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File 1992-0080

Name: Cambridge Annexation - S. of I-70 & W. of 12th Street

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e **a** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
s **n** be found on the ISYS query system in their designated categories.
e **n** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
n **e** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for
t **d** the contents of each file.

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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.

ANNEXATION AREA FACT SHEET

Name of Area: Cambridge Date: 2/2/93

Common Location: South of I-70 & West of 12th St. (27 road)

Existing Land Use: Residential/Vacant est. # Acres: 25

Projected Land Use: RESIDENTIAL # of Parcels: 55

Dwelling Units: 33 # of parcels owner occupied 28

Est. Population: 76 # PARCELS WITH P.O.A. 44

Service Providers and Special Districts

Water: UTE Sewer: CITY/COUNTY Fire: G.J. Rural

Drainage: H/A 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 ~~A-1-B~~
PR 2.24

Proposed City Zoning ~~RSE-2~~
PR 2.24

Lot 4, Block 3, Cambridge Subdivision, Section 35 T1N R1W

Sherman D. Jones and Melinda S. Tope
NAME

Sandra Glaze
Sherman D. Jones and Melinda S. Tope by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1828 Page 976.

2677 Cambridge Dr., GJ,CO
ADDRESS

Feb 4, 1993
DATE

Lot 7, Block 3, Cambridge Subdivision, Section 35, T1N R1W

Burke Construction Company, Inc.
NAME

Sandra Glaze
Burke Construction Company, Inc. by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1813 Page 306.

2677 Cambridge Rd, GJ, CO
ADDRESS

Feb 4, 1993
DATE

Lot 16, Block 2, Cambridge Subdivision, Section 35, T1N, R1W

Sherman D. Jones and Melinda S. Tope
NAME

Sandra Glaze
Sherman D. Jones and Melinda S. Tope by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1780 Page 200.

2678 Cambridge Dr., GJ, CO
ADDRESS

Feb 4, 1993
DATE

Lot 7, Block 4, Cambridge Subdivision, Section 35, T1N, R1W

Dennis L. Granum
NAME

Sandra Glaze
Dennis L. Granum by his attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1753 Page 459.

742 W. Wilshire Ct., GJ,CO
ADDRESS

Feb. 4, 1993
DATE

Lot 1, Block 2, Cambridge Subdivision, Section 35, T1N, R1W

Eagle Construction, Inc.
NAME

Sandra Glaze
Eagle Construction, Inc. by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1827 Page 201.

2672 Cambridge Dr., GJ,CO
ADDRESS

Feb. 4, 1993
DATE

Lot 2, Block 2, Cambridge Subdivision, Section 35, T1N, R1W

Daphne Bevill
NAME

Sandra Glaze
Daphne Bevill, by her attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1834 Page 627.

2668 Cambridge Dr., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 2, Block 4, Cambridge Subdivision, Section 35, T1N, R1W

Per-Olof and Sheryl L. Balke
NAME

Sandra Glaze

Per-Olof and Sheryl L. Balke by their attorney in fact
Acting City Clerk, Sandra Glaze, pursuant to P.O.A.
recorded in Book 1843 Page 240.

747 W. Wilshire Ct., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 4, Block 1, Cambridge Subdivision, Section 35, T1N, R1W

Jerry Elliott
NAME

Sandra Glaze

Jerry Elliott by his attorney in fact Acting City Clerk,
Sandra Glaze, pursuant to P.O.A. recorded in
Book 1860 Page 706.

757 Centauri Dr., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 3, Block 2, Cambridge Subdivision, Section 35, T1N, R1W

David M. and Debra C. Wesley
NAME

Sandra Glaze

David M. and Debra C. Wesley by their attorney in
fact Acting City Clerk, Sandra Glaze, pursuant to
P.O.A. recorded in Book 1860 Page 703.

756 Centauri Dr., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 3, Block 3, Cambridge Subdivision, Section 35, T1N, R1W

Cecil Miller
NAME

Sandra Glaze
Cecil Miller by his attorney in fact Acting City Clerk,
Sandra Glaze, pursuant to P.O.A. recorded
in Book 1904 Page 806.

2676 G.5 Rd., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 1, Block 4, Cambridge Subdivision, Section 35, T1N, R1W

Les and Theresa Miller
NAME

Sandra Glaze
Les and Theresa Miller by their attorney in fact
Acting City Clerk, Sandra Glaze, pursuant to P.O.A.
recorded in Book 1854 Page 250.

749 W. Wilshire Ct., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 5, Block 4, Cambridge Subdivision, Section 35, T1N, R1W

Miles C. and Leonora F. Kara
NAME

Sandra Glaze
Miles C. and Leonora F. Kara by their attorney in
fact Acting City Clerk, Sandra Glaze, pursuant to
P.O.A. recorded in Book 1671 Page 325.

741 W. Wilshire Ct., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 9, Block 1, Cambridge Subdivision, Section 35, T1N, R1W

David M. Durham
NAME

Sandra Glaze
David M. Durham by his attorney in fact Acting City
Clerk Sandra Glaze, pursuant to P.O.A. recorded in
Book 1684 Page 809

2681 G.5 Rd., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 4, Block 4, Cambridge Subdivision, Section 35, T1N, R1W

William J. and Debra E. Widdows
NAME

Sandra Glaze
William J. and Debra E. Widdows by their attorney
in fact Acting City Clerk, Sandra Glaze, pursuant to
P.O.A. recorded in Book 1693 Page 926

743 W. Wilshire Ct., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 8, Block 4, Cambridge Subdivision, Section 35, T1N, R1W

David O. and Sue E. Noffsinger
NAME

Sandra Glaze
David O. and Sue E. Noffsinger by their attorney in
fact Acting City Clerk, Sandra Glaze, pursuant to
P.O.A. recorded in Book 1701 Page 832

2685 G.5 Rd, GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 3, Block 4, Cambridge Subdivision, Section 35, T1N, R1W

David M. Durham
NAME

Sandra Glaze
David M. Durham by his attorney in fact Acting City
Clerk, Sandra Glaze, pursuant to P.O.A. recorded
in Book 1707 Page 126

745 W. Wilshire Ct., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 6, Block 3, Cambridge Subdivision, Section 35, T1N, R1W

Harold A. Isakson, Jr.
NAME

Sandra Glaze
Harold A. Isakson, Jr. by his attorney in fact Acting
City Clerk, Sandra Glaze, pursuant to P.O.A. recorded
in Book 1735 Page 559

2680 G.5 Rd, GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 19, Block 1, Cambridge Subdivision, Section 35, T1N, R1W

Ten Development Corporation
NAME

Sandra Glaze
Ten Development Corporation by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1745 Page 884

2684 Cambridge Rd., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 5, Block 3, Cambridge Subdivision, Section 35, T1N, R1W

Douglas K. and Jean R. Halford
NAME

Sandra Glaze
Douglas K. and Jean R. Halford by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1770 Page 90

2768 G.5 Rd., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lot 13, Block 2, Cambridge Subdivision, Section 35, T1N, R1W.

Monument Homes, Ltd.
NAME

Sandra Glaze
Monument Homes, Ltd. by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1772 Page 335

2676 Cambridge Dr., GJ, CO
ADDRESS

Feb. 4, 1993
DATE

Lots 1 through 9, Inclusive, Block 1 and Lots 3, 4, 5 and 7, Block 2, Cambridge Subdivision, Section 35, T1N, R1W

D.S.J. Corporation
NAME

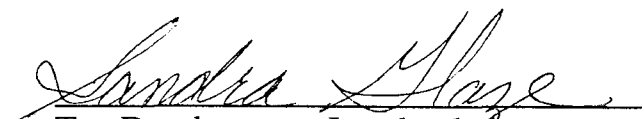
Sandra Glaze
D.S.J. Corporation, by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1848 Page 853.

Grand Junction, CO
ADDRESS

Feb. 4, 1993
DATE

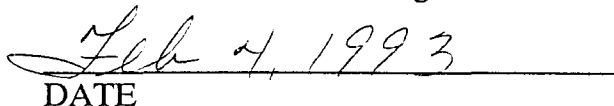
Lots 10 through 18, Block 1; Lots 8, 10, 14, 15, 17, Block 2; and Lot 8 of Block 3, Cambridge Subdivision, Section 35, T1N, R1W

Ten Development, Inc.
NAME



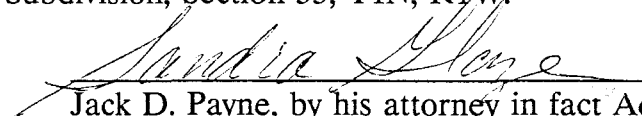
Ten Development, Inc., by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1776 Page 268.

Grand Junction, CO
ADDRESS


DATE

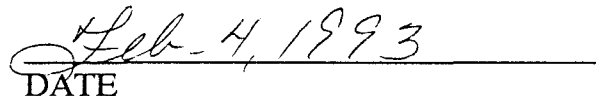
Lots 10 through Lot 19, Block 1; Lot 8, Lot 9, Lots 15 through 17, Block 2; Lot 1, Lot 2, Lot 4, Lot 7, Lot 8, Block 3; all in Cambridge Subdivision, Section 35, T1N, R1W AND Lots 10 through 14, Block 2, A replat of Lots 10, 11, 12, 13 and 14, Block 2, Cambridge Subdivision, Section 35, T1N, R1W.

Jack D. Payne
NAME



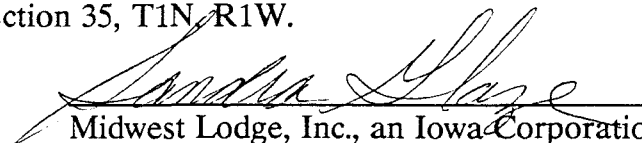
Jack D. Payne, by his attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1677 Page 832

Grand Junction, CO
ADDRESS


DATE

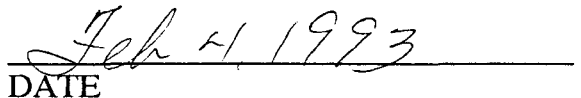
Lot 8, Block 2, Cambridge Subdivision, Section 35, T1N, R1W, AND Lot 10, Block 2, replat of Lots 10, 11, 12, 13 and 14, Block 2, Cambridge Subdivision, Section 35, T1N, R1W.

Midwest Lodge, Inc., an Iowa Corp.
NAME



Midwest Lodge, Inc., an Iowa Corporation, by their attorney in fact Acting City Clerk, Sandra Glaze, pursuant to P.O.A. recorded in Book 1847 Page 656

Grand Junction, CO
ADDRESS


DATE

STATE OF COLORADO

COUNTY OF MESA

}
SS

AFFIDAVIT

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

That he is the circulator of the foregoing petition:

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

Karl G. Metzner

Subscribed and sworn to before me this 8th day of Feb., 19 93.

Witness my hand and official seal.

Theresa J. Martinez
Notary Public

250 N. 5th St. Grand Jet Co 8601
Address

My commission expires: June 13, 1995



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

April 23, 1992

Admin Veteran Affairs
C/O Weyerhaeuser Mtg Co
10639 Santa Monica Blvd
Los Angeles, CA 90025

RE: Your property located in the Cambridge Subdivision in Grand Junction, Colorado.

Dear Property Owner:

As you may know, several people in your neighborhood have expressed interest in annexing to the City. The City believes you should have all the facts concerning annexation.

To help you understand the effects of annexation, the City will be holding an informal meeting on Thursday, April 30. 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 Jean and Doug Halford, who are located at 2678 G 1/2 Road.

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, appearing to read "Bennett Boeschstein".

Bennett Boeschstein, Director
Community Development Department

April 23, 1992

Edmond Shek Man & Kit Lay Yu Mah
744 W Wilshire Court
Grand Jct, CO 81506

RE: Your property located in the Cambridge Subdivision in Grand Junction, Colorado.

Dear Property Owners:

As you may know, several people in your neighborhood have expressed interest in annexing to the City. The City believes you should have all the facts concerning annexation.

To help you understand the effects of annexation, the City will be holding an informal meeting on Thursday, April 30. 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 Jean and Doug Halford, who are located at 2678 G 1/2 Road.

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

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

Sincerely,

Bennett Boeschstein, Director
Community Development Department

PROJECT NARRATIVE
ZONE OF ANNEXATION
CAMBRIDGE ANNEXATION

Cambridge Annexation is located South of I-70 and West of 27 road (12th St.). It consists of 55 parcels on 25 acres. 33 of the lots are developed. The previous county zoning was PR (Planned Residential) with a maximum density of 2.24 units per acre. Surrounding zoning is RSF-2 (2 units per acre). Proposed City zoning is PR with a maximum of 2,24 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.

CAMBRIDGE 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:

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 Cambridge 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 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 Cambridge 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 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 the same as to what it was in the County, Planned Residential with a density not to exceed 2.24 units per acre (PR-2.24). 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.



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

January 29, 1993

1~
2~
3~

Dear 1~:

As you may know, the City is seeking to annex urban or urbanizing areas along its current boundaries. Your neighborhood (Cambridge Subdivision) 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 February 10, 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 Al and Judy Weinberg, located at 745 West Wilshire Court. For those unable to attend this meeting, another meeting will be scheduled in the near future. Further details on that meeting will be mailed to you at that time.

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
Director of Community Development

LT/bjp



January 29, 1993

Dear Mr. & Mrs. Weinberg:

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 15 households in Cambridge Subdivision.

Thank you again for your hospitality. We look forward to seeing you on February 10th. If you have questions in the meantime, please do not hesitate to call.

Sincerely,

Larry Timm
Director of Community Development

enclosure

LT/bjp

March 4, 1993

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 and has recently annexed the subdivisions immediately west and south of your area. The Cambridge 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, March 25, 1993 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 April 21, 1993 when the City Council will hold a hearing to accept the petition for annexation. First reading of the annexation ordinance is scheduled for the June 2, 1993 City Council meeting and second reading at the June 16, 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 July 17, 1993. All City Council meetings begin at 7:30 p.m. in the City Auditorium, 520 Rood Avenue.

The 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 with 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 March 25th! 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/bp

GRAND JUNCTION CITY COUNCIL

DATE: APRIL 21, 1993

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

ACTION REQUESTED:

Accept petition for CAMBRIDGE Annexation.

EXECUTIVE SUMMARY:

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. 44 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. One area resident attended. Discussions involved street maintenance, street lighting and police protection.

RECOMMENDATIONS:

Accept petition and schedule public hearing.



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: Cambridge Annexation -
Notice of Hearing, Resolution No. 29-93, 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. 29-93 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 Cambridge 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 ✓



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". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Larry Timm
Community Development Director



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		25 acres	SOUTH OF I-70 WEST OF 27th	to: PR	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 type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
Name	Name	Name
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
Business Phone No.	Business Phone No.	Business Phone No.

City of Grand Junction
250 N. 5th St
Grand Junction, CO, 81501
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.

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

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

IC approved 7/7/93

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

Don M. Kelley
2764 Crossroads Blvd., #309
Grand Junction, CO 81506

Richard and Mary Ann Janson
742 W. Wilshire Ct.
Grand Junction, CO 81506

Leonard M. and Synthia Polzine
P. O. Box 4475
Grand Junction, CO 81502

Gary S. and Pamela R. Simpson
2138 I-75 Rd.
Austin, CO 81410

David D. and Sue E. Noffsinger,
2685 G 1/2 Rd.
Grand Junction, CO 81506

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

Gary and Diane DeRush
1352 Main St.
Grand Junction, CO 81501

David F. and Susan N. Smith
2681 G 1/2 Rd.
Grand Junction, CO 81506

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

Donald G. and Sandra L. Koch
2684 Cambridge Rd.
Grand Junction, CO 81506

Edmond and Kit Lau Yu Mah
744 W. Wilshire Ct.
Grand Junction, CO 81506

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

Les and Theresa Miller
749 W. Wilshire Ct.
Grand Junction, CO 81506-1826

Reese and Norma Hughes
753 Cambridge Ct.
Grand Junction, CO 81506

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

Per-Olof and Sheryl Balke
747 W. Wilshire Ct.
Grand Junction, CO 81506-1826

Michael and Pamela Reynolds
2668 Cambridge Dr.
Grand Junction, CO 81506

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

Alfred F. and Judith R. Weinberg
745 W. Wilshire Ct.
Grand Junction, CO 81506

David M. and Debra C. Wesley
3632 G 4/10 Rd.
Palisade, CO 81526

Richard L. and Linda P. Berkey
1233 Texas Ave.
Grand Junction, CO 81501

William J. and Debra Widdows
743 W. Wilshire Ct.
Grand Junction, CO 81506

Patricia A. Meacham
758 Centauri Dr.
Grand Junction, CO 81506-1806

Edward N. and Lois J. Crandell
2801 Hall Ave.
Grand Junction, CO 81501

Miles Christian Kara
741 W. Wilshire Ct.
Grand Junction, CO 81506

Eldon and Daphne Beville
1901 Monument Canyon Dr.
Grand Junction, CO 81503

Lawrence E. Webb
1533 Crestview Ct.
Grand Junction, CO 81506

Peter F. and Lynn A. Walsh
2315 Pheasant Run Circle
Grand Junction, CO 81506

Gerald and Verlene Ethridge
2665 Cambridge Rd.
Grand Junction, CO 81506

CAMP RIDGE SUBDIVISION

L. O. Griffith and
Richard L. Watson
2467 Commerce Blvd.
Grand Junction, CO 81505

Douglas and Jean Halford
2678 G 1/2 Rd.
Grand Junction, CO 81506

Larry and Joyce Butterbaugh
2671 Cambridge Rd.
Grand Junction, CO 81506

Harold A. and Debra K. Isakson
2680 G 1/2 Rd.
Grand Junction, CO 81506

Victor and Lorraine Sacco
2678 Cambridge Dr.
Grand Junction, CO 81506

David A. and Shirley Wilkinson
2677 Cambridge Rd.
Grand Junction, CO 81506

Chris G. and Theresa Neofotist
2673 Cambridge Rd.
Grand Junction, CO 81501

Harvey and Margaret Huffer
2679 Cambridge Dr.
Grand Junction, CO 81506

Lynda A. Wonders and
Armand C. Hughes
261 E. Danbury
Grand Junction, CO 81503

Chris and Pamela Windeknecht
2667 Cambridge Rd.
Grand Junction, CO 81506

Gary L. Badzinski and
Brenda L. Rzeppa
2672 Cambridge Dr.
Grand Junction, CO 81506

Michael and Ronda Behan
2669 Cambridge Rd.
Grand Junction, CO 81506

Ronald and Doneen Sawyer
2676 Cambridge Dr.
Grand Junction, CO 81506

Franklin and Geraldine Harmon
2673 Cambridge Dr.
Grand Junction, CO 81506

Cecil and Les Miller
749 W. Wilshire Ct.
Grand Junction, CO 81506

Robert and Pilar Low
2677 Cambridge Dr.
Grand Junction, CO 81506

STAFF REVIEW

FILE # 80-92

DATE: May 24, 1993

STAFF: Karl Metzner

REQUEST: Zone of Cambridge Annexation to PR 2.24

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 PR-2.24

PROPOSED ZONING: City PR 2.24

SURROUNDING ZONING:

NORTH: AFT

EAST: RSF-2

SOUTH: RSF-2

WEST: RSF-2

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

STAFF ANALYSIS: Cambridge Annexation consists of 55 parcels on 25 acres. It received a planned residential zoning and final plan approval in the county the City intends to maintain the Planned Zone at the existing density of 2.24 units per acre and accept the county plan approval. This proposal is in keeping with city policy to zone annexations to the closest city zone and also to accept existing county plan approvals.

STAFF RECOMMENDATION: Recommend approval of the requested zone of annexation.



June 23, 1993

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

1~
2~
3~

Dear 1~:

On June 16, 1993 the City Council passed the second reading on the annexation of the Cambridge Subdivision. 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 the Cambridge 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,

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 - Cambridge

Enclosed herewith is certified copy of Ordinance No. 2687 and map for Annexation which annexes approximately 25.0 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