  
NAME

Neva B. Lockhart, CMC  
Charles and Jaunita Rutherford by their attorney in  
fact City Clerk, Neva B. Lockhart, pursuant to  
P.O.A. recorded in Book 1101 Page 813.

755 1/2 Flower Street, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 8, Block 2, Terra Del Vista Subdivision, Section 35, T1N R1W

Jared R. and Anita M. Morris  
NAME

Neva B. Lockhart, CMC  
Jared R. and Anita M. Morris by their attorney in fact  
City Clerk, Neva B. Lockhart, pursuant to  
P.O.A. recorded in Book 1115 Page 180.

755 Flower Street, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 9, Block 2, Terra Del Vista Subdivision, Section 35, T1N R1W

Dave Brant Construction  
NAME

Neva B. Lockhart, CMC  
Dave Brant Construction by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1094 Page 484.

753 Flower Street, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 10, Block 2, Terra Del Vista Subdivision, Section 35, T1N R1W

Ray E. and Marilyn Coca  
NAME

Neva B. Lockhart CMC  
Ray E. and Marilyn Coca by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1093 Page 218.

721 Flower Street, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 1, Block 3, Terra Del Vista Subdivision, Section 35, T1N R1W

Burke-Holling, Inc.  
NAME

Neva B. Lockhart CMC  
Burke-Holling, Inc. by their attorney in fact City Clerk, Neva B. Lockhart, pursuant to P.O.A. recorded in Book 1141 Page 291.

750 Flower Street, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 2, Block 3, Terra Del Vista Subdivision, Section 35, T1N R1W

Carl J. and Edna Harvie  
NAME

Neva B. Lockhart, CMC  
Carl J. and Edna Harvie by their attorney in fact  
City Clerk, Neva B. Lockhart, pursuant to  
P.O.A. recorded in Book 1543 Page 846.

752 Flower Street, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 3, Block 3, Terra Del Vista Subdivision, Section 35, T1N R1W

Charlotte A. Ingle and Sandra K. Carman  
NAME

Neva B. Lockhart, CMC  
Charlotte A. Ingle and Sandra K. Carman by their  
attorney in fact City Clerk, Neva B. Lockhart,  
pursuant to P.O.A. recorded in Book 1677  
Page 834.

754 Flower Street, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 4, Block 3, Terra Del Vista Subdivision, Section 35, T1N R1W

Henry P. Lackey  
NAME

Neva B. Lockhart, CMC  
Henry P. Lackey by his attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A. recorded in  
Book 1576 Page 707.

756 Flower Street, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 5, Block 3, Terra Del Vista Subdivision, Section 35, T1N R1W

Virginia D. Evans  
NAME

Neva B. Lockhart, CMC  
Virginia D. Evans by her attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A. recorded in  
Book 1780 Page 203.

758 Flower Street, GJ,CO  
ADDRESS

12-8-92  
DATE

Lot 2, Block 4, Terra Del Vista Subdivision, Section 35, T1N R1W

Terry L. and Bonnie L. Larson  
NAME

Neva B. Lockhart, CMC  
Terry L. and Bonnie L. Larson by their attorney in  
fact City Clerk, Neva B. Lockhart, pursuant  
to P.O.A. recorded in Book 1796 Page 199.

750 Tulip Drive, GJ,CO  
ADDRESS

12-8-92  
DATE

Beg. 374 Ft. N of C Sec 35 1N 1W, N 282.4 ft., E 236.8 ft., S 139.3 ft., S 58 deg. 51 min, W 276.7 ft to Beg  
Exc. .44AI-70 on N & W, Terra Del Vista Subdivision

Winifred Ebert  
NAME

Neva B. Lockhart, CMC  
Winifred Ebert by her attorney in fact City Clerk,  
Neva B. Lockhart, pursuant to P.O.A. recorded in  
Book 1124 Page 698.

760 26 1/2 Road, GJ,CO  
ADDRESS

12-8-92  
DATE



STATE OF COLORADO

COUNTY OF MESA

}  
SS

AFFIDAVIT

Karel 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.

Karel Metzner

Subscribed and sworn to before me this 11 day of Dec, 19 92.

Witness my hand and official seal.

Theresa A. Martinez  
Notary Public

250 N. 5th St. Grand Jet CO  
Address

My commission expires: June 13, 1995

## TERRA DEL VISTA ANNEXATION

A tract of land located in the SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 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 Center 1/4 Corner of said Section 35; thence East along the centerline of G-1/2 Road a distance of 30.0 feet; thence South a distance of 25.0 feet to the South Right-of-Way of G-1/2 Road; thence East along the South Right-of-Way of G-1/2 Road a distance of 627.9 feet; thence North a distance of 50.0 feet to the Southeast corner of lot 1, block 3, Terra Del Vista Subdivison as recorded in plat Book 8 at Page 76 in the office of the Mesa County Clerk and Recorder; thence North along the East boundary of Terra Del Vista Subdivison a distance of 631.4 feet to the Northeast corner of lot 6, block 3, of said Terra Del Vista Subdivison; thence North a distance of 39.93 feet to the Southerly Right-of-Way of Interstate-70; thence along the Southerly Right-of-Way of Interstate-70 the following six (6) courses and distances:

1. S87°48'30"W 127.38 feet;
2. along the arc of a curve to the left whose radius is 1527.1 feet and whose long chord bears S83°13'00"W 214.38 feet;
3. S83°11'30"W 81.5 feet;
4. S71°36'W 171.9 feet;
5. S11°30'30"W 209.0 feet;
6. N89°40'W 32.0 feet to the West line of the SW1/4 NE1/4 of said Section 35;

thence South along the West line of the SW1/4 NE1/4 of said Section 35 a distance of 397.6 feet to the Point of Beginning.

**GRAND JUNCTION CITY COUNCIL**

**DATE: DEC. 16, 1992**

**AGENDA ITEM SUMMARY**

**STAFF: KARL METZNER**

**ACTION REQUESTED:**

Accepting petition for Terra del Vista Annexation.

**EXECUTIVE SUMMARY:**

Terra del Vista Annexation is located east of 7th Street (26 1/2 road) and south of I-70. Terra del Vista is a single family residential development on approximately 10 acres. It contains 23 parcels, 18 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 Terra del Vista Subdivision. The meeting was held on Dec. 3, 1992.

**RECOMMENDATIONS:**

Accept petition and schedule public hearing.

*D.C. 1/4/93 recommend approval*



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: Terra del Vista Annexation -  
Notice of Hearing, Resolution No. 96-92, 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. 96-92 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 Terra del Vista 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 ✓

**STAFF REVIEW**

**FILE #72-92**

**DATE:** December 21, 1992

**REQUEST:** Zoning Terra Del Vista Annexation to RSF-2

**LOCATION:** East of 7th Street (26 1/2 Road) and south of I-70

**APPLICANT:** City of Grand Junction

**EXISTING LAND USE:** 23 single family lots on 10 acres

**PROPOSED LAND USE:** No change

**SURROUNDING LAND USE:**

**NORTH--**Interstate 70

**EAST --**Single family residential

**SOUTH--**Single family residential

**WEST --**Single family residential lots

**EXISTING ZONING:** R-1-B

**PROPOSED ZONING:** RSF-2

**SURROUNDING ZONING:**

**NORTH--**AFT

**EAST --**PR 2.24

**SOUTH--**R-1-B

**WEST --**R-1-B

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:**

Residential zoning conforms 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

City of Grand Junction, Colorado  
81501-2668  
(303) 244-1511  
250 North Fifth Street

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


Gentlemen:

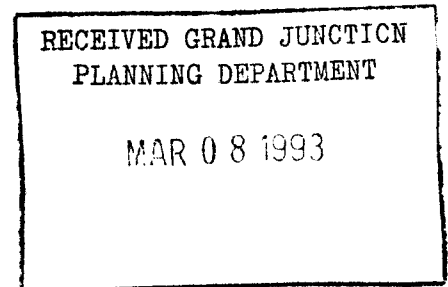
Re: Annexation - Terra del Vista

Enclosed herewith is certified copy of Ordinance No. 2647 and map for Annexation which annexes approximately 9.0 acres to the City of Grand Junction, located east of 7th Street, south of I-70.

Effective date of the annexation is April 4, 1993.

Sincerely,

  
Sandra Glaze  
Acting City Clerk



SG:tm

Enclosures

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



March 9, 1993

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

**FILE**

1~  
2~  
3~

Dear 1~:

On March 3, 1993, the City Council passed the second reading on the annexation of the Terra Del Vista 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 Terra Del Vista 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 typed name.

Reford C. Theobold  
Mayor

enclosure

RCT/bp



## **TERRA DEL VISTA 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 Terra Del Vista 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 Terra Del Vista 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 curb-side recycling program. The City Council has approved expanding the program community-wide on a voluntary basis. The program will be phased in over a five-year period.

## **STREETS**

You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, you may call the Street Superintendent.

The City has the "Fresh as a Daisy" program. This occurs during one month per year and gives our customers a chance to dispose of items not picked up with regular weekly trash service. There is no charge for this service. The program in 1992 was during the month of April. In 1993 there will be a public service announcement as to when it will start. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

## **ZONING & BUILDING**

Your new City zoning (RSF-2, Residential Single Family 2 units per acre) is the same as it was in the County (R-1-B, Residential 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.

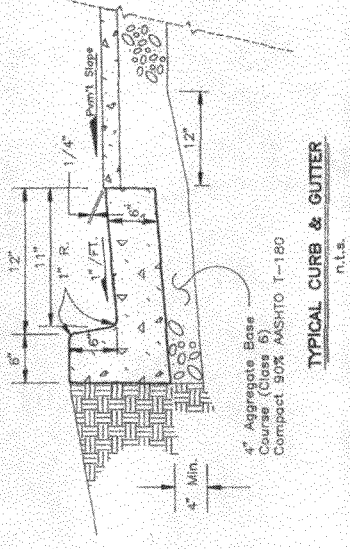
Please call for more information on City parks and our excellent recreation programs.

# CITY OF GRAND JUNCTION

## PHONE NUMBERS

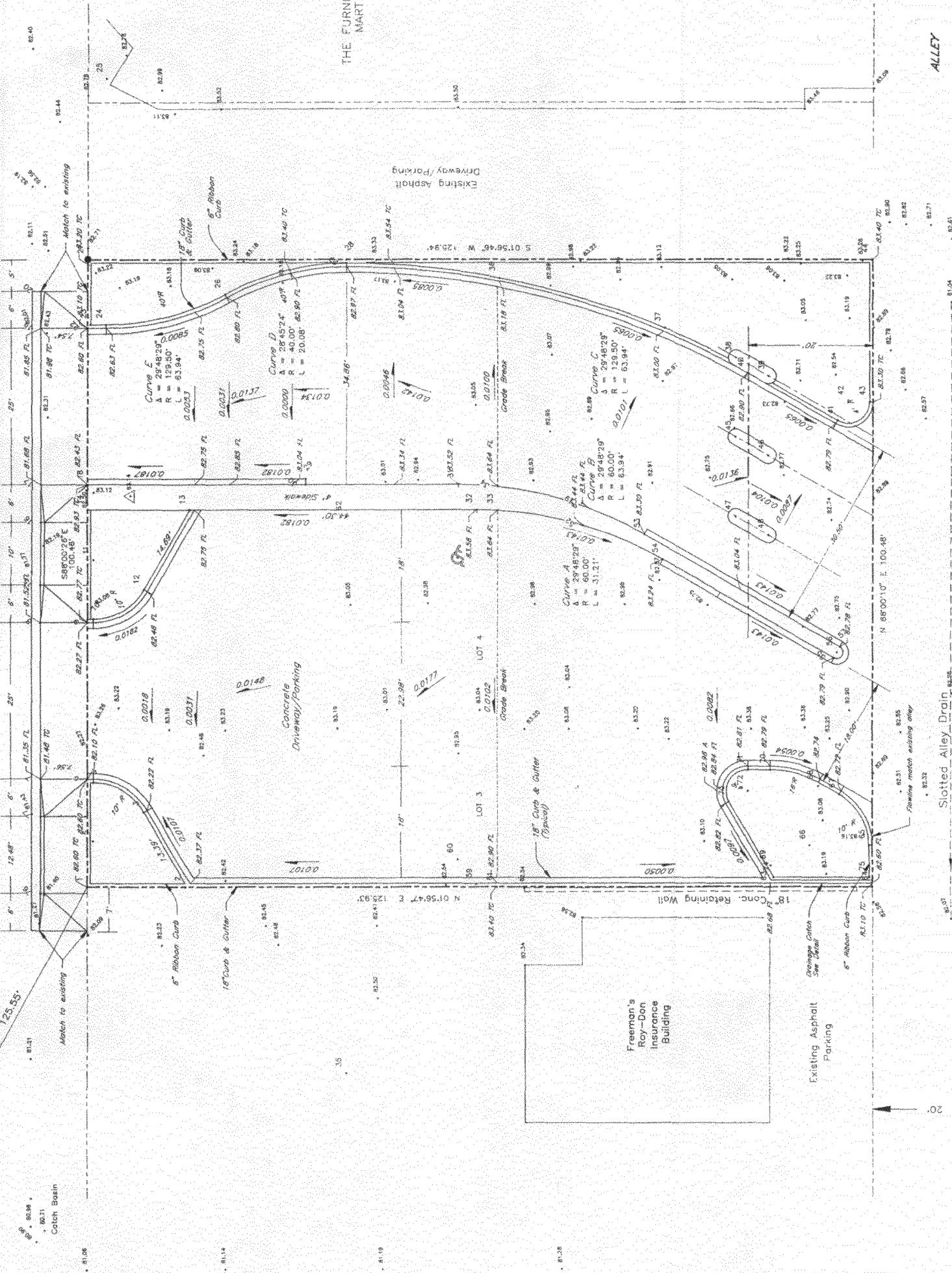
Information	244-1509
Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Planning and Zoning	244-1430
Code Enforcement	244-1593
Weed Abatement	244-1583
Fire Department	
Emergency	911
General Information	244-1400
Parks & Recreation Department	
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

ROOD AVENUE



TYPICAL CURB & GUTTER  
n.t.s.

DRAINAGE CATCH  
n.t.s.



COORDINATE FILE

PT. NO.	NORTHING	EASTING	DESC.	NORTHING	EASTING	DESC.
1	1939.9899	2110.2865	B/C	1818.7871	2165.0417	B/C
2	1924.2229	2110.3071	B/C	1818.2844	2165.0722	B/C
3	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
4	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
5	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
6	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
7	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
8	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
9	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
10	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
11	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
12	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
13	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
14	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
15	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
16	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
17	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
18	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
19	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
20	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
21	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
22	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
23	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
24	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
25	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
26	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
27	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
28	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
29	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
30	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
31	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
32	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
33	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
34	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
35	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
36	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
37	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
38	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
39	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
40	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
41	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
42	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
43	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
44	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
45	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C
46	1930.0790	2122.4789	B/C	1814.5844	2165.0719	B/C

THE FURNITURE MART



- LEGEND**
- Property Line
  - Found Survey Monument
  - Storm Water Flow
  - 14.30' ± Finish Flowline Elevation
  - 14.30' ± Finish Top of Concrete
  - 14.30' ± Finish Asphalt Elevation
  - ± 0.15 Existing Spot Elevations

**NOTES:**

- All construction shall conform and adhere to the City of Grand Junction, Department of Public Works and Utilities, Engineering Section, "Standard Specifications for Construction of Water Lines, Sanitary Sewers, Storm Drainage, and Irrigation Systems," Detailed Street Construction Specifications and Standard Details.

**UTILITY LOCATIONS**  
Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance, 1-800-922-1111.

PREPARED FOR  
**THE BANK OF GRAND JUNCTION**  
GRADING & DRAINAGE PLAN  
319 ROOD AVENUE  
GRAND JUNCTION, COLORADO

ESTERN CONSULTING ENGINEERS / LAND SURVEYORS  
718 West 8th St., Grand Junction, CO 81501-4002

GRADING & DRAINAGE PLAN  
Scale: 1"=10'

NOV 3 1992

DESIGN DRAWN SHEET