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File 1992-0079

Name: Country Club Heights Annexation - S. of I-70 & West of 12th Street

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X	X	Ordinance No. 2686, 2696, 2717 - **			
X	X	Resolution No. 36-93			
X	X	GIS Historical Annexation Map			

ANNEXATION AREA FACT SHEET

Name of Area: Courtesy Club Apts. Date: 2/2/93

Common Location: South of I-70 & West of 12th St. (21 road)

Existing Land Use: Residential est. # Acres: 46.41

Projected Land Use: Residential # of Parcels: 59

Dwelling Units: 47 # of parcels owner occupied 47

Est. Population: 100

Service Providers and Special Districts

Water: UVE Sewer: CITY/COUNTY Fire: 6-J. Rural

Drainage: ✓ 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

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.

Beg SE Cor N 1/2 S 2/3 NE 1/4 SE 1/4, Section 35, T1N, R1W, N 131.2 feet, W 332 feet to D, S 131.2 feet, E 332 feet to Beg, Peach Hill Subdivision

John L. and Marjorie I. Moore
NAME

Sandra Glaze
John L. and Marjorie I Moore by their attorney in fact Acting City Clerk, Sandra Glaze pursuant to P.O.A. recorded in Book 1269 Page 475.

2693 Continental Drive, GJ, CO
ADDRESS

Feb. 9, 1993
DATE

Block 1, Lots 1 through 10, inclusive; Block 2, Lots 1 through 7, inclusive; Block 3, Lot 1, Peach Hill Subdivision, Section 35, T1N, R1W

Destination Properties, Inc.
NAME

Sandra Glaze
Destination Properties, Inc. by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1212 Page 580.

Grand Junction, CO
ADDRESS

Feb. 9, 1993
DATE

Lots 1 and 2, Benson Subdivision, Section 35, T1N, R1W

John W. Benson
NAME

Sandra Glaze
John W. Benson by his attorney in fact Acting City Clerk Sandra Glaze, pursuant to P.O.A. recorded in Book 1269 Page 474.

739 27 Road and 2695 G 3/8 Road, GJ, CO
ADDRESS

Feb. 9, 1993
DATE

Beg SE Cor N2 S2/3 NE4 SE4 Section 35, T1S, R1W, N 131.2 feet, W 332 feet to D S, 131.2 feet, E 332 feet to Beg and also Beg SW Cor Lot 1, Benson Subdivision SD Sec. 35, N 24 Deg 54' 39 Sec, E 110.23 feet, S 89 Deg 58' 16 Sec, E 17.57 feet, S 100 feet, N 89 Deg 58' 16 Sec, W 64 Feet to Beg.

John L. and Marjorie Moore
NAME

Sandra Glaze
John L. and Marjorie Moore by their attorney in fact
Acting City Clerk, Sandra Glaze, pursuant to P.O.A.
recorded in Book 1564 Page 846.

737 27 Road, GJ,CO
ADDRESS

Feb 9, 1993
DATE

Lot 2, Block 3, Country Club Heights, Section 35, T1N, R1W

George E. and Debra L. Preuss
NAME

Sandra Glaze
George E. and Debra L. Preuss by their attorney in
fact Acting City Clerk, Sandra Glaze, pursuant to
P.O.A. recorded in Book 1698 Page 136.

754 Continental Ct., GJ,CO
ADDRESS

Feb. 9, 1993
DATE

Lot 10, Block 3, Country Club Heights, Section 35, T1N, R1W

Monte L. and Kathleen Rose McCall
NAME

Sandra Glaze
Monte L. and Kathleen Rose McCall, by their
attorney in fact Acting City Clerk, Sandra Glaze,
pursuant to P.O.A. recorded in Book 1697 Page 29.

761 Continental Dr, GJ, CO
ADDRESS

Feb 9, 1993
DATE

Lot 1, Block 2, Peach Hill Subdivision, Section 35, T1N, R1W

David A. and Cheryl A. Rudd
NAME

Sandra Glaze

David A. and Cheryl A. Rudd by their attorney in fact
Acting City Clerk, Sandra Glaze, pursuant to P.O.A.
recorded in Book 1391 Page 724.

2677 Continental Dr., GJ,CO
ADDRESS

Feb 9, 1993

DATE

Lot 2, Block 2, Country Club Heights, Section 35, T1N, R1W

Steve L. and Peggy Page Bottom
NAME

Sandra Glaze

Steve L. and Peggy Page Bottom by their attorney in
fact Acting City Clerk, Sandra Glaze, pursuant to
P.O.A. recorded in Book 1465 Page 530.

2693 Wilshire Ct., GJ,CO
ADDRESS

Feb-9-1993

DATE

Lots 1 through 3, Block 1; Lots 1 through 12, Block 2; and Lots 1 through 17, Block 3, Country Club Heights
Subdivision, Section 35, T1N, R1W

Starbright Enterprises, Inc.
NAME

Sandra Glaze

Starbright Enterprises, Inc. by their attorney in fact
Acting City Clerk, Sandra Glaze, pursuant to
P.O.A. recorded in Book 1260 Page 866.

Grand Junction, CO
ADDRESS

Feb-9-1993

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 2nd day of March, 19 93.

Witness my hand and official seal.

Theresa J. Martinez
Notary Public

250 N. 5th St. Grand Jct CO
Address

My commission expires: 6-13-95

DESCRIPTION

COUNTRY CLUB HEIGHTS ADJUT.

A tract of land situated in the E1/2 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 E1/4 Corner of said Section 35; thence S00°11'10"W along the East line of said Section 35 a distance of 1319.17 feet to the Southeast corner of the NE1/4 SE1/4 of said Section 35; thence N89°54'07"W a distance of 1315.11 feet to the Southwest corner of the NE1/4 SE1/4 of said Section 35; thence N00°00'44"W along the West line of the NE1/4 SE1/4 of said Section 35 a distance of 884.82 to the Northwest corner of Peach Hill Subdivision as recorded in Plat Book 12 at Page 137 in the office of the Mesa County Clerk and Recorder; thence S89°40'06"E along the North boundary of Peach Hill Subdivision a distance of 542.80 feet to the Southwest corner of Country Club Heights as recorded in Plat Book 12 at Page 174 in the office of the Mesa County Clerk and Recorder; thence N00°11'10"E along the West boundary of Country Club Heights a distance of 1134.64 feet to a point on the South Right-of-Way of Interstate Highway 70; thence along the South Right-of-Way of Interstate Highway 70 by the following three (3) courses and distances: (1) S88°20'35"E a distance of 257.41 feet; (2) S79°48'35"E a distance of 202.20 feet; (3) S88°20'35"E a distance of 319.01 feet to the East line of said Section 35; thence S00°11'05"W along said East line a distance of 646.97 feet to the Point of Beginning.

79-92



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input checked="" type="checkbox"/> Zone of Annex		46.4	SOUTH OF I-70 & WEST OF 27th	to RSF-2	RESIDENTIAL
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
		PETITIONER
Name	Name	City of Grand Jct.
Address	Address	250 W. 5th
City/State/Zip	City/State/Zip	Grand Jct. Co. 81501
Business Phone No.	Business Phone No.	244-1430

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

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

Signature of Person Completing Application: *Raul M. [Signature]*
 Date: 5/3/93

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

CC approved 7/1/93

COUNTRY CLUB HEIGHTS

✓ - Living Room meetings for JAN. 12th
at Maynard Residence 7:00 p.m.

Timothy C. and Nancy S. Hartzell
2676 Continental Drive
Grand Junction, CO 81506 ✓

Steven L. and Peggy P. Bottom
2693 Wilshire Ct. ~~110~~
Grand Junction, CO 81506

K. E. Perino
606 View Point
Grand Junction, CO 81506

Terrance G. and Mary J. Broom
2678 Continental Ct. ✓
Grand Junction, CO 81506

Jack L. and Betty J. Richardson
2689 Wilshire Ct.
Grand Junction, CO 81506

Rodney V. and Nina M. Christ
2677 Continental Dr. ✓
Grand Junction, CO 81506

Christian J. and Beth V. Buys
2680 Continental Dr. ✓
Grand Junction, CO 81506

Patrick A. and Pamela R. Sillix
2687 Wilshire Ct.
Grand Junction, CO 81506

Timothy C. and Diana Osborne
2679 Continental Dr. ✓
Grand Junction, CO 81506

James G. and Von Neil Diamanti
2682 Continental Dr. ✓
Grand Junction, CO 81506

Conrad J. and Ercell B. Morgan
2686 Wilshire Ct.
Grand Junction, CO 81506

Clayton L. and Mary M. Simmons
171 W. 6th St. ✓
Glenwood Springs, CO 81601

Ray and Joyce Quan ✓
2684 Continental Dr.
Grand Junction, CO 81506

Gary A. and Judy A. Dana
2688 Wilshire Ct.
Grand Junction, CO 81506

Philip J. and Nancy B. Mohler
2683 Continental Dr. ✓
Grand Junction, CO 81506

Richard G. and Janet S. Maynard
2688 Continental Dr. ✓
Grand Junction, CO 81506

Bruce G. and Mary Lou Jones
P. O. Box 2666
Grand Junction, CO 81502

John and Dorothy Cesario
2685 Continental Dr. ✓
Grand Junction, CO 81506

Jerry B. and Carol A. Tompkins
2690 Continental Dr. ✓
Grand Junction, CO 81506

Anthony J. and Donna Ferrara
747 Continental Dr.
Grand Junction, CO 81506

Bud and Peggy Himes
2687 Continental Dr. ✓
Grand Junction, CO 81506

Bruce M. and Marina A. Young
2692 Continental Dr. ✓
Grand Junction, CO 81506

Joseph and Deborah W. Novak III
749 Continental Dr.
Grand Junction, CO 81506

Walter H. Stout ✓
30293 Troutdale Scenic Dr.
Evergreen, CO 80439

Ira J. and Alberta M. Wells
2694 Continental Dr. ✓
Grand Junction, CO 81506

Wallace G. McGee
2693 G 1/2 Rd.
Grand Junction, CO 81506

Charles and Peggy H. Cooley
2697 Continental Dr. ✓
Grand Junction, CO 81506

Lee. R. Sollenbarger ~~110~~
2695 Wilshire Court
Grand Junction, CO 81506

Dreher Family Trust
2689 G 1/2 Road
Grand Junction, CO 81506

John and Constance Ellenberge
744 Continental Dr.
Grand Junction, CO 81506

COUNTRY CLUB HEIGHTS

Scott A. and Susan K. Coleman
561 Rio Oso
Grand Junction, CO 81503

Ronald L. and Zana K. Fedel
760 Continental Dr.
Grand Junction, CO 81506

Charles R. and Erma Neill, Jr.
2686 G 1/2 Road
Grand Junction, CO 81506

Jean McIntyre/Milton Derrick
2699 G 1/2 Road
Grand Junction, CO 81506

Donald R. and Pamela S. Brown
762 Continental Ct.
Grand Junction, CO 81506

Mavis L. Purk
2692 G 1/2 Road
Grand Junction, CO 81506

John W. Benson
2695 Continental Dr. ✓
Grand Junction, CO 81506

Winston C. and Vicki L. Dennis
764 Continental Ct.
Grand Junction, CO 81506

John L. and M. I. Moore
2693 Continental Dr. ✓
Grand Junction, CO 81506

Floyd E. and Sharon M. Williams
768 Continental Ct.
Grand Junction, CO 81506

Vincent I. Lewis ✓
441 E. Scenic Drive
Grand Junction, CO 81503

Monte and Kathleen McCall
1405 Motor St., #2
Grand Junction, CO 81505

Ethel Harris ✓
729 27 Road
Grand Junction, CO 81506

Charles E. Shopfner, et al
759 Continental Ct.
Grand Junction, CO 81506

Lyle E. and Phyllis Shriver
2698 G 1/2 Rd.
Grand Junction, CO 81506

Wanda V. Thomas
757 Continental Ct.
Grand Junction, CO 81506

Fred E. and Joan E. Akers
754 Continental Ct.
Grand Junction, CO 81506

John W. Crouch
775 Continental Ct.
Grand Junction, CO 81506

Daniel R. and Donna J. Meadors
2281 Ivory Court
Grand Junction, CO 81503

Ronald and Myrtle Hardesty
751 Continental Dr.
Grand Junction, CO 81506

Jess and Yvonne Mitchell
24582 Wembley Cr.
Laguna Hills, CA 92653

Robert and Sylvia Beeman
3030 Spanish Trail
Moab, UT 84532

PROJECT NARRATIVE
ZONE OF ANNEXATION
COUNTRY CLUB HEIGHTS ANNEXATION

Country Club Heights Annexation is located West of 27 road (12th St.) and South of I-70. It consists of 54 parcels on 46.4 acres. 47 of the subdivided lots are developed and one 13 acre unsubdivided parcel lies on the southern edge of the annexation. The previous county zoning was R-1-B (two units per acre). The proposed city zoning is RSF-2 (two units per acre). This zoning is consistent with surrounding zoning and uses and is in keeping with City policy to zone annexations to a zone most equivalent to the previous county zoning.

COUNTRY CLUB HEIGHTS AREA

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:

Linda Afman	District A
James F. Baughman	District B
Reford C. Theobald	District C
Dan Rosenthal	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Bill L. Bessinger	At Large

The Country Club Heights Area 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 should 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 Country Club Heights Area 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 July 22, 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 four foot lengths and tie with string or wire in bundles no larger than two 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 several 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. If you wish to participate in the recycling program before it is phased into your area, please contact Steve Foss at 242-1036. The fee for this service is \$1.50 per month and will be added to your monthly bill for convenience.

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 1993 was during the month of April. In 1994 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 zoning will remain similar to what it was in the County, Residential Single Family not to exceed two units per acre (R-1-B). A City zoning designation of Residential Single Family not to exceed two units per acre (RSF-2) has been proposed. The proposed City zoning received a Public Hearing before the City Planning Commission on June 1, 1993, where the Commission recommended approval of the zoning to the City Council. The City Council will hold a second hearing on the proposed zoning and make a final decision on July 7, 1993. Planning Commission hearings are held at 7:00 p.m. and City Council hearings at 7:30 p.m. in the City 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 4, 1995. City Council seats up for election at that time are as follows:

District B - 1
District C - 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 and at the Lincoln Park-Moyer swimming pool. Lower resident fees are also available for 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. Homeowners are responsible, however, for watering.

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



December 30, 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

Richard & Janet Maynard
2688 Continental Drive
Grand Junction, CO 81506

Dear Mr. & Mrs. Maynard:

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 set to 21 households in the Country Club Heights Subdivision.

Thank you again for your hospitality. We look forward to seeing you on the 12th. If you have questions in the meantime, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Larry Timm" with a small "HT" monogram to the right.

Larry Timm
Director of Community Development

enclosure

LT/mrp





December 30, 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

Bud & Peggy Himes
2687 Continental Drive
Grand Junction, CO 81506

Dear Bud & Peggy Himes:

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 January 12, 1993. 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 Janet & Dick Maynard, located at 2688 Continental 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,

A handwritten signature in cursive script that reads "Larry Timm" followed by the initials "KT".

Larry Timm
Director of Community Development

LT/mrp



Mr. & Mrs. Gene R. Dreher
2689 G 1/2 Road
Grand Junction, Colorado
81506-1858
Thursday, March 18, 1993

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 19 1993

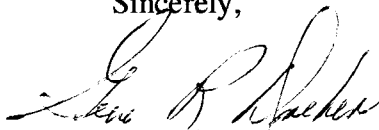
Larry Timm,
Director of Community Development,
City of Grand Junction,
250 No. 5th St.
Grand Junction, Co 81501-2668

Dear Mr. Timm,

This is in response to your letter of March 4, 1993 expressing the City's interest in annexing the area in which the above addressed property is located. We will not be able to attend the meeting on the 25th., but from our observation of the benefits vs the cost of being in Grand Junction City instead of Mesa County, we would prefer to reside in the County (that is why we built in the County rather than in the City). While I realize that the meeting on the 25th is aimed at information exchange, if there is a "straw vote", please put us down as being against annexation.

Incidentally, title to the above property is in the name of our family trust of which my wife and I are co trustees.

Sincerely,



Gene R. Dreher

cc: Don Brown, Pres. of Country Club Heights Homeowners Assn.



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

Mr. and Mrs. Gene R. Dreher
2689 G 1/2 Road
Grand Junction, Co. 81506-1858

Dear Mr. and Mrs. Dreher:

Thank you for your letter of March 18, 1993 regarding the annexation of the Country Club Heights area. I'm sorry you were not able to attend the March 25th neighborhood meeting. We would be happy to meet with you individually to answer any questions you may have regarding the effects of annexation and the services the City will be providing to your area.

Annexation of Country Club Heights is being accomplished through a Power-of-Attorney (utility agreement) which was granted by the developer of your subdivision in exchange for being provided with sewer service. Without this service Country Club Heights could not have been developed. In other words, the developer gave the city the right to annex the area in exchange for sanitary sewer service. This Power-of-Attorney accrued to all lots in the subdivision and should be reflected on your title policy.

Upon annexation the City will provide full City services to your area. This includes regular street maintenance, street sweeping, and curbside leaf pickup in the fall. Law enforcement will transfer to the City Police Department. With its current staffing of 108 employees the Police Department can provide a rapid response to all calls for service. You will also receive the reduced city rate for all parks, golf, and recreation fees through the Parks and Recreation Department. The newsletter sent with our March 4th, 1993 letter describes some of the other services and also shows how to compute the effect of city taxes on your property.

If you would like to discuss any of these items in more detail please let me know.

Sincerely

A handwritten signature in black ink, appearing to read "Larry Timm".

Larry Timm
Director of Community Development

GRAND JUNCTION CITY COUNCIL

DATE: APRIL 21, 1993

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

ACTION REQUESTED:

Accept petition for Country Club Heights Annexation.

EXECUTIVE SUMMARY:

Country Club Heights is located West of 27 road (12th Street) and South of I-70. The proposed annexation consists of 54 parcels on 46 acres. 53 of the parcels are subject to a power of attorney for annexation as a condition of receiving sewer service. This annexation is part of the north area annexation proposal.

FISCAL IMPACT:

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

BACKGROUND/ISSUES/OPTIONS:

A neighborhood meeting to discuss annexation was held on March 25th, 1993. Three area residents attended. Discussions involved street maintenance, street lighting and police protection.

RECOMMENDATIONS:

Accept petition and schedule public hearing.

79-92

Karl Metzner, Community Development Department, presented written declarations required by State Statutes, for this petition for annexation.

Upon motion by Councilmember Bessinger, seconded by Councilmember Nelson and carried by roll call vote, Resolution No. 25-93 was passed and adopted.

RESOLUTION NO. 26-93 ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (INTERSTATE ENCLAVE)

Interstate Enclave annexation is located south of Interstate Avenue and east of 23 Road. It consists of two commercial lots in Interstate Subdivision and is completely surrounded by the current City limits. The owners of the parcels have signed a power of attorney for annexation.

Karl Metzner, Community Development Department, presented written declarations required by State Statutes, for this petition for annexation. Mr. Metzner explained that this was not included in the original Interstate annexation because the current petitioner is an out of State owner. The signature on the power of attorney had not been received in sufficient time to be included in the original annexation. The powers of attorney were received approximately two weeks after finalization of the original Interstate annexation, and are now being processed in this petition for annexation.

Upon motion by Councilmember Shepherd, seconded by Councilmember Bessinger and carried by roll call vote, Resolution No. 26-93 was passed and adopted.

RESOLUTION NO. 27-93 ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (BLUE HERON II)

Blue Heron II annexation is located south of River Road at approximately 25 Road. It consists of approximately 25 acres of vacant land most of which is in the Colorado River. This property is owned by the Grand Junction/Mesa County Colorado Riverfront Foundation which has petitioned for this annexation.

Karl Metzner, Community Development Department, presented written declarations required by State Statutes, for this petition for annexation.

Upon motion by Councilmember Bessinger, seconded by Councilmember McCurry and carried by roll call vote, Resolution No. 27-93 was passed and adopted.

RESOLUTION NO. 28-93 ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, AND SETTING A HEARING ON SUCH ANNEXATION (COUNTRY CLUB HEIGHTS)

Country Club Heights is located West of 27 Road (12th Street) and south of I-70. The proposed annexation consists of 54 parcels on 46 acres. Fifty-three of the parcels are subject to a power of attorney for annexation as a condition of receiving sewer service. This annexation is part of the north area annexation proposal.

Karl Metzner, Community Development Department, presented written declarations required by State Statutes, for this petition for annexation.

Upon motion by Councilmember McCurry, seconded by Councilmember Bessinger and carried by roll call vote, Resolution No. 28-93 was passed and adopted.

RESOLUTION NO. 29-93 ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (CAMBRIDGE)

Cambridge Subdivision is located west of 27 Road (12th Street) and south of I-70. The proposed annexation consists of 55 parcels on 25 acres. Forty-four of the parcels are subject to a power of attorney for annexation as a condition of receiving sewer service. This annexation is part of the north area annexation proposal.

Karl Metzner, Community Development Department, presented written declarations required by State Statutes, for this petition for annexation.

Upon motion by Councilmember Bessinger, seconded by Councilmember Nelson and carried by roll call vote, Resolution no. 29-93 was passed and adopted.

ORDINANCE NO. 2673 MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 1993 BUDGET OF THE CITY OF GRAND JUNCTION

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember McCurry, seconded by Councilmember Bessinger and carried by roll call vote, Ordinance No. 2673 was passed, adopted, and ordered published.

ADJOURNMENT

Upon motion by Councilmember Baughman, seconded by Councilmember Bessinger and carried, the meeting was adjourned at 7:59 p.m.

Stephanie Nye CMC
City Clerk



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

April 23, 1993

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 Garrison Ranch, Blue Heron II, Interstate Enclave, Cambridge, and Country Club Heights 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

A handwritten signature in black ink, appearing to read "Larry Timm", with a long horizontal flourish extending to the right.

Larry Timm
Community Development Director



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

April 23, 1993

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

Commissioners:

Subject: Country Club Heights Annexation -
Notice of Hearing, Resolution No. 28-93, 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. 28-93 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting April 21, 1993, giving notice of hearing on the proposed Country Club Heights Annexation. Also enclosed is a copy of the petition.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC
City Clerk

SN: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 #79-92

DATE: May 24, 1993

STAFF: Karl Metzner

REQUEST: Zone of Country Club Heights to RSF-2

LOCATION: West of 27 road and South of I-70

APPLICANT: City of Grand Junction

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Agricultural

EAST: Residential

SOUTH: Residential

WEST: Residential

EXISTING ZONING: County R-1-B

PROPOSED ZONING: City RSF-2

SURROUNDING ZONING:

NORTH: AFT

EAST: RSF-4

SOUTH: RSF-2

WEST: PR 2.24

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: None applicable to this property.

STAFF ANALYSIS: Country Club Heights consists of 54 parcels on 46.4 acres. The previous County zoning was R-1-B which allows 2 units per acre. Proposed City zoning is RSF-2 which also allows 2 units per acre. This proposal is in keeping with City policy to zone annexations to a city zone that is the closest equivalent to the previous county zone.

STAFF

RECOMMENDATION: Recommend approval of the requested zone of annexation.



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

June 23, 1993

1~
2~
3~

Dear 1~:

On June 16, 1993 the City Council passed the second reading on the annexation of the Country Club Heights area. The annexation will become effective on July 17, 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 this area 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 area. 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,

Reford C. Theobald
Mayor

enclosure

/bp



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599
(303) 244-1511

June 24, 1993

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

Gentlemen:

Re: Annexation - Country Club Heights

Enclosed herewith is certified copy of Ordinance No. 2686 and map for Annexation which annexes approximately 46.41 acres to the City of Grand Junction, located south of I-70, west of 12th Street.

Effective date of the annexation is July 18, 1993.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC
City Clerk

SN: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
Division of Local Government
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