

Table of Contents

File 1993-0050

Name: Paradise Hills Annexation

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
r **e** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
s **e** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
n **e** be found on the ISYS query system in their designated categories.
n **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
t **d** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for
the contents of each file.

X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

			X	X	Response to Paradise Hills Homes Owners Assoc. Questions of the City as of March 16, 1993
X	X	Action Sheet for Mesa Co. from the year 1981 - C101-81	X	X	Annexation Area Fact Sheet - 3/17/93
		Mesa County Review Sheet - 5/16/91	X		Most E-mails
X	X	Resolution No. - MCM 91-128	X	X	Paradise Hills Annexation Cost Estimate and Response to Questions Raised by the Homeowner Assoc. - 4/7/93
X		Paradise Hills Annexation Ownerships - Filing 1,2,3,4, 5 & 6	X	X	Financial Impact by Don Hobbs - 4/7/93
X	X	List of Irrigation Water Users	X		Notes to file
X	X	Mesa County Review Sheet Summary	X		Panorama Analysis
X	X	Correspondence	X	X	Paradise Hills / Fiscal Annexation Analysis with Revision #1 - 4/9/93, 4/27/93
X	X	List of Recommended & Prioritized Items to be considered by City in Paradise Hills Annexation	X	X	Mesa County Review Sheet Summary for C74-90-2
X	X	Cost Estimate Update for Street System Maintenance	X	X	Resolution No. 63-93, 91-93 - **
X		Sign-up sheets for neighborhood meetings			Protest letters in regard to Pedestrian ROW

SUBDIVISION SUMMARY FORM

Mesa County

Type of Submission:
 Request for Exemption _____
 Preliminary Plan xx
 Final Plat _____

Date: October 1, 1981

Subdivision Name: Paradise Hills

Filing # 7

Location of Subdivision TOWNSHIP IN RANGE 1W SEC 26 1/4
25

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
() Single Family	63	15.5	15.6
() Single Family Clusters	58	11.8	11.9
() Apartment Mixed Use Clusters	120	12.0	12.1
() Condominiums	42	4.0	4.0
() Mobile Home Townhouses	150	11.8	11.9
() Commercial 2,3, & 4-Plex	XXXX 17	2.9	2.9
() Industrial	N.A.		
	Street	8.3	8.3
	Golf Course	XXXXXX 26.0	26.2
	Dedicated School Sites		
	Reserved School Sites		
	Dedicated Park Sites		
	Reserved Park Sites		
	Private Open Areas		
	Reserve Leach Creek Trail	4.2	4.2
	Other (Specify) Reserve	2.4	2.4
	Street Reserve	0.5	0.5
	Total	99.4	100.0%

Estimated Water Requirements _____ gallons/day.

Proposed Water Source Ute Water

Estimated Sewage Disposal Requirement _____ gallons/day.

Proposed Means of Sewage Disposal City of Grand Junction

Note: This form is required by CRS 30-28-136 but is not a part of the regulations of Mesa County.

SUBDIVISION SUMMARY FORM

Mesa County

Type of Submission:
Request for Exemption _____
Preliminary Plan xx
Final Plat _____

Date: October 1, 1981

Subdivision Name: Paradise Hills

Filing # 7

Location of Subdivision TOWNSHIP 1N RANGE 1W SEC 26 $\frac{1}{2}$ 25

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
() Single Family	63	15.5	15.6
() Single Family Clusters	58	11.8	11.9
() Apartment Mixed Use Clusters	120	12.0	12.1
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() Mobile Home Townhouses	150	11.8	11.9
() Commercial 2, 3, & 4-Plex	XXXX 17	2.9	2.9
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Proposed Means of Sewage Disposal City of Grand Junction

Note: This form is required by CRS 30-28-136 but is not a part of the regulations of Mesa County.

provide a landscaping plan. The Board decided to include approval of the final plan and change the distance to 400 feet to connect to water and sewer when it becomes available. Public hearing closed. MAXINE ALBERS MOVED, RICK ENSTROM SECONDED, AND MOTION UNANIMOUSLY CARRIED TO APPROVE ITEM C35-82 REZONE APT TO PC AS RECOMMENDED BY THE PLANNING COMMISSION AND AUTHORIZE LEGAL COUNSEL TO DRAFT THE APPROPRIATE RESOLUTION FOR THE CHAIRMAN'S SIGNATURE.

MAXINE ALBERS MOVED, RICK ENSTROM SECONDED, AND MOTION UNANIMOUSLY CARRIED TO APPROVE THE PRELIMINARY AND FINAL PLAN FOR DEBEQUE INDUSTRIAL SITE AS RECOMMENDED BY THE PLANNING COMMISSION SUBJECT TO STAFF COMMENTS WITH APPROPRIATE BUFFERING TO BE PROVIDED AND THE REQUIREMENT TO CONNECT WITH SEWER AND WATER CHANGED TO 400 FEET TO COMPLY WITH STATE STATUTES.

C39-82 PUBLIC HEARING - REZONE R2 TO PR-10 AND PLAZA GARDENS HOMES - OUTLINE DEVELOPMENT PLAN. Petitioner: Zenith/Aires Group. Location: 300 feet Northeast of F and 29 Roads intersection. Mr. Luhrs stated that staff recommended approval subject to 1) the RV storage area being moved to the NW corner of the property, 2) the RV storage area and property lines adjoining the church be well-screened and buffered and 3) curb blocks or landscaping separate the off-street parking from Plaza Drive. The Planning Commission recommended approval with the stipulation that the RV storage be moved to the Northwest corner, 29 Road improvements be escrowed and with the sunset clause in effect. R. V. Brinkerhoff, representing the petitioner, agreed that they would relocate the storage area and provide the necessary screening and buffering. Mildred Brandstetter, 607 Partee Drive, felt the drawing showing the plan was not in proportion to the surrounding area. She felt the density was too high for this small piece of property and submitted a petition signed by approximately 25 people opposing the zone change. Mr. Brinkerhoff pointed out that the development included more property than most of the neighborhood was aware of which made the drawing look incorrect. He noted that a neighborhood meeting had been held to inform the residents of this fact. He noted that the property was currently zoned to allow 8 units per acre. Public hearing closed. RICK ENSTROM MOVED, MAXINE ALBERS SECONDED, AND MOTION UNANIMOUSLY CARRIED TO APPROVE ITEM C39-82 REZONE R2 TO PR-10 SUBJECT TO THE ODP AND AUTHORIZE LEGAL COUNSEL TO DRAFT THE APPROPRIATE RESOLUTION FOR THE CHAIRMAN'S SIGNATURE.

MAXINE ALBERS MOVED, RICK ENSTROM SECONDED, AND MOTION UNANIMOUSLY CARRIED TO APPROVE ITEM C39-82 ODP FOR PLAZA GARDENS HOMES SUBJECT TO AVIGATION EASEMENT, STAFF COMMENTS, HOLDING A MEETING WITH THE NEIGHBORS PRIOR TO FINAL TO ADDRESS THEIR CONCERNS AND OBTAINING THE NECESSARY RIGHT-OF-WAY AND ESCROW MONIES FOR 29 ROAD.

C40-82 PUBLIC HEARING - REZONE R2 TO PB AND PLAZA 29 - OUTLINE DEVELOPMENT PLAN. (Proof of publication shown) Petitioner: Zenith/Aires Group. Location: Northeast corner of F Road and 29 Road. Mr. Luhrs reviewed the staff comments noting that staff recommended approval subject to 1) circulation problems caused by gas pumps and automatic teller being resolved before preliminary, 2) landscaping, screening and buffering to be on the preliminary plan with extensive screening shown on the east property line and 3) existing healthy trees being retained on site when they do not interfere with traffic circulation or a building envelope. He noted that a list of building envelope uses had been submitted. R. V. Brinkerhoff, representing the petitioner, explained that they would like to begin construction as soon as approval is received. He explained that the automatic teller had been relocated, noting that adequate traffic circulation has been provided. Mr. White asked that the developers work closely with the Road Department to make sure that the utility placement is coordinated with the F Road improvements to alleviate the relocation of utilities at the expense of the County. Mr. Brinkerhoff explained that they had talked with the Road Department and Armstrong Engineers regarding the F Road improvements and agreed that they would incur the cost of relocation of utilities should they install their utilities prior to the improvements made on F Road. Public hearing closed. MAXINE ALBERS MOVED, RICK ENSTROM SECONDED, AND MOTION UNANIMOUSLY CARRIED TO APPROVE ITEM C40-82 REZONE R2 TO PLANNED BUSINESS SUBJECT TO STAFF COMMENTS AND AUTHORIZE LEGAL COUNSEL TO DRAFT THE APPROPRIATE RESOLUTION FOR THE CHAIRMAN'S SIGNATURE.

MAXINE ALBERS MOVED, RICK ENSTROM SECONDED, AND MOTION UNANIMOUSLY CARRIED TO APPROVE THE PLAZA 29 OUTLINE DEVELOPMENT PLAN SUBJECT TO STAFF COMMENTS WITH THE UNDERSTANDING THAT THE UTILITY HOOKUPS WILL BE COORDINATED WITH MR. HOTTOVY AND MR. CARMAN AND IF THE UTILITIES ARE IN PLACE PRIOR TO THE IMPROVEMENTS THE DEVELOPERS OF THIS PROJECT WILL INCUR THE COST TO RELOCATE THE UTILITIES WHEN F ROAD IS CONSTRUCTED: AND SUBJECT TO THE DEVELOPERS WORKING WITH THE NEIGHBORHOOD TO ADDRESS THEIR CONCERNS.

3:30 p.m. C101-81 PUBLIC HEARING - PARADISE HILLS #7 - PRELIMINARY PLAN. (Proof of publication shown) Petitioner: Paradise Hills Partnership. Location: H.5 and 26.75 Road. Mr. Davidson stated that the Planning Commission recommended denial until a contract is drawn up between the Paradise Hills Homeowners Association and the developer regarding the drainage and high water table. He noted that the main concerns were regarding flood hazard, fire protection, confirmation regarding sewer connection and avigation easement requirements. He noted that the majority of staff comments had been addressed. John Ballagh, Bray and Company, stated that they do have a signed contract with the Homeowners Association. He noted that they are adjacent to the City Limits. He explained that the highest density proposed is 12.7 units per acre. Bill Talmage, Secretary of the Paradise Hills Homeowners Association, stated that Mr. Ballagh had worked with them and the only concern that still needs to be addressed is regarding the problem of access. He explained that the major road funnels out through the existing Filings 4 & 5 and there is no other route available. Mr. Ballagh explained that they were pursuing another access but that the right-of-way had not yet been obtained. After discussion regarding the access question, the public hearing was closed. MAXINE ALBERS MOVED, RICK ENSTROM SECONDED, AND MOTION UNANIMOUSLY CARRIED TO APPROVE ITEM C101-81 PARADISE HILLS #7 PRELIMINARY PLAN SUBJECT TO STAFF COMMENTS AND ACQUISITION OF RIGHT-OF-WAY ON THE EAST SIDE OF THE PROPERTY TO ALLEVIATE DUMPING TRAFFIC INTO THE EXISTING FILINGS WITH THE UNDERSTANDING THAT THE ACCESS WILL BE READY TO BUILD AT THE TIME OF FINAL.

C45-82 PUBLIC HEARING - EASEMENT VACATION. Petitioner: John Jebaen. Location: Lot 5, Round Hill Subdivision (653 Round Hill Drive). This item was continued as the petitioner was not present.

C35-82 DEBEQUE INDUSTRIAL SITE PRELIMINARY & FINAL PLAN - APPD.

C39-82 REZONE R2 TO PR-10 - APPD.

C39-82 PLAZA GARDENS HOMES ODP - APPD.

C40-82 REZONE R2 TO PB - APPD.

C40-82 PLAZA 29 ODP - APPD.

C101-81 PARADISE HILLS #7 PRELIMINARY PLAN - APPD.

C45-82 EASEMENT VACATION - CONTD.

REVIEW SHEET SUMMARY.

FILE NO. C101-81 DUE DATE 11-12-81

ACTIVITY Paradise Hills #7

PHASE Preliminary ACRES _____

LOCATION H½ and 26 3/4 Road

PETITIONER Pardise Hills Partnership

PETITIONER ADDRESS 1015 North 7th

ENGINEER VTN Colorado

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-15-81	G.J. Rural Fire	This office cannot approve this development as submitted. We need utilities composit plans showing required fire protection. Building and site plans must be provided to compute required fire flow and hydrant agreement.
10-15-81	Floodplain	This proposal and the potential serious flood hazard is so complex a conference with the petitioner the design engineer and the Floodplain Administrator will be required prior to a public hearing on this item. This meeting is necessary to resolve technical problems and concerns prior to hearing.
10 - 21-81	County Road	OK
10-21-81	County Health	Ok as applied for.
10-19-81	Ute Water	No objections to development. Water systems will inter-connect with existing lines through Mediterranean Drive and Lanai Drive. Distribution main size in Molokai Way and Maui Drive may be 6" through the single family residential section. Distribution main size in Maui Drive north of the single family lots and in all other roadways of this filing must be a minimum diameter of 8 inches. Also, because of the increased demands this filing will place on existing systems, and because the existing users services must be preserved, the project engineer will have to consider additional service connection point. Such connection point(s) would have to be to the existing 18" transmission line in 26 Road between H & I Roads, or from 27 1/4 and I Road lines. Policies and fees in effect at the time of application will apply.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-21-81	County Engineer	This area being in the upper part of the Leach Creek drainage basin indicates use of detention structures as proposed in the drainage study and report. Recommend discharge be limited to historic flow. Further review required at final plan submittal.
10-28-81	G.J. Sewer	Developer should confirm that all sanitary sewer lines below this development will have capacity to carry sewage from this development.
10-28-81	Geological	The geologic and foundation reports prepared for this development indicate that problems with the expansive nature of the Mancos shale and poorly drained areas of the property will have to be dealt with during construction to prevent damage to structures. Extremely collapsible soils also will pose construction problems. Special drilled-pier foundations will probably be necessary, and perimeter drains as mentioned in the geotechnical report should be used in this development. If all recommendations contained in the technical reports are closely followed, we have no objection to this proposal.
11-3-81	Public Service	Gas: No objections. Developer should contact gas engineering prior to final plat regarding service locations and easements. Electric: This project is in G.V. REA service territory.
11-4-81	Mountain Bell	We have no requests at this time. We will require easements as each phase progresses. We will usually need back lot easements (10') for each lot and side easements depending on how subdivision is to be laid out. Most cables will be in joint trench with power.
11-9-81	Airport Authority	This proposed development is immediately adjacent (south) to the "critical zone" for the primary airport runway, but it does not lie within this zone: it is within the Airport Area of Influence. Hence an aviation easement should be required. Also significant consideration on this parcel is skyward lighting. Because the development lies adjacent to the Highline Canal and no development to the north, there will be a definite line of demarcation between the lighted area of residential development south of the canal and pitch black to the north of this area. Such a contrast adjacent to the approach end of Runway 11 could conceivably contribute to pilot vertigo under stress conditions. This is not a reason to deny or alter this preliminary plan, but it is a consideration to address i.e. minimized skyward lighting within the development.
11-9-81	County Parks	In talking with the City Parks Dept. they do not have the resources at this time to develop the golf course. Recommend to accept money in lieu of property. I do not feel the county needs a "district" size park in this area as defined by the Parks and Recreation Master Plan adopted September 1979.

1-6-82
MINUTES OF
1-17-81

PARADISE HILLS #7--PRELIMINARY PLAN

COMMISSIONER NELSON: "MR. CHAIRMAN, ON ITEM C101-81, I MOVE THAT WE TABLE THIS REQUEST FOR THE PRELIMINARY PLAN, MEET AT FACT-FINDING AS SOON AS POSSIBLE AT THE FIRST JANUARY MEETING, GIVE THE PETITIONER A SPECIFIC LIST OF OUR CONCERNS THAT CAN THEN BE ADDRESSED. ONCE THOSE HAVE BEEN ADDRESSED, WE WOULD AGREE TO PUT IT BACK ON THE TABLE."

COMMISSIONER YOUNG SECONDED.

CHAIRMAN MESSINGER CALLED FOR VOTE: COMMISSIONER SKINNER ONLY DISSENTING VOTE. MOTION CARRIED.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
STAFF COMMENTS		<p>1. The airport zone of influence has been extended since approval was granted on the ODP. Density guidelines are for 4 units/acre or less in the airport zone of influence. The higher density portions of this project should be located toward the southern and western portions of this property. The low density uses and the open space uses should be located in the northern and eastern portions of the property.</p> <p>2. The preliminary plan doesn't work with and blend with the topography. The topography should be worked with as much as possible. Mesa County encourages PD's to achieve "A development pattern which preserves and utilizes natural topography and geologic features"... "and avoids the disruption of natural drainage patterns." (quote taken from PD regs., Statement of Purpose.)</p> <p>3. A couple of stubbed streets are shown on the plan. How will these stubs connect in the future?</p> <p>4. County Parks Dept. mentions that the financing and adopted parks plan makes acceptance of the golf course unreasonable. Planning staff recommends that the golf course be developed and maintained by private interests.</p> <p>5. Preliminary Plan shows single family lots and simply labels other areas within phase one (phase one to be platted in 1982) as single family cluster, condominiums, duplexes etc. Where or when will the necessary preliminary plan for these areas come in? <i>see map</i></p> <p>6. Preliminary plan doesn't show any open space that will be available to residents in phase one. Preliminary plan also doesn't show any pedestrian path ways. What features and benefits of a "planned" development are embodied within this plan? How does this plan embody features of the "Statement of Purpose" and sub-section K of the "General Provisions" of the PD regs. <i>OK</i></p> <p>7. Flooding hazard in concept and detail must be addressed and resolved within this phase to be sure the land uses are soundly located. <i>OK</i></p> <p>8. Grading plan shows a vast amount of cutting and filling. How will cut and fill areas accommodate structures in light of the expansive soils and mancos shale in this area? <i>HAVE slope analysis</i></p>

3/10/82

MCPC Minutes
of 2/25/82

COMMISSIONER MILLER: MOTION: "MR. CHAIRMAN, I'D LIKE TO MOVE ON C101-81, PARADISE HILLS #7, PRELIMINARY PLAN. I RECOMMEND DENIAL FOR THE REASON THAT THE CONTRACT IS NOT SIGNED AND WE DID STIPULATE THAT WE WOULD NOT APPROVE THIS UNLESS A CONTRACT WAS SIGNED."
MOTION DIED FOR LACK OF SECOND.

COMMISSIONER MESSINGER: MOTION: "MR. CHAIRMAN, I'D MOVE ON ITEM C101-81 THAT WE FORWARD IT TO THE COUNTY COMMISSIONERS WITH THE STIPULATION THAT IT WOULDN'T BE HEARD BY THE COUNTY COMMISSIONERS AND IN THAT CASE IT WOULD MEAN IT WOULDN'T BE ADVERTISED AT THE HEARING, UNTIL THE CONTRACT BETWEEN THE PARADISE HILLS PARTNERSHIP AND THE HOMEOWNERS INVOLVED WAS SIGNED."

COMMISSIONER WALTON SECONDED.

CHAIRMAN SKINNER CALLED FOR A VOICE VOTE; MOTION CARRIED WITH COMMISSIONERS YOUNG AND MILLER OPPOSED.

MESA COUNTY REVIEW SHEET SUMMARY

MCPC Hearing Date: 5/16/91 MCC Hearing Date: 6/18/91
File Number: C74-90-2
Project Name: PARADISE HILLS, FILING NO. 7

Phase: FINAL PLAT AND PLAN
Common Location: NORTH OF LANAI DRIVE

Petitioner - Name: BRAY & CO. REALTORS, ATTN: ROBERT BRAY
Address: 1015 NORTH 7TH
 GRAND JUNCTION, CO 81501
Phone: 242-3647

DATE REVIEW AGENCY REVIEW AGENCY COMMENTS

5/7/91 U.S. WEST.

Proposal is within service area; existing services are not adequate; connection to services is required; financing is required for extensions.

5/10/91 U.S. DEPARTMENT OF THE INTERIOR

Our office reviewed the proposed development (File No. C-74-90-2) Filing No. 7, Paradise Hills Subdivision as requested and offer the following comments:

In previous reviews the United States has claimed, by prescription, an easement of 80 to 90 feet from the centerline of the Government Highline Canal in this same area, (see Files Nos. C79-82 and C101-81). We would strongly recommend this policy continue. In several places along the canal, old fence lines of unknown origin somewhat parallel the canal and have often been accepted as boundaries or limits of prescriptive use. This assumption may not provide the necessary width for future maintenance. Showing this width (80' min) from the centerline of the existing canal on the Subdivision Plats will prevent confusion and problems in the future. We would request this be done prior to recording of the plats. It is hard to determine the proximity of the 70,000 gallons storage pond with the canal. As long as it does not interfere with the current or future operation and maintenance of the canal or the road, it should not be a problem.

We appreciate the opportunity to comment on this proposed activity and if you need any additional information, please contact Carl James at 248-0629.

5/14/91 GRAND JUNCTION FIRE

Proposal is within service area.

1. We have concerns about the water line sizes - for fire hydrants it may not be less than 8" 2. We are also concerned about the fact that it is a dead end water line and not a looped system as required. There appears to be approximately 1/2 mile of dead end line. Please make the changes to a looped supply system and minimum line size and re-submit to our office.

6/10/91

GRAND VALLEY WATER USERS ASSOCIATION

As stated in our 12/90 M.C. Review Sheet Comments (copy attached) the Grand Valley Water Users' Association insists there be no access between Filing #7 and the canal bank operation and maintenance road and right-of-way. This is necessary as a safety

and liability matter as well as for the reasons stated in attached review sheet comments. Before Filing #7 is granted final approval, the Grand Valley Water Users' Association requests assurance that adequate fencing and/or other deterrents will be in place before housing construction begins. (G.W. Klapwyk)

5/17/91

UTE WATER

Ute Water has a 8" water main at Catalina Drive & Lanai Drive. Policies and Fees in Effect at the time of application will apply.

MESA COUNTY ENGINEERING DIVISION:

Reviewed by: Patrick Nelms
Mesa County Engineering
Review date: June 13, 1991

1. Per the Mesa County Standard Specifications for Road and Bridge Construction, the minimum acceptable design speed for local streets on flat or rolling terrain is 25 MPH. The proposed street configuration for this development is designed for only 15 MPH. Adherence and enforcement of a 15 MPH limit is questionable and may result in an unsafe condition.

The topography of this development site does not justify waiver of the 25 MPH design speed requirement. Waiving the requirement is not necessary to avoid the knolls on the site.

The minimum curve radius for design speeds on local streets is given in Table 4.1 of the Road and Bridge Standards. For a design speed of 25 MPH, the minimum curve radius is 250 feet. The curve radius of 100.00 feet on Yucatan Drive, the only ingress and egress route for the majority of the lots in this filing, is not acceptable. The curve radii of 80.00 feet on Yucatan Circle are also not acceptable. All streets within Paradise hills, Filing #7 must conform to these standards.

I recommend the developer and his engineer propose an alternate street layout for the area east of Lanai Drive.

2. Per the Specification, minimum curb radii for adjacent curbs at urban local-collector intersections is 35 feet. Since the traffic load on Lanai Drive will classify it as a collector street, the curb radii from Lanai Drive to Yucatan Court and Yucatan Drive is required to be 35 feet. This will improve the traffic conditions at this intersection, especially since Lanai Drive is being constructed to match the existing Lanai Drive and is not being improved to the standard collector section.
3. Engineering is continuing to stress the importance of a secondary access to this development. This development is isolated by the physical barriers of a major canal to the north and east, a substantial drainage ditch to the south and impassable terrain to the west. Providing only one access over these substantial barriers to a residential area is not prudent. Residences would be isolated from emergency services and normal ingress and egress in the event Lanai Drive into the development should be impassable.

A second access needs to be provided to this development improved, as a minimum, to a private road standard. Options may include improving the existing canal road, constructing a

new road to Catalina Court or constructing a collector road to 26½ Road.

4. Drainage easements must be provided for drainage entering the development from the north.
5. Irrigation easements must be provided for the irrigation facilities shown on the irrigation plan which are not in the Right-of-way. Easements must be provided for the irrigation facilities which are not within the bounds of this development.
6. When all requirements of approval, as specified by resolution of the Board of County Commissioners, have been completed, the Drainage Report and all construction plans shall be signed and sealed by a Colorado registered professional engineer. This shall be done prior to release by the Utilities Coordinating Committee.
7. Any work done in existing County right-of-way needs to be done under the authorization of a County Surface Alteration Permit. A Driveway Permit is required for construction of new accesses to the County road system. These permits may be obtained from the Engineering Division prior to beginning construction.
8. The engineer must provide detail plans of the proposed intersection improvements on existing Lanai Drive to the County Engineer. Details must include flowline profiles and typical pavement sections. "Recommendations" as given on sheet R4 of 4 must be requirements, as appropriate, on the detail plans. Design shall be in accordance with Mesa County Standard Specifications for Road and Bridge Construction. Replacement of any curb, gutter and sidewalk at an intersection corner must include a handicap ramp.
9. Handicap ramps must be constructed according to section 4.4.9 and Exhibit D of the Mesa County Standard Specifications for Road and Bridge Construction. Maximum grade allowed is 8.33 percent.
10. A street pavement design prepared by a Colorado Registered Professional Engineer shall be submitted to the County Engineer and shall be considered a requirement of approval.

FLOODPLAIN REVIEW COMMENTS:

1. A floodplain permit has been obtained for the drain ditch adjoining filing 7. No additional floodplain permit is required.

6/21/91

WALKER FIELD AIRPORT AUTHORITY

Proposal is within the service area and easements are required.
Impact on capacity or supply: Impacts on H Road as a connector to 27 Road and Horizon Drive increase with each new development. Long range planning for H Road is needed. **Other concerns and requirements** Existing northerly filings lie within the close-in traffic pattern for Runway 11/29; Filing 7 will lie even further within the pattern. Homeowners will be subject to an ever increasing amount of air traffic as the years go on, along with increasing frequency of aircraft noise. Avigation easement(s) must be recorded with Mesa County Clerk and Recorder at the same time as the recording of the subdivision plat (if approved) and a copy of the recorded document sent to Walker Field. (M. Sutherland)

MESA COUNTY REVIEW SHEET SUMMARY

MCPC Hearing Date: 5/16/91 MCC Hearing Date: 6/18/91
File Number: C74-90-2
Project Name: PARADISE HILLS, FILING NO. 7

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DATE REVIEW AGENCY REVIEW AGENCY COMMENTS

5/7/91 U.S. WEST.

Proposal is within service area; existing services are not adequate; connection to services is required; financing is required for extensions.

5/10/91 U.S. DEPARTMENT OF THE INTERIOR

Our office reviewed the proposed development (File No. C-74-90-2) Filing No. 7, Paradise Hills Subdivision as requested and offer the following comments:

In previous reviews the United States has claimed, by prescription, an easement of 80 to 90 feet from the centerline of the Government Highline Canal in this same area. (see Files Nos. C79-82 and C101-81). We would strongly recommend this policy continue. In several places along the canal, old fence lines of unknown origin somewhat parallel the canal and have often been accepted as boundaries or limits of prescriptive use. This assumption may not provide the necessary width for future maintenance. Showing this width (80' min) from the centerline of the existing canal on the Subdivision Plats will prevent confusion and problems in the future. We would request this be done prior to recording of the plats. It is hard to determine the proximity of the 70,000 gallons storage pond with the canal. As long as it does not interfere with the current or future operation and maintenance of the canal or the road, it should not be a problem.

We appreciate the opportunity to comment on this proposed activity and if you need any additional information, please contact Carl James at 248-0629.

5/14/91 GRAND JUNCTION FIRE

Proposal is within service area.

1. We have concerns about the water line sizes - for fire hydrants it may not be less than 8"
2. We are also concerned about the fact that it is a dead end water line and not a looped system as required. There appears to be approximately 1/2 mile of dead end line. Please make the changes to a looped supply system and minimum line size and re-submit to our office.

6/10/91

GRAND VALLEY WATER USERS ASSOCIATION

As stated in our 12/90 M.C. Review Sheet Comments (copy attached) the Grand Valley Water Users' Association insists there be no access between Filing #7 and the canal bank operation and maintenance road and right-of-way. This is necessary as a safety

and liability matter as well as for the reasons stated in attached review sheet comments. Before Filing #7 is granted final approval, the Grand Valley Water Users' Association requests assurance that adequate fencing and/or other deterrents will be in place before housing construction begins. (G.W. Klapwyk)

5/17/91

UTE WATER

Ute Water has a 8" water main at Catalina Drive & Lanai Drive. Policies and Fees in Effect at the time of application will apply.

MESA COUNTY ENGINEERING DIVISION:

Reviewed by: Patrick Nelms
Mesa County Engineering
Review date: June 13, 1991

1. Per the Mesa County Standard Specifications for Road and Bridge Construction, the minimum acceptable design speed for local streets on flat or rolling terrain is 25 MPH. The proposed street configuration for this development is designed for only 15 MPH. Adherence and enforcement of a 15 MPH limit is questionable and may result in an unsafe condition.

The topography of this development site does not justify waiver of the 25 MPH design speed requirement. Waiving the requirement is not necessary to avoid the knolls on the site.

The minimum curve radius for design speeds on local streets is given in Table 4.1 of the Road and Bridge Standards. For a design speed of 25 MPH, the minimum curve radius is 250 feet. The curve radius of 100.00 feet on Yucatan Drive, the only ingress and egress route for the majority of the lots in this filing, is not acceptable. The curve radii of 80.00 feet on Yucatan Circle are also not acceptable. All streets within Paradise hills, Filing #7 must conform to these standards.

I recommend the developer and his engineer propose an alternate street layout for the area east of Lanai Drive.

2. Per the Specification, minimum curb radii for adjacent curbs at urban local-collector intersections is 35 feet. Since the traffic load on Lanai Drive will classify it as a collector street, the curb radii from Lanai Drive to Yucatan Court and Yucatan Drive is required to be 35 feet. This will improve the traffic conditions at this intersection, especially since Lanai Drive is being constructed to match the existing Lanai Drive and is not being improved to the standard collector section.
3. Engineering is continuing to stress the importance of a secondary access to this development. This development is isolated by the physical barriers of a major canal to the north and east, a substantial drainage ditch to the south and impassable terrain to the west. Providing only one access over these substantial barriers to a residential area is not prudent. Residences would be isolated from emergency services and normal ingress and egress in the event Lanai Drive into the development should be impassable.

A second access needs to be provided to this development improved, as a minimum, to a private road standard. Options may include improving the existing canal road, constructing a

new road to Catalina Court or constructing a collector road to 26½ Road.

4. Drainage easements must be provided for drainage entering the development from the north.
5. Irrigation easements must be provided for the irrigation facilities shown on the irrigation plan which are not in the Right-of-way. Easements must be provided for the irrigation facilities which are not within the bounds of this development.
6. When all requirements of approval, as specified by resolution of the Board of County Commissioners, have been completed, the Drainage Report and all construction plans shall be signed and sealed by a Colorado registered professional engineer. This shall be done prior to release by the Utilities Coordinating Committee.
7. Any work done in existing County right-of-way needs to be done under the authorization of a County Surface Alteration Permit. A Driveway Permit is required for construction of new accesses to the County road system. These permits may be obtained from the Engineering Division prior to beginning construction.
8. The engineer must provide detail plans of the proposed intersection improvements on existing Lanai Drive to the County Engineer. Details must include flowline profiles and typical pavement sections. "Recommendations" as given on sheet R4 of 4 must be requirements, as appropriate, on the detail plans. Design shall be in accordance with Mesa County Standard Specifications for Road and Bridge Construction. Replacement of any curb, gutter and sidewalk at an intersection corner must include a handicap ramp.
9. Handicap ramps must be constructed according to section 4.4.9 and Exhibit D of the Mesa County Standard Specifications for Road and Bridge Construction. Maximum grade allowed is 8.33 percent.
10. A street pavement design prepared by a Colorado Registered Professional Engineer shall be submitted to the County Engineer and shall be considered a requirement of approval.

FLOODPLAIN REVIEW COMMENTS:

1. A floodplain permit has been obtained for the drain ditch adjoining filing 7. No additional floodplain permit is required.

6/21/91

WALKER FIELD AIRPORT AUTHORITY

Proposal is within the service area and easements are required.

Impact on capacity or supply: Impacts on H Road as a connector to 27 Road and Horizon Drive increase with each new development.

Long range planning for H Road is needed. **Other concerns and requirements** Existing northerly filings lie within the close-in traffic pattern for Runway 11/29; Filing 7 will lie even further within the pattern. Homeowners will be subject to an ever increasing amount of air traffic as the years go on, along with increasing frequency of aircraft noise. Avigation easement(s)

must be recorded with Mesa County Clerk and Recorder at the same time as the recording of the subdivision plat (if approved) and a copy of the recorded document sent to Walker Field. (M. Sutherland)



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

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		563 ACRES	PARADISE HILLS AREA	RSF-R, RSF-1, RSF-4 PR, PZ, PAD, PI	RESIDENTIAL & VACANT
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

PETITIONER

City of Grand Junction

Name	Name	Name
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
Business Phone No.	Business Phone No.	Business Phone No.

250 N. 5th

Grand Jct, CO

244-1439

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]
 Signature of Person Completing Application _____ Date _____

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

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.

PARADISE HILLS #2:

A tract of land situated in Sections 25, 26 and 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Mesa County Brass Cap common to Sections 25, 26, 35 and 36 in Township 1 North, Range 1 West of the Ute Meridian, and considering the line common to the SE¼ of Section 26 and the NE¼ of Section 35 to bear N 90°00'00" W with all bearings contained herein being relative thereto;

thence N 00°01'39" E along the East line of the SE¼ of Section 26 a distance of 840.80 feet to the Northeast corner of Lot 10, Block 2 of Paradise Hills Filing No. Six as recorded in Plat Book 12 at Pages 236 & 237 in the office of the Mesa County Clerk and Recorder;

thence along the boundary of said Block 2 the following eighteen (18) courses and distances:

- 1) N 76°45'50" W a distance of 275.30 feet;
- 2) N 60°09'56" W a distance of 188.73 feet;
- 3) N 83°17'58" W a distance of 273.39 feet;
- 4) 2.12 feet along the arc of a curve having a radius of 370.0 feet, a central angle of 00°19'42", and a long chord which bears S 05°06'45" E a distance of 2.12 feet;
- 5) S 05°16'36" E a distance of 65.31 feet;
- 6) 61.24 feet along the arc of a curve having a radius of 70.0 feet, a central angle of 50°07'46", and a long chord which bears S 30°20'32" E a distance of 59.31 feet;
- 7) S 55°24'28" E a distance of 117.57 feet;
- 8) 138.30 feet along the arc of a curve having a radius of 230.0 feet, a central angle of 34°27'12", and a long chord which bears S 38°10'51" E a distance of 136.23 feet;
- 9) S 60°46'06" E a distance of 25.61 feet;
- 10) N 79°25'00" E a distance of 87.73 feet;
- 11) 41.57 feet along the arc of a curve having a radius of 100.0 feet, a central angle of 23°49'01", and a long chord which bears S 88°40'25" E a distance of 41.27 feet;
- 12) S 76°45'50" E a distance of 163.04 feet;
- 13) 133.99 feet along the arc of a curve having a radius of 100.0 feet, a central angle of 76°46'07", and a long chord which bears S 38°22'51" E a distance of 124.19 feet;
- 14) S 00°00'00" W a distance of 365.43 feet;
- 15) 117.81 feet along the arc of a curve having a radius of 75.0 feet, a central angle of 90°00'00", and a long chord which bears S 45°00'00" W a distance of 106.06 feet;
- 16) S 90°00'00" W a distance of 360.0 feet;
- 17) S 45°00'00" W a distance of 28.28 feet;
- 18) S 00°00'00" W a distance of 75.00 feet;

thence leaving said Block 2, S 00°00'00" W a distance of 70.0 feet to a point on the South line of the SE¼ of Section 26;

thence S 90°00'00" E along said South line a distance of 525.0 feet to a point from whence the Southeast corner of the SE¼ of Section 26 bears S 90°00'00" E a distance of 30.0 feet;
thence S 00°11'27" W a distance of 484.26 feet;
thence N 90°00'00" W a distance of 808.18 feet to the Southwest corner of Lot 4, Block 1 of La Casa De Dominguez Filing No. Two as recorded in Plat Book 13 at Page 372 in the office of the Mesa County Clerk and Recorder;
thence N 00°00'21" E a distance of 444.26 feet to the Northeast corner of Lot 5 of Garrison Ranch, A Replat of Lot 1, Block 1 of La Casa De Dominguez Filing No. Two as recorded in Plat Book 14 at Page 12 in the office of the Mesa County Clerk and Recorder;
thence N 90°00'00" W a distance of 492.05 feet to the Northwest corner of Lot 1 of said Garrison Ranch;
thence S 00°00'21" W a distance of 1277.66 feet to the Southwest corner of La Casa De Dominguez Filing No. Three as recorded in Plat Book 13 at Page 393 in the office of the Mesa County Clerk and Recorder, said point being common with the Southwest corner of the NE¼ NE¼ of Section 35;
thence S 89°55'50" E along the South line of said NE¼ NE¼ a distance of 1288.14 feet;
thence S 00°11'05" W a distance of 671.74 feet;
thence N 88°20'35" W a distance of 20.01 feet to the Northeast corner of Lot 4, Block 3 of Country Club Heights as recorded in Plat Book 12 at Page 174 in the office of the Mesa County Clerk and Recorder;
thence along the Northern Boundary of said Country Club Heights and the Southern Right-of-Way for Interstate 70 the following three (3) courses and distances:
1) N 88°20'35" W a distance of 268.99 feet;
2) N 79°48'35" W a distance of 202.20 feet;
3) N 88°20'35" W a distance of 257.41 feet to the Northeast corner of Lot 16, Block 1 of Cambridge as recorded in Plat Book 13 at Pages 174, 175 and 176 in the office of the Mesa County Clerk and Recorder;
thence along the Northern Boundary of Cambridge and the Southern Right-of-Way for Interstate 70 the following two (2) courses and distances:
1) N 88°20'35" W a distance of 947.59 feet;
2) S 87°52'55" W a distance of 259.09 feet to the Northwest corner of Lot 6 of the Replat of Lots 2 through 6, Block 1 of Cambridge Subdivision as recorded in Plat Book 14 at Page 11 in the office of the Mesa County Clerk and Recorder;
thence along the Southern Right-of-Way for Interstate 70 the following four (4) courses and distances:
1) S 87°48'30" W a distance of 127.38 feet;
2) 214.56 feet along the arc of a curve to the left having a radius of 1527.10 feet, a central angle of 8°03'00", and a long chord which bears S 83°13'00" W a distance of 214.38 feet;
3) S 83°11'30" W a distance of 81.50 feet;
4) S 71°36'00" W a distance of 171.90 feet;
thence leaving said Right-of-Way S 71°36'00" W a distance of 43.94 feet to a point which is 30.0 feet East of the West line of the SW¼ NE¼ of Section 35;
thence N 00°07'46" W a distance of 714.63 feet to a point on the North line of the N½ of the SW¼ NE¼ of Section 35;
thence N 89°52'42" W along said North line a distance of 30.0 feet to the Northwest corner of

said N½ SW¼ NE¼;

thence N 89°49'51" W along the South line of the NE¼ NW¼ of Section 35 a distance of 1315.95 feet to the Southwest corner of said NE¼ NW¼, said point being common with the Southwest corner of Lot 4 of the Replat of Lot 2, Saccomanno Minor Subdivision as recorded in Plat Book 13 at Page 449 in the office of the Mesa County Clerk and Recorder;

thence N 00°00'28" E a distance of 817.31 feet to the Northwest corner of said Lot 4;

thence S 88°42'00" W a distance of 88.70 feet;

thence N 59°49'00" W a distance of 106.20 feet;

thence S 88°15'00" W a distance of 122.90 feet;

thence S 66°08'00" W a distance of 90.30 feet;

thence N 00°05'00" E a distance of 501.66 feet to the North line of Section 35;

thence N 89°55'00" W along said North line a distance of 112.92 feet;

thence N 01°43'40" E a distance of 528.21 feet to the centerline of Rice Wash;

thence along the centerline of Rice Wash the following six (6) courses and distances:

1) N 40°07'00" E a distance of 289.90 feet;

2) N 86°00'00" E a distance of 410.00 feet;

3) N 31°45'00" E a distance of 250.00 feet;

4) N 50°35'00" E a distance of 219.87 feet;

5) N 87°50'00" E a distance of 150.00 feet;

6) N 36°46'00" E a distance of 227.60 feet;

thence leaving said Rice Wash S 89°56'00" E a distance of 6.74 feet;

thence S 00°05'00" W a distance of 322.20 feet;

thence N 85°08'00" E a distance of 586.56 feet;

thence S 89°47'00" E a distance of 30.0 feet to a point on the West line of the SE¼ of Section 26;

thence N 00°07'50" E along said West line a distance of 1591.77 feet to the Center ¼ corner of Section 26;

thence N 89°57'50" E along the North line of the NW¼ SE¼ of Section 26 a distance of 558.00 feet to the Southeasterly bank of a drainage ditch;

thence Northeasterly along the Southeasterly bank of said drainage ditch the following four (4) courses and distances:

1) N 41°35'47" E a distance of 111.67 feet;

2) N 52°31'05" E a distance of 153.69 feet;

3) N 58°47'13" E a distance of 276.77 feet;

4) N 31°10'46" E a distance of 638.09 feet to a point on the West line of the E½

NE¼ of Section 26;

thence N 00°04'20" E along said West line a distance of 1760.23 feet to the Northwest corner of NE¼ NE¼ of Section 26;

thence S 88°09'21" E a distance of 1322.94 feet to the Northeast corner of Section 26;

thence S 88°02'58" E along the North line of the NW¼ NW¼ of Section 25 a distance of 495.22 feet;

thence S 01°50'25" E a distance of 215.83 feet;

thence S 54°54'00" E a distance of 1119.59 feet to a point on the East line of the W¼ of Section 25;

thence S 01°52'33" W a distance of 3048.63 feet to the Northeast corner of the SW¼ SW¼ of Section 25;

thence S 00°02'00" W a distance of 1320.27 feet to the Southeast corner of said SW¼ SW¼;
thence N 89°54'00" W a distance of 1317.84 feet to the Point of Beginning.

m::paradise.doc

Lot 2 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Verne A. & Diana B. Smith
NAME

Stephanie Nye
Verne A. & Diana B. Smith by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 120.

2669 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 3 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Jesse J. & Violet R. John
NAME

Stephanie Nye
Jesse J. & Violet R. John by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 202.

2667 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 4 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Gloria S. Vance
NAME

Stephanie Nye
Gloria S. Vance by their attorney in
fact City Clerk, Stephanie Nye,
pursuant to P.O.A. recorded in Book
1117 Page 914.

2665 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 5 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

John G. & Cynthia A. Themelis
NAME

Stephanie Nye
John G. & Cynthia A. Themelis by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 118.

2663 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 6 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

John W. & Lois C. Burnell
NAME

Stephanie Nye
John W. & Lois C. Burnell by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1048 Page 516.

2661 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 7 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Earl G. & Bonnie L. Meyer
NAME

Stephanie Nye
Earl G. & Bonnie L. Meyer by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 152.

2659 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 8 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Mary L. & Charles J. Colosimo
NAME

Stephanie Nye
Mary L. & Charles J. Colosimo by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 149.

2653 Paradise Court, GJ, CO
ADDRESS

6/25/93
DATE

Lot 9 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Jean C. Todd
NAME

Stephanie Nye
Jean C. Todd by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1042 Page 496.

2651 Paradise Court, GJ, CO
ADDRESS

6/25/93
DATE

Lot 10 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Ronald W. & La Donna J. Cronk
NAME

Stephanie Nye
Ronald W. & La Donna J. Cronk by their attorney in fact, City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 142.

2654 Paradise Court, GJ, CO
ADDRESS

6/25/93
DATE

Lot 11 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

H. Kenneth Henry
NAME

Stephanie Nye
H. Kenneth Henry by their attorney in fact, City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1051 Page 575.

2657 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 12 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Dr. Anna D. Miklos
NAME

Stephanie Nye
Dr. Anna D. Miklos by their attorney in fact, City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 139.

2655 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 13 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Darryl L. & Syble Hayden
NAME

Stephanie Nye
Darryl L. & Syble Hayden by their attorney in fact, City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1043 Page 196.

2653 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 14 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

James M & Frances A. Turner
NAME

Stephanie Nye
James M. & Frances A. Turner by their
attorney in fact, City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 133.

2651 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 1 Block 2 Paradise Hills Subdivision Section 26 T1N R1W.

June M. & Warren G. Miller
NAME

Stephanie Nye
June M. & Warren G. Miller by their
attorney in fact, City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1120 Page 199.

2662 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 2 Block 2 Paradise Hills Subdivision Section 26 T1N R1W.

Paul & Helen Guillory, Jr.
NAME

Stephanie Nye
Paul & Helen Guillory, Jr. by their
attorney in fact, City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 200.

2660 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 3 Block 2 Paradise Hills Subdivision Section 26 T1N R1W.

Keith & Joyce Jurgens
NAME

Stephanie Nye
Keith & Joyce Jurgens by their attorney
in fact City Clerk Stephanie Nye,
pursuant to P.O.A. recorded in Book
1048 Page 518.

2658 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 4 Block 2; Replat of Lots 1, 2, 3 and 4 of the
Replat of Lots 1, 2, 3, 4, 5, 11, and 12 of Block 2
Paradise Hills Subdivision Section 26 T1N R1W.

Edward J. & Virginia L. Settle
NAME

Stephanie Nye
Edward J. & Virginia L. Settle by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 143.

2656 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 5 Block 2 Paradise Hills Subdivision Section 26 T1N R1W

John E. & Leona M. Brophy
NAME

Stephanie Nye
John E. & Leona M. Brophy by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 119.

2654 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 7 Block 2 Paradise Hills Subdivision Section 26 T1N R1W.

Ralph A. & Patricia K. Belcastro
NAME

Stephanie Nye
Ralph A. & Patricia K. Belcastro by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1045 Page 140.

2655 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 8 Block 2 Paradise Hills Subdivision Section 26 T1N R1W

Warren & Marie Wulf
NAME

Stephanie Nye
Warren & Marie Wulf by their attorney
in fact City Clerk Stephanie Nye,
pursuant to P.O.A. recorded in Book
1045 Page 918.

811 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 9 Block 2 Paradise Hills Subdivision Section 26 T1N R1W.

John R. & Julia J. Christianson
NAME

Stephanie Nye
John R. & Julia J. Christianson by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1045 Page 124.

809 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 10 Block 2 Paradise Hills Subdivision Section 26 T1N R1W.

Dan G. & Pamela T. Griffin
NAME

Stephanie Nye
Dan G. & Pamela T. Griffin by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 132.

807 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 11 Block 2 Paradise Hills Subdivision Section 26 T1N R1W.

Harvey S. & Margaret L. Huffer
NAME

Stephanie Nye
Harvey S. & Margaret L. Huffer by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1042 Page 502.

805 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 12 in Replat of Lots 1, 2, 3, 4, 5, 11 and 12 Block 2
plus land parcel as described in Book 1034 Page 735;
Paradise Hills Subdivision Section 26 T1N R1W.

David W. & Judith A. Abrahamson
NAME

Stephanie Nye
David W & Judith A. Abrahamson by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 897.

803 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 1 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

Theodore J. & Florence V. Balbier
NAME

Stephanie Nye
Theodore J. & Florence V. Balbier by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1043 Page 195.

802 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 2 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

Stephen R. & Marsha J. Meacham
NAME

Stephanie Nye
Stephen R. & Marsha J. Meacham by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 126.

804 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 3 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

Thomas D. & Janet G. Pool
NAME

Stephanie Nye
Thomas D. & Janet G. Pool by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 921.

806 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 4 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

Wayne E. & Margene M. Hamilton
NAME

Stephanie Nye
Wayne E. & Margene M. Hamilton by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 129.

808 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 5 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

Robert A. & Alice E. Ferron
NAME

Stephanie Nye
Robert A. & Alice E. Ferron by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1042 Page 505.

810 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 6 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

Mark T. & Beverly J. Goodrich
NAME

Stephanie Nye
Mark T. & Beverly J. Goodrich by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1048 Page 522.

812 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 7 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

M.J. & Marie Kelley
NAME

Stephanie Nye
M.J. & Marie Kelley by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1043 Page 906.

814 Samoan Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 15 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

William H. & Lois Rutledge
NAME

Stephanie Nye
William H. & Lois Rutledge by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1043 Page 899.

2668 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 9 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

Monty J. & D. Diane Bonello
NAME

Stephanie Nye
Monty J. & D. Diane Bonello by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 151.

813 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 1 Block 4 Paradise Hills Subdivision Section 26 T1N R1W.

Donald E. & Carol L. Lovato
NAME

Stephanie Nye
Donald E. & Carol L. Lovato by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 138.

804 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 1 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Robert F. & Jennie Barney
NAME

Stephanie Nye
Robert F. & Jennie Barney by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1042 Page 503.

2673 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 7 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

William J. & Phyllis J. Thompson
NAME

Stephanie Nye
William J. & Phyllis J. Thompson by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1050 Page 310.

811 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 11 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

Henry & Mabel Hengeveld
NAME

Stephanie Nye
Henry & Mabel Hengeveld by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1042 Page 500.

809 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 12 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

Evelyn J. & Ralph S. Roepnack
NAME

Stephanie Nye
Evelyn J. & Ralph S. Roepnack by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 130.

807 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 3 Block 4 Paradise Hills Subdivision Section 26 T1N R1W.

Peter M. & Marie L. Yeager
NAME

Stephanie Nye
Peter M. & Marie L. Yeager by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 121.

808 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 4 Block 4 Paradise Hills Subdivision Section 26 T1N R1W.

Alfred L. & Elsie R. Ladage
NAME

Stephanie Nye
Alfred L. & Elsie R. Ladage by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1042 Page 494.

810 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 5 Block 4 Paradise Hills Subdivision Section 26 T1N R1W.

Wallace M. & Margaret M. Smith
NAME

Stephanie Nye
Wallace M. & Margaret M. Smith by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 198.

812 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 6 Block 4 Paradise Hills Subdivision Section 26 T1N R1W.

Jane Huff
NAME

Stephanie Nye
Jane Huff by their attorney in fact
City Clerk Stephanie Nye, pursuant to
P.O.A. recorded in Book 1045 Page 141.

815 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 7 Block 4 Paradise Hills Subdivision Section 26 T1N R1W.

Norris C. & Kathryn C. Wiseman
NAME

Stephanie Nye
Norris C. & Kathryn C. Wiseman by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1051 Page 571.

811 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 8 Block 4 Paradise Hills Subdivision Section 26 T1N R1W.

Lawrence L. & Sandra K. James
NAME

Stephanie Nye
Lawrence L. & Sandra K. James by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 902.

807 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 9 Block 4 Paradise Hills Subdivision Section 26 T1N R1W.

George R. & Vickie L. Radakovich
NAME

Stephanie Nye
George R. & Vickie L. Radakovich by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1048 Page 521.

805 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 1 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Anthony & Joanne Costanzo
NAME

Stephanie Nye
Anthony & Joanne Costanzo by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 197.

2680 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 2 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Otis W. & Viola Orton
NAME

Stephanie Nye
Otis W. & Viola Orton by their attorney
in fact City Clerk Stephanie Nye,
pursuant to P.O.A. recorded in Book
1045 Page 917.

804 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 3 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Roger C. & Rita Shenkel
NAME

Stephanie Nye
Roger C. & Rita Shenkel by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 134.

806 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 4 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Joseph A. & Mary S. Luff
NAME

Stephanie Nye
Joseph A. & Mary S. Luff by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 136.

808 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 5 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Alice W. Rice
NAME

Stephanie Nye
Alice W. Rice by their attorney in
fact City Clerk Stephanie Nye,
pursuant to P.O.A. recorded in Book
1042 Page 509.

810 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 6 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Arthur W., Jr. & Doris J. Fash
NAME

Stephanie Nye
Arthur W., Jr. & Doris J. Fash by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 908.

812 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 7 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Felix R. & Verda M. Kloberdany
NAME

Stephanie Nye
Felix R. & Verda M. Kloberdany by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1042 Page 499.

814 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 8 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

David G. & Carolyn L. Behrhorst
NAME

Stephanie Nye
David G. & Carolyn L. Behrhorst by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1129 Page 858.

816 Tahiti Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 9 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Arlene V. & Harry W. Jackson, Jr.
NAME

Stephanie Nye
Arlene V. & Harry W. Jackson, Jr. by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1043 Page 903.

816 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 10 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Paul & Jane Silengo
NAME

Stephanie Nye
Paul & Jane Silengo by their attorney
in fact City Clerk Stephanie Nye,
pursuant to P.O.A. recorded in Book
1043 Page 894.

818 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 3 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

John W. Crouch
NAME

Stephanie Nye
John W. Crouch by their attorney
in fact City Clerk Stephanie Nye,
pursuant to P.O.A. recorded in Book
1070 Page 31.

2677 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 4 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Robert H. & Carol Ann Murphy
NAME

Stephanie Nye
Robert H. & Carol Ann Murphy by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1113 Page 424.

2679 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 5 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Marion F. & Helen K. Konakis
NAME

Stephanie Nye
Marion F. & Helen K. Konakis by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1217 Page 348.

2681 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 6 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

F. B. & Dorothy Blair
NAME

Stephanie Nye
F. B. & Dorothy Blair by their attorney
in fact City Clerk Stephanie Nye,
pursuant to P.O.A. recorded in Book
1212 Page 581.

2683 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 1 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Louis P. & Josephine C. Pavetti
NAME

Stephanie Nye
Louis P. & Josephine C. Pavetti by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1045 Page 147.

822 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 8 Block 3 Paradise Hills Subdivision Section 26 T1N R1W.

Kenneth R. & Kristy L. Grogan
NAME

Stephanie Nye
Kenneth R. & Kristy L. Grogan by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1046 Page 691.

2661 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 16 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Darrel R. & Irene Chapman
NAME

Stephanie Nye
Darrel R. & Irene Chapman by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1051 Page 572.

820 Jamaica Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 1 Block 9 Paradise Hills Subdivision Section 26 T1N R1W.

Keith M. & Betty Jo Hughes
NAME

Stephanie Nye
Keith M. & Betty Jo Hughes by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 912.

2654 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 2 Block 9 Paradise Hills Subdivision Section 26 T1N R1W.

Walter G. & Joyce Brown
NAME

Stephanie Nye
Walter G. & Joyce Brown by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 137.

2655 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 3 Block 9 Paradise Hills Subdivision Section 26 T1N R1W.

Robert J. & Donna J. Jarrett
NAME

Stephanie Nye
Robert J. & Donna J. Jarrett by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 920.

2657 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 4 Block 9 Paradise Hills Subdivision Section 26 T1N R1W.

Mr. & Mrs. Leo Seiler
NAME

Stephanie Nye
Mr. & Mrs. Leo Seiler by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 135.

2659 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 5 Block 9 Paradise Hills Subdivision Section 26 T1N R1W.

Kent E. & Billie M. Boesch
NAME

Stephanie Nye
Kent E. & Billie M. Boesch by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 915.

2660 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 6 Block 9 Paradise Hills Subdivision Section 26 T1N R1W.

W. A. & B. Jane Girdley
NAME

Stephanie Nye
W. A. & B. Jane Girdley by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1043 Page 201.

2658 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 7 Block 9 Paradise Hills Subdivision Section 26 T1N R1W.

James E. & Cheryl J. Jacobson
NAME

Stephanie Nye
James E. & Cheryl J. Jacobson by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 131.

2656 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 1 Block 10 Paradise Hills Subdivision Section 26 T1N R1W.

Joseph K. & Helen B. Hurtgen
NAME

Stephanie Nye
Joseph K. & Helen B. Hurtgen by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 898.

2650 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 2 Block 10 Paradise Hills Subdivision Section 26 T1N R1W.

Margaret R. & Glenn C. Green
NAME

Stephanie Nye
Margaret R. & Glenn C. Green by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 203.

2652 Paradise Way, GJ, Co
ADDRESS

6/25/93
DATE

Lots 3 & 4 Block 10 Paradise Hills Subdivision Section 26 T1N R1W.

Marvin E. & Ann W. Klinect
NAME

Stephanie Nye
Marvin E. & Ann W. Klinect by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 900.

2654 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 11 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Robert Paul & Martha Innes
NAME

Stephanie Nye
Robert Paul & Martha Innes by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1051 Page 967.

2665 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 12 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

J. P. & Doris P. White
NAME

Stephanie Nye
J. P. & Doris P. White by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1212 Page 584.

2667 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 13 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Elizabeth L. Kirkham
NAME

Stephanie Nye
Elizabeth L. Kirkham by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 150.

2669 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 14 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

James D. & LeeVon Cox
NAME

Stephanie Nye
James D. & LeeVon Cox by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1045 Page 148.

2671 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 15 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Michael W. & Dyann Nikki Blackburn
NAME

Stephanie Nye
Michael W. & Dyann Nikki Blackburn by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1214 Page 836.

2673 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 16 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Dennis J. Enright
NAME

Stephanie Nye
Dennis J. Enright by their attorney in
fact City Clerk Stephanie Nye, pursuant
to P.O.A. recorded in Book 1129 Page 856.

2690 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 17 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Leslie H. & Karen L. Armour
NAME

Stephanie Nye
Leslie H. & Karen L. Armour by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1131 Page 650.

2688 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 18 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Larry & Hazel Ramsey
NAME

Stephanie Nye
Larry & Hazel Ramsey by their attorney
in fact City Clerk Stephanie Nye,
pursuant to P.O.A. recorded in Book
1045 Page 146.

2686 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 20 Block 5 Paradise Hills Subdivision Section 26 T1N R1W.

Fred L. & Connie J. Jones
NAME

Stephanie Nye
Fred L. & Connie J. Jones by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1042 Page 504.

2682 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 7 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Robert E. & Norma J. Cabeen
NAME

Stephanie Nye
Robert E. & Norma J. Cabeen by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 907.

2680 Carmel Court, GJ, CO
ADDRESS

6/25/93
DATE

Lot 8 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

James Lynn & Carol L. Hendricks
NAME

Stephanie Nye
James Lynn & Carol L. Hendricks by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1043 Page 904.

2682 Carmel Court, GJ, CO
ADDRESS

6/25/93
DATE

Lot 9 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

John & Margaretta Ferguson
NAME

Stephanie Nye
John & Margaretta Ferguson by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 122.

2683 Carmel Court, GJ, CO
ADDRESS

6/25/93
DATE

Lot 11 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Kenneth D. & Peggy L. Idleman
NAME

2695 Paradise Way, GJ, CO
ADDRESS

Stephanie Nye
Kenneth D. & Peggy L. Idleman by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1060 Page 819.

6/25/93
DATE

Lot 12 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Raymond J. & Mary L. Boll
NAME

2689 Paradise Way, GJ, CO
ADDRESS

Stephanie Nye
Raymond J. & Mary L. Boll by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1051 Page 573.

6/25/93
DATE

Lot 13 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Luane M. & James J. Kerski
NAME

2691 Paradise Way, GJ, CO
ADDRESS

Stephanie Nye
Luane M. & James J. Kerski by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1120 Page 201.

6/25/93
DATE

Lot 14 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Stanley D. & Leonilda R. Harris
NAME

2693 Paradise Way, GJ, CO
ADDRESS

Stephanie Nye
Stanley D. & Leonilda R. Harris by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1051 Page 569.

6/25/93
DATE

Lot 17 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Donald R. & Doris R. Miller
NAME

Stephanie Nye
Donald R. & Doris R. Miller by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 127.

2681 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 18 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Ronald R. & Claudia G. Forester
NAME

Stephanie Nye
Ronald R. & Claudia G. Forester by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1062 Page 734.

2683 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 19 Block 6 Paradise Hills Subdivision Section 26 T1N R1W.

Patrick J. Portice
NAME

Stephanie Nye
Patrick J. Portice by their attorney
in fact City Clerk Stephanie Nye,
pursuant to P.O.A. recorded in Book
1056 Page 399.

2684 Paradise Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 4 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Andrew H. & Sandra J. Christensen
NAME

Stephanie Nye
Andrew H. & Sandra J. Christensen by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1045 Page 919.

2669 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 5 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Frank M. & Pauline Baca
NAME

Stephanie Nye
Frank M. & Pauline Baca by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1051 Page 574.

2671 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 6 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Amikam Ackerman
NAME

Stephanie Nye
Amikam Ackerman by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1043 Page 901.

2673 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 7 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Thomas M. Burke and
Cynthia W. Banghart
NAME

Stephanie Nye
Thomas M. Burke & Cynthia W. Banghart by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1119 Page 457.

2675 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 8 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Elwin Bergstraesser
NAME

Stephanie Nye
Elwin Bergstraesser by their attorney in fact City Clerk Stephanie Nye, pursuant to P.O.A. recorded in Book 1092 Page 751.

2677 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 9 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Jack D. Berry
NAME

Stephanie Nye
Jack D. Berry by their attorney in fact
City Clerk Stephanie Nye, pursuant to
P.O.A. recorded in Book 1111 Page 741.

2679 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 11 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Joe R. & Doris E. Marsh
NAME

Stephanie Nye
Joe R. & Doris E. Marsh by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1042 Page 497.

2682 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 13 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Dwight D. & Lois J. Guthrie
NAME

Stephanie Nye
Dwight D. & Lois J. Guthrie by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 144.

2678 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 14 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Fred J. & Doris R. Trotter
NAME

Stephanie Nye
Fred J. & Doris R. Trotter by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1046 Page 692.

2676 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 17 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Edward L. & Carole L. Cook
NAME

Stephanie Nye
Edward L. & Carole L. Cook by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1056 Page 398.

2664 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 20 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

Harvey R. & Lestella J. Allen
NAME

Stephanie Nye
Harvey R. & Lestella J. Allen by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 199.

2670 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 21 Block 8 Paradise Hills Subdivision Section 26 T1N R1W.

John L. & Garnett Frank
NAME

Stephanie Nye
John L. & Garnett Frank by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1043 Page 194.

2672 Bahamas Way, GJ, CO
ADDRESS

6/25/93
DATE

Lot 3 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Mark F. Nichols
NAME

Stephanie Nye
Mark F. Nichols by their attorney in
fact City Clerk Stephanie Nye, pursuant
to P.O.A. recorded in Book 1693 Page 925.

2710 Del Mar Circle, GJ, CO
ADDRESS

6/25/93
DATE

Lot 5 Block 1 Paradise Hills Subdivision Section 26 T1N R1W.

Robert L. Bray
NAME

Stephanie Nye
Robert L. Bray by their attorney in
fact City Clerk Stephanie Nye, pursuant
to P.O.A. recorded in Book 1551 Page 339.

2714 Del Mar Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 9 Block 2 Paradise Hills Subdivision Section 26 T1N R1W.

George Dicamillo
NAME

Stephanie Nye
George Dicamillo by their attorney in
fact City Clerk Stephanie Nye, pursuant
to P.O.A. recorded in Book 1765 Page 301.

2712 Caribbean Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 12 Block 2 Paradise Hills Subdivision Section 26 T1N R1W.

Chancie Taylor
NAME

Stephanie Nye
Chancie Taylor by their attorney in
fact City Clerk Stephanie Nye, pursuant
to P.O.A. recorded in Book 1780 Page 202.

2706 Caribbean Drive, GJ, CO
ADDRESS

6/25/93
DATE

All lots in all blocks of Paradise Hills Subdivision Section 26
T1N R1W Filing No. 4 as filed in the records of the Mesa County
Clerk and Recorder, Plat Book II at Page 164.

W. R. Bray & J. M. Lacy
NAME

Stephanie Nye
W. R. Bray & J. M. Lacy by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1073 Page 188.

1015 N. 7th St., GJ, CO
ADDRESS

6/25/93
DATE

Lots 2 through 19 inclusive Block 16, Lots 3 through 20 inclusive Block 17, Lots 3 through 7 inclusive Block 18, Lots 2 through 16 inclusive Block 19, Lots 2 through 15 inclusive Block 20, Lot 1 Block 21 of Paradise Hills Subdivision Section 26 T1N R1W Filing #5.

Paradise Hills Partnership &
Bray Realty Company
NAME

Stephanie Nye
Paradise Hills Partnership & Bray Realty
Company by their attorney in fact City
Clerk Stephanie Nye, pursuant to P.O.A.
recorded in Book 1160 Page 309.

1015 N. 7th St., GJ, CO
ADDRESS

6/25/93
DATE

Lots 1 through 4 inclusive Block 1, Lots 1 through 14 inclusive Block 3, Lots 1 through 16 inclusive Block 4 of Paradise Hills Subdivision Section 26 T1N R1W Filing #6.

Bray Realty Company
NAME

Stephanie Nye
Bray Realty Company by their attorney
in fact City Clerk Stephanie Nye,
pursuant to P.O.A. recorded in Book
1250 Page 558.

1015 N. 7th St., GJ, CO
ADDRESS

6/25/93
DATE

Beginning North 0 deg 07'50" East 462.16 ft. + South 89 deg 52'10" East 30 ft. from NW corner SW4 SE4 Section 26 T1N R1W South 89 deg. 52'10" East 70 ft. along arc of a curve to line with a radius 280 ft. the chord bears North 76 deg. 37'50" East 214.3 ft. North 45 deg. 07'50" East 265.28 ft. along arc of curve to line with a radius 280 ft. the chord bears North 30 deg. 08'40" East 144.8 ft. North 0 deg 07'50" East 465 ft. South 89 deg. 57'50" West to centerline down SW along due to a point North of beginning South to beginning of Paradise Hills Subdivision Section 26 T1N R1W.

Glenn McClelland
NAME

Stephanie Nye
Glenn McClelland by their attorney in
fact City Clerk Stephanie Nye, pursuant
to P.O.A. recorded in Book 1113 Page 423.

838 26 1/2 Road, GJ, CO
ADDRESS

6/25/93
DATE

Beginning at a point North 0 deg. 07'50" East 37.16 ft. and North 89 deg. 52'10" West 349.72 ft. from the NW corner of the SW1/4SE1/4 of Section 26, T1N R1W of the Ute Meridian, said point being the NE Corner of Lot 4 Block 10 Paradise Hills Subdivision Filing No. 2, thence South 29 deg. 52'10" East 153.18 ft. to the SE corner of said Lot 4, thence along the Northerly right of way line of Paradise Drive North 60 deg. 07'50" East 200.00 ft., thence North 29 deg. 52'10" West 167.32 ft. thence South 56 deg. 04'27" West 200.49 ft. to the point of beginning.

Lawrence B. & Marguerite E. Dowd
NAME

Stephanie Nye
Lawrence B. & Marguerite E. Dowd by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1045 Page 128.

2660 Paradise Drive, GJ, CO
ADDRESS

6/25/93
NAME

Lot 4 Northview Subdivision Section 26 T1S R1W.

Tom Burke
NAME

Stephanie Nye
Tom Burke by their attorney in fact
City Clerk Stephanie Nye, pursuant to
P.O.A. recorded in Book 1196 Page 783.

2676 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Lot 1 North View Subdivision Section 26 T1N R1W.

Joseph D. & Janet R. Steinkirchner
NAME

Stephanie Nye
Joseph D. & Janet R. Steinkirchner by
their attorney in fact City Clerk
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1048 Page 519.

2670 Paradise Drive, GJ, CO
ADDRESS

6/25/93
DATE

Beg S 89DEG 52' 10SEC E 50 FT + N 0DEG 7' 50SEC E 37.16FT FR NW
COR SW4 SE4 SEC 26 T1N R1W 0DEG 7' 50SEC E 365FT S 89DEG 52' 10
SEC E 50FT ALG ARC TO LEFT 207.04FT WITH A RAD 340FT THE CHORD
BEARS N 67DEG 37' 50SEC E 260.23FT N 45DEG 07' 50SEC E 105.8FT
S 0DEG 07' 50SEC W 179.39FT S 89DEG 52' 10SEC E 544.77 FT S 5DEG
42' E 226.66FT ALG ARC CVE 191.07FT WITH A RAD 380FT CHORD BEARS
S 74DEG 32' 06SEC W 189.05FT S 60DEG 07' 50SEC W 232.61FT N 29DEG
52' 10SEC W 167.32FT S 56DEG 04' 27SEC W 200.49FT N 89DEG 52' 10SEC
W 299.72FT TO BEG EXC BEG MOST ELY COR LOT 4 BLOCK 10 PARADISE HILLS
SUBDIVISION FILING NO 2 N 29DEG 52' 10SEC W 153.18FT N 56DEG 04'
27SEC E 200.49 FT TO BEG S 29DEG 52' 10SEC E 167.32FT N 60DEG AS
DESC IN B-1158 P370 CO CLKS OFF.

Wilford D. & Marjean Moses
NAME

2666 Paradise Drive, GJ, CO
ADDRESS

Stephanie Nye
Wilford D. & Marjean Moses by their
attorney in fact City Clerk Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 145.

6/25/93
DATE

BEG S 89DEG55MIN E 1315.7FT FR SE COR SW4 SEC 26 1N 1W N 771.2FT TO C WASH ALG
WASH N 86DEG E 110.54FT N N 31DEG45MIN E 250FT N 50DEG35MIN E 24.57FT LEAVING
WASH S 0DEG05MIN W 938.61FT S 76DEG38MIN W 34FT S 0DEG05MIN W 61.07FT TO S L1
SEC 26 N 89DEG55MIN W 227.4FT TO BEG EXC S 30FT FOR RD.

William A. & Betty Roy Pitts
NAME

2626 H Road, GJ, CO
ADDRESS

Stephanie Nye

William A. & Betty Roy Pitts by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1042 Page 495.

10/4/93

DATE

BEG N 0DEG13' E 1049.23FT FR S4 COR SEC 26 1N 1W S 0DEG13' W 258.53FT S
70DEG59' W 595.2FT S 42DEG22' W 600FT S 47DEG41' W 123.2FT N 0DEG05' E
938.61FT N 50DEG35' E 195.3FT N 87DEG50' E 89.76FT S 0DEG05' W 154.3FT N
85DEG08' E 790.2FT S 89DEG47' E 30FT TO BEG + BEG S 89DEG56' E 614.99FT
FR NE COR SE4SW4 SEC 26 N 89DEG56' W 6.74FT S 36DEG46' W 227.6FT S 87DEG50'
W 60.24FT S 0DEG05' W 154.3FT N 85DEG08' E 203.64FT N 0DEG05' E 322.20FT
TO BEG.

Glenn R. & Cynthia Kempers
NAME

819 26 1/2 Road, GJ, CO
ADDRESS

Stephanie Nye

Glenn R. & Cynthia Kempers by their
attorney in fact City Clerk, Stephanie
Nye, pursuant to P.O.A. recorded in
Book 1045 Page 123.

10/4/93

DATE

LOT 3 REPLAT LOT 2 SACCOMANNO MINOR SUB SEC 35 1N 1W.

Charles E. & Cheryl I. Roy
NAME

Stephanie Nye
Charles E. & Cheryl I. Roy by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1847 Page 655.

2635 H Road, GJ, CO
ADDRESS

10/4/93
DATE

BEG S 89DEG55' E 816.06FT + N 0DEG05' E 30FT FR SW COR SEC 26 1N 1W N 1DEG43'40SEC E 498.21FT N 40DEG07' E 289.9FT S 720FT N 89DEG55' W 200.94FT TO BEG.

John & June Colosimo
NAME

Stephanie Nye
John & June Colosimo by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1741 Page 296.

2618 H Road, GJ, CO
ADDRESS

10/4/93
DATE

BEG S 89DEG55' E 928.98FT + S 0DEG05' W 30FT FR NW COR SEC 35 1N 1W S 89DEG55' E 386.66FT S 0DEG10' W 485.0FT S 88DEG42' W 88.7FT N 59DEG49' W 106.25FT S 88DEG15' W 122.9FT S 66DEG08' W 90.3FT N 0DEG05' E 471.66FT TO BEG.

Robert V. & Beverly A. Bruce
NAME

Stephanie Nye
Robert V. & Beverly A. Bruce by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1691 Page 989.

2621 H Road, GJ, CO
ADDRESS

10/4/93
DATE

Legal Description:

NW4NE4 SEC 35 1N 1W EXC BEG SW COR NW4NE4
N 260FT E 301.77FT S 259.75FT TO S LI
NW4NE4 W TO BEG + EXC BEG SE COR NW4NE4
N 0DEG01'30SEC E 758.8FT S 65DEG46' W
722.2FT S 19DEG19'30SEC W 186.3FT S
49DEG16' E 208.5FT N 60DEG58' E 12.47FT
S 0DEG01'30SEC W 155.8FT S 89DEG53'30SEC
E 551.4FT TO BEG.

AND

Lot 4 of the Replat of Lot 2 of Saccomanno Minor
Subdivision.

Virginia M. Saccomanno
Name

(Virginia M. Saccomanno)

VIRGINIA M. SACCOMANNO
Signature

778-26 1/2 ROAD
Address

Sept. 15, 1993
Date

Legal Description:

Lot 1 of Saccomanno Minor Subdivision.

Samuel V. Suplizio
Name

(Samuel V. Suplizio)

SAMUEL V. SUPLIZIO
Signature

Address

Date

The Northeast Quarter of the Northeast Quarter of Section 26 lying North and East of the Government Highline Canal AND the Northwest Quarter of the Northwest Quarter of Section 25 lying North and East of the Government Highline Canal, EXCEPT a tract of land conveyed to Walker Field, Colorado, Public Airport Authority by document recorded December 18, 1973 in Book 1006 at Page 777; ALL being in Township 1 North, Range 1 West of the Ute Meridian.

The SW 1/4 NW 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian Lying East of the Right Of Way of Government Highline Canal

The NW 1/4 SW 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian lying East of the Government Highline Canal; Except the South 416 Feet.

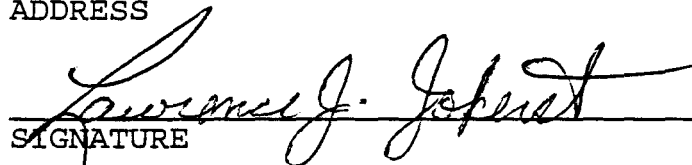
In Mesa County, Colorado

Walker Field, Colorado Public Airport Authority

NAME

2828 Walker Field Drive, Grand Junction, CO 81506

ADDRESS



SIGNATURE

Chairman of the Board

TITLE

August 17, 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 4 day of Oct., 19 93.

Witness my hand and official seal.

Theresa J. Martinez
Notary Public

250 N. 5th St. Grand Jet Co
Address

My commission expires: 6-13-95

March 12, 1993

Grand Junction City Council
250 N. Fifth Street
Grand Junction, CO 81501

Dear Council Members:

As presidents of the three filings in the Paradise Hills sub-division,

Filing 1, 2, 3 - Harlan Porter
Filing 4, 4A, 5 - Ben Beauregard
Filing 6 - Santo Bertuzzi

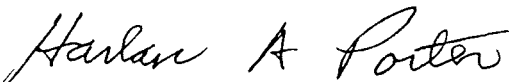
we wish to go on record as supporting the annexation of Paradise Hills. We have discussed this proposed annexation at our annual meeting with the homeowners and have developed a list of recommended items that we would like the city to consider following the annexation process.

The list is prioritized and addresses those items that the homeowners feel needs to be brought to the city's attention.

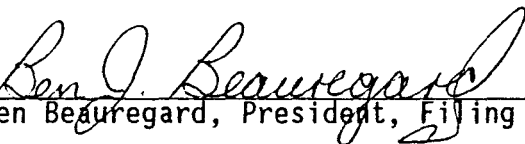
Please feel free to contact any one of us if you have any questions.

Harlan Porter - 241-7846
Ben Beauregard - 241-4399
Santo Bertuzzi - 243-1336

Thank you,



Harlan Porter, President, Filing 1, 2, 3



Ben Beauregard, President, Filing 4, 4A, 5



Santo Bertuzzi, President, Filing 6

RECOMMENDED & PRIORITIZED ITEMS
TO BE CONSIDERED BY
CITY IN PARADISE HILLS ANNEXATION

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 16 1993

1. Develop a road maintenance plan and begin upgrading of roads as soon as possible.

Analyze street signs, pedestrian crossings and speed limit signs and initiate action as soon as possible.

Please note that the residents of Paradise Hills do not want sidewalks included in the road maintenance plan.

2. Assume the responsibility for the existing street lights and analyze the entire area for additional lighting needs. Install and maintain additional lighting as soon as possible.

3. Develop the land around the pond on Lanai Drive into a City Park. Expand the park area by acquiring the Jones property adjacent to the park.

Assume the responsibility for the maintenance and upkeep of the area around the pond.

4. Verify that the fire hydrants meet city code in regard to location, spacing, pressure and testing. Upgrade any deficiencies immediately.

5. Provide street cleaning on a regular schedule and snow removal on an as-needed basis.

6. In the annexation of Paradise Hills, include the area that is bound by the Highline Canal on the north and by 26 1/2 Road on the west. Review Filing 7 and require that an access road be built from 26 1/2 Road.

7. Create a Paradise Hills/North Area City Council District to provide homeowners of this area with proper representation on the City Council.

8. Exclude Paradise Hills from the City sales tax.

9. Provide homeowners with information as to where police and fire protection will come from.

10. Residents in Paradise Hills who currently reside within the city limits have trash pick-up on Tuesday. Homeowners would like the City to continue with the Tuesday pick-up schedule.

11. Mail out all information on City plans for Paradise Hills annexation to all Paradise Hills homeowners.



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

April 22, 1993

Dear Paradise Hills HOA Board Member:

Following are written responses to the list of items which you requested that the City consider in connection with the annexation of Paradise Hills. We will be happy to discuss these responses with you in more depth if necessary at our April 29th meeting.

Items 1, 2 and 5: Road maintenance, upgrading roads, street signs, speed limit signs, pedestrian crossings, street lights, street cleaning and snow removal. Response provided by Mark Relph of the Public Works Department 4/21/93.

1 (a). **Street Maintenance Plan:** The street maintenance plan has been divided into two parts; part 1 is within the subdivision and part 2 is the perimeter streets.

Part 1 - Subdivision Interior:

The City has obtained the County's Pavement Management System (PMS) data for this area. Based upon the PMS report and field observations, a street maintenance plan was prepared that would up-grade the existing streets to acceptable city standards within a three year period. The streets that should be overlaid represent 90% of all the streets in Paradise Hills. Only 10% of the streets, which were newer pavements and smaller cul-de-sacs, were found to be in acceptable condition and should be seal coated. The maintenance plan is recommended as follows:

First Year: All seal coating (East Carmel Court, Mazatlan Drive, LaPaz Court, Lanai Court, Catalina Court, Caribbean Court, and DelMar Court), culvert replacement, contract patching, concrete repairs and the following street overlays per the PMS report:

- Bahamas Drive from 26-1/2 Road to Lanai Drive.
- Lanai Drive from H Road north to the end of Pavement.
- Catalina Drive from 26-1/2 Road to Lanai Drive.

Second Year: One-half on the remaining Contract Overlay. The PMS will be up-dated to reflect city design criteria and the streets to be overlaid will be based on the PMS priority.

Third Year: The balance of the Contract Overlay.

Part 2 - Perimeter:

The perimeter of the annexation encompasses all of H Road from 26-1/2 to 27-1/4 Roads and half of 26-1/2 and 27-1/4 Roads roughly to, and excluding, I Road. There also exists two bridges on H and 26-1/2 Roads.

The structural integrity of the bridges have been reviewed with the County and they appear to be satisfactory over the 20 year annexation cost period.

Year Four:

H Road: The section from 26-1/2 Road to the canal is in good condition. The section from the canal to 27-1/4 Road should be overlaid. All of H Road is to be included in the annexation.

26-1/2 Road: The annexation is to the centerline of the road and the costs reflect such. The section for H Road to Catalina Drive has been overlaid in recent years, but the section north to I Road needs to be overlaid.

27-1/4 Road: The cost estimate assumes reconstruction of the road from H Road to the Airport property, which is approximately 4,500 feet. From this point north, the cost estimate does not include any additional cost. The reconstructed section includes the City's standard rural street section.

1 (b). **Signage:** The signs have been inventoried within the annexation area, including the perimeter streets. There exists 80 street name signs, 25 stop signs, one speed limit sign and one warning sign. The street name signs will be replaced with the city standard upon annexation, and the balance of signs will be replaced upon an as-needed basis.

Speed limits would remain as they presently exist. Areas of concern with the residents would be reviewed by the Traffic Engineering and Police Departments and appropriate measures would be implemented as conditions dictate.

Pedestrian crossing issues raised by the residents would again be reviewed by the Traffic Engineering and Police Departments. The City utilizes a federal publication called the Manual on Uniform Traffic Control Devices (MUTCD) to determine if an issue meets minimum criteria that justifies control devices and what type of devices are appropriate. Presently, the City has not singled out any specific locations that require immediate attention, but would rely on residential input to address the areas of concern.

1 (c). **Sidewalks:** Sidewalks have not been included in the road maintenance plan.

2. **Street Lights:** The existing street lights have been inventoried and located on an attached map. There presently exist 31 street lights and the City has projected an additional 38 based

upon city standards within the subdivision and an additional seven lights required at the intersections of the perimeter streets. The City would work with adjacent residents for a proposed installation as to the need and location of each light.

The recommendation for the street lights would be to phase the requests over a two year period.

5 (a). **Street Cleaning** : The typical number of times residential streets are swept in one year is approximately five times. This will vary depending upon the length of warm weather available to sweep. The recommendation would be to maintain the same frequency that the City provides other residential areas of the city.

5 (b). **Snow Removal**: The streets have been reviewed and there exists a couple of main intersections along Lanai, Bahamas, and Catalina Drives that have been assumed will require salt application after each snow fall. All other areas would receive snow maintenance per the City's snow and ice control plan. Within that plan, residential streets would receive snow maintenance with a class II storm, which is snow accumulation of three inches or greater, with temperatures of 20 degrees or colder.

Item 3: Park Development and Maintenance

Response provided by Don Hobbs, Parks Manager 4/14/93.

We have examined the Paradise Hills park site, and I met with Ben Beauregard concerning their operation. Approximately one acre of the two acre park is developed into irrigated grass. While this is not as large as we might like, it does provide a vest pocket size park within the subdivision.

If we assume the responsibility for the developed portion of the park, I feel the HOA should have the site surveyed so everyone is aware of the boundaries. An agreement between the City and the HOA should be made that will allow for the continued use of the pumping system that feeds the park sprinkler system. We also feel that the HOA should retain responsibility for all water assessments, the lake, the fence surrounding the lake, the ducks, the pumps, and all associated irrigation charges. We will be responsible for the operation and maintenance of the sprinkler system, beginning at the point of discharge from the pump, the care and maintenance of the turf as well as weed control within the developed and undeveloped sections of the park, excluding the area within the fence.

Concerning the development of the remaining land and the possible acquisition of the adjacent Jones' property, we do not feel this is economically feasible at this time. The Parks Master Plan does identify the need to develop a community park (25 to 50 acres) within the Paradise Hills area in the future. There are several development projects identified in the plan that have a higher priority so development could be several years away.

Street trees were not mentioned in the letter from the HOA but the question usually arises. We are assuming that there is sufficient right-of-way or easement at the front of the lots for trees. That being the case, we anticipate that there could be as high as 424 trees planted within the developed subdivision. As in other areas, we would plant the trees then trim, spray and remove them when necessary.

Item 4: Fire Hydrants

Response provided by Mike Thompson, Fire Chief 4/7/93.

See Item 9.

Item 6: Annexation Boundary and Access to 26 1/2 Road

Response provided by Larry Timm, Director of Community Development 4/15/93.

City staff has compiled the list of property owners for the area that is bound by the Highline Canal on the north and by 26 1/2 Road on the west. The timing and manner in which these property owners are contacted and informed about the Paradise Hill's homeowners associations' request to annex them should be a topic of discussion at the City/HOA Board meeting on April 29th.

City staff members have reviewed the plans for the 7th filing and your request that an access road be built from 26 1/2 Road. In our opinion, it would be desirable for the 7th filing and future development to the north to have an access directly to 26 1/2 Road. This access should be located as far south on 26 1/2 Road as possible, preferably just west of the 7th filing. It is the City's intent to hold discussions with the owner of the 7th filing and with the owners of the property between the 7th filing and 26 1/2 Road about the feasibility of such an access. Factors which may impact this access road being constructed, the actual location and the timing include the increased cost to the developer and the willingness of the property owners between 26 1/2 Road and the large drainage ditch to allow the access to go through or adjacent to their property.

Item 7: City Council District

Response provided by Dan Wilson, City Attorney 3/24/93.

The City Charter provides that there shall be five members of the Council each of whom shall reside in one of five different districts. The other two members of the City Council are "at-large", that is, they are not required to live in any particular district of the City. The voters must approve a change to the charter.

In December of 1992, the City Council revised the five districts to reflect the 1990 census information. District B was drawn to accommodate north area growth, including Paradise Hills. When Paradise Hills is annexed to the City, residents will be eligible to serve on the City Council for both of the two "at-large" seats and the District B seat.

Item 8: City Sales Tax

**Response provided by Ron Lappi, Director of Administrative Services
Department 4/8/93.**

This is absolutely impossible for the City to do from a policy, practice, and legal standpoint. A broad based Sales and Use Tax on the sale or use of tangible personal property can only be administered and enforced consistently and fairly throughout the entire community that authorized it through a vote of the City residents.

However, the expected impact on the residents of Paradise Hills will not be that significant if the residents already do a lot of their shopping inside the city limits. The real change is that Sales Tax will have to be paid on automobile purchases, furniture and appliances, and building materials delivered inside the City to their residence. Based on national statistics on the portion of a person's net annual income spent on these categories of 11.3%, and the average annual net income in Colorado of \$28,000, a family can expect to pay approximately \$87 annually in additional City Sales and Use Tax.

Item 9: Police and Fire Protection

**Response provided by Mike Thompson, Fire Chief 4/7/93, and Darold Sloan,
Chief of Police 3/25/93.**

Police Protection: The Paradise Hills subdivision is geographically located with H Road as the south boundary; H 1/2 Road on the north; 27 Road on the east; and 26 1/2 Road on the west. It is approximately one square mile with some contiguity with the present city limits. The land use of the area is single family residential having 318 housing units and a population of 757.

Calls for service received by the Mesa County Sheriff's Office were:

1989 - 76 Calls for service
1990 - 72 Calls for service
1991 - 74 Calls for service
1992 - 93 Calls for service

The Colorado State Patrol states their service demands were about 25 calls per year.

As an annexation, Paradise Hills will have little impact on our ability to deliver police service as is currently being supplied to city residents. The majority of crime reported is Theft from Auto and Criminal Mischief. Due to its proximity to BLM land there are considerably more complaints of loud music, suspicious circumstances, and such calls as relate to the partying which takes place in the desert area and which normally require a two officer response. Its service demands equate to 15% of a Patrol Officer and related equipment.

Support services, such as Records and Crime Lab, should see a minimal impact as a result of annexation. Crime Prevention operating costs may increase slightly as a result of new and existing Neighborhood Watch programs in the proposed annexation area.

Paradise Hills lies to the north of Police Department Beat 1. The officers assigned to that Beat would also be the officers assigned to patrol the Paradise Hills subdivision twenty-four hours a day. In addition to the assigned Beat officers, the Grand Junction Police Department has recently reorganized its officer deployment schedule to have more officers on duty during the peak hours of demand. This rescheduling of officers permits the Police Department to provide a more timely response to calls, whether it be the Beat officer who is responding or an officer from another area of the City. An example of the number of officers available is on a Friday or Saturday night when there can be up to fifteen officers on duty with four supervisors. Even on a night with minimum staffing, when there are five officers and a supervisor on duty, there will be an officer assigned to patrol and respond to calls in Paradise Hills.

Should there be any concerns about the Police Department headquarters moving from Horizon Drive back to Ute Avenue they can be dispelled easily enough by understanding officer deployment strategy. Our police officers are strategically assigned areas of responsibility to patrol and are required to be in those areas when on duty. Under this concept, the headquarters building could virtually be anywhere in the City and the coverage of police service would be relatively unaffected.

As seen in the previous page, the increase in area and the increase in 9-1-1 calls for service actually has minimal impact on the total existing work load. With more officers on duty and a smaller geographic area to cover than the Sheriff's Department, the residents of Paradise Hills should see an increase in the number of times they see a law enforcement vehicle in their neighborhood, and should notice a quicker response time to their calls for service than they had experienced prior to annexation.

Fire Protection: Fire Station 2, located at 28 1/4 Road and Patterson, is the primary response unit for the Paradise Hills area. The response distance is approximately 3-1/4 mile from Station 2 and falls within Insurance Services Organization's five mile maximum response distance. The engine company responds to both fire and medical emergencies and has a paramedic fire fighter assigned to the crew so they can provide advanced life support services.

Presently the Grand Junction Rural Fire Protection District contracts with the City of Grand Junction to provide emergency services to the Paradise Hills area.

A survey was conducted to analyze the current water supply system to make sure it would meet minimum fire flow requirements for fire protection. The City requires a minimum six inch looped water supply that will provide 500 gallon per minute with 20 psi residual pressure in residential areas. Ute Water District has looped six inch and eight inch mains throughout

the subdivision; however, the undeveloped areas will require additional water lines and hydrants when they are developed.

The distances between fire hydrants were found to be excessive in some areas of the subdivision and would require nine additional hydrants.

Item 10: Trash Pick-Up Day

Response provided by Greg Trainor, Utility Manager 4/12/93

Trash is currently planned to be picked up in Paradise Hills on Thursdays. That is when all of the trash crews are in the vicinity of Paradise Hills and is therefore the most feasible and economical day for it. Trash will be picked up before 1:00 p.m.

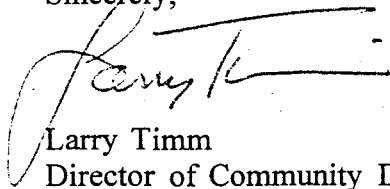
Item 11: Mail Out Annexation Information

Response provided by Larry Timm, Director of Community Development 4/15/93.

The timing, location and number of meetings to be held with the owners and residents regarding annexation should be an agenda item for our April 29th City/HOA Board meeting. The City typically mails information regarding annexation to each property owner prior to the neighborhood meetings, and will continue this practice in Paradise Hills.

We look forward to the 7:30 p.m. meeting with the combined homeowners association boards on April 29th. This meeting will be held in the small meeting room immediately north and west of the main Bray Realty offices at 1015 North 7th Street. See you then.

Sincerely,



Larry Timm
Director of Community Development

c: City Council
Mark Achen
Department Heads

RECOMMENDED & PRIORITIZED ITEMS
TO BE CONSIDERED BY
CITY IN PARADISE HILLS ANNEXATION

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 16 1993

1. Develop a road maintenance plan and begin upgrading of roads as soon as possible.

Analyze street signs, pedestrian crossings and speed limit signs and initiate action as soon as possible.

Please note that the residents of Paradise Hills do not want sidewalks included in the road maintenance plan.
2. Assume the responsibility for the existing street lights and analyze the entire area for additional lighting needs. Install and maintain additional lighting as soon as possible.
3. Develop the land around the pond on Lanai Drive into a City Park. Expand the park area by acquiring the Jones property adjacent to the park.

Assume the responsibility for the maintenance and upkeep of the area around the pond.
4. Verify that the fire hydrants meet city code in regard to location, spacing, pressure and testing. Upgrade any deficiencies immediately.
5. Provide street cleaning on a regular schedule and snow removal on an as-needed basis.
6. In the annexation of Paradise Hills, include the area that is bound by the Highline Canal on the north and by 26 1/2 Road on the west. Review Filing 7 and require that an access road be built from 26 1/2 Road.
7. Create a Paradise Hills/North Area City Council District to provide homeowners of this area with proper representation on the City Council.
8. Exclude Paradise Hills from the City sales tax.
9. Provide homeowners with information as to where police and fire protection will come from.
10. Residents in Paradise Hills who currently reside within the city limits have trash pick-up on Tuesday. Homeowners would like the City to continue with the Tuesday pick-up schedule.
11. Mail out all information on City plans for Paradise Hills annexation to all Paradise Hills homeowners.

City of Grand Junction
Administrative Services Department

Response to Paradise Hills Home Owners Associations Questions of
the City as of March 16, 1993

Question # 8

Exclude Paradise Hills from the City Sales Tax.

City Response

This is absolutely impossible for the City to do from a policy, practice, and legal standpoint. A broad based Sales and Use Tax on the sale or use of tangible personal property can only be administered and enforced consistently and fairly throughout the entire community that authorized it through a vote of the City residents.

However, the expected impact on the resident of Paradise Hills will not be that significant if the residents already do a lot of their shopping inside the City Limits. The real change is that Sales Tax will have to be paid on automobile purchases, furniture and appliances, and building materials delivered inside the City to their residence. Based on national statistics on the portion of a person's net annual income spent on these categories of 11.3%, and the average annual net income in Colorado of \$28,000, a family can expect to pay approximately \$87 annually in additional City Sales and Use Tax.

ANNEXATION AREA FACT SHEET

Name of Area: PARADISE Hills Majority Date: 3/17/93

Common Location: NORTH OF H ROAD EAST OF 26 1/2 ROAD

Existing Land Use: Residential/Agricultural/Vacant est. # Acres: ~~288~~ 340

Projected Land Use: Residential # of Parcels: 287 - P.H. SUB
20 - OTHER
307 - TOTAL

Dwelling Units: est. 268 # of parcels owner occupied _____

Est. Population: 616 H POA. 260

Service Providers and Special Districts

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

Drainage: Grand Valley Water Users 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-2, PR 3.4, AFT, PI Proposed City Zoning RSF-4, RSF-1, PRD
PR 3.4

Proposed ANNEXATION STRATAGY - 2 PART SERIAL

Xc: Larry T
mka
cc
3/18/93
ez



March 17, 1993

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

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 18 1993

Mr. Santo Bertuzzi
807 Mazatlan Drive
Grand Junction, CO 81506

Dear Mr. Bertuzzi:

Thank you for taking the initiative to attend the March 15th City Council Work Session to inform the City Council and staff about the items that Paradise Hills residents would like the City to address in connection with the annexation of the area. Your positive approach is very much appreciated. The City Council and staff will carefully review the list you supplied at the meeting, and will do everything we can to respond in a constructive manner.

As was noted at the meeting, at this time it is anticipated that a meeting between City representatives and the combined Boards of Directors of the three homeowners associations could occur by the end of April, followed by a series of meetings with the residents and property owners (probably one for each homeowners association) by the end of May. Larry Timm, Director of Community Development, will be in touch with you soon regarding that first meeting.

Thank you again, and I look forward to our upcoming meetings.

Sincerely,

Reford C. Theobold
Mayor

c: Mr. Ben J. Beauregard
2693 Catalina Drive
Grand Junction, CO 81506

Mr. Harlan A. Porter
2658 Bahamas Way
Grand Junction, CO 81506

bp

MEMORANDUM

Date: March 25, 1993
To: Chief Darold Sloan
Chief of Police
From: Captain Martyn Currie
Operations Division Commander
Subject: Paradise Hills Annexation Report

The Paradise Hills subdivision is geographically located with H Road as the south boundary; H 1/2 Road on the north; 27 Road on the east; and 26 1/2 Road on the west. It is approximately 1 square mile with some contiguity with the present city limits. The land use of the area is single family residential having 318 housing units and a population of 757.

Calls for service received by the Mesa County Sheriff's Office were:

1989 - 76 CFS;	1990 - 72 CFS;
1991 - 74 CFS;	1992 - 93 CFS

The Colorado State Patrol states their service demands were about 25 calls per year.

As an annexation, Paradise Hills will have little impact on our ability to deliver police service as is currently being supplied to city residents. The majority of crime reported is Theft from Auto and Criminal Mischief. Due to its proximity to BLM land there are considerably more complaints of loud music, suspicious circumstances, and such calls as relate to the partying which takes place in the desert area and which normally require a two officer response. Its service demands equate to 15% of a Patrol Officer and related equipment.

Support services, such as Records and Crime Lab, should see a minimal impact as a result of annexation. Crime Prevention operating costs may increase slightly as a result of new and existing Neighborhood Watch programs in the proposed annexation area.

911 costs will increase by approximately \$1,900 when the calls for service become part of the City's police response.

Memorandum re: Paradise Hills Annexation Report
March 25, 1993
Page 2

Paradise Hills lies to the north of Police Department Beat 1. The officers assigned to that Beat would also be the officers assigned to patrol the Paradise Hills subdivision twenty-four hours a day. In addition to the assigned Beat officers the Grand Junction Police Department has recently reorganized its officer deployment schedule to have more officers on duty during the peak hours of demand. This rescheduling of officers permits the Police Department to provide a more timely response to calls, whether it be the Beat officer who is responding or an officer from another area of the City. An example of the number of officers available is on a Friday or Saturday night when there can be up to fifteen officers on duty with four supervisors. Even on a night with minimum staffing, when there are five officers and a supervisor on duty, there will be an officer assigned to patrol and respond to calls in Paradise Hills.


Should there be any concerns about the Police Department headquarters moving from Horizon Drive back to Ute Avenue they can be dispelled easily enough by understanding officer deployment strategy. Our police officers are strategically assigned areas of responsibility to patrol and are required to be in those areas when on duty. Under this concept the headquarters building could virtually be anywhere in the City and the coverage of police service would be relatively unaffected.

As seen in the previous page, the increase in area and the increase in 9-1-1 calls for service actually has minimal impact on the total existing work load. With more officers on duty and a smaller geographic area to cover than the Sheriff's Department, the residents of Paradise Hills should see an increase in the number of times they see a law enforcement vehicle in their neighborhood, and should notice a quicker response time to their calls for service than they had experienced prior to annexation.

ADMINISTRATIVE SERVICES DEPARTMENT

MEMORANDUM

April 8, 1993

TO: Larry Timm, Director Community Development
FROM: Ron Lappi, Administrative Services & Finance Director 
SUBJECT: Paradise Hills Annexation Impact

Following is my information on Question 8 of the Paradise Hills Home Owners Associations Questions for the City.

Question # 8

Exclude Paradise Hills from the City Sales Tax.

City Response

This is absolutely impossible for the City to do from a policy, practice, and legal standpoint. A broad based Sales and Use Tax on the sale or use of tangible personal property can only be administered and enforced consistently and fairly throughout the entire community that authorized it through a vote of the City residents.

However, the expected impact on the resident of Paradise Hills will not be that significant if the residents already do a lot of their shopping inside the City Limits. The real change is that Sales Tax will have to be paid on automobile purchases, furniture and appliances, and building materials delivered inside the City to their residence. Based on national statistics on the portion of a person's net annual income spent on these categories of 11.3%, and the average annual net income in Colorado of \$28,000, a family can expect to pay approximately \$87 annually in additional City Sales and Use Tax.

Draft/Timm
Re: Paradise Hills List

April 13, 1993

Dear Paradise Hills HOA Board Member:

Following are written responses to the list of items which you requested that the City consider in connection with the annexation of Paradise Hills. We will be happy to discuss these responses with you in more depth if necessary at our April 29 meeting.

Items 1, 2 and 5: Road maintenance, upgrading roads, street signs, speed limit signs, street lights, street cleaning and snow removal

Please see the written response from Mark Relph to Jim Shanks, Public Works Director, copy attached.

Item 3: park development and maintenance

Please see the written response from Don Hobbs, Parks Manager, copy attached.

Item 4: fire hydrants

Please see the written response from Mike Thompson, Fire Chief, copy attached.

Item 6: annexation boundary and access to 26 1/2 Road

City staff has compiled the list of property owners for the area that is bound by the Highline Canal on the north and by 26 1/2 Rd. on the west. The timing and manner in which these property owners are contacted and informed about the Paradise Hill's homeowners associations' request to annex them should be a topic of discussion at the City/HOA Board meeting in late April.

City staff members have reviewed the plans for the 7th filing and your request that an access road be built from 26 1/2 Road. In our opinion, it would be desirable for the 7th filing and future development to the north to have an access directly to 26 1/2 Road. This access should be located as far south on 26 1/2 Road as possible, preferably just west of the 7th filing. It is the City's intent to hold discussions with the owner of the 7th filing and with the owners of the property between the 7th filing and 26 1/2 Road about the feasibility of such an access. Factors which may impact this access road being constructed, and the timing, include the increased cost to the developer and the willingness of the property owners between 26 1/2 Road and the large drainage ditch to allow the access to go through or adjacent to their property.

Item 7: City Council District

Please see the written response from Dan Wilson, City Attorney, copy attached.

Item 8: City sales tax

Please see the written response from Ron Lappi, Director of Administrative Services and Finance, copy attached.

Item 9: police and fire protection

Please see the written responses from Mike Thompson, Fire Chief, and Darold Sloan, Chief of Police, copies attached.

Item 10: Trash pick-up day

According to Greg Trainor, Utility Manager, trash is currently planned to be picked up in Paradise Hills on Thursdays. That is when all of the trash crews are in the vicinity of Paradise Hills and is therefore the most feasible and economical day for it. The team method used to help each other works best when all crews are working in proximity to each other.

Item 11: Mail out annexation information

The timing, location and number of meetings to be held with the owners and residents regarding annexation should be an agenda item for our April 29 City/HOA Board meeting. The City typically mails information regarding annexation to each property owner prior to the neighborhood meetings, and will continue this practice in Paradise Hills.

We look forward to the 7:30 PM meeting with the combined home owners association boards on April 29. The place for this meeting has yet to be determined, but at this time Harlan Porter is checking on a potential site. See you then.

Sincerely,

Larry Timm
Director of Community Development

cc: City Council
Mark Achen
Department Heads

Draft/Timm
Memorandum
April 13, 1993

To: City Council
Mark Achen
Department Heads

Fm: Larry Timm
Re: Growth Committee Meeting
April 12, 1993

Attendees: Bill Bessinger, Conner Shepherd, Reford Theobold, Mark Achen, David Varley, Dan Wilson, Mike Thompson, Ron Lappi, Ted Novack, Don Hobbs, Mark Relph, Darren Starr, Lanny Paulson, Karl Metzner and Larry Timm. Bill Bessinger was the first Committee member to arrive, and left before Conner Shepherd and Reford Theobold arrived.

1. 1993 Municipal Annexation Plan

State Statutes require the City to annually update its Municipal Annexation Plan. The changes that are necessary to make this year are again of a very minor, housekeeping nature, and were pointed out to the Committee by Karl Metzner. The Statutes do not specify whether the annual Plan needs to be updated administratively or by resolution of the City Council. The Committee felt the updates to the Plan should be taken to the City Council at its next meeting.

2. Paradise Hills Area Annexation

The Committee reviewed the draft responses to the list of annexation issues/questions presented to the City Council by the Homeowners Association Boards of Directors. Minor changes were suggested. The potential boundaries of the annexation were discussed. It was agreed that the area north of the 201 boundary would not be included in the potential annexation boundary. Regarding the request of Paradise Hills resident's that the City require an access road between the 7th filing and 26 1/2 Road, City staff members will discuss this further with the owner of the 7th filing and those who own the property where such an access road would need to cross. Ron Lappi presented preliminary fiscal impact data. Regarding the request of Paradise Hills resident's that the City expand, develop and maintain the pond area as a public park, it is thought desirable for the City to take over maintenance of the existing park area; whether the City would expand the park area and carry out park improvements is still open for more discussion following an exploration of alternatives.

3. Upcoming Annexations

Karl Metzner updated the Committee on the annexations now in process. He also presented a map which showed those areas which are enclaved, and the dates they become eligible for annexation.

3/23/93 Paradise Hills Annexation Meeting Agenda

1. Review and discuss list of Homeowner Association requests
2. Review base data available for the area and need for department impact reports.
3. Establish timeframe for next meeting with HOA boards.
4. Establish procedure and timing for meetings with residents.

by April 7
Answer to LT
Present to Board
April 7
C. Rave
C. Rave

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

RECOMMENDED & PRIORITIZED ITEMS
TO BE CONSIDERED BY
CITY IN PARADISE HILLS ANNEXATION

MAR 16 1993

JS

① Develop a road maintenance plan and begin upgrading of roads as soon as possible.

② Analyze street signs, pedestrian crossings and speed limit signs and initiate action as soon as possible.

Please note that the residents of Paradise Hills do not want sidewalks included in the road maintenance plan.

JS

③ Assume the responsibility for the existing street lights and analyze the entire area for additional lighting needs. Install and maintain additional lighting as soon as possible.

Don H. Tid.

④ Develop the land around the pond on Lanai Drive into a City Park. Expand the park area by acquiring the Jones property adjacent to the park.

23 acres

Assume the responsibility for the maintenance and upkeep of the area around the pond.

Ken

⑤ Verify that the fire hydrants meet city code in regard to location, spacing, pressure and testing. Upgrade any deficiencies immediately.

JS

⑥ Provide street cleaning on a regular schedule and snow removal on an as-needed basis.

LT

⑦ In the annexation of Paradise Hills, include the area that is bound by the Highline Canal on the north and by 26 1/2 Road on the west. Review Filing 7 and require that an access road be built from 26 1/2 Road.

DAN

⑧ Create a Paradise Hills/North Area City Council District to provide homeowners of this area with proper representation on the City Council.

RM

⑨ Exclude Paradise Hills from the City sales tax. *retroactively according to CC*

Ken Donnell

⑩ Provide homeowners with information as to where police and fire protection will come from.

JS

⑪ Residents in Paradise Hills who currently reside within the city limits have trash pick-up on Tuesday. Homeowners would like the City to continue with the Tuesday pick-up schedule.

LT

⑫ Mail out all information on City plans for Paradise Hills annexation to all Paradise Hills homeowners.

1/13/93
PAR Hills

March 12, 1993

*1st meeting w/ combined
Bds of Directors
hopefully end of April*

Grand Junction City Council
250 N. Fifth Street
Grand Junction, CO 81501

Dear Council Members:

As presidents of the three filings in the Paradise Hills sub-division,

Filing 1, 2, 3 - Harlan Porter
Filing 4, 4A, 5 - Ben Beauregard
Filing 6 - Santo Bertuzzi

we wish to go on record as supporting the annexation of Paradise Hills. We have discussed this proposed annexation at our annual meeting with the homeowners and have developed a list of recommended items that we would like the city to consider following the annexation process.

The list is prioritized and addresses those items that the homeowners feel needs to be brought to the city's attention.

Please feel free to contact any one of us if you have any questions.

Harlan Porter - 241-7846
Ben Beauregard - 241-4399
Santo Bertuzzi - 243-1336

Thank you,

Harlan A Porter

Harlan Porter, President, Filing 1, 2, 3

Ben J. Beauregard

Ben Beauregard, President, Filing 4, 4A, 5

Santo Bertuzzi

Santo Bertuzzi, President, Filing 6

Community Development Department Impact Report Paradise Hills Annexation

The proposed Paradise Hills annexation (Paradise Hills subdivision and undeveloped land to the north and west) consists of approximately 307 dwelling units on 340 acres. Approximately 170 acres are undeveloped land with a development potential for 130 acres with 338 dwelling units. The general development plan for Paradise hills identifies 99 acres of the 130 for expansion of the Paradise Hills development. This plan anticipates a mix of single family detached, cluster, and multifamily housing.

Impact of this annexation on the Community Development Department will consist of:

- 1) Processing of Development approvals for land shown in the Paradise Hills general development plan. Since zoning will be done as part of the annexation process, approvals will consist of preliminary and final plans and plats processed through the Planning Commission. Subsequent planning clearances for building permits will also be required. Timeframes and phasing for this process is unknown.
- 2) Processing of development approvals for other undeveloped parcels. The type, extent, and timing of possible development is not predictable.
- 3) Processing of planning clearances for building permits on existing parcels. This could include new residential construction on vacant parcels, remodels/additions on existing residences, fence permits, and Home Occupation permits.
- 4) Customer service to newly annexed citizens. Based on the experience with past annexations, Community Development can expect a large number of calls during the first year of annexation. Most questions relate to city services, Homeowners Association/City responsibilities, zoning, and other misc. questions.

Since 1991, 2,987 acres (4.7 square miles) and a population of 2,377 have been annexed to the City. This has added significant development and customer service workload to the Community Development Department. The Paradise Hills annexation by itself will not create the need for additional staff. However, the cumulative impacts of past and future annexations, in conjunction with the increase in development activity, will at some point require additional staff to service the land use, development, and code enforcement needs of the public.

INTEROFFICE MEMORANDUM

TO: Mark Relph
FROM: Doug Cline
RE: "PARADISE HILLS ANNEXATION"
COST IMPACT ESTIMATE -UPDATE- FOR STREET SYSTEM MAINTENANCE
DATE: April 6, 1993
(Revised April 22, 1993, to include perimeter streets)
(Revised June 4, 1993, to include perimeter change)

This estimate will serve to update an estimate of October 8, 1991 for the various functions required in the overall maintenance of street systems:

TRAFFIC SIGNS:

There are currently 80 street name signs within the subdivision, all of which are intended for replacement, existing posts will be used wherever possible. There are currently 25 stop signs, 1 speed limit and 1 warning sign, these would be replaced on an as needed basis.

Estimated Immediate Costs (Street Name Signs)	\$3,510
Ongoing Costs	\$ 784

TRAFFIC STRIPING:

There is no centerline striping or pedestrian crossing striping within the subdivision at this time, if it were to be installed? costs would be as follows:

Complete cross-walk striping (per location)	\$80
Centerline striping per mile (double yellow)	\$212

TRAFFIC SIGNALS:

NONE!

STREET LIGHTING:

At present there are 31 street lights within the subdivision. Based on a survey by the Traffic Engineer an additional 38 will be required to increase overall street lighting to an acceptable level, plus 7 lights on the perimeter.

Street lighting services are presently provided to the city by Grand Valley Rural Power Lines Incorporated, their current rates are: Current installation cost per light is \$2,000, current monthly utility per light is \$9.49.

Traffic Engineer's survey indicates the need for a maximum of 45 additional street lights (76 total lights), with a total annual package cost as follows:

Total installation cost for additional lighting:
45 lights @ \$2000 = \$90,000
Total annual utility costs for:
76 lights @ \$9.49 per month
= \$7,858

RECOMMENDATION: Install all additional lighting during the first two years (22 year 1 and 23 year 2).

First Year:

Installation cost for 22 lights @ \$2,000	=	\$44,000
Annual Utility cost for 53 lights @ \$9.49 ea.		
* 12 mo./yr.	=	\$ 6,036
Total		<u>\$50,036</u>

Second Year:

Installation cost for 23 lights @ \$2,000	=	\$46,000
Annual Utility cost for 76 lights @ \$9.49ea.		
* 12 mo./yr.	=	\$ 8,655
Total		<u>\$54,655</u>

On-going Costs Thereafter:

Annual Utility Cost for 76 Lights @ \$9.49 ea.		
* 12 mo./yr.	=	\$8,655

SNOW REMOVAL:

There are some 4.5 miles of residential streets within the subdivision and another 2.75 miles of streets on the perimeter of the annexation (2 miles of split jurisdiction with the County). The subdivision would require salt application each time, only if the severity was such that all residential streets within the city required this form of snow removal. Otherwise, snow removal service

to steep grades or dangerous intersections only would be given regularly.

With 26-1/2 and H Roads being arterial or collector streets, we would assume that H Road and 26-1/2 Road from H Road to Catalina Drive would be on a regular scheduled salting route. Regular routing would mean that these roads would see snow removal efforts made (plowing or salting) as often as there is inclement weather. 27-1/4 Road presently serves only a couple of houses and would be treated as a typical residential street.

Centerline mile cost for each time salt is applied would be:

Interior Subdivision:

(Estimate two times annually)

	\$ 57	x	4.5 mi.	x	2	=	\$513
Lump Sum Est. (steep grades. etc.)						=	\$500
							<hr/>
						Total	\$1,013

Perimeter Streets:

(Estimate 10 times annually)

	\$57	x	1.7 miles	x	10	=	\$969
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Total Cost: \$1,982

LEAF AND SPRING TRASH REMOVAL:

Spring Trash Removal: Estimate 5 days to complete this area due to long travel time/distance to landfill. Estimate 30 truckloads of debris to the landfill with costs as follows:

Fall Leaf Removal: Large number of mature trees, estimate one week's worth of time in removals and some 100 cubic yards of leaves to remove.

Spring Trash Removal (incl. landfill fees)	\$4,695
Fall leaf Removal (incl travel time)	\$2,788
	<hr/>
Total	\$7,483

STREET CLEANING:

There are some 9.0 curb lane miles of streets within the subdivision, all of which will require regular sweeping. This estimate is based on sweeping all of the streets five (5) times annually.

Note:

Each sweeping is estimated to take 6 1/2 hours of sweeping time with an additional 2 hours for travel and 1-1/2 hours for water fill up, total 10 hours each sweeping. Of the total estimated sweeping time of 50 hours annually, approximately 35% of the that time is estimated for travel and fill ups.

1992 actual cost are at \$81.88 per sweeping hour.
(Note: Estimate 9% increase for 1993)

Annual Cost: 50 hrs. x \$81.88 x 9% = \$4,462

PREVENTATIVE ASPHALT MAINT. & CONCRETE STRUCTURE REPAIRS:

The costs are divided again into two parts; Part 1 is the interior subdivision, and Part 2 is the perimeter streets. All streets were revisited earlier this week with the following totals recommended for repairs and maintenance:

Part 1- Interior Streets:

Contract Asphalt Overlay (2 1/2"):

75,049 sq.yds./10,320 tons @ \$25.00 = \$258,000
+12% Engineering = 30,960

Subtotal = \$288,960

Sealcoat (only) (In-house):

Year 1: 9,587 sq.yds. @ \$0.65 = \$6,230
(Note: Begin in Year 5: 9,587 s.y. @ \$0.65= \$6,230)

Crackfill (all streets):

84,636 sq.yds. @ \$0.20 = \$16,928
(Note: Begin in Year 5: 10,000 s.y. @ \$0.20= \$2,000)

Contract Patching (full depth):

1,630 sq.yds. @ \$31.00 = \$50,530
(Note: Begin in Year 2: Misc. patching est. @ \$2,000)

Culvert Repair:

Miscellaneous culvert repair (replacements, end sections, etc.) have been estimated at = \$40,000

Concrete Repairs:

Curb and Gutter = 414 lf. @ \$15.50 = \$ 6,417
Valley Pan Gutter = 636 sf. @ \$ 3.50 = \$ 2,226
Fillet (4 epa.) = 1,200 sf. @ \$ 3.50 = \$ 4,200

Total = \$12,843

Total Part 1 = \$377,491

Part 2- Perimeter Streets:

H Road; The section from 26-1/2 Road to the canal is in good condition. The section from the canal to 27-1/4 road should be overlaid. All of H Road is to be included in the annexation.

STORM DRAINAGE:

Very little is known of the storm drainage system at this time. It appears that the bulk of the older development is surface drained with extensions from streets running through and between resident properties and in nearly all cases flowing north into the newer developed areas.

The newer developed area to the north contains some, but few inlet structures all of which are thought to connect and flow to the west. The Street Maintenance Plan does include a \$2,000 capital request for the miscellaneous up-grading of existing structures.

For lack of better information will remain with the 1991 estimate of:

188 annual manhours @ \$14.20 = \$2,665

PATCHING:

The annual patching cost has been estimated at \$2,000 within the subdivision and another \$3,000 on the perimeter streets for a total annual cost of \$5,000.

Attached are detail sheets listing all streets within Paradise Hills subdivision, this information will be helpful in tracking asphalt maintenance recommendations, some outstanding concrete repair needs and street lighting information.

This estimate represents a closer, more detailed look at transportation systems maintenance needs than did the 1991 estimate.

file: P1.H

PARADISE HILLS

BAHAMAS WAY = Paved, with curb, gutter (roll type)
Older pvmnt., flat cross grade, uneven base failure, low cuts.
Recommendation: Hot Mix Overlay with Crackfill.
(1981' x 35') = 7704 sq. yds.

PARADISE WAY = Paved, with curb, gutter (roll type)
Older pvmnt., dry, some patch work, cracking, fair cond., drainage not good!
Recommendation: Hot Mix Overlay with Crackfill.
(2492' x 35') = 9691 sq. yds.

NOTE: Concrete gutter pan section @ Paradise & Bahamas badly broken up.
Recommendation: Total replacement
(24" x 45') = 90 sq. ft.

PARADISE DRIVE = Paved, with curb, gutter (roll type)
Same as Paradise Way above.
Recommendation: Hot Mix Overlay with Crackfill
(1600' x 34') = 6044 sq. yds.

JAMAICA DRIVE = Paved with curb, gutter (roll type)
Older pvmnt., cracking, some base failures.
Recommendation: Hot Mix Overlay with Crackfill.
(1250' x 35') = 4861 sq. yds.

NOTE: Concrete gutter pan section @ Jamaica & Bahamas badly broken up.
Recommendation: Total Replacement
(24" x 45') = 90 sq. ft.

TAHITI DRIVE = Paved, with curb, gutter (roll type)
Same as Jamaica Drive above.
Recommendation: Hot Mix Overlay with Crackfill.
(830' x 35') = 3228 sq. yds.

CARMEL DRIVE = Paved, with curb, gutter (roll type)
Same as Jamaica Drive above.
Recommendation: Hot Mix Overlay with Crackfill
(212' x 35') = 824 sq. yds.

NOTE: Concrete gutter pan section @ Carmel & Paradise Way is badly broken.
Recommendation: Total Replacement
(24" x 45') = 90 sq. ft.

EAST CARMEL COURT = Paved with curb, gutter (hollywd)
Pvmnt. fairly good cond., dry, cracking.
Recommendation: Crackfill & Sealcoat.
(177' x 30') = 590 sq. yds.

SAMOAN DRIVE = Paved, with curb, gutter (roll type)
Older pvmnt., dry, cracked, some base failure.
Recommendation: Hot Mix Overlay with Crackfill.
(686' x 35') = 2668 sq. yds.

PARADISE COURT = Paved, with curb, gutter (roll type)
Same as Samoan Drive above.
Recommendation: Hot Mix Overlay with Crackfill.
(190' x 35') = 739 sq. yds.

MAZATLAN DRIVE = Paved, with curb, gutter (pan type)
Newer pvmnt., good condition, some cracking.
Recommendation: Crackfill & Sealcoat.
(1865' x 30') = 6217 sq. yds.

LAPAZ COURT = Paved, with curb, gutter (pan type)
Same as Mazatlan Drive above.
Recommendation: Sealcoat & Crackfill.
(135' x 30') = 450 sq. yds.

LANAI DRIVE = Paved, with curb, gutter (pan type)
Newer pvmnt., base failures, patch work, cracking, flat
cross grade, drainage BAD!
Recommendation: Hot Mix Overlay with Crackfill.
(2525' x 30') = 8417 sq. yds.

LANAI COURT = Paved, with curb, gutter (hollywd)
Pvmnt. fair cond., cracking.
Recommendation: Crackfill & Sealcoat.
(222' X 30') = 740 sq. yds.

CATALINA DRIVE = Paved, with curb, gutter (roll type)
Pvmnt. in fair cond., isolated base failures, low at
gutter, low cuts, rough patches.
Recommendation: Hot Mix Overlay with Crackfill.
(2425' x 30') = 8083 sq. yds.

CATALINA COURT = Paved, with curb, gutter (hollywd)
Pvmnt. in fair to good cond.
Recommendation: Sealcoat & Crackfill.
(177' x 30') = 590 sq. yds.

CARIBBEAN DRIVE = Paved, with curb, gutter (hollywd)
Pvmnt. in fair cond., base failures bad in some areas,
pvmnt. low to gutter, patch work low, drainage not
working!

NOTE: East end is much newer construction
with curb, gutter & sidewalks.
Recommendation: Hot Mix Overlay (2") & Crackfill.
(3064' x 30') = 10,213 sq. yds.

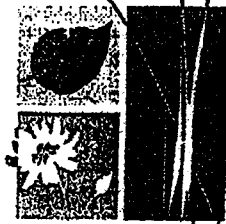
CARIBBEAN COURT = Paved, with curb, gutter (hollywd)
Pvmnt. fairly good cond., some cracking, very little base
failure, dry surface.
Recommendation: Crackfill & Sealcoat.
(150' x 30') = 500 sq. yds.

DELMAR DRIVE = Paved, with curb, gutter (hollywd)
Pvmnt. in fair cond., some cracking, very flat cross
grade, low to gutter.

NOTE: East end is much newer construction
with curb, gutter and sidewalks.
Recommendation: Hot Mix Overlay with Crackfill.
(2393' x 30') = 7977 sq. yds.

DELMAR COURT = Paved, with curb, gutter and sidewalk
All newer construction!
Recommendation: Sealcoat with Crackfill.
(150' x 30') = 500 sq. yds.

MALIBU DRIVE = Paved, with curb, gutter (hollywd)
Drainage not working, otherwise same as Delmar Drive
above.
Recommendation: Hot Mix Overlay with Crackfill.
(1380' x 30') = 4600 sq. yds.



Bookcliff Gardens nursery & landscape

755 26 Road Grand Junction, CO 81506
(970) 242-7769 Fax (970) 242-7719

UNITED COMPANIES
2273 RIVER ROAD

PLANT LIST:

2 PEA
3 SPA

PEAR, CHANTICLEAR
JUNIPER, SPARTAN

Pyrus calleryana 'Glens Form
Juniperus chinensis 'Spartan'

LANDSCAPE NOTES:

- A. EXISTING LANDSCAPING.
- B. NEW OFFICE 20' X 10'.
- C. EXISTING OFFICE.
- D. CONCRETE MOWER STYLE CURBING.
- E. WEED BARRIER FABRIC AND 1"

PARADISE HILLS SERVICE COMPANY
 List of Irrigation Water Users

Mailing Address

Elizabeth A. Carder	2650	Bahamas Way	
James Turner	2651	" "	
Ralph Belcastro	2655	" "	
David Chedsey	2661	" "	
Richard VanHorn	2665	" "	
Kirk Monger	2667	" "	
Glenn Madrid	2669	" "	
J. Dale Utt	2671	" "	
William King	2673	" "	
Richard Powell	2679	" "	
Donald R. Miller	2681	" "	
Rick or Cyndi Castonguay	2683	" "	
Robert K. Zabilka	2684	" "	
Luann Green	2682	" "	
Phillis D. Finley, Jr.	2680	" "	
Nora J. Aurelius	2678	" "	
William M. O'Brien	2676	" "	
John Kunz	2674	" "	
Larry Fuller	2672	" "	
LeStella Allen	2670	" "	
Donald R. Burr	2668	" "	
Jesus Guerrero	2666	" "	
Lester Guttmann	2664	" "	
Jesus Seda	2660	" "	
Harlan A. Porter	2658	" "	
Paul W. LeBlanc	2656	" "	----- 22928 Arminta Street West Hill, CA. 91304
Neil D. O'Toole	2654	" "	----- 226 W. 12th Ave. Denver, CO. 80204

-D. Wesley Nilson	2653	Paradise	Way
Dr. Anna Miklos	2655	"	"
Charles Wagner	2657	"	"
Carey M. Cox	2659	"	"
Ray Parker	2661	"	"
William Frey	2663	"	"
Newell C. Hoskin	2665	"	"
Ray & Mary Kuhns, Jr.	2667	"	"
Greg Merlino	2669	"	"
Donald M. Good	2671	"	"
Dale Park	2675	"	"
Jerrold Jackson	2677	"	"
Robert Murphy	2679	"	"
Marion Konakis	2681	"	"
Eric W. Pettingill	2683	"	"
Anthony Costanzo	2680	"	"
Ron Brennan	2668	"	"
Warren Miller	2662	"	"
Paul Guillory, Jr.	2660	"	"
Carroll L. Johnson	2658	"	"
Patrick W. Arbeiter	2656	"	"
John E. Brophy	2654	"	"
Kenneth Geske	2652	"	"
Donald L. Redfield	2690	"	"
L. H. Armour	2688	"	"
Patrick J. Smith	2686	"	"
Pat Portice	2684	"	"
Chris Carnes	2682	"	"

Daryl Heskin	2687	Paradise Way	
James J. Kaus	2689	"	"
James J. Kerski	2691	"	"
Elaine Harris	2693	"	"
David C. Hall	2695	"	"
John Lemke	2655	Paradise Dr.	
Lawrence Wagoner	2654	"	"
Stephen K McCall	2657	"	"
Nick P. Lupfer	2659	"	"
Roger F. Benson	2665	"	"
James R. Arnott	2669	"	"
Michael E. Clayton	2671	"	"
John H. Prouty	2673	"	"
Richard M. Noland	2675	"	"
Clarence Tooker	2677	"	"
Marshall T. Steel	2679	"	"
Terry LaCount	2656	"	"
Ron & Phyllis Choate	2652	"	"
Richard J. Benton	2654	Paradise Court	
Gordon & Bright Pillsbury	2651	"	"
Howard F. Rees	2653	"	"
Craig H. Marsh	802	Jamaica Dr.	
Bud Lovato	804	"	"
Ben Gomez	806	"	"
Peter Yeager	808	"	"
Al Ladage	810	"	"
Phillip Stelljes	812	"	"
John R. Hall	816	"	"

---- 16338 Goldenrod Way
Parker, CO. 80134

Michael J. Ptak	818	Jamaica Dr.	
Diana Bonello	815	" "	
Sally Kaukolin	811	" "	----- P.O. Box 3102 Elko, NV. 89803
Lesta Warner	809	" "	
Karl E. Meier	807	" "	
Glenn A. Dawson	805	" "	
Steve Heacock	820	" "	
Louie Pavetti	822	" "	
Robert Cabeen	2680	Carmel Court	
Stuart C. Bogenreif	2682	" "	
Robert J. Fiegel	2683	" "	
Janice M. Callahan	2681	" "	
Ray & Viola Maddox	804	Tahiti Dr.	
Robert & Kay Romer	806	" "	
Alice Rice	810	" "	
John Peeso	812	" "	
Donelia Sanchez	814	" "	
George E. Hill	815	" "	
Ricky & Ahna Brock	816	" "	
Gary Wilcox	811	" "	
Dr. Parker L. Call	807	" "	
Kenneth S. Fortune	805	" "	
Keith Oliver	803	" "	----- P.O. Box 80758 Midland, TX. 79708
John Durkop	808	" "	----- 1140 S. Dover Street Lakewood, CO. 80232
Dale F. Bowen	802	Samoan Dr.	
Gary L. Blackburn	804	" "	
Daniel L. Kellerstrass	806	" "	

David D. Baldwin	810	Samoan Dr.	
Fred H. Werner	808	"	"
Mark Goodrich	812	"	"
Merlin Kelley	814	"	"
Betty C. Myers	811	"	"
Robert Thomas Owen	809	"	"
Manuel Lopez, Jr.	807	"	"
Carl Mullenix	805	"	"
Donald Hanna	803	"	"

INTEROFFICE MEMORANDUM

TO: Jim Shanks

FROM: Mark Relph *MJR*

RE: Paradise Hills Annexation Cost Estimate and
Response to Questions Raised by the Homeowner Associations

DATE: April 7, 1993

(Revised April 21, 1993, to include the perimeter streets)
(Revised June 4, 1993, to reflect perimeter change)

Below are specific responses to the questions raised by the Homeowner Associations in Paradise Hills. Attached to this memo is a spreadsheet that lists the annexation costs to the Public Works Division, plus detailed explanation for each one of those costs.

1 (a). **Street Maintenance Plan**: The street maintenance plan has been divided into two parts; part 1 is within the subdivision and part 2 is the perimeter streets.

Part 1- Subdivision Interior:

The City has obtained the County's Pavement Management System (PMS) data for this area. Based upon the PMS report and field observations, a street maintenance plan was prepared that would up-grade the existing streets to acceptable city standards within a three year period. The streets that should be overlaid, represent 90% of all the streets in Paradise Hills. Only 10% of the streets, which were newer pavements and smaller cul-de-sacs, were found to be in acceptable condition and should be seal coated. The maintenance plan is recommended as follows:

First Year; All seal coating (E. Carmel Ct., Mazatlan Dr., LaPaz Ct., Lanai Ct., Catalina Ct., Caribbean Ct., and DelMar Ct.), culvert replacement, contract patching, concrete repairs and the following street overlays per the PMS report:

- Bahamas Drive from 26-1/2 Road to Lanai Drive.
- Lanai Drive from H Road north to the end of Pavement.
- Catalina Drive from 26-1/2 Road to Lanai Drive.

cost: \$202,759.00

Second Year; one half on the remaining Contract Overlay. The PMS will be up-dated to reflect city design criteria and the streets to be overlaid will be based on the PMS priority.
cost: \$97,902.00

Third Year; The balance of the Contract Overlay.
cost: \$97,902.00

Total Cost Part 1 = \$398,563.00

Part 2- Perimeter:

The perimeter of the annexation encompasses all of H Road from 26-1/2 to 27-1/4 Roads; half of 26-1/2 Road from H Road north approximately 2,800 feet; and all of 27-1/4 Road from H Road north to a point just south of I Road. Due to the condition of 27-1/4 Road, this annexation cost estimate will encompass the entire cost of reconstruction.

There also exists two bridges on H and 26-1/2 Roads. The structural integrity of the bridges have been reviewed with the County and they appear to be satisfactory over the 20 year annexation cost period. Therefore, no costs have been included in the estimate for the replacement of the structures.

Year Four;

H Road; The section from 26-1/2 Road to the canal is in good condition. The section from the canal to 27-1/4 road should be overlaid. All of H Road is to be included in the annexation.
cost: \$49,280.00

26-1/2 Road: The annexation is to the centerline of the road and the costs reflect such. The section from H Road to Catalina Drive has been overlaid in recent years, but the section north to I road needs to be overlaid. Therefore, the cost estimate reflects 1/2 of the overlay cost from Catalina to I Road.
cost: \$17,248.00

27-1/4 Road: The cost estimate assumes reconstruction of the road from H Road to the Airport property, which is approximately 4500 feet. From this point north, the cost estimate does not include any additional cost. The reconstructed section includes the city's standard rural street section.
cost: \$252,000.00

Total Cost Part 2 = \$318,528.00

Total Cost of Capital Street Maintenance Plan = \$717,091.00
(1992 present worth dollars)

1 (b). Signage; The signs have been inventoried within the annexation area, including the perimeter streets. There exists 80 street name signs, 25 stop signs, 1 speed limit sign and 1 warning sign. The street name signs will be replaced with the city standard upon annexation and the balance of signs will be replaced upon an as-needed basis. The cost estimate reflects this.

Speed limits would remain as they presently exist. Areas of concern with the residents would be reviewed by the Traffic Engineering and Police Departments and appropriate measures would be implemented as conditions dictate.

Pedestrian crossing issues raised by the residents would again be reviewed by the Traffic Engineering and Police Departments. The City utilizes a federal publication called the Manual on Uniform Traffic Control Devices (MUTCD) to determine if an issue meets minimum criteria that justifies control devices and what type of devices are appropriate. Presently, the City has not singled out any specific locations that require immediate attention, but would rely on residential input to address the areas of concern.

1 (c). Sidewalks; Sidewalks have not been included in the road maintenance plan.

2. Street Lights; The existing street lights have been inventoried and located on an attached map. There presently exist 31 street lights and the city has projected an additional 38 based upon city standards within the subdivision and an additional 7 lights required at the intersections of the perimeter streets. The city would work with adjacent residents for a proposed installation as to the need and location of each light.

The cost of the additional lights is based upon the city's agreement for new light installations with Grand Valley Rural Power Association, which are:

-new lights (\$2,000 each) at \$90,000.00.

-annual utility costs (\$9.49 each per month) for existing and proposed lights at \$8,655.00.

The recommendation for the street lights would be to phase the requests over a two year period. The two year cost would be as follows:

First Year: Install 21 lights at \$44,000.00 with annual utility cost for 53 lights at \$6,036.00. Total first year cost at \$50,036.00.

Second Year: Install 23 lights at \$46,000.00 with the annual utility cost for 73 lights at \$8,655.00. The total second year cost at \$54,655.00 with an annual utility cost of \$8,655.00 thereafter.

5 (a). Street Cleaning ; The typical number of times residential streets are swept in one year is approximately 5 times. This is will vary depending upon the length of warm weather available to sweep. The recommendation would be to maintain the same frequency that the city provides other residential areas of the city.

5 (b). Snow Removal; The streets have been reviewed and there exists a couple of main intersections along Lanai, Bahamas, and Catalina Drives that have been assumed will require salt application after each snow fall. All other areas would receive snow maintenance per the city's snow & ice control plan. Within that plan, residential streets would receive snow maintenance with a class II storm, which is snow accumulation of 3 inches or greater, with temperatures of 20 degrees or colder. The cost estimate reflects an average annual cost for an average winter with the special conditions mentioned.

Miscellaneous:

The east-west street that was proposed with filing 7, has been reviewed in the field and a cost estimate was prepared. The proposed road was assumed to begin at 26-1/2 Road at a point between two separate properties and just north of the subdivision. From there, the topography would likely require the road to skew slightly to the northeast where it would then cross the canal and turn due east and connect to 27-1/4 Road. The proposed culvert was sized based upon existing culverts at the canal.

* -ROW; 4,265' * 60' width * \$1.50/sq. ft.	= \$	383,850.00
Slope Easements	= \$	15,000.00
-Earthwork: 20,000 c.y. * \$2.50/c.y.	= \$	50,000.00
-Drainage Structures;		
-Canal: 55' span * 52' width * \$50/ sf	= \$	143,000.00
-Arroyo: 12' Structural Plate @ \$650/ft	= \$	39,000.00
-Roadway: 4,265' * \$110/ ft	= \$	469,150.00
** Total Cost	=	<u>\$1,100,000.00</u>

* Assumes that ROW is not donated.

** Total Cost with donated ROW equals \$716,150.

The cost for the new road from 26-1/2 Road to filling 7, would be approximately:

-ROW; 2,600' * 60' width * \$1.50/sq. ft.	= \$	234,000.00
-Earthwork: 10,000 c.y. * \$2.50/c.y.	= \$	25,000.00
-Drainage Structures;		
-Arroyo: 12' Structural Plate @ \$650/ft	= \$	39,000.00
-Roadway: 2,600' * \$110/ ft	= \$	286,000.00
	Total Cost = \$	<u>584,000.00</u>

Attachments:

- Annexation cost spreadsheet.
- Detailed annexation costs; Doug Cline memo.

file: paradise

TO: Larry Timm

FROM: Don Hobbs 

DATE: April 7, 1993

RE: Paradise Hills Impact

We have examined the Paradise Hills park site and I met with Ben Beauregard concerning their operation. Approximately one of the two acres of the park is developed into irrigated grass. While this is not a neighborhood sized park, which would be preferred, it would does provide a vest pocket park within the subdivision. We would recommend the development of the remainder of the park and pursuing the possible acquisition of the adjacent Jones property. I have spoken with Mrs. Jan Jones concerning the idea of acquisition of a portion of their land. She indicated that she and her husband, Dale, had heard rumors about this but had never been formally approached. She did indicate that they might be interested talking about a sale but had not talked of a price.

If we take over the area I feel we should ask the HOA to have the site surveyed so we are aware of the real boundaries. I also feel that an agreement should made that allows for the continuation of the existing pumping operation. I suggest that the HOA retain total responsibility for water assessments, the lake, the pumps and all associated irrigation charges to the starting point of the start of the sprinkler system. We would be responsible for the operation and maintenance of the sprinkler system. The agreement should also include language that would allow for water and irrigation services from the pond and pump when the remaining portion of the existing park be developed and when the Jones' property is acquired and developed. We assume that the fence around the park would remain and all maintenance of the fence would be theirs as well.

Street trees were not mentioned in the letter from the HOA but the question usually arises. We are assuming that there is sufficient ROW or easement at the front of the lots for trees. That being the case, we anticipate that there could be as high as 424 trees planted within the developed subdivision. As in other areas, we would plant the trees then trim, spray and remove them when necessary.

cc: Ted Novack
Ron Lappi

PARADISE HILLS FINANCIAL IMPACT

Parks Operations

Operating Expenditures

Immediate - 1 acre developed	\$ 5,480
Year 2 - 2 acres developed	\$ 10,960
Year 3 - 5 acres developed	\$ 27,400

Capital Outlay

Immediate

3/4 Ton Pickup	\$ 14,000
Equipment Trailer	\$ 2,000
Total	\$ 16,000
Year 2	
1 Acre Development	\$ 43,560
Year 3	
2 - 3 Acre Acquisition	\$ 30,000
3 Acre Development	\$130,680
Total	\$160,680

Forestry

Operating Expenditures

Immediate	\$ 10,600
Year 2	\$ 11,660
Year 3	\$ 12,720

Capital Outlay

Immediate

Trees - 424	\$ 19,125
3/4 ton pickup	\$ 14,000
Year 6	
Hi-Ranger	\$ 90,000
Chipper	\$ 18,000

ADMINISTRATIVE SERVICES DEPARTMENT

MEMORANDUM

April 9, 1993

TO: Growth Committee Members; Bessinger, McCurry, Shepherd
Mayor, Reford Theobold
Council Members; Baughman, Bennett, Nelson
Mark Achen, City Manager
Dave Varley, Assistant City Manager
Department Directors; Timm, Shanks, Novack, Sloan,
Thompson, Kovalik

FROM: Ron Lappi, Director of Administrative Services *Ron*

SUBJECT: **Paradise Hills / Fiscal Annexation Analysis**

Attached to this memorandum is a twenty year analysis of the fiscal impacts projected for the proposed Paradise Hills Annexation.

As is common in annexations of developed residential areas, the revenues generated are insufficient to cover the costs associated with servicing the area, bringing the infrastructure up to current standards, and enhancing the area with additional improvements.

In keeping with past practice, the analysis does not give credit for sales tax currently paid to the City by the residents of Paradise Hills, an estimated \$40,000 per year.

The results of the information (as submitted by the various departments) are detailed in Attachment 1 and summarized below.

Operating Variance

At The End Of 10 Years	(\$232,236)
At The End Of 20 Years	(\$727,785)

Capital Variance

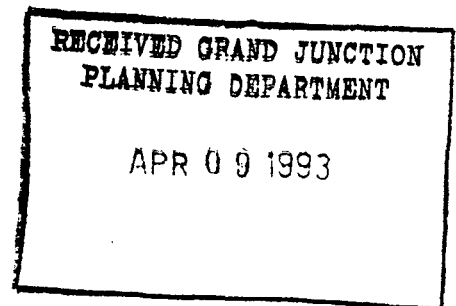
At The End Of 10 Years	(\$725,207)
At The End Of 20 Years	(\$505,935)

Total Variance

At The End Of 10 Years	(\$957,443)
At The End Of 20 Years	(\$1,223,720)

Present Value Cost

At The End Of 10 Years	\$814,550
At The End Of 20 Years	\$905,108



Attachment 2 projects a more positive picture by excluding; the development of a five acre park, the operating costs associated with maintaining that park, and the equipment purchases anticipated by the Parks & Recreation Department. Under this scenario, the variance at the end 20 years is reduced in excess of \$1 million to (\$212,416), with a present value cost of approximately \$300,000.

If you have questions or would like additional information regarding this analysis, please feel free to give me a call. Thank You!

c: Lanny Paulson, Budget Coordinator
Randy Booth, Controller

PARADISE HILLS / FISCAL ANNEXATION ANALYSIS

(As Submitted By Departments)
 09 April 93

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	10 YEAR TOTALS
<u>OPERATING REVENUES</u>											
City Property Tax	\$32,505	\$33,155	\$33,818	\$34,494	\$35,184	\$35,888	\$36,606	\$37,338	\$38,085	\$38,846	\$355,919
2.0% Sales & Use Tax	20,111	21,217	22,384	23,615	24,914	26,284	27,730	29,255	30,864	32,562	258,936
Franchise Fees	6,950	7,228	7,517	7,818	8,131	8,456	8,794	9,146	9,512	9,892	83,442
Other Taxes	26,896	27,353	27,818	28,291	28,772	29,261	29,759	30,265	30,779	31,302	290,497
Other Oper. Revenue	107	111	116	120	125	130	135	141	146	152	1,285
SUBTOTAL REVENUES	\$86,569	\$89,065	\$91,653	\$94,339	\$97,126	\$100,019	\$103,024	\$106,144	\$109,386	\$112,755	\$990,079
<u>OPERATING EXPENDITURES</u>											
Administrative Costs	\$2,500	\$1,000	\$1,040	\$1,082	\$1,125	\$1,170	\$1,217	\$1,265	\$1,316	\$1,369	\$13,083
Community Development	3,175	\$3,302	\$3,434	\$3,571	\$3,714	\$3,863	\$4,017	\$4,178	\$4,345	\$4,519	38,119
Fire Services	30,592	\$31,204	\$31,828	\$32,464	\$33,114	\$33,776	\$34,451	\$35,140	\$35,843	\$36,560	334,973
Parks & Recreation	16,080	\$23,524	\$43,394	\$45,130	\$46,935	\$48,812	\$50,765	\$52,795	\$54,907	\$57,104	439,446
Police Services	1,900	\$1,976	\$2,055	\$2,137	\$2,223	\$2,312	\$2,404	\$2,500	\$2,600	\$2,704	22,812
Public Works	21,382	\$27,274	\$28,365	\$29,500	\$40,308	\$41,920	\$43,597	\$45,341	\$47,155	\$49,041	373,883
SUBTOTAL EXPENDITURES	\$75,629	\$88,280	\$110,116	\$113,884	\$127,418	\$131,853	\$136,451	\$141,220	\$146,166	\$151,296	\$1,222,315
NET OPERATING VARIANCE	\$10,940	\$785	(\$18,463)	(\$19,545)	(\$30,292)	(\$31,833)	(\$33,428)	(\$35,076)	(\$36,781)	(\$38,542)	(\$232,236)
<u>CAPITAL REVENUE</u>											
3/4% Sales & Use Tax	\$7,541	\$7,956	\$8,393	\$8,855	\$9,342	\$9,856	\$10,398	\$10,970	\$11,573	\$12,210	\$97,093
Lottery Funds (City)	3,006	3,126	3,251	3,381	3,517	3,657	3,804	3,956	4,114	4,278	36,090
SUBTOTAL	\$10,547	\$11,082	\$11,645	\$12,236	\$12,859	\$13,513	\$14,201	\$14,925	\$15,687	\$16,488	\$133,183
<u>CAPITAL IMPROVEMENTS</u>											
Tree Planting	\$19,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,125
Capital Equipment /Parks	30,000	0	0	0	0	131,399	0	0	0	0	161,399
Park Development	0	45,302	173,791	0	0	0	0	0	0	0	219,093
Street Maintenance	75,688	0	0	0	0	0	0	0	0	0	75,688
Traffic Services	38,000	39,520	0	0	0	0	0	0	0	0	77,520
Street Overlay/Replcmt.	107,925	96,882	100,758	0	0	0	0	0	0	0	305,565
SUBTOTAL CAPITAL	\$270,738	\$181,704	\$274,549	\$0	\$0	\$131,399	\$0	\$0	\$0	\$0	\$858,390
NET CAPITAL VARIANCE	(\$260,191)	(\$170,622)	(\$262,904)	\$12,236	\$12,859	(\$117,886)	\$14,201	\$14,925	\$15,687	\$16,488	(\$725,207)
NET TOTAL VARIANCE	(\$249,251)	(\$169,837)	(\$281,367)	(\$7,309)	(\$17,434)	(\$149,719)	(\$19,226)	(\$20,151)	(\$21,094)	(\$22,054)	(\$957,443)
CUMULATIVE	(\$249,251)	(\$419,088)	(\$700,456)	(\$707,765)	(\$725,199)	(\$874,918)	(\$894,144)	(\$914,295)	(\$935,389)	(\$957,443)	=====
ANNUAL PRESENT VALUE @ 8%	(\$249,251)	(\$157,257)	(\$241,227)	(\$5,802)	(\$12,814)	(\$101,896)	(\$12,116)	(\$11,758)	(\$11,396)	(\$11,032)	(\$814,550)

COMMUNITY DEVELOPMENT DEPARTMENT STATISTICS

1992 Assessed Value	\$4,027,368	Total # of Parcels Included	307
Estimated # of Dwelling Units	268	-Paradise Hills Subdivision	287
Estimated Population	616	-Other	20
Estimated # of Acres	280	Number of POA's	260
		POA'S as a % of Total Parcels	85%

Attachment 1-A

	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	20 YEAR TOTALS
OPERATING REVENUES											
City Property Tax	\$39,623	\$40,416	\$41,224	\$42,049	\$42,890	\$43,747	\$44,622	\$45,515	\$46,425	\$47,353	\$789,783
2.0% Sales & Use Tax	34,352	36,242	38,235	40,338	42,557	44,897	47,367	49,972	52,720	55,620	701,237
Franchise Fees	10,288	10,699	11,127	11,572	12,035	12,517	13,017	13,538	14,079	14,643	206,958
Other Taxes	31,834	32,376	32,926	33,486	34,055	34,634	35,223	35,822	36,430	37,050	634,332
Other Oper. Revenue	158	165	171	178	185	193	200	208	217	225	3,186
SUBTOTAL REVENUES	\$116,256	\$119,897	\$123,684	\$127,623	\$131,722	\$135,988	\$140,429	\$145,054	\$149,872	\$154,891	\$2,335,496
OPERATING EXPENDITURES											
Administrative Costs	\$1,423	1,480	\$1,539	\$1,601	\$1,665	\$1,732	\$1,801	\$1,873	\$1,948	\$2,026	\$30,171
Community Development	\$4,700	4,888	5,083	5,287	5,498	5,718	5,947	6,185	6,432	6,689	94,545
Fire Services	\$37,291	38,037	38,798	39,574	40,365	41,173	41,996	42,836	43,693	44,567	743,302
Parks & Recreation	\$59,388	61,763	64,234	66,803	69,475	72,254	75,144	78,150	81,276	84,527	1,152,461
Police Services	\$2,812	2,925	3,042	3,164	3,290	3,422	3,559	3,701	3,849	4,003	56,578
Public Works	51,002	53,042	55,164	57,371	59,666	62,052	64,534	67,116	69,800	72,592	986,223
SUBTOTAL EXPENDITURES	\$156,617	\$162,136	\$167,860	\$173,799	\$179,959	\$186,350	\$192,981	\$199,860	\$206,998	\$214,404	\$3,063,281
NET OPERATING VARIANCE	(\$40,361)	(\$42,239)	(\$44,177)	(\$46,176)	(\$48,238)	(\$50,363)	(\$52,552)	(\$54,806)	(\$57,126)	(\$59,513)	(\$727,785)
CAPITAL REVENUE											
3/4% Sales & Use Tax	\$12,881	\$13,590	\$14,337	\$15,126	\$15,957	\$16,835	\$17,761	\$18,738	\$19,768	\$20,856	\$262,942
Lottery Funds (City)	4,450	4,628	4,813	5,005	5,205	5,414	5,630	5,855	6,090	6,333	89,513
SUBTOTAL	\$17,331	\$18,217	\$19,150	\$20,131	\$21,163	\$22,249	\$23,391	\$24,593	\$25,858	\$27,189	\$352,455
CAPITAL IMPROVEMENTS											
Tree Planting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,125
Equipment Trailer /Parks	0	0	0	0	0	0	0	0	0	0	161,399
Park Development	0	0	0	0	0	0	0	0	0	0	219,093
Street Maintenance	0	0	0	0	0	0	0	0	0	0	75,688
Traffic Services	0	0	0	0	0	0	0	0	0	0	77,520
Street Overlay/Replcmnt.	0	0	0	0	0	0	0	0	0	0	305,565
SUBTOTAL CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$858,390
NET CAPITAL VARIANCE	\$17,331	\$18,217	\$19,150	\$20,131	\$21,163	\$22,249	\$23,391	\$24,593	\$25,858	\$27,189	(\$505,935)
NET TOTAL VARIANCE	(\$23,030)	(\$24,021)	(\$25,027)	(\$26,045)	(\$27,075)	(\$28,114)	(\$29,161)	(\$30,213)	(\$31,268)	(\$32,324)	(\$1,233,720)
CUMULATIVE	(\$980,473)	(\$1,004,494)	(\$1,029,521)	(\$1,055,566)	(\$1,082,641)	(\$1,110,755)	(\$1,139,916)	(\$1,170,128)	(\$1,201,396)	(\$1,233,720)	=====
ANNUAL PRESENT VALUE @ 8%	(\$10,667)	(\$10,302)	(\$9,939)	(\$9,577)	(\$9,218)	(\$8,863)	(\$8,512)	(\$8,166)	(\$7,825)	(\$7,490)	(\$905,108)

PROJECTIONS:

- Property Tax Revenue estimated with an annual growth rate of 2%. This represents a minimum average growth rate that would be allowed under Article X, Section 20 of the Colorado Constitution. Current Mill Levy = 8.071
- Sales Tax receipts are projected an annual growth rate of 5.5%
- Other Taxes (Specific Ownership, Highway Users, Cigarette, Mineral Leasing & Vehicle Registration) are projected to grow @ 1.7%
- Franchise Fees and Lottery Proceeds are projected to grow @ 4.0%
- Operating Expenses are projected using 4.0% annual rate of inflation with the exception of Fire Services
- Fire Services represents the property tax revenue that would have been collected by the GJRFPD and is projected @ 2% growth. Current Mill Levy = 7.596
- Operating and Capital Expenditures are based on estimates prepared by each department.

Attachment 1-8

PARADISE HILLS / FISCAL ANNEXATION ANALYSIS

(Excluding Park Development and the Parks Department's Equipment Purchases)

09 April 93

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	10 YEAR TOTALS
OPERATING REVENUES											
City Property Tax	\$32,505	\$33,155	\$33,818	\$34,494	\$35,184	\$35,888	\$36,606	\$37,338	\$38,085	\$38,846	\$355,919
2.0% Sales & Use Tax	20,111	21,217	22,384	23,615	24,914	26,284	27,730	29,255	30,864	32,562	258,936
Franchise Fees	6,950	7,228	7,517	7,818	8,131	8,456	8,794	9,146	9,512	9,892	83,442
Other Taxes	26,896	27,353	27,818	28,291	28,772	29,261	29,759	30,265	30,779	31,302	290,497
Other Oper. Revenue	107	111	116	120	125	130	135	141	146	152	1,285
SUBTOTAL REVENUES	\$86,569	\$89,065	\$91,653	\$94,339	\$97,126	\$100,019	\$103,024	\$106,144	\$109,386	\$112,755	\$990,079
OPERATING EXPENDITURES											
Administrative Costs	\$2,500	\$1,000	\$1,040	\$1,082	\$1,125	\$1,170	\$1,217	\$1,265	\$1,316	\$1,369	\$13,083
Community Development	3,175	\$3,302	\$3,434	\$3,571	\$3,714	\$3,863	\$4,017	\$4,178	\$4,345	\$4,519	38,119
Fire Services	30,592	\$31,204	\$31,828	\$32,464	\$33,114	\$33,776	\$34,451	\$35,140	\$35,843	\$36,560	334,973
Parks & Recreation	16,080	\$17,359	\$18,647	\$19,393	\$20,169	\$20,975	\$21,814	\$22,687	\$23,594	\$24,538	205,257
Police Services	1,900	\$1,976	\$2,055	\$2,137	\$2,223	\$2,312	\$2,404	\$2,500	\$2,600	\$2,704	22,812
Public Works	21,382	27,274	28,365	29,500	40,308	41,920	43,597	45,341	47,155	49,041	373,883
SUBTOTAL EXPENDITURES	\$75,629	\$82,115	\$85,369	\$88,147	\$100,652	\$104,016	\$107,501	\$111,112	\$114,854	\$118,731	\$988,126
NET OPERATING VARIANCE	\$10,940	\$6,950	\$6,284	\$6,192	(\$3,526)	(\$3,996)	(\$4,477)	(\$4,968)	(\$5,468)	(\$5,976)	\$1,953
CAPITAL REVENUE											
3/4% Sales & Use Tax	\$7,541	\$7,956	\$8,393	\$8,855	\$9,342	\$9,856	\$10,398	\$10,970	\$11,573	\$12,210	\$97,093
Lottery Funds (City)	3,006	3,126	3,251	3,381	3,517	3,657	3,804	3,956	4,114	4,278	36,090
SUBTOTAL	\$10,547	\$11,082	\$11,645	\$12,236	\$12,859	\$13,513	\$14,201	\$14,925	\$15,687	\$16,488	\$133,183
CAPITAL IMPROVEMENTS											
Tree Planting	\$19,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,125
Capital Equipment /Parks	0	0	0	0	0	0	0	0	0	0	0
Park Development	0	0	0	0	0	0	0	0	0	0	0
Street Maintenance	75,688	0	0	0	0	0	0	0	0	0	75,688
Traffic Services	38,000	39,520	0	0	0	0	0	0	0	0	77,520
Street Overlay/Replcmt.	107,925	96,882	100,758	0	0	0	0	0	0	0	305,565
SUBTOTAL CAPITAL	\$240,738	\$136,402	\$100,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477,898
NET CAPITAL VARIANCE	(\$230,191)	(\$125,320)	(\$89,113)	\$12,236	\$12,859	\$13,513	\$14,201	\$14,925	\$15,687	\$16,488	(\$344,715)
NET TOTAL VARIANCE	(\$219,251)	(\$118,370)	(\$82,829)	\$18,428	\$9,333	\$9,517	\$9,724	\$9,957	\$10,219	\$10,512	(\$342,761)
CUMULATIVE	(\$219,251)	(\$337,621)	(\$420,451)	(\$402,023)	(\$392,690)	(\$383,174)	(\$373,450)	(\$363,492)	(\$353,273)	(\$342,761)	NET PV
ANNUAL PRESENT VALUE @ 8%	(\$219,251)	(\$109,602)	(\$71,013)	\$14,629	\$6,860	\$6,477	\$6,128	\$5,810	\$5,521	\$5,258	(\$349,183)

COMMUNITY DEVELOPMENT DEPARTMENT STATISTICS

1992 Assessed Value	\$4,027,368	Total # of Parcels Included	307
Estimated # of Dwelling Units	268	-Paradise Hills Subdivision	287
Estimated Population	616	-Other	20
Estimated # of Acres	280	Number of POA's	260
		POA'S as a % of Total Parcels	85%

Attachment 2-A

	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	20 YEAR TOTALS
OPERATING REVENUES											
City Property Tax	\$39,623	\$40,416	\$41,224	\$42,049	\$42,890	\$43,747	\$44,622	\$45,515	\$46,425	\$47,353	\$789,783
2.0% Sales & Use Tax	34,352	36,242	38,235	40,338	42,557	44,897	47,367	49,972	52,720	55,620	701,237
Franchise Fees	10,288	10,699	11,127	11,572	12,035	12,517	13,017	13,538	14,079	14,643	206,958
Other Taxes	31,834	32,376	32,926	33,486	34,055	34,634	35,223	35,822	36,430	37,050	634,332
Other Oper. Revenue	158	165	171	178	185	193	200	208	217	225	3,186
SUBTOTAL REVENUES	\$116,256	\$119,897	\$123,684	\$127,623	\$131,722	\$135,988	\$140,429	\$145,054	\$149,872	\$154,891	\$2,335,496
OPERATING EXPENDITURES											
Administrative Costs	\$1,423	1,480	\$1,539	\$1,601	\$1,665	\$1,732	\$1,801	\$1,873	\$1,948	\$2,026	\$30,171
Community Development	\$4,700	4,888	5,083	5,287	5,498	5,718	5,947	6,185	6,432	6,689	94,545
Fire Services	\$37,291	38,037	38,798	39,574	40,365	41,173	41,996	42,836	43,693	44,567	743,302
Parks & Recreation	\$25,520	26,540	27,602	28,706	29,854	31,049	32,291	33,582	34,925	36,323	511,649
Police Services	\$2,812	2,925	3,042	3,164	3,290	3,422	3,559	3,701	3,849	4,003	56,578
Public Works	\$1,002	\$3,042	\$5,164	\$7,371	\$9,666	\$12,052	\$14,534	\$17,116	\$19,800	\$22,592	\$98,223
SUBTOTAL EXPENDITURES	\$122,749	\$126,913	\$131,229	\$135,702	\$140,339	\$145,145	\$150,127	\$155,292	\$160,647	\$166,199	\$2,422,469
NET OPERATING VARIANCE	(\$6,493)	(\$7,016)	(\$7,545)	(\$8,079)	(\$8,617)	(\$9,157)	(\$9,698)	(\$10,238)	(\$10,775)	(\$11,308)	(\$86,973)
CAPITAL REVENUE											
3/4% Sales & Use Tax	\$12,881	\$13,590	\$14,337	\$15,126	\$15,957	\$16,835	\$17,761	\$18,738	\$19,768	\$20,856	\$262,942
Lottery Funds (City)	4,450	4,628	4,813	5,005	5,205	5,414	5,630	5,855	6,090	6,333	89,513
SUBTOTAL	\$17,331	\$18,217	\$19,150	\$20,131	\$21,163	\$22,249	\$23,391	\$24,593	\$25,858	\$27,189	\$352,455
CAPITAL IMPROVEMENTS											
Tree Planting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,125
Equipment Trailer /Parks	0	0	0	0	0	0	0	0	0	0	0
Park Development	0	0	0	0	0	0	0	0	0	0	0
Street Maintenance	0	0	0	0	0	0	0	0	0	0	75,688
Traffic Services	0	0	0	0	0	0	0	0	0	0	77,520
Street Overlay/Replcmt.	0	0	0	0	0	0	0	0	0	0	305,565
SUBTOTAL CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477,898
NET CAPITAL VARIANCE	\$17,331	\$18,217	\$19,150	\$20,131	\$21,163	\$22,249	\$23,391	\$24,593	\$25,858	\$27,189	(\$125,443)
NET TOTAL VARIANCE	\$10,838	\$11,201	\$11,605	\$12,052	\$12,546	\$13,092	\$13,693	\$14,355	\$15,083	\$15,881	(\$212,416)
CUMULATIVE	(\$331,923)	(\$320,722)	(\$309,117)	(\$297,066)	(\$284,520)	(\$271,428)	(\$257,735)	(\$243,380)	(\$228,297)	(\$212,416)	(\$306,590)
ANNUAL PRESENT VALUE @ 8%	\$5,020	\$4,804	\$4,608	\$4,431	\$4,271	\$4,127	\$3,997	\$3,880	\$3,774	\$3,680	(\$306,590)

PROJECTIONS:

- Property Tax Revenue estimated with an annual growth rate of 2%. This represents a minimum average growth rate that would be allowed under Article X, Section 20 of the Colorado Constitution. Current Mill Levy = 8.071
- Sales Tax receipts are projected an annual growth rate of 5.5%
- Other Taxes (Specific Ownership, Highway Users, Cigarette, Mineral Leasing & Vehicle Registration) are projected to grow @ 1.7%
- Franchise Fees and Lottery Proceeds are projected to grow @ 4.0%
- Operating Expenses are projected using 4.0% annual rate of inflation with the exception of Fire Services
- Fire Services represents the property tax revenue that would have been collected by the GJRFPD and is projected @ 2% growth. Current Mill Levy = 7.596
- Operating and Capital Expenditures are based on estimates prepared by each department.

Attachment 2-B

ADMINISTRATIVE SERVICES DEPARTMENT

MEMORANDUM


(93-13)

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 27 1993

April 27, 1993

TO: Growth Committee Members; Bessinger, McCurry, Shepherd
Mayor, Reford Theobold
Council Members; Baughman, Bennett, Nelson
Mark Achen, City Manager
Dave Varley, Assistant City Manager
Department Directors; Timm, Shanks, Novack, Sloan,
Thompson, Kovalik

FROM: Ron Lappi, Director of Administrative Services 

SUBJECT: **Paradise Hills / Fiscal Annexation Analysis** (Revision #1)

Attached to this memorandum is a twenty year analysis of the fiscal impacts projected for the proposed Paradise Hills Annexation, revised (original dated April 9, 1993) to reflect changes following the Growth Committee Meeting on April 12th.

The most significant modifications from the previous analysis, in addition to excluding the parcels currently owned by the airport, include the following.

Expenditures:

- The addition of \$377,000 for Capital Street Maintenance, namely the reconstruction of 27 1/4 Road from H Road to the property owned by the airport.
- Excludes \$219,000 in capital expense for Park Development and the associated operating expense for park maintenance of approximately \$858,000 over the twenty year period.
- A reduction in the estimate for capital equipment by the Parks Department of approximately \$67,000.
- The addition of the cost of nine fire hydrants in the amount of \$27,450 and additional street lights at a cost of \$14,000.

Revenue:

- Projections for Property Tax increased approximately \$153,000 as a result of estimating growth due to residential development at a rate of ten new homes per year. On the other side of this equation, Fire Department operating expenditures increased by \$144,000 reflecting the loss of property tax revenue derived by the Grand Junction Rural Fire Protection District.
- Other Revenue projections were modified based on the estimated growth due to future development of the area proposed for annexation.

As is common in annexations of developed residential areas, the revenues generated are insufficient to cover the costs associated with servicing the area, bringing the infrastructure up to current standards, and enhancing the area with additional improvements.

Also, in keeping with past practice, the analysis does not give credit for sales tax currently paid to the City by the residents of Paradise Hills, an estimated \$40,000 per year.

The results of the information (as revised by the various departments) are detailed in the attachment and summarized below.

<u>Operating Variance</u>	<u>Revised</u>	<u>Original</u>
At The End Of 10 Years	\$27,717	(\$232,236)
At The End Of 20 Years	(\$123,906)	(\$727,785)
 <u>Capital Variance</u>		
At The End Of 10 Years	(\$863,985)	(\$725,207)
At The End Of 20 Years	(\$692,961)	(\$505,935)
 <u>Total Variance</u>		
At The End Of 10 Years	(\$836,268)	(\$957,443)
At The End Of 20 Years	(\$816,867)	(\$1,223,720)
 <u>Present Value</u>		
At The End Of 10 Years	(\$739,583)	(\$814,550)
At The End Of 20 Years	(\$729,591)	(\$905,108)

c: Lanny Paulson, Budget Coordinator
 Karl Metzner, Senior Planner
 Mark Relph, Public Works Manager
 Don Hobbs, Parks Manager
 Randy Booth, Controller

PARADISE HILLS / FISCAL ANNEXATION ANALYSIS

 (As Re-submitted By Departments Following The Growth Committee Meeting On April 12, 1993)
 27 April 93

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	10 YEAR TOTALS
OPERATING REVENUES											
City Property Tax	\$32,356	\$33,567	\$34,826	\$36,135	\$37,497	\$38,913	\$40,386	\$41,918	\$43,511	\$45,168	\$384,276
2.0% Sales & Use Tax	20,031	21,612	22,401	23,200	24,009	24,828	25,658	26,499	27,352	28,217	243,809
Franchise Fees	6,924	7,471	7,740	8,010	8,280	8,550	8,819	9,089	9,359	9,628	83,870
Other Taxes	26,880	27,442	27,980	28,525	29,077	29,637	30,205	30,780	31,363	31,954	293,842
Other Oper. Revenue	107	111	116	120	125	130	135	141	146	152	1,285
SUBTOTAL REVENUES	\$86,298	\$90,202	\$93,063	\$95,990	\$98,988	\$102,058	\$105,203	\$108,427	\$111,732	\$115,120	\$1,007,082
OPERATING EXPENDITURES											
Administrative Costs	\$2,500	\$1,000	\$1,040	\$1,082	\$1,125	\$1,170	\$1,217	\$1,265	\$1,316	\$1,369	\$13,083
Community Development	3,175	\$3,302	\$3,434	\$3,571	\$3,714	\$3,863	\$4,017	\$4,178	\$4,345	\$4,519	38,119
Fire Services	30,452	31,591	32,776	34,008	35,290	36,623	38,009	39,451	40,950	42,510	361,661
Parks & Recreation	16,080	5,699	5,927	18,088	8,751	9,101	9,465	21,160	10,237	10,646	115,154
Police Services	1,900	\$1,976	\$2,055	\$2,137	\$2,223	\$2,312	\$2,404	\$2,500	\$2,600	\$2,704	22,812
Public Works	23,473	32,241	33,531	34,872	45,895	47,731	49,640	51,625	53,690	55,838	428,536
SUBTOTAL EXPENDITURES	\$77,580	\$75,809	\$78,763	\$93,759	\$96,998	\$100,799	\$104,752	\$120,180	\$113,139	\$117,586	\$979,365
NET OPERATING VARIANCE	\$8,718	\$14,393	\$14,300	\$2,231	\$1,990	\$1,259	\$451	(\$11,753)	(\$1,407)	(\$2,465)	\$27,717
CAPITAL REVENUE											
3/4% Sales & Use Tax	\$7,512	\$8,105	\$8,400	\$8,700	\$9,003	\$9,311	\$9,622	\$9,937	\$10,257	\$10,582	\$91,428
Lottery Funds (City)	2,995	3,107	3,219	3,332	3,444	3,556	3,668	3,781	3,893	4,005	34,999
SUBTOTAL	\$10,506	\$11,212	\$11,620	\$12,032	\$12,447	\$12,867	\$13,290	\$13,718	\$14,150	\$14,587	\$126,428
CAPITAL IMPROVEMENTS											
Tree Planting	\$19,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,125
Capital Equipment /Parks	23,000	0	0	0	0	0	0	71,060	0	0	94,060
Fire Hydrants (9)	27,450	0	0	0	0	0	0	0	0	0	27,450
Street Maintenance	75,688	0	0	0	0	0	0	0	0	0	75,688
Traffic Services	44,000	47,840	0	0	0	0	0	0	0	0	91,840
Street Overlay/Replcmt.	107,925	101,818	105,891	366,616	0	0	0	0	0	0	682,250
SUBTOTAL CAPITAL	\$297,188	\$149,658	\$105,891	\$366,616	\$0	\$0	\$0	\$71,060	\$0	\$0	\$990,413
NET CAPITAL VARIANCE	(\$286,682)	(\$138,446)	(\$94,271)	(\$354,584)	\$12,447	\$12,867	\$13,290	(\$57,342)	\$14,150	\$14,587	(\$863,985)
NET TOTAL VARIANCE	(\$277,963)	(\$124,053)	(\$79,971)	(\$352,353)	\$14,437	\$14,126	\$13,741	(\$69,096)	\$12,743	\$12,121	(\$836,268)
CUMULATIVE	(\$277,963)	(\$402,017)	(\$481,988)	(\$834,341)	(\$819,903)	(\$805,778)	(\$792,036)	(\$861,132)	(\$848,389)	(\$836,268)	NET PV
ANNUAL PRESENT VALUE @ 8%	(\$277,963)	(\$114,864)	(\$68,563)	(\$279,709)	\$10,612	\$9,614	\$8,659	(\$40,317)	\$6,884	\$6,064	(\$739,583)

COMMUNITY DEVELOPMENT DEPARTMENT STATISTICS

1992 Assessed Value	\$4,008,908	Total # of Parcels Included	305
Estimated # of Dwelling Units	267	-Paradise Hills Subdivision	287
Estimated Population	614	-Other	18
Estimated # of Acres	256	Number of POA's	260
		POA'S as a % of Total Parcels	85%

PARADISE HILLS / FISCAL ANNEXATION ANALYSIS

 (As Re-submitted By Departments Following The Growth Committee Meeting On April 12, 1993)
 27 April 93

	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	20 YEAR TOTALS
OPERATING REVENUES											
City Property Tax	\$46,891	\$48,683	\$50,547	\$52,485	\$54,501	\$56,597	\$58,778	\$61,045	\$63,404	\$65,856	\$943,064
2.0% Sales & Use Tax	29,095	29,986	30,891	31,809	32,743	33,692	34,657	35,638	36,637	37,654	576,611
Franchise Fees	9,898	10,168	10,438	10,707	10,977	11,247	11,516	11,786	12,056	12,325	194,988
Other Taxes	32,554	33,162	33,778	34,403	35,037	35,680	36,332	36,993	37,664	38,344	647,787
Other Oper. Revenue	158	165	171	178	185	193	200	208	217	225	3,186
SUBTOTAL REVENUES	\$118,597	\$122,163	\$125,824	\$129,583	\$133,443	\$137,408	\$141,483	\$145,671	\$149,977	\$154,405	\$2,365,636
OPERATING EXPENDITURES											
Administrative Costs	\$1,423	1,480	\$1,539	\$1,601	\$1,665	\$1,732	\$1,801	\$1,873	\$1,948	\$2,026	\$30,171
Community Development	\$4,700	4,888	5,083	5,287	5,498	5,718	5,947	6,185	6,432	6,689	94,545
Fire Services	\$44,131	\$45,818	\$47,572	\$49,396	\$51,293	\$53,267	\$55,319	\$57,453	\$59,672	\$61,980	887,562
Parks & Recreation	\$11,072	\$24,754	\$11,976	\$12,455	\$12,953	\$28,959	\$14,010	\$14,570	\$15,153	\$33,879	294,935
Police Services	\$2,812	2,925	3,042	3,164	3,290	3,422	3,559	3,701	3,849	4,003	56,578
Public Works	58,072	60,394	62,810	65,323	67,936	70,653	73,479	76,418	79,475	82,654	1,125,750
SUBTOTAL EXPENDITURES	\$122,211	\$140,260	\$132,023	\$137,225	\$142,635	\$163,750	\$154,114	\$160,200	\$166,529	\$191,231	\$2,489,542
NET OPERATING VARIANCE	(\$3,614)	(\$18,096)	(\$6,198)	(\$7,642)	(\$9,192)	(\$26,342)	(\$12,631)	(\$14,529)	(\$16,552)	(\$36,826)	(\$123,906)
CAPITAL REVENUE											
3/4% Sales & Use Tax	\$10,911	\$11,245	\$11,584	\$11,929	\$12,279	\$12,634	\$12,996	\$13,364	\$13,739	\$14,120	\$216,229
Lottery Funds (City)	4,117	4,229	4,342	4,454	4,566	4,678	4,791	4,903	5,015	5,127	81,223
SUBTOTAL	\$15,028	\$15,474	\$15,926	\$16,382	\$16,845	\$17,313	\$17,787	\$18,267	\$18,754	\$19,248	\$297,452
CAPITAL IMPROVEMENTS											
Tree Planting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,125
Equipment Trailer /Parks	0	0	0	0	0	0	0	0	0	0	94,060
Fire Hydrants	0	0	0	0	0	0	0	0	0	0	27,450
Street Maintenance	0	0	0	0	0	0	0	0	0	0	75,688
Traffic Services	0	0	0	0	0	0	0	0	0	0	91,840
Street Overlay/Replcmt.	0	0	0	0	0	0	0	0	0	0	682,250
SUBTOTAL CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$990,413
NET CAPITAL VARIANCE	\$15,028	\$15,474	\$15,926	\$16,382	\$16,845	\$17,313	\$17,787	\$18,267	\$18,754	\$19,248	(\$692,961)
NET TOTAL VARIANCE	\$11,414	(\$2,622)	\$9,727	\$8,740	\$7,653	(\$9,029)	\$5,156	\$3,739	\$2,202	(\$17,578)	(\$816,867)
CUMULATIVE	(\$824,854)	(\$827,476)	(\$817,749)	(\$809,009)	(\$801,356)	(\$810,385)	(\$805,229)	(\$801,491)	(\$799,289)	(\$816,867)	=====
ANNUAL PRESENT VALUE @ 8%	\$5,287	(\$1,125)	\$3,863	\$3,214	\$2,605	(\$2,846)	\$1,505	\$1,010	\$551	(\$4,073)	(\$729,591)

PROJECTIONS:

- Property Tax Revenue estimated with annual growth based on the construction of 10 new homes per year, using the current mill levy of 8.071. Growth in Assessed Value per dwelling unit due to inflation is projected at 4% per year.
- Sales Tax receipts are projected based on the change in population due to growth, plus 4% annually for inflation.
- Other Taxes (Specific Ownership, Highway Users, Cigarette, Mineral Leasing & Vehicle Registration) are projected based on changes in population.
- Franchise Fees and Lottery Proceeds are projected based on the number of dwelling units and population growth, respectively.
- Operating Expenses (beyond department submissions) are projected using a 4.0% annual rate of inflation, with the exception of Fire Services. Fire Services represents property tax revenue that would be collected by the GJRFPD (@ 7.596 mills), projected based on changes in assessed value due to growth.
- Operating and Capital Expenditures are based on estimates prepared by each department, inflated at 4% per year where appropriate.

TO: Larry Timm

FROM: Don Hobbs 

DATE: April 14, 1993

RE: Paradise Hills Impact

We have examined the Paradise Hills park site and I met with Ben Beauregard concerning their operation. Approximately one acre of the two acre park is developed into irrigated grass. While this is not as large as we might like, it does provide a vest pocket size park within the subdivision.

If we assume the responsibility for the developed portion of the park, I feel the HOA should have the site surveyed so everyone is aware of the boundaries. An agreement between the City and the HOA should be made that will allow for the continued use of the pumping system that feeds the park sprinkler system. We also feel that the HOA should retain responsibility for all water assessments, the lake, the fence surrounding the lake, the ducks, the pumps, and all associated irrigation charges. We will be responsible for the operation and maintenance of the sprinkler system, beginning at the point of discharge from the pump, the care and maintenance of the turf as well as weed control within the developed and undeveloped sections of the park, excluding the area within the fence.

Concerning the development of the remaining land and the possible acquisition of the adjacent Jones' property, we do not feel this is economically feasible at this time. The Parks Master Plan does identify the need to develop a community park (25 to 50 acres) within the Paradise Hills area in the future. There are several development projects identified in the plan that have a higher priority so development could be several years away.

Street trees were not mentioned in the letter from the HOA but the question usually arises. We are assuming that there is sufficient ROW or easement at the front of the lots for trees. That being the case, we anticipate that there could be as high as 424 trees planted within the developed subdivision. As in other areas, we would plant the trees then trim, spray and remove them when necessary.

cc: Ted Novack
Ron Lappi

PARADISE HILLS FINANCIAL IMPACT

Parks Operations

Operating Expenditures

Immediate

1 acre developed

\$ 5,480

Capital Outlay

Immediate

3/4 Ton Pickup

\$ 14,000

Equipment Trailer

\$ 2,000

Total

\$ 16,000

Forestry

Operating Expenditures

Immediate

\$ 10,600

Year 2

\$ 11,660

Year 3

\$ 12,720

Capital Outlay

Immediate

Trees - 424

\$ 19,125

3/4 ton pickup

\$ 14,000

Year 6

Hi-Ranger

\$ 90,000

Chipper

\$ 18,000

May 7, 1993



Dear Paradise Hills Resident:

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 is now considering annexation of the Paradise Hills Subdivision and adjacent areas. City representatives have met with members of the three Paradise Hills Homeowners Associations to discuss services, facilities, and improvements that may be needed in your area. Attached is a list of requests developed by your Homeowners Association representatives and the City's response to those requests.

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

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 meetings at the Paradise Hills Park area located on Lanai Drive at 6:30 p.m. on Tuesday, May 25, 1993 and Thursday May 27, 1993. In case of inclement weather on either of these two dates, a make-up meeting will be held at the same time and place on June 10, 1993. 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 is scheduled to begin on June 2, 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 July 7, 1993 City Council meeting and second reading at the July 21, 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 August 22, 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 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 one of the neighborhood meetings. If you cannot attend but have questions or issues you would like to discuss, please call me or Karl Metzner at 244-1430. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm
Director of Community Development

enclosures



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

RECEIVED
PLA

Karl
PG
for annexation
file (Bendishill +)

May 12, 1993

mail clerk
Cheney
Loze
11/11/93
on file

5/28/93

Gregg K. Kampf
Attorney at Law
200 Grand Avenue
Grand Junction, CO 81501


Dear Gregg:

Thank you for the signed City/Magee Agreement. I have enclosed a copy for your file (I have written in the May 12, 1993 execution date).

Enclosed is the executed copy of the Power of Attorney which I ask that you have Mr. and Mrs. Magee sign in front of a notary and return to me for recordation. Also enclosed is the Sewer Line Extension Agreement which I ask that you have them sign and return as well.

I appreciate your cooperation. Give me a call if you have any questions.

Very truly,


Dan E. Wilson
City Attorney

DW/cl

Enc.

Larry - FYI
return or file



May 14, 1993

Robert Bray
c/o Bray & Co Realtors
1015 N. 7th Street
Grand Junction, CO 81501

City of Grand Junction, Colorado
31501-2668
250 North Fifth Street

Dear Robert Bray:

As you may know, the City of Grand Junction has been annexing areas north of the City since mid-1992. The City is now considering annexation of the Paradise Hills Subdivision and various other properties adjacent to Paradise Hills, specifically the area from H to I Roads and from 26-1/2 to 27-1/4 Roads. Mesa County records indicate that you own property within the area proposed for annexation.

The City would like to have the opportunity to discuss the possibility of annexation with you. We have scheduled a meeting for this purpose on Tuesday May 18, 1993 at 7:00 p.m. at the Police Department Training Room, 2784 Crossroads Boulevard. City Council members and City staff will be available to answer questions about the effects of annexation and will present information about City services and facilities that would be provided to the annexed area. If you are unable to attend this meeting you are invited to attend one of two meetings being held for Paradise Hills residents. These meetings will be at 6:30 p.m. on May 25 and May 27, 1993 at the Paradise Hills Park area located on Lanai Drive. If either of these two meetings has to be canceled because of inclement weather, a make-up meeting will be held at the same time and place on June 10, 1993.

Enclosed is some basic information about annexation for your review. Upon annexation your property typically would be zoned to a city zoning category which is equivalent to your existing county zoning. If you would prefer a different zoning, we would be glad to discuss this with you.

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 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.

We hope to see you at one of the above meetings. If you cannot attend any of these meeting dates, but have questions or issues you would like to discuss, please call me or Karl Metzner at 244-1430. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karl Metzner".

for Larry Timm
Director of Community Development

Enclosure

Mayor R. T. Mantlo
Grand Jct. City Council

Copy Evans &
Shanks &
Beatty
file Annex
DITA 8/21/89

Copy
Council
Mark ✓

I would like to comment on your plans which center on the annexation of the surrounding areas around the present City limits. When I built My house I was able to choose the area I wanted to live in, I chose the County, not the City. My choice included an area serviced by Ute Water. Ute water has a better taste when compared to Your City water, which has a rusty, musty taste, and Ute has far less service interruptions when compared to Your City.

I am able to choose the method in which I can dispose of my trash. I can use a private company of my own choosing or I can truck it to the dump myself. If I am forced to live inside Your City limits I loose My freedom of choice and I am forced to pay your rates and accept Your service. But if I am not satisfied with Your service there is nothing I can do about it.

It has been said that Your City would be able to provide me with better police protection than is now provided by the Sheriff's Dept. If this was true the art work on Your Main St. would be safe and intact, and Your other crimes rates would be way down. Have you looked at any of the figures on the calls for service in the areas You want to add and thought of how many more officers it will take to for You to live up to your statements of providing better protection?

It might be a good idea for you to inform the residents that You plan on taking in about all of the Municipal Ordinances that they will be subjected to if You are allowed to pursue your planned course. It will be interesting to see what will happen to the people who own horses and other live stock when they are forced to live in a "CITY".

When I built my house I decided that I wanted to live outside Your city limits, where I want to remain. I am sure that I will be paying higher taxes, higher sewer bill, poorer trash service, getting less street maintenance and a different kind of police protection if You are allowed to have Your way.

I would rather pay higher taxes to the County and be able to maintain my freedom of choice which I am entitled to.

John Hakes
John Hakes
Paradise Hills
Sheriff's Deputy?

Lamy -
is this what you wanted
for the Bray meeting?
Kaul

City of Grand Junction Development Processing Procedures for future filings of Paradise Hills Subdivision

PR 3.5 in Courts

Approximately 90 to 100 acres north of the existing Paradise Hills Subdivision has received Outline Development Plan (ODP) approval by Mesa County. One portion of this area, Filing 7, has received final plat approval. Should this area be annexed, no additional approval action would be required for Filing 7. All requirements and conditions of approval established by Mesa County would be monitored and enforced by staff as with any City approval. As the remainder of the area covered by the ODP is developed, each new filing would require preliminary and final plat processing in accordance with the provisions of the Zoning and Development Code. In summary, the process is as follows.

1. Preliminary plan/plat submittal-

The preliminary plan stage is intended to review the proposed layout of the development and the general character of the proposed improvements. Dimensions and specifications of proposed lots, streets, easements, setbacks, walkways, and other features of the site are generalized. Location and proposed sizes of utility lines, drainage facilities, and other infrastructure improvements must be shown but detailed engineering is not required. Prior to application, a preapplication conference is conducted to determine the exact submittal requirements based on the type, size and location of the proposed development. Applications are due on the first working day of any month to go to Planning Commission hearing on the first Tuesday of the following month. Applications must be complete in order to be processed. Action of the Planning Commission is final unless appealed to City Council.

2. Final plan/plat

The final plan/plat must show the exact final configuration of the project with exact dimensions, locations and specifications of all development features. Final engineered plans, suitable for use as construction drawings, are required for all utilities, streets, drainage facilities and other site improvements. The final plan/plat submittal must address all conditions, and respond to all comments, received at the preliminary stage. Processing schedules and procedures are the same as at the preliminary stage.

In both preliminary and final stages the application will be reviewed by agencies affected by the development. These agencies are determined at the preapplication conference. Staff forward the review comments to the petitioner, who must respond to those comments in writing prior to the Planning Commission hearing. After final approval the plat, final development plan as supporting documents such as improvement guarantees/agreements & covenants are recorded with the Mesa County Clerk and Recorder. After recording, building permits can be issued.



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

May 25, 1993

John and Ruby Crowe
880 26 1/2 Road
Grand Junction, CO 81506

Dear John and Ruby Crowe:

The purpose of this letter is to confirm in writing Councilman Afman's verbal assurances that your property located on 26 1/2 Road, north of H Road will be removed from the Paradise Hills annexation proposal. The reasons the City will remove your property from this annexation proposal include the following: no evidence of plans to develop or sell the property, no history of development review processing for the property with Mesa County, and your statements at the May 18 meeting with the City that you intend to continue farming the land indefinitely.

I understand that Linda Afman expressed her professional opinion as a realtor that if you do consider selling the property for development in the future, annexation at that time would enhance the property's market value.

Thank you for your input at the May 18th annexation meeting.

Sincerely,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm
Director of Community Development

c: Mark Achen
City Council

August 11, 1993

Gary Plsek
696 Cloverdale Drive
Grand Junction, CO 81506

Dear Gary Plsek:

As you may know, the City of Grand Junction has been annexing areas north of the City since mid-1992. The City is now considering annexation of the Paradise Hills Subdivision and various other properties adjacent to Paradise Hills, including the area where your property is located. The property currently proposed for inclusion is immediately north of and adjacent to Interstate 70 and east of 26 1/2 Road.

The City would like to have the opportunity to discuss the possibility of annexation with you. We have scheduled a meeting for this purpose on Thursday August 19, 1993 at 6:30 p.m. at the home of Sam Suplizio, 2625 H Road. City Council members and City staff will be available to answer questions about the effects of annexation and will present information about City services and facilities that would be provided to the annexed area. We would also like to obtain your input on what the appropriate zoning category(s) would be for this area following annexation.

Enclosed is some basic information about annexation for your review. Please review this information prior to the August 19th meeting.

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 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.

We hope to see you at the above meeting. If you cannot attend, but have questions or issues you would like to discuss, please call me or Karl Metzner at 244-1430. Thank you.

Sincerely,

Larry Timm
Director of Community Development

Enclosure

PARADISE HILLS MAJORITY ANNEXATION

DESCRIPTION	FORMULA	
1) Property taxes	City levy - RFD levy * assessed valuation	1,913
2) Sales taxes:		
Businesses	estimates from survey	0
Auto purchases	1/4 of homes * \$10,000 * 2.75%	18,425
Appliances	purchases of \$140 per household	1,032
Building materials	7.4% * assessed val. * 2.75%	8,195
3) County sales taxes	no change	
4) Franchise fees:		
Public Service	21.739 per household	5,826
Cable TV	4.194 per house hold	1,124
5) Motor Vehicle Specific Ownership Taxes - no increase		
6) Highway users taxes	4,242.53 per mile	23,334
7) Cigarette taxes	increase by % increase of city sales tax	780
8) Lottery	4.88 per person	3,006
9) Interfund service charge	5% of trash fee increase	107
10) Mineral leasing	1.03448 per person	637
11) Addl. Motor Vehicle Reg. & App. Highway Reg. Fees	3.48276 per person	2,145
	TOTAL	66,524

OTHER

Development fees	Community Development Dept. estimate	***
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PARADISE HILLS / FISCAL ANNEXATION ANALYSIS

(Revision #3 Includes: Filing #8 Street Construction, and One Acre Park Development)
06 October 93

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	10 YEAR TOTALS
OPERATING REVENUES											
City Property Tax	\$44,391	\$45,601	\$46,860	\$48,170	\$49,531	\$50,948	\$52,421	\$53,953	\$55,546	\$57,203	\$504,622
2.0% Sales & Use Tax	25,194	26,982	27,771	28,570	29,379	30,198	31,028	31,870	32,723	33,588	297,304
BCC Enclave: Sales Tax	0	0	0	55,000	58,025	61,216	64,583	68,135	71,883	75,836	454,679
Franchise Fees	8,376	8,981	9,251	9,521	9,790	10,060	10,330	10,599	10,869	11,139	98,916
Other Taxes	27,664	28,233	28,771	29,316	29,869	30,429	30,996	31,571	32,155	32,746	301,750
Other Oper. Revenue	107	111	116	120	125	130	135	141	146	152	1,285
SUBTOTAL REVENUES	\$105,732	\$109,909	\$112,769	\$170,697	\$176,720	\$182,981	\$189,493	\$196,269	\$203,321	\$210,663	\$1,658,555
OPERATING EXPENDITURES											
Administrative Costs	\$2,500	\$1,000	\$1,040	\$1,082	\$1,125	\$1,170	\$1,217	\$1,265	\$1,316	\$1,369	\$13,083
Community Development	3,175	\$3,302	\$3,434	\$3,571	\$3,714	\$3,863	\$4,017	\$4,178	\$4,345	\$4,519	38,119
Fire Services	41,778	42,917	44,102	45,335	46,616	47,949	49,336	50,777	52,277	53,836	474,924
Parks & Recreation	20,580	12,459	12,958	23,150	14,015	14,576	15,159	27,082	16,395	17,051	173,425
Police Services	1,900	\$1,976	\$2,055	\$2,137	\$2,223	\$2,312	\$2,404	\$2,500	\$2,600	\$2,704	22,812
Public Works	23,473	32,272	33,563	34,905	45,930	47,767	49,678	51,665	53,731	55,881	428,864
SUBTOTAL EXPENDITURES	\$93,406	\$93,927	\$97,152	\$110,181	\$113,623	\$117,636	\$121,810	\$137,468	\$130,665	\$135,360	\$1,151,227
NET OPERATING VARIANCE	\$12,326	\$15,982	\$15,617	\$60,516	\$63,096	\$65,345	\$67,683	\$58,801	\$72,656	\$75,304	\$507,328
CAPITAL REVENUE											
3/4% Sales & Use Tax	\$9,448	\$10,118	\$10,414	\$10,714	\$11,017	\$11,324	\$11,636	\$11,951	\$12,271	\$12,595	\$111,489
Lottery Funds (City)	3,626	3,738	3,850	3,963	4,075	4,187	4,299	4,412	4,524	4,636	\$41,309
Filing #8; Recoup	0	25,475	25,475	25,475	25,475	25,475	25,475	25,475	25,475	25,475	229,275
SUBTOTAL	\$13,074	\$39,331	\$39,740	\$40,151	\$40,567	\$40,986	\$41,410	\$41,838	\$42,270	\$42,706	\$382,073
CAPITAL IMPROVEMENTS											
Tree Planting	\$19,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,125
Capital Equipment /Parks	23,000	0	0	0	0	0	0	35,530	0	0	58,530
Park Development	20,000	0	0	0	0	0	0	0	0	0	20,000
Fire Hydrants (9)	27,450	0	0	0	0	0	0	0	0	0	27,450
Street Maintenance	113,693	0	0	0	0	0	0	0	0	0	113,693
Street Lighting	44,000	47,840	0	0	0	0	0	0	0	0	91,840
Street Overlay / Rplcmt	107,925	101,818	105,891	61,058	0	0	0	0	0	0	376,692
Filing #8 Road Constr.	250,000	0	0	0	0	0	0	0	0	0	250,000
SUBTOTAL CAPITAL	\$605,193	\$149,658	\$105,891	\$61,058	\$0	\$0	\$0	\$35,530	\$0	\$0	\$957,330
NET CAPITAL VARIANCE	(\$592,119)	(\$110,327)	(\$66,151)	(\$20,907)	\$40,567	\$40,986	\$41,410	\$6,308	\$42,270	\$42,706	(\$575,257)
NET TOTAL VARIANCE	(\$579,793)	(\$94,344)	(\$50,534)	\$39,610	\$103,663	\$106,331	\$109,093	\$65,109	\$114,926	\$118,010	(\$67,929)
CUMULATIVE	(\$579,793)	(\$674,137)	(\$724,671)	(\$685,061)	(\$581,398)	(\$475,067)	(\$365,974)	(\$300,865)	(\$185,939)	(\$67,929)	NET PV
ANNUAL PRESENT VALUE @ 8%	(\$579,793)	(\$87,356)	(\$43,325)	\$31,444	\$76,196	\$72,367	\$68,747	\$37,990	\$62,091	\$59,034	(\$302,604)

COMMUNITY DEVELOPMENT DEPARTMENT STATISTICS

1992 Assessed Value Estimate	\$5,500,000	Total # of Parcels Included	329
Estimated # of Dwelling Units	323	-Paradise Hills Subdivision	287
Estimated Population	743	-Other	42
Estimated # of Acres	563	Number of POA's	269
		POA'S as a % of Total Parcels	82%

PARADISE HILLS / FISCAL ANNEXATION ANALYSIS

(Revision #3 Includes: Filing #8 Street Construction, and One Acre Park Development)
06 October 93

***** PARADISE HILLS (Continued) *****	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	20 YEAR TOTALS
OPERATING REVENUES											
City Property Tax	\$58,926	\$60,718	\$62,581	\$64,520	\$66,536	\$68,632	\$70,812	\$73,080	\$75,438	\$77,891	\$1,183,756
2.0% Sales & Use Tax	34,465	35,356	36,261	37,180	38,113	39,062	40,027	41,008	42,007	43,024	683,808
BCC Enclave: Sales Tax	80,007	84,408	89,050	93,948	99,115	104,566	110,318	116,385	122,786	129,539	1,030,123
Franchise Fees	11,408	11,678	11,948	12,218	12,487	12,757	13,027	13,296	13,566	13,836	225,137
Other Taxes	33,345	33,953	34,570	35,195	35,828	36,471	37,123	37,784	38,455	39,136	663,611
Other Oper. Revenue	158	165	171	178	185	193	200	208	217	225	3,186
SUBTOTAL REVENUES	\$218,311	\$226,278	\$234,581	\$243,238	\$252,265	\$261,681	\$271,507	\$281,763	\$292,470	\$303,651	\$4,244,299
OPERATING EXPENDITURES											
Administrative Costs	\$1,423	1,480	\$1,539	\$1,601	\$1,665	\$1,732	\$1,801	\$1,873	\$1,948	\$2,026	\$30,171
Community Development	\$4,700	4,888	5,083	5,287	5,498	5,718	5,947	6,185	6,432	6,689	94,545
Fire Services	\$55,458	\$57,144	\$58,898	\$60,723	\$62,620	\$64,593	\$66,645	\$68,779	\$70,998	\$73,307	1,114,089
Parks & Recreation	\$17,733	\$31,683	\$19,180	\$19,948	\$20,745	\$37,064	\$22,438	\$23,336	\$24,269	\$43,360	433,183
Police Services	\$2,812	2,925	3,042	3,164	3,290	3,422	3,559	3,701	3,849	4,003	56,578
Public Works	58,116	60,440	62,858	65,372	67,987	70,707	73,535	76,476	79,535	82,717	1,126,608
SUBTOTAL EXPENDITURES	\$140,242	\$158,560	\$150,601	\$156,094	\$161,806	\$183,235	\$173,924	\$180,350	\$187,032	\$212,102	\$2,855,174
NET OPERATING VARIANCE	\$78,068	\$67,717	\$83,980	\$87,144	\$90,459	\$78,446	\$97,583	\$101,413	\$105,438	\$91,549	\$1,389,125
CAPITAL REVENUE											
3/4% Sales & Use Tax	\$12,925	\$13,259	\$13,598	\$13,942	\$14,292	\$14,648	\$15,010	\$15,378	\$15,753	\$16,134	\$256,428
Lottery Funds (City)	\$4,748	\$4,860	\$4,973	\$5,085	\$5,197	\$5,309	\$5,422	\$5,534	\$5,646	\$5,758	\$93,842
Filing #8; Recoup	25,475	0	0	0	0	0	0	0	0	0	254,750
SUBTOTAL	\$43,148	\$18,119	\$18,571	\$19,027	\$19,490	\$19,958	\$20,432	\$20,912	\$21,399	\$21,892	\$605,020
CAPITAL IMPROVEMENTS											
Tree Planting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,125
Capital Equipment /Parks	0	0	0	0	0	0	0	0	0	0	58,530
Park Development	0	0	0	0	0	0	0	0	0	0	20,000
Fire Hydrants (9)	0	0	0	0	0	0	0	0	0	0	27,450
Street Maintenance	0	0	0	0	0	0	0	0	0	0	113,693
Street Lighting	0	0	0	0	0	0	0	0	0	0	91,840
Street Overlay / Rplcmt	0	0	0	0	0	0	0	0	0	0	376,692
Filing #8 Road Constr.	0	0	0	0	0	0	0	0	0	0	250,000
SUBTOTAL CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$957,330
NET CAPITAL VARIANCE	\$43,148	\$18,119	\$18,571	\$19,027	\$19,490	\$19,958	\$20,432	\$20,912	\$21,399	\$21,892	(\$352,310)
NET TOTAL VARIANCE	\$121,216	\$85,836	\$102,550	\$106,171	\$109,949	\$98,404	\$118,014	\$122,325	\$126,837	\$113,442	\$1,036,816
CUMULATIVE	\$53,288	\$139,124	\$241,674	\$347,845	\$457,794	\$556,198	\$674,212	\$796,537	\$923,374	\$1,036,816	*****
ANNUAL PRESENT VALUE @ 8%	\$56,147	\$36,814	\$40,724	\$39,039	\$37,433	\$31,021	\$34,447	\$33,061	\$31,741	\$26,286	NET PV \$64,108

PROJECTIONS:

- Property Tax Revenue estimated with annual growth based on the construction of 10 new homes per year, using the current mill levy of 8.071.
- Growth in Assessed Value per dwelling unit due to inflation is projected at 4% per year.
- Sales Tax receipts are projected based on the change in population due to growth, plus 4% annually for inflation.
- Other Taxes (Specific Ownership, Highway Users, Cigarette, Mineral Leasing & Vehicle Registration) are projected based on changes in population.
- Franchise Fees and Lottery Proceeds are projected based on the number of dwelling units and population growth, respectively.
- Operating Expenses (beyond department submissions) are projected using a 4.0% annual rate of inflation, with the exception of Fire Services.
- Fire Services represents property tax revenue that would be collected by the GJRFPD (@ 7.596 mills), projected based on changes in assessed value due to growth.
- Operating and Capital Expenditures are based on estimates prepared by each department, inflated at 4% per year where appropriate.



Paradise Hills Area

Addressing your questions about Annexation

September 21, 1993

Dear Paradise Hills Area Property Owner/Resident:

As you may know, the City of Grand Junction has been holding meetings in the Paradise Hills area over the past six months or so regarding the possibility of annexation. Thank you to all who attended one or more of these meetings. As a result of these meetings, the City Council and City staff have been able to learn more about your area and hear first hand what the various issues and concerns are that you have regarding annexation or your neighborhood in general.

Based upon discussions with property owners and an analysis of such factors as the ability of the City to provide services to the area, powers of attorney for sewer service, property line locations, and road and utility locations, the City Council will be considering for annexation the area shown on the map on the following page.

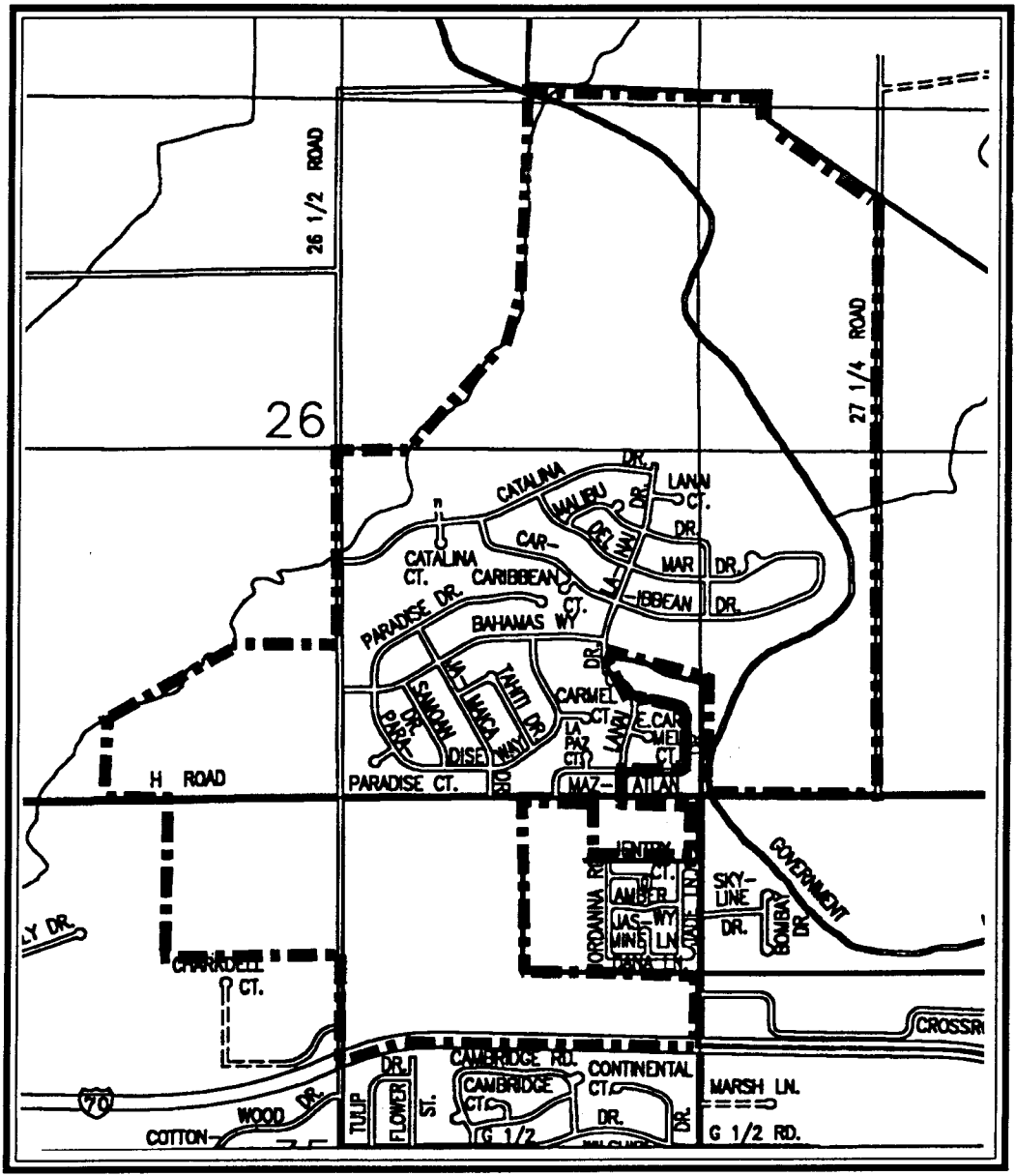
The first step in the annexation process is the City Council's acceptance of petitions for annexations. This will be followed by a City Council public hearing. The anticipated schedule for this annexation is as follows:

October 6, 1993	Petitions to be accepted by City Council
November 17, 1993	1st Reading of annexation ordinance
December 1, 1993	2nd Reading and public hearing of annexation ordinance
January 2, 1994	Annexation becomes effective

Anyone interested in attending these meetings should call the Community Development Department, 244-1430, beginning in late September to confirm these meeting dates.

The following pages contain information about zoning, taxes, and a recap of the services that the City would provide to the area upon annexation. For additional information, please contact Larry Timm or Karl Metzner at the Grand Junction Community Development Department, 244-1430.

Thank you!



*Proposed Paradise Hills Area
Annexation Boundary*



Police Protection

26-1/2 Road: The annexation is to the centerline of the road and the costs reflect such. The section for H Road to Catalina Drive has been overlaid in recent years, but the section north of Catalina Drive needs to be overlaid.

27-1/4 Road: This section of roadway shall be maintained within the City's operational maintenance budget and shall not be overlaid or reconstructed until further development occurs.

Trash Pick-Up Day

Trash would be picked up in the Paradise Hills annexation area on Thursdays. That is when all of the trash crews are in the vicinity of Paradise Hills and is therefore the most feasible and economical day for it. Trash would be picked up before 1:00 p.m.

Street Cleaning

The typical number of times residential streets are swept in one year is approximately five. This varies depending upon the duration of warm weather.

The recommendation would be to maintain the same frequency that the City provides other residential areas of the city.

Paradise Hills lies to the north of Police Department Beat 1. The officers assigned to that Beat would also be the officers assigned to patrol the Paradise Hills area. In addition to the assigned Beat officers, the Grand Junction Police Department has recently reorganized its officer deployment schedule to have more officers on duty during the peak hours of demand. This rescheduling of officers permits the Police Department to provide a more timely response to calls, whether it be the Beat officer who is responding or an officer from another area of the city. An example of the number of officers available is on a Friday or Saturday night when there can be up to fifteen officers on duty with four supervisors. Even on a night with minimum staffing, when there are five officers and a supervisor on duty, there would be an officer assigned to patrol and respond to calls in the Paradise Hills area.



Concerns about the Police Department headquarters moving from Horizon Drive back to Ute Avenue can be dispelled by understanding officer deployment strategy. Our police officers are strategically assigned areas of responsibility to patrol and are required to be in those areas when on duty. Under this concept, the headquarters building could virtually be anywhere in the City and the coverage of police service would be relatively unaffected.

With more officers on duty and a smaller geographic area to cover than the Sheriff's Department, the residents of Paradise Hills should see an increase in the number of times they see a law enforcement vehicle in their neighborhood, and should notice a quicker response time to their calls for service.

Street Maintenance Plan

The street maintenance plan has been divided into two parts; Part 1 is within the Paradise Hills Subdivision and Part 2 is the perimeter streets. The approximate total cost is \$453,000.

Part 1 - Subdivision Interior:

The City has obtained the County's Pavement Management System (PMS) data for this area. Based upon the PMS report and field observations, a street maintenance plan was prepared that would up-grade the existing streets to acceptable city standards within a three year period. The streets that should be overlayed represent 90% of all the streets in Paradise Hills. Only 10% of the streets, which are newer pavements and smaller cul-de-sacs, were found to be in acceptable condition and should be seal coated. The approximate cost is \$399,000. The maintenance plan that would be recommended is as follows:

First Year: All seal coating (East Carmel Court, Mazatlan Drive, LaPaz Court, Lanai Court, Catalina Court, Caribbean Court, and DelMar Court), culvert replacement, contract patching, concrete repairs and the following street overlays per the PMS report:

- Bahamas Drive from 26-1/2 Road to Lanai Drive.
- Lanai Drive from H Road north to the end of pavement.
- Catalina Drive from 26-1/2 Road to Lanai Drive.

Second Year: One-half of the remaining Contract Overlay. The PMS will be up-dated to reflect city design criteria and the streets to be overlayed will be based on the PMS priority.

Third Year: The balance of the Contract Overlay.

Part 2 - Perimeter Streets:

The current perimeter of the annexation encompasses all of H Road from a 1/4 mile west of 26-1/2 Road to 27-1/4 Road; all of 26-1/2 Road from I-70 to H Road; half of 26-1/2 Road from H Road north approximately 2,800 feet; and all of 27-1/4 Road from H Road north approximately 4,500 feet to the Airport property. There also exists two bridges on H and 26-1/2 Roads.

The structural integrity of the bridges has been reviewed with the County and they appear to be satisfactory over the 20 year annexation cost period. Therefore, no costs have been included in the maintenance plan for their replacement.

The total cost for Part 2 is approximately \$54,000.

Year Four: *H Road*; The section from 1/4 mile west of 26-1/2 Road to the canal is in good condition. The section from the canal to 27-1/4 Road should be overlayed. All of H Road is to be included in the annexation.

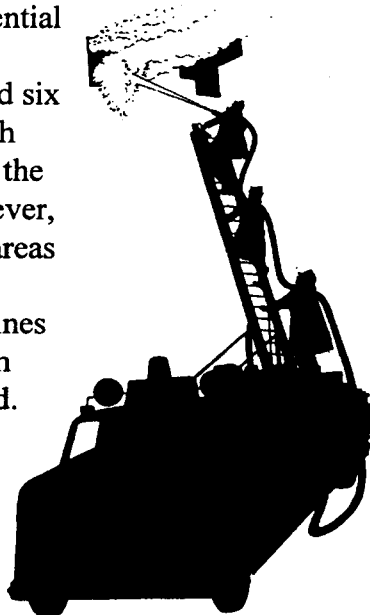


Fire Protection

Fire Station 2, located at 28-1/4 Road and Patterson, is the primary response unit for the Paradise Hills area. The response distance is approximately 3-1/4 miles from Station 2 and falls within Insurance Services Organization's five mile maximum response distance. The engine company responds to both fire and medical emergencies and has a paramedic fire fighter assigned to the crew so they can provide advanced life support services. Presently the Grand Junction Rural Fire Protection District contracts with the City of Grand Junction to provide emergency services to the Paradise Hills area, so there would be no change to these services following annexation.

A survey was conducted to analyze the current water supply system to make sure it would meet minimum fire flow requirements for fire protection. The City requires a minimum six inch looped water supply that will provide 500 gallons per minute with 20 psi residual pressure in residential areas. Ute Water District has looped six inch and eight inch mains throughout the subdivision; however, the undeveloped areas would require additional water lines and hydrants when they are developed.

The distances between fire hydrants were found to be excessive in some areas of the Paradise Hills subdivision, so nine additional hydrants would be installed.



Park Development and Maintenance

The Parks and Recreation Department would maintain the small developed park area adjacent to Lanai Drive. The development and maintenance of the remaining one acre area on the east side of the pond is an outstanding issue.

The Parks Master Plan identifies the need for a community park (25-50 acres) in the area north of Interstate 70.

The location was suggested to be either east, west or south of Paradise Hills, depending on the pattern of growth and the availability of land. On September 15, 1993, the City Council authorized the purchase of 30 acres at 26-1/2 and H Roads. The cost of the site was \$10,000 per acre, and will likely be developed as a passive area. Interior trails, picnic shelters, playground areas, sand volleyball courts and a basketball area are planned.



The neighborhood park (5-15 acres) site which is identified in the Plan to be located south of Paradise Hills and Interstate 70, was authorized by City Council on September 15, 1993 which is a 12 acre site on 27 Road and north of G Road. The cost of the site was \$13,300 per acre.

For further information on the Parks Master Plan, please contact the Parks and Recreation Department at 244-FUNN.

Code Enforcement and Weed Abatement

Municipal codes prohibit the keeping of junk and rubbish outside (including the backyard) in residential areas. A maximum of two inoperable cars, if they are intended for restoration, may be kept at a residence, but only if they are kept inside a garage or otherwise screened from public view. Commonly reported violations include: outdoor storage of appliances, discarded furniture, trash, dismantled machinery, and inoperable or junk vehicles being stored in yards. Many complaints are also received about illegal businesses being run from residences, too many pets at a home, and boats, campers and RV's being stored in a person's front yard.

The Code Enforcement Division also handles weed abatement activities from May through October of each year. Weeds in excess of six inches are prohibited within the City, and persons found to be in violation are notified and given ten days to cut and remove the weeds. The area to be kept weed free includes to the edge of the street and/or centerline of any alley abutting the property. For properties over one acre, the entire lot does not need to be cut, however a twenty foot perimeter from all property lines must be kept weed free. As a courtesy, the City will mow along the roadside of major arterial streets such as H Road, 26-1/2 Road and 27 Road. The homeowners adjacent to roadways which are mowed by the City will be responsible for weed control between their property lines and the area mowed by the City.

For more information on code enforcement activities please call 244-1593.

Street Lights

The existing street lights have been inventoried. There are presently 31 street lights in Paradise Hills and the City has projected the potential need for an additional 38 within the subdivision based upon city standards. An additional seven lights are needed at the intersections of the perimeter streets. The City would work with adjacent residents for a proposed installation as to whether or not a street light is desired and where it might be located. Recommendations for street lights that the residents feel are necessary would be phased over a two year period.

Signage/Traffic Control

Traffic-related signs have been inventoried within the annexation area, including the perimeter streets. There exists 80 street name signs, 25 stop signs, one speed limit sign and one warning sign. The street name signs would be replaced with the city standard upon annexation, and the balance of signs would be replaced on an as-needed basis.

Speed limits would remain as they presently exist. Areas of concern with the residents would be reviewed by the Traffic Engineering and Police Departments and appropriate measures would be implemented as conditions dictate.

Pedestrian crossing issues raised by the residents would again be reviewed by the Traffic Engineering and Police Departments. The City utilizes a federal publication called the Manual on Uniform Traffic Control Devices (MUTCD) to determine if an issue meets minimum criteria that justifies control devices and what type of devices are appropriate. Presently, the City has not singled out any specific locations that require immediate attention, but would rely on resident input to address the areas of concern.

City Property Tax

Paradise Hills property owners are currently assessed 7.596 mills on their property tax bill for annual fire protection service. Once annexed, the Grand Junction Rural Fire Protection District's property tax levy would be replaced by the City of Grand Junction's mill levy of 8.071. The difference in annual property tax assessments is minimal as depicted in the table below.

City of Grand Junction mill levy	8.071
Grand Junction Rural Fire District mill levy	<u>7.596</u>
Difference	0.475

<u>Market Value</u>	State Assessment <u>*Rate</u>	Assessed <u>Value</u>	Mill Levy <u>Difference</u>	Annual Tax Assessment <u>Difference</u>
\$ 75,000	12.86	\$ 9,645	.000475	\$ 4.58
\$100,000	"	\$12,860	"	\$ 6.11
\$125,000	"	\$16,075	"	\$ 7.64
\$150,000	"	\$19,290	"	\$ 9.16
\$175,000	"	\$22,505	"	\$10.69
\$200,000	"	\$25,720	"	\$12.22

* *State Assessment Ratio for residential property proposed to the state legislature for 1993.*

City Sales Tax

The expected impact on the residents of Paradise Hills will not be that significant if the residents already do a lot of their shopping inside the city limits. The real change is that Sales Tax would have to be paid on automobile purchases, furniture and appliances, and building materials delivered inside the City to their residence. Based on national statistics on the portion of a person's net annual income spent on these categories, and the average annual net income in Colorado, a family could expect to pay approximately \$87 annually in additional City Sales and Use Tax.

Snow Removal

The streets have been reviewed and a few main intersections along Lanai, Bahamas, and Catalina Drives may require salt application after each snow fall. All other areas would receive snow maintenance per the City's snow and ice control plan. Within that plan, residential streets would receive snow maintenance with a class II storm, which is snow accumulation of three inches or greater, with temperatures of 20 degrees or colder.

Zoning

Annexed areas are typically zoned to correspond to land uses and previous county zoning. Four zoning categories will be required to accommodate the various residential densities and county zones for the Paradise Hills area annexation.

The existing Paradise Hills Subdivision is proposed for a RSF-4 (Residential Single Family not to exceed four units per acre) zone. This zone is the most similar in character to the existing county R-2 zone.

Undeveloped land north of Paradise Hills Subdivision is currently zoned Planned Residential at a maximum density of 3.4 units per acre in the county. This zoning would be proposed to be retained upon annexation.

The rest of the parcels in the annexation area are proposed to be zoned RSF-1 (Residential

Single Family not to exceed one unit per acre) with the exception of a few larger tracts of land west of 26-1/2 Road. These larger tracts of land are currently zoned AFT in the county and are proposed to be zoned for a minimum parcel size of five acres to correspond to the minimum density in the county AFT Zone.

Uses permitted under City zoning categories are virtually the same as those allowed by existing county zoning, including allowances for agricultural animals and household pets.

Sidewalks

New sidewalks have not been included in the road maintenance plan. However, the City would replace damaged sidewalk in accordance with the City replacement program. Those neighborhoods wishing to install new sidewalks could pursue improvement district options with the City.

**City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501**

**BULK RATE
U.S. Postage Paid
Grand Junction, CO 81501
Permit No. 134**

8/30

PARADISE HILLS HOMEOWNERS ASSOCIATIONS

Filings 1, 2 & 3	President: Harlan Porter	241-7846
Filings 4, 4A & 5	President: John Mahoney	242-2336
Filing 6	President: George Platt	241-7988

THURS.
 SEPT. 26
 7:30

Bennett -

Current Paradise Hills contacts.

Karl didn't have a file for this

yet

Kris

September 28, 1993

Larry Timm
Grand Junction Community Development Dept.
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado

Dear Mr. Timm:

I recently received your newsletter dated September 21, 1993, regarding the proposed Paradise Hills Area Annexation. I would like to congratulate the Mayor, City of Grand Junction, and you for your hard work in listening to the area residents and in developing a good plan. I attended one of the local town meetings and was surprised and impressed with the city department representations.

While I am in general favor with the annexation, I was very disappointed that the issues of surface run off and drainage control was not addressed. I brought this up in the meeting and either no one listened or no one thought it was important. However, this is a very important issue to me and a number of residents near my home.

Each year, despite my best efforts, my property is flooded during heavy rain events. During any event, my neighbors and I must pull the heavy drain grates and funnel the run off water into the storm drain. Often this works, but at least one to two times a year it does not and results in a flooded muddy street and yard. The bottom line is that all surface run off is toward Catalina Court and the current drainage system can't handle rain storms. In addition, the channel or ditch immediately north of Catalina Drive cannot handle the very heavy run off from north of the irrigation canal. The result is uncontrolled flooding across my property between my home and the home immediately to the north. This water flows west to my neighbors back yard and will flood the newly proposed homes that will border 26 1/2 Road south of Catalina Drive. There have been occasions where my wife has tried to pull the grates when I have been at work. This is dangerous, unacceptable, and the issue must be resolved.

I believe the simple solution is to modify the drain collection grates and the design of the collection system to insure that the water flows into the drain culverts. The problem doesn't appear to be in the capacity of the system

but the in the ability to capture the water at the collection points. It may also require lowering or extending the discharge point down stream of the current point in the drain channel. Extending the culvert down the channel will keep the water from backing up the drain into Catalina Court. In addition, the drainage channel north of Catalina Drive must be kept clear and the sides built up to contain the run off from the desert north of the irrigation channel.

Until a plan for this problem is developed and included in the proposed annexation, I will be a strong opponent and will not be able to support it. I do believe we need to become a part of the community and give back in tax base what we take in services. This issue, however, is the most important issue for me. Thank you for your understanding.

Sincerely yours,



Vincent F. Tonic

cc. Grand Junction City Mayor

Development Potential of Bray and Plesk Properties

Bray undeveloped property (does not include filing 7)

Acres-80.3

Density- 5 units per acre under proposed City RSF-5 zoning
4.5 units per acre under County Outline Development Plan
Approval

Maximum # units- RSF-5- 401.5
County- 361.35

Plesk undeveloped property

Total Acres- 72

Approximate acres south of Plesk house- 40

Density- 4.5 Units per acre (assumes a density between 5 units per acre on Bray property and 4 units per acre requested on Saccommanno property west of 26 1/2 road.

Maximum # units- (total acreage) 324

Maximum units on 40 acres-180

assume 50% of the units on the 40 acres will exit south on the proposed H 1/2 road alignment = 90 units. The rest of the units would access onto 26 1/2 road via other roads to the north.



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

October 7, 1993

Mesa County Board of County Commissioners
750 Main Street
Grand Junction, Co. 81501

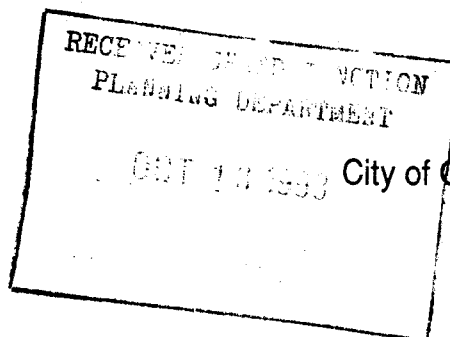
RE: Annexation Impact Report

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed Paradise Hills #2 Annexation. This report is required by CRS 31-12-108.5 for proposed annexations in excess of 10 acres. If you have any questions regarding this material, please contact Karl Metzner (244-1439) of this department.

Sincerely

Larry Timm
Community Development Director



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

October 13, 1993

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

Commissioners:

Subject: Paradise Hills Annexation -
Notice of Hearing, Resolution No. 63-93, 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. 63-93 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting October 6, 1993, giving notice of hearing on the proposed Paradise Hills Annexation.

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 Department ✓

CARIBBEAN DRIVE = Paved, with curb, gutter (hollywd)
Pvmnt. in fair cond., base failures bad in some areas,
pvmnt. low to gutter, patch work low, drainage not
working!

NOTE: East end is much newer construction
with curb, gutter & sidewalks.
Recommendation: Hot Mix Overlay (2") & Crackfill.
(3064' x 30') = 10,213 sq. yds.

CARIBBEAN COURT = Paved, with curb, gutter (hollywd)
Pvmnt. fairly good cond., some cracking, very little base
failure, dry surface.
Recommendation: Crackfill & Sealcoat.
(150' x 30') = 500 sq. yds.

DELMAR DRIVE = Paved, with curb, gutter (hollywd)
Pvmnt. in fair cond., some cracking, very flat cross
grade, low to gutter.

NOTE: East end is much newer construction
with curb, gutter and sidewalks.
Recommendation: Hot Mix Overlay with Crackfill.
(2393' x 30') = 7977 sq. yds.

DELMAR COURT = Paved, with curb, gutter and sidewalk
All newer construction!
Recommendation: Sealcoat with Crackfill.
(150' x 30') = 500 sq. yds.

MALIBU DRIVE = Paved, with curb, gutter (hollywd)
Drainage not working, otherwise same as Delmar Drive
above.
Recommendation: Hot Mix Overlay with Crackfill.
(1380' x 30') = 4600 sq. yds.

Development Potential of Bray and Plesk Properties

Bray undeveloped property (does not include filing 7)

Acres-80.3

Density- 5 units per acre under proposed City RSF-5 zoning
4.5 units per acre under County Outline Development Plan
Approval

Maximum # units- RSF-5- 401.5
County- 361.35

Plesk undeveloped property

Total Acres- 72

Approximate acres south of Plesk house- 40

Density- 4.5 Units per acre (assumes a density between 5 units per acre on Bray property and 4 units per acre requested on Saccommanno property west of 26 1/2 road.

Maximum # units- (total acreage) 324

Maximum units on 40 acres-180

assume 50% of the units on the 40 acres will exit south on the proposed H 1/2 road alignment = 90 units. The rest of the units would access onto 26 1/2 road via other roads to the north.

STAFF REVIEW

FILE #50-93

DATE: October 16, 1993

STAFF: Karl Metzner

REQUEST: Zone of Paradise Hills #2 Annexation to RSF-R, RSF-1, RSF-4, PR-4.5, PZ, PAD, and PI.

LOCATION: Generally from 26 1/4 to 27 1/4, North and South of H road.

APPLICANT: City of Grand Junction

EXISTING LAND USE: Vacant/Residential/electric substation

PROPOSED LAND USE: Residential/Park site/substation

SURROUNDING LAND USE:

NORTH: Airport/Agriculture

EAST: Vacant/Agriculture

SOUTH: Residential

WEST: Vacant/Agriculture

EXISTING ZONING: County PR, R-2, AFT, and PI

PROPOSED ZONING: City RSF-R, RSF-1, RSF-4, PR-4.5, PZ, PAD, and PI.

SURROUNDING ZONING:

NORTH: PAD

EAST: County AFT

SOUTH: City RSF-2 and County R-1-A

WEST: County AFT

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No plan exists for this area.

STAFF ANALYSIS: The Paradise Hills Area Annexation consists of 323 parcels on 563 acres of land. The proposed zoning responds to the existing land uses and lot sizes for the developed areas as well as being compatible with the previous county zoning. On the vacant land the zoning has been established by the development trend in the area, previous county zoning and, in some cases property owner requests. The vacant 29.28 acre parcel located south of H Road and east of 26 1/2 Road was originally proposed to be zoned RSF-1 in the City because RSF-1 is the City zone which is typically applied, upon annexation, to vacant unplanned areas previously zoned AFT in the County. However, the property owner has since requested that this parcel be zoned RSF-4.

RSF-R - 5 acres minimum lot size. This is a new zoning district created to accommodate newly annexed areas which, upon annexation, are already developed as combination residential/farming-type uses having parcel sizes of 5 acres or greater. This zoning was requested by the property owners and is essentially the same as the previous county AFT zone.

RSF-1 - 1 acre minimum lot size. The developed parcels within this zone category are one acre or greater in size but less than 5 acres. This zone allows the continuation of agricultural uses on the undeveloped parcels but would allow residential subdivisions compatible with surrounding uses. As noted above, the 29.28 acre parcel located on the southeast corner of H Road and 26 1/2 Road has been requested to be zoned RSF-4 rather than RSF-1 as originally proposed.

RSF-4 - 4 units per acre. This zone is compatible with the county R-2 zone. Paradise Hills subdivision, the future filings of Paradise Hills Subdivision, and several associated parcels are proposed for RSF-4. Also, the owner of the 29.28 acre parcel located at the southeast corner of H Road and 26 1/2 Road has requested RSF-4 zoning. RSF-4 zoning would be appropriate for this parcel because most of the plotted subdivisions to the north and east of the site are densities of 4 to 4.5 dwelling units per acre. The Garrison Ranch subdivision has a 1 acre minimum lot size, however it is already surrounded on three sides by residential development having 4 or more acre dwelling units per acre.

PR-4.5 - La Casa de Dominquez filing 2 is zoned PR under county zoning. The City PR-4.5 zoning would accommodate the lots in the process of being re-platted as Alpine Meadows II.

PAD, PZ and PI - The airport lands should be zoned Planned Airport Development consistent with existing airport zoning. The future City park site at the southwest corner of 26 1/2 and H Roads should be zoned PZ. The electric substation should be zoned PI with use limited to the substation.

STAFF RECOMMENDATION: Recommend approval of the requested zones of annexation, including the RSF-4 zoning requested for the 29.28 acre site at the southeast corner of 26 1/2 and H Roads.

SUGGESTED PLANNING COMMISSION MOTION: "Mr. Chairman, I move we recommend approval of item #50-93, Zone of Annexation for Paradise Hills Annexation #2 as submitted including the RSF-4 zoning for the 29.28 acre site at the southeast corner of 26 1/2 and H Roads.

450
340
110 units on 100 Acs
MAX.

RSF 4 8500 \$
75' wide
SB 7 side
30 rear

6500 \$
60' wide
5' side
25' rear

STAFF REVIEW

FILE #50-93

45 feet
4 units/gross acre.

45 feet

DATE: October 16, 1993

STAFF: Karl Metzner *LT*

REQUEST: Zone of Paradise Hills #2 Annexation to RSF-R, RSF-1, RSF-4, PR-4.5, PZ, PAD, and PI.

LOCATION: Generally from 26 1/4 to 27 1/4, North and South of H road.

APPLICANT: City of Grand Junction

EXISTING LAND USE: Vacant/Residential/electric substation

74h Feb 52 units on 19 acres

PROPOSED LAND USE: Residential/Park site/substation

SURROUNDING LAND USE:

- NORTH: Airport/Agriculture
- EAST: Vacant/Agriculture
- SOUTH: Residential
- WEST: Vacant/Agriculture

Left = 398 on 81 acres

*old PH R-2
AFT
99.4 acres North Future PH PR 3-4 ODP*

EXISTING ZONING: County PR, R-2, AFT, and PI

PROPOSED ZONING: City RSF-R, RSF-1, RSF-4, PR-4.5, PZ, PAD, and PI.

and RSF-5

SURROUNDING ZONING:

- NORTH: PAD
- EAST: County AFT
- SOUTH: City RSF-2 and County R-1-A
- WEST: County AFT

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No plan exists for this area.

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*450
- 52
398*

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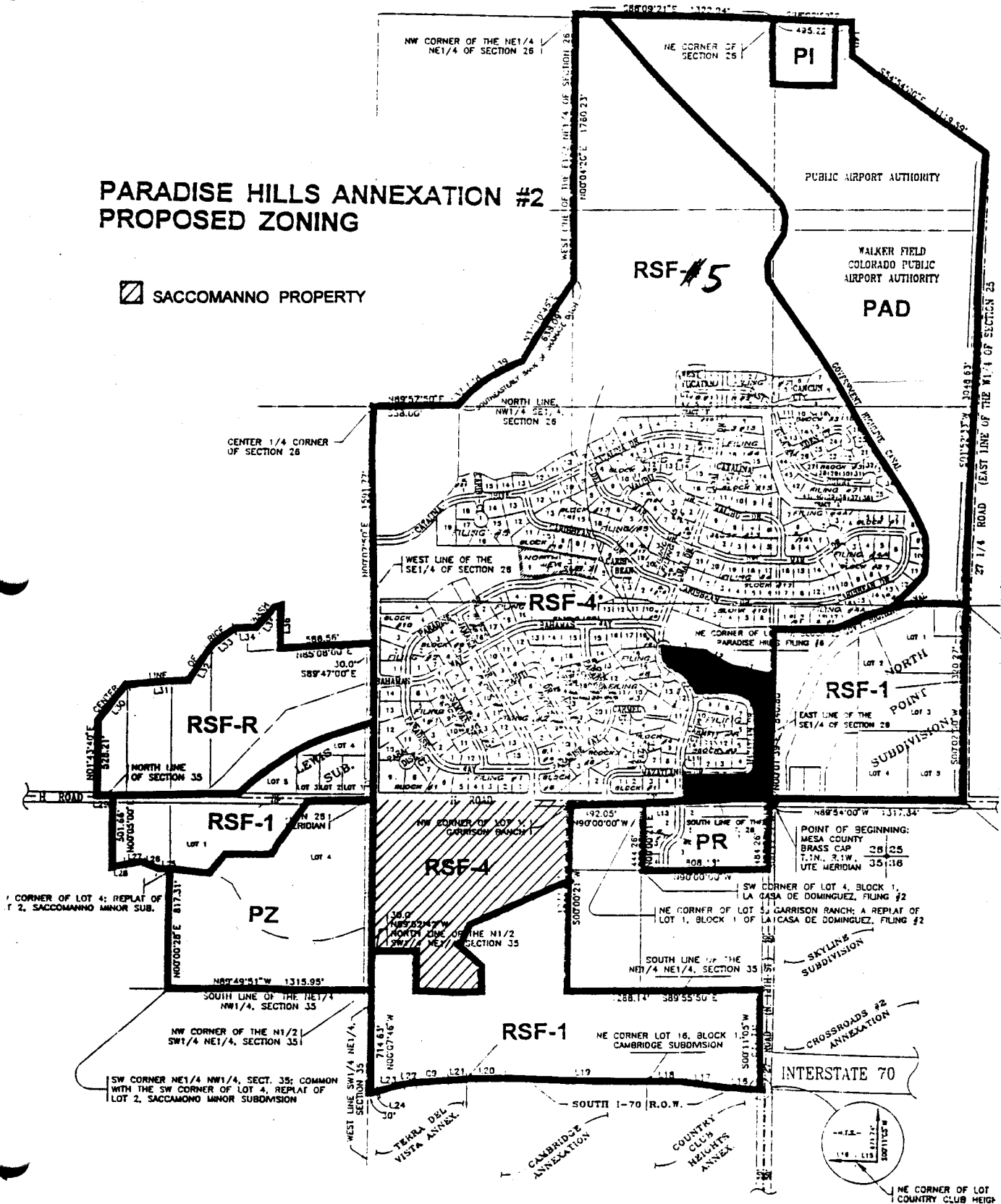
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STAFF RECOMMENDATION: Recommend approval of the requested zones of annexation, including the RSF-4 zoning requested for the 29.28 acre site at the southeast corner of 26 1/2 and H Roads. *and the RSF-5 zoning requested for the area ~~to be~~ known as the future P.H. filing and bounded by the Gov. Highline Canal & the drainage ditch.*

4-1
SUGGESTED PLANNING COMMISSION MOTION: "Mr. Chairman, I move we recommend approval of item #50-93, Zone of Annexation for Paradise Hills Annexation #2 as submitted including the RSF-4 zoning for the 29.28 acre site at the southeast corner of 26 1/2 and H Roads.

PARADISE HILLS ANNEXATION #2 PROPOSED ZONING

 SACCOMANNO PROPERTY



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

October 26, 1993

Larry Timm, Director
Community Development
City of Grand Junction
250 N 5th
Grand Junction, CO 81501

Dear Mr. Timm:

I ask that the zoning on the 30 acres at 778 26 1/2 road be placed at RSF4 (the same zoning as Paradise Hills, and the development east of the above).

My reasoning for the above request is that it will be easier to change from RSF4 to RSF1, than to change from RSF1 to RSF4 at the time of development.

I will try to attend the meeting on November 2, 1993. If I am unable to attend, I request the above change before final approval of annexation to the City.

Thank you very kindly for helping me.

Sincerely,

Virginia M. Saccomanno

Virginia M. Saccomanno

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

10-25-93

Karl,

I shared this letter with a few people who agreed with it and wanted to sign it, to show their support. This by no means a petition just a small sample of the people that this situation effects.

I thought that you would also like to know that another fence has been constructed on Caribbean Drive that also cuts of the Right-of-Way. It has been constructed within the last 2 weeks.

Thanks Again

(I all day)

DAN W, JOHN S. MARK B
YANK., LARRY T

Please let me know your thoughts regarding City authority & responsibility in dealing with this problem.

Thanks.

Karl M.

11/24

TO: KARL M:

I would say that it is THE CITY'S RESPONSIBILITY TO REMOVE OBSTRUCTIONS WITHIN PUBLIC ROW. IF THERE IS PUBLIC ROW FOR WHATEVER PURPOSE, & ~~THE~~ PEOPLE NEED TO USE IT, THEN CITY SHOULD REMOVE.

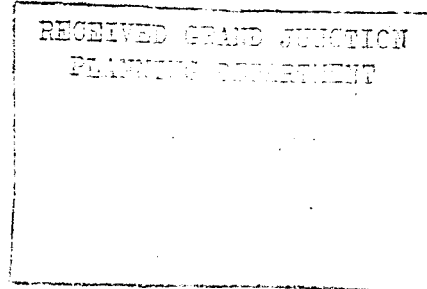
ONCE WE KNOW PARADISE HILLS, WE (i.e. PCW) CAN VERIFY STATUS OF ROW & THEN PROCEED AS NEEDED.

THOSE ARE MY THOUGHTS.

MARK

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

2677 Paradise Drive
Grand Junction, CO 81506
October 18, 1993



Karl Metzner
Community Development
City of Grand Junction
250 North 5th
Grand Junction, CO 81501

RE Pedestrian Right-Of-Way, Paradise Hills

Karl,

After speaking to you on October 4, 1993, I felt that it is necessary to formally request that the City of Grand Junction staff and City Council officially review the pedestrian right-of-way situation in Paradise Hills Subdivision. I am specifically interested in the pedestrian right-of-way that connects Paradise Drive on the South to Caribbean Drive on the North.

Some time ago the pedestrian right-of-way was illegally included as a portion of the back yard of 829 Caribbean Court. Construction of a privacy fence on the north and a chain-link on the south effectively denies pedestrian access to the right-of-way. Until this summer pedestrian traffic was allowed on a drainage easement that is located between 829 Caribbean Ct. and 827 Caribbean Ct. From the beginning of Paradise Hills existence, pedestrians were allowed to use the drainage easement and the blocked pedestrian right-of-way was of no concern. Now that the residents of 829 Caribbean Ct. have blocked the drainage easement, they have effectively cut off any and all direct pedestrian access from Paradise Drive to Caribbean Drive and Caribbean Ct.

As you know, Paradise Hills was developed with a number of pedestrian right-of-ways that provide a pleasant and unique trail system for the numerous residents of the area. It is improper to allow this situation to continue. A number of solutions and compromises were initially proposed to the residents of 829 Caribbean Ct., however, they fell on deaf ears. It is now time for the City of Grand Junction to rectify the situation.

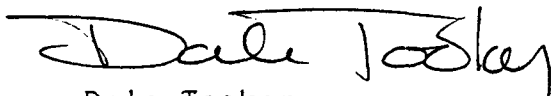
I don't enjoy being a "squeaky wheel", however, enough is enough. I have been in contact with your office and the County as early as May of 1993 with little or no response. Since the City has annexed our area, the County did not want to pursue enforcement of the right-of-way and has left it up to the City. The laws concerning right-of-ways and easements seem to be clear enough to take action to allow the usage of the pedestrian right-of-way since the area HAS NOT been "vacated".

Karl Metzner
Page 2
October 18, 1993

I am appalled that a single residence (829 Caribbean Ct.) can have such a confusing effect on our County and City agencies that no one can figure out how to, or simply, will not rectify the situation that virtually effects the entire subdivision.

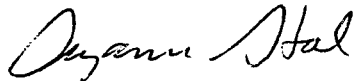
I thank you for reviewing this matter, and I look forward to your immediate attention in this matter. If you have any questions you may contact me during business hours at 434-7328 or at home at 242-0673.

Respectfully,



Dale Tooker
2677 Paradise Drive

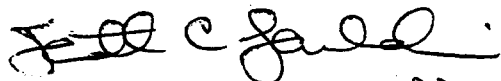




Marshall & Suzanne Steel
2679 Paradise Dr.



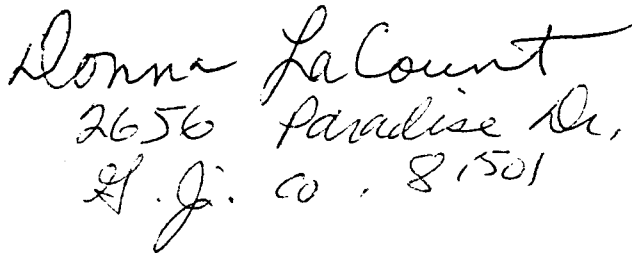
Anne VanDyke
2703 Caribbean



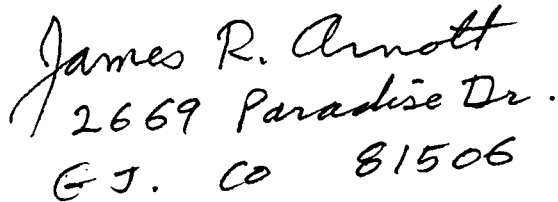
SCOTT C. LAMB DIN
827 CARIBBEAN CT.



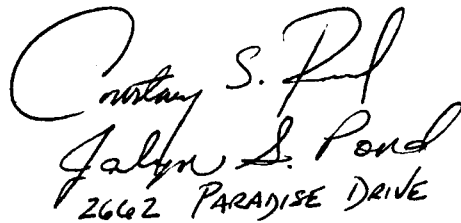
Timothy R Fox
827 CARIBBEAN CT.



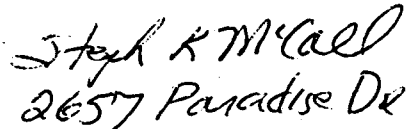
Donna LaCount
2656 Paradise Dr.
G.J. Co. 81501



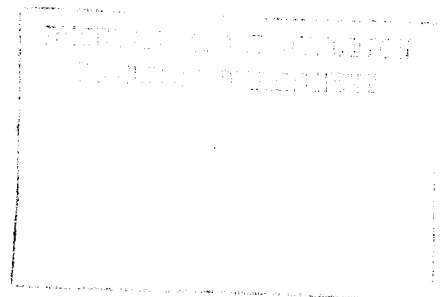
James R. Arnott
2669 Paradise Dr.
G.J. Co 81506



John S. Pond
2662 PARADISE DRIVE



Steph K McCall
2657 Paradise Dr



October 26, 1993

Larry Timm, Director
Community Development
City of Grand Junction
250 N 5th
Grand Junction, CO 81501

Dear Mr. Timm:

I ask that the zoning on the 30 acres at 778 26 1/2 road be placed at RSF4 (the same zoning as Paradise Hills, and the development east of the above).

My reasoning for the above request is that it will be easier to change from RSF4 to RSF1, than to change from RSF1 to RSF4 at the time of development.

I will try to attend the meeting on November 2, 1993. If I am unable to attend, I request the above change before final approval of annexation to the City.

Thank you very kindly for helping me.

Sincerely,

Virginia M. Saccomanno

Virginia M. Saccomanno

DUFFORD, WALDECK, MILBURN & KROHN

ATTORNEYS AT LAW

900 VALLEY FEDERAL PLAZA

P. O. BOX 2188

GRAND JUNCTION, COLORADO 81502-2188

TELEPHONE (303) 242-4614

TELECOPIER (303) 243-7738

D. J. DUFFORD
OF COUNSEL

WILLIAM G. WALDECK
OF COUNSEL

BETTY C. BECHTEL
WILLIAM H. T. FREY
ELIZABETH K. JORDAN
WILLIAM M. KANE
RICHARD H. KROHN
LAIRD T. MILBURN
LINDA E. WHITE

STEPHAN B. SCHWEISSING
CONNIE K. WARD

November 10, 1993

HAND DELIVERY

Larry Timm, Director
Grand Junction Department
of Community Development
250 North Fifth Street
Grand Junction, CO 81501

Re: Paradise Hills Partnership - Paradise Hills Annexation

Dear Larry:

This letter follows up on our conversation prior to the City Planning Commission meeting last week. Paradise Hills Partnership ("PHP") has requested that its property (future filings) north of the existing filings of Paradise Hills be zoned RSF-5 as part of the annexation process. You requested additional documentation concerning the existing zoning status in the county.

As a result of subsequent searching, I have been able to obtain some additional documentation. I have enclosed those new documents, along with the documentation I have shown you in the past, in order to give you a more orderly picture of the situation.

As I understand it, after the platting of Filing 6, in the spring of 1981, an ODP was filed and approved for the area encompassing the future filings and what is now Filing 7. That ODP was approved with a zone of PR-3.4. In the fall of 1981, a preliminary plan was filed covering the same property. As part of the approval of that preliminary plan, the proposed density of the area encompassing the future filings and Filing 7 was increased to 4.5 units per acre.

It is that process about which we have been trying to learn more. The reason I had so much difficulty initially was that both the ODP and preliminary plan were carried under a single file number in the name of Filing 7 in the Mesa County Planning Department records.

Larry Timm
November 10, 1993
Page Two

The map you have in your possession, which indicates that it was revised in November 1981, was apparently the plan map associated with the preliminary plan application. As best I can determine, the reason it was not in the 1981 file is that the 1981 plan map was pulled from that file and utilized in the recent Filing 7 application file with an overlay of the current Filing 7 on it (as a matter of interest, that overlay is not the final configuration of Filing 7 as recorded).

In any event, the significance of the plan map is the land use summary in its upper left-hand corner, a copy of which is enclosed with this letter, showing 450 total units on 99.4 acres, for an overall density of 4.5 units per acre for all of the future filings area and the present Filing 7. I have not included an additional copy of the map because of its size, and because I know you have a copy. Also enclosed are the following additional documents:

1. Preliminary Plan Action Sheet from the 1981 "Filing 7" Preliminary Plan encompassing the future filings and present Filing 7;
2. Subdivision Summary Form from that Preliminary Plan request, containing site use breakdown conforming to the land use summary on the Preliminary Plan map described above;
3. Transcript of the proceedings of the Mesa County Commissioners for March 30, 1982, approving that Preliminary Plan;
4. Review Sheet Summary for that Preliminary Plan from the Mesa County Planning Department file, containing agency comments, staff comments (page 3) referred to in the Commissioners meeting transcript, and minutes of the Planning Commission meeting approving the Preliminary Plan on February 5, 1982; and,
5. Agreement between PHP and Paradise Hills Homeowners Association dated March 30, 1982, referred to in the Mesa County Planning Commission minutes.

As we have discussed in some detail, the new Filing 7 includes 52 units on 19 acres. Under the still existing Preliminary Plan approved by the County and described above, this would leave PHP with the ability to develop 398 units on approximately 81 acres or 4.91 units per acre.

PHP's feeling at this time that a straight zone would be preferable to a continuation of a planned unit development. Therefore, PHP is requesting RSF-5 as the city zoning classification most closely approximating the existing density available under the current zoning status of the property in the county.

Larry Timm
November 10, 1993
Page Three

I hope this information is sufficient for you to assess the situation, and that City staff will continue to support the PHP request for RSF-5 zoning at the upcoming City Council hearing. I would appreciate hearing from you after you have had an opportunity to review and consider this documentation.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard H. Krohn". The signature is written in a cursive style with a large, prominent initial "R".

Richard H. Krohn

RHK/jmc
Enclosures
pc: Robert Bray
Dan Wilson

38D/62/7368-003

LAND USE

	ACREAGE	UNITS	UNITS/ACRE
SINGLE FAMILY LOTS —————	15.5	63	4.1
SINGLE FAMILY CLUSTERS ———	11.8	58	4.9
RESIDENTIAL MIXED USE ———	12.0	120	10.0
CLUSTERS			
CONDOMINIUMS —————	4.0	42	10.5
TOWNHOUSES —————	11.8	150	12.7
DUPLEX-TRIPLEX-FOURPLEX-	2.9	17	5.9
GOLF COURSE/CLUBHOUSE-	26.0	—	—
LEACH CREEK TRAIL ———	4.2	—	—
PUBLIC STREETS —————	0.3	—	—
PUBLIC STREET RESERVE ———	0.5	—	—
RESERVE —————	2.4	—	—
TOTAL —————	99.4	450	4.5

December 15, 1993

Dear Paradise Hills Area Homeowner:

On December 1, 1993 the City Council passed the second reading on the annexation of the Paradise Hills area. The annexation will become effective on January 2, 1994. 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 Paradise Hills 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 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

RCT/bp

Jan. 19, 1994
Grand Jct., CO 81506

Mr. Karl Metzner
Grand Jct., Community Development Dept.
250 N. 5th
Grand Jct., CO 81501

Dear Mr. Metzner:

I am writing to request and to determine the possibility of having a fire hydrant installed by the city and by Ute Water at what would be 26 1/4 and H Road. As you know we have recently been annexed into the city.

A Ute Water trunk line is located on the south side of H Rd at this location. I have discussed this request with the three adjacent property owners and they all support this request at the 26 1/4 location. A hydrant here would serve all four of us as well as serving six or eight nearby families on H. Rd. The three adjacent property owners names are included.

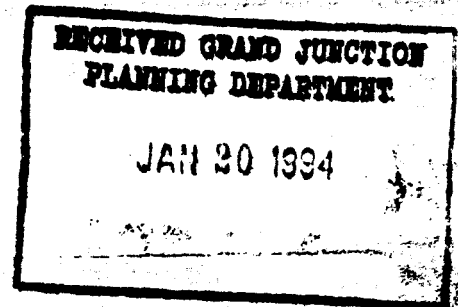
At the present time the nearest fire hydrant is located in Paradise Hills on the corner of Paradise Way and Paradise Ct., nearly 1/2 mile away.

Adjacent owners agreeing with this letter and request:

Mr. Sam Suplizio
2625 H. Rd.

Mr. Bill Pitts
2626 H. Rd.

Dr. James Parker Jr.
2622 H. Rd.



Thanks for the direction you offered me in this matter, Mr. Metzner.

Robert V. Bruce
Robert V. Bruce
2621 H. Rd.
Grand Jct., CO 81506
243-3245

To: P.H. Annex. file
FYI KPX
DTV
KM X
+ file



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

January 20, 1994

Robert V. Bruce
2621 H Road
Grand Junction, CO 81506

Dear Mr. Bruce:

The Ute Water Conservancy District has 60 days from the time of the Paradise Hills annexation to prepare and deliver a 5-year plan to upgrade fire protection within the annexation.

When such a plan is available, the City will evaluate the need and location of hydrants and work with Ute to get such hydrants installed.

Under the city ordinance, parcels two acres or larger, do not require fire protection upgrades. However, there is nothing that would prevent you from making this request directly to the Ute Water District. A copy of this letter and your request will be forwarded to the Ute District.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jim Shanks".

Jim Shanks
Public Works Director

cc: Larry Timm, Community Development Director ✓
Lawrence Aubert, Ute Water Conservancy District
File

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JAN 21 1994

Jan. 19, 1994
Grand Jct., CO 81506

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Grand Jct., Community Development Dept.
250 N. 5th
Grand Jct., CO 81501

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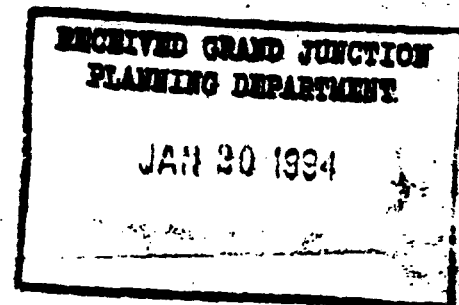
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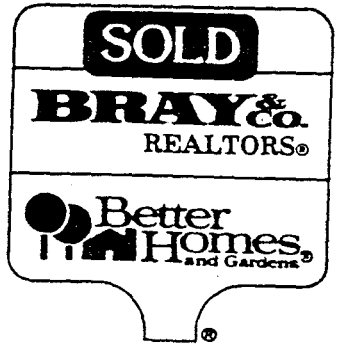
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2626 H. Rd.

Dr. James Parker Jr.
2622 H. Rd.



Thanks for the direction you offered me in this matter, Mr. Metzner.

Robert V. Bruce
Robert V. Bruce
2621 H. Rd.
Grand Jct., CO 81506
243-3245



May 16, 1994

J. Don Newton, P.E.
City Engineer
City of Grand Junction
250 N 5th Street
Grand Junction, CO 81501-2668

Dear Don:

Thank you for your letter of May 13, 1994. Regarding your request for a payment of \$3900.00 in lieu of completing street work on Lanai, I have enclosed a check for said amount.

I visited by phone with Mr. Joe Bielman of Mesa County who in turn had visited with Joe Crocker regarding the payment of monies. According to Joe Crocker the county has no interest in any remaining amount and had no concern with us paying this amount to the city. Please call if you have any questions regarding this issue.

Sincerely,

Robert L. Bray, President
Bray and Company Realtors/BH&G

52 lots

RLB:ma
enc

Description of Property Work and/or Materials

Name:	Address:
Description:	
% Complete:	Cost Item#:

4658

82-535/1021

May 19 19 94

PAY Three thousand nine hundred and no/100 DOLLARS \$ 3900.00

TO THE ORDER OF

THIS CHECK WILL NOT BE PAID UNLESS PROPERLY DATED AND ENDORSED

City of Grand Junction
250 N 5th Street
Grand Junction, CO 81501

TWO SIGNATURES REQUIRED

BANK

CONTRACTOR/OWNER

Grand Valley National Bank
7th & BELFORD • P.O. BOX 4000
GRAND JUNCTION, COLORADO 81502

* NB *

STAFF REVIEW

FILE: #50-93
DATE: November 17, 1994
STAFF: Kathy Portner
REQUEST: Amend Ordinance #2718, Zoning Paradise Hills #7 to RSF-5
LOCATION: Paradise Hills, Filing #7
APPLICANT: City of Grand Junction

EXISTING LAND USE: Single Family Residential (approx. 3 units/acre)

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Undeveloped
SOUTH: Single Family Residential (approx. 3-4 units/acre)
EAST: Airport land
WEST: Undeveloped

EXISTING ZONING: RSF-4 and RSF-5

PROPOSED ZONING: RSF-5

SURROUNDING ZONING:

NORTH: RSF-5
SOUTH: RSF-4
EAST: PAD (Planned Airport Development)
WEST: RSF-5

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

All of the area included in the Paradise Hills Annexation was zoned by ordinance #2718, passed and adopted by City Council on December 1, 1993. In that ordinance, Paradise Hills Filings 1-6 were zoned RSF-4. The zoning ordinance contains some discrepancies in the

zoning for Filing 7. The legal description for those properties zoned RSF-4 includes Filing 7 by reference. The legal description for those properties zoned RSF-5 is a metes and bounds description for the future filings of Paradise Hills, but also includes a portion of Filing 7. The owner and developer of Paradise Hills had understood that Filing 7 was to have been zoned RSF-5, consistent with the remainder of the property north of the drainage. The original approved setbacks for Filing 7, as approved by Mesa County and recorded on the plat, most closely resemble the setbacks for RSF-5. A comparison of the setbacks is as follows:

	Plat	RSF-4	RSF-5
Rear	20	30	25
Side	10	7	5
Front	20	20	20

The zoning of Filing 7 to RSF-5 will not change the character of the area since it is already platted. The RSF-5 zoning requires minimum lot area of 6,500 sq.ft. Forty-four of the 52 platted lots do not contain enough area to be further subdivided under this zoning. It is unlikely that any of the remaining 8 lots that do contain sufficient square footage to be further subdivided would be because of the lot configurations. Staff sees no problems with all of Filing 7 being zoned RSF-5.

STAFF RECOMMENDATION:

Staff recommends approval of zoning all of Filing 7 to RSF-5

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #50-93, a request to amend ordinance #2718, zoning all of Paradise Hills, Filing #7 to RSF-5.

12/6/94 PC Recommend approval of RSF-5

STAFF REVIEW

FILE: #50-93
DATE: December 12, 1994
STAFF: Kathy Portner
REQUEST: Amend Ordinance #2718, Zoning Paradise Hills #7 to RSF-5
LOCATION: Paradise Hills, Filing #7
APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY:

Clarification of Zoning Ordinance #2718, zoning Paradise Hills Filing #7 to RSF-5.

EXISTING LAND USE: Single Family Residential (approx. 3 units/acre)

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Undeveloped
SOUTH: Single Family Residential (approx. 3-4 units/acre)
EAST: Airport land
WEST: Undeveloped

EXISTING ZONING: RSF-4 and RSF-5

PROPOSED ZONING: RSF-5

SURROUNDING ZONING:

NORTH: RSF-5
SOUTH: RSF-4
EAST: PAD (Planned Airport Development)
WEST: RSF-5

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

All of the area included in the Paradise Hills Annexation was zoned by ordinance #2718, passed and adopted by City Council on December 1, 1993. In that ordinance, Paradise Hills Filings 1-6 were zoned RSF-4. The zoning ordinance contains some discrepancies in the zoning for Filing 7. The legal description for those properties zoned RSF-4 includes Filing 7 by reference. The legal description for those properties zoned RSF-5 is a metes and bounds description for the future filings of Paradise Hills, but also includes a portion of Filing 7. The owner and developer of Paradise Hills had understood that Filing 7 was to have been zoned RSF-5, consistent with the remainder of the property north of the drainage. The original approved setbacks for Filing 7, as approved by Mesa County and recorded on the plat, most closely resemble the setbacks for RSF-5. A comparison of the setbacks is as follows:

	Plat	RSF-4	RSF-5
Rear	20	30	25
Side	10	7	5
Front	20	20	20

The zoning of Filing 7 to RSF-5 will not change the character of the area since it is already platted. The RSF-5 zoning requires minimum lot area of 6,500 sq.ft. Forty-four of the 52 platted lots do not contain enough area to be further subdivided under this zoning. It is unlikely that any of the remaining 8 lots that do contain sufficient square footage to be further subdivided would be because of the lot configurations. Staff sees no problems with all of Filing 7 being zoned RSF-5.

STAFF RECOMMENDATION:

Staff recommends approval of zoning all of Filing 7 to RSF-5

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval at their December 6, 1994 hearing.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. ____

AMENDING ZONING ORDINANCE #2718
ZONING PARADISE HILLS #7 RSF-5

Recitals:

All of the area included in the Paradise Hills Annexation was zoned by ordinance #2718, passed and adopted by City Council on December 1, 1993. In that ordinance, Paradise Hills Filings 1-6 were zoned RSF-4. The zoning ordinance contains some discrepancies in the zoning for Filing #7. The legal description for those properties zoned RSF-4 includes Filing 7 by reference. The legal description for those properties zoned RSF-5 is a metes and bounds description for the future filings of Paradise Hills, but also includes a portion of Filing #7. The owner and developer of Paradise Hills, had understood that Filing #7 was to have been zoned RSF-5, consistent with the remainder of the property north of the drainage. The original approved setbacks for Filing #7, as approved by Mesa County and recorded on the plat, most closely resemble the setbacks for RSF-5.

The Grand Junction Planning Commission at its December 6, 1994 hearing recommended approval of amending zoning ordinance #2718 to zone all of Paradise Hills Filing #7 to RSF-5.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds the RSF-5 zoning to be appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

Zoning ordinance #2718 is hereby amended to zone the following described property RSF-5 (Residential Single Family, 5 units per acre):

Paradise Hills Subdivision Filing No. 7 as recorded in Plat Book 14, Page 141, Mesa County Clerk and Recorder.

Introduced on first reading this 21st day of December, 1994.

PASSED and ADOPTED on second reading this ____ day of _____, 1995.

ATTEST:

President of the City Council

City Clerk

PARADISE HILLS ANNEXATION #2 PROPOSED ZONING

 SACCOMANNO PROPERTY

