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File 1993-0065

Name: Bluffs Annexation /Zone of Annexation

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		Reduction of assessor's map.
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		Appraisal of raw land
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X	X	Impact Report			
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X		E-mails			
X	X	Annexation Map - GIS Historical Maps - **			
X	X	Development Improvements Agreement - 5/18/93 - ** - will be delivered to City Clerk			

Talmage & Francis Trapp
2311 E 1/2 Road
Grand Jct, CO 81503

Douglas & Ramona Osborn
562 Bluff Ct
Grand Jct, CO 81503-1401

Lucia Cabot Cipolla
2325 E 1/2 Road
Grand Jct, CO 81503-4406

John & Marion Nepp
2313 E 1/2 Road
Grand Jct, CO 81503-4406

Charles & Dixie Hunt
174 Edlun Rd
Grand Jct, CO 81503-2220

Donald E. Jordan
Elizabeth Kenyon
2323 E 1/2 Rd
Grand Jct, CO 81503-4406

Henry & Judith Drake
555 Bluff Ct
Grand Jct, CO 81503-1401

Scotty Investment
3320 Crestview Way
Grand Jct, CO 81506-4071

Harold & Pat Yarnall
2312 E 1/2 Rd
Grand Jct, CO 81503-4405

Joseph & Shelly Luff
552 23 Rd
Grand Jct, CO 81503

W. Douglas & Linda J. Kurtz
2310 E 1/2 Rd.
Grand Jct, CO 81503-4405

Royce & Karen Elliott
2324 E 1/2 Rd
Grand Jct, CO 81503-4405

Lyle & Leona Schrader
2303 Terry Court
Grand Jct, CO 81503-1406

Gregory & Debra Green
2306 Terry Court
Grand Jct, CO 81503-1406

Thomas & Rhonda Kupcho
2303 E 1/2 Rd
Grand Jct, CO 81503

Richard & Martha Ridpoch
2304 Terry Ct
Grand Jct, CO 81503-1406

Wade & Paula Crowe
2307 Terry Ct
Grand Jct, CO 81503-1406

J.M. & S.Z. Coe
c/o United Mortgage Co.
Box 56584
Denver, CO 80155

Gary & Mary Louise Sharpe
546 23 Rd
Grand Jct, CO 81503

Kelly & Geraldine McSpadden
2307 E 1/2 Rd
Grand Jct, CO 81503

Jerry & Glenda Francis
2305 Terry Court
Grand Jct, CO 81503-1406

Lawrence Capps
1111 Horizon Drive #502
Grand Jct, CO 81503-1453

W.D. & Helen Weagant
10900 Drea Rd
Cupertino, CA 95014-3957

Donald L. Washington
2301 Hacienda St #B
Grand Jct, CO 81503-1404

Arthur Paul &
Ernest Louis Sulley
533 Hacienda St
Grand Jct, CO 81503-1458

Glen E. McComas, Jr.
528 6th Ave
Fairbanks, AK 99701

Danny & Carol Neuschwanger
535 Hacienda
Grand Jct, CO 81503

Jean Catherine & Clyde Davis
2302 Hacienda St #A
Grand Jct, CO 81503-1405

George L. Ebert
2308 Hacienda Dr
Grand Jct, CO 81503

William H. & Betty Hambright
Fox
2309 Greenbelt Dr
Grand Jct, CO 81503

Shanna J. McGee
532 23 Rd #A
Grand Jct, CO 81503

Dwight Maddux
& Richard Powers
324 27 3/8 Rd
Grand Jct, CO 81503-2051

Keith R. & Kim Watson
528 23 Rd
Grand Jct, CO 81503

E.A. & Anzaletta Williams
2312 Hacienda
Grand Jct, CO 81503-1405

Harry B. & Laurie K. Knapton II
2320 Palace Verdes Drive
Grand Jct, CO 81503

**BULK REQUIREMENTS – ESTABLISHED DISTRICTS
ZONING REQUIREMENT**

	R1A	R1B	R2***	R2A	R1D	R1C	R3*	R4**	R2T	T	B	SC	C	I	AFT	HS	PUD	ILCA	ILCB
1. Minimum Lot Area (sq. ft.)	43,560	21,780	D 21,000 S 11,000	87,230	6,500	6,500	U 21,000 SB 14,000	5,000/DU	9,000	10,000	None	5 acres	None	None	5 acres	None	See Sec. 5	43,560	10,000
2. Minimum Lot Width (ft.)		100		100	60	60		50/DU	75	75	None	None	None	None	150	75		200	100
Unsubdivided (ft.)	150		130	100			110				None	None	None		None	75			
Subdivided (ft.)	100		100 (1 DU) 100 (2 DU)	100			85									75			
3. Minimum Lot Street Frontage Unsubdivided (ft.)	130	130	100	100	30	30	90	50		75	None	-(3)	None	None	50	75		30	30
Subdivided (ft.)	85	100	75 (1 DU) 80 (2 DU)				70	50	30			-(3)			50	75			
4. Minimum Setback Major Hwy. (ft.)	100 FCL	100 FCL	100 FCL	100 FCL	100 FCL	100 FCL	100 FCL	30		30 or 100	50FCL 20 or 100 ⁽¹⁾	20 or 150 (1)	10 50 FCL	10 50 FCL	25 or 100 (5)	50 or 100 (10)		50/ 175 FCL	25/ FCL
Secondary (ft.)	80 FCL	80 FCL	80 FCL	80 FCL	80 FCL	80 FCL	80 FCL			30 or 100	40 FCL	20 or 80 (4)	10 40 FCL	20 40 FCL	25 or 80 (6)	see above		35/ 75 FCL	2
Collector (ft.)	60 FCL	60 FCL	60 FCL	60 FCL	60 FCL	60 FCL	60 FCL		45 FCL	30 or 100	30 FCL	20	10 30 FCL	10 30 FCL	25 or 60 (7)	see above		35/ 80 FCL	20
Other (ft.)	50 FCL	50 FCL	50 FCL	50 FCL	50 FCL	50 FCL	50 RCL		40 FCL	30 or 60	25 FCL	20	10 25 FCL	10 25 FCL	25 50 (8)	see above		35/ 60 FCL	20
5. Minimum Side Yard Principal Bldgs. (ft.)	15	15	15	15	10	10	12	15/SS 30MF	10	10		20	None	None	50(9)			50/ 100****	10
Accessory Bldgs. on front 1/2 of lot (ft.)	15	15	15	15	10	10	12			10		20			50(9)				
Accessory Bldgs. on rear 1/2 of lot (ft.)	5	5	5	5	10	10	5			10		20			50(9)				
6. Minimum Rear Yard Principal Bldgs. (ft.)	30	30	25	25	10	10	20	15 S/D 20MF	25	20	2012	20	20	20	50	20		25	25
Accessory Bldgs. (ft.)	10	10	10	10	10	10	10			20	2012		20	20	50				
7. Maximum Height (ft.)	30	30	35	35	25	25	35	36 S/D 48 MF		20		35 or 2 stories				40		36	36
8. Minimum Floor Area/DU (sq. ft.)	900	900	800	800			800 (1 DU) 750 (2 DU) 500 (MF)	700 (1DU) 600(2DU) 500(MF)										40	
9. Maximum Percent Lot Covered by Bldg.									30			40							

- (1) Arterial Highways: 150' from the centerline of right of way or 20' from the property line, whichever is greater.
- (2) Major Highways: 100' from the centerline of right of way or 20' from the property line, whichever is greater.
- (3) The same as required for districts fronting upon a street or continuation of a street adjacent to the shopping center.
- (4) Secondary Highways: 80' from the centerline of right of way or 20' from the property line, whichever is greater.
- (5) Major Highway: 100' from the centerline of right of way or 20' from the property line, whichever is greater.
- (6) Secondary Highway: 80' from the centerline of right of way or 25' from the property line, whichever is greater.
- (7) Collector: 60' from the centerline of right of way or 25' from the property line, whichever is greater.
- (8) Local: 50' from centerline of right of way or 25' from the property line, whichever is greater.
- (9) Side yard setbacks should meet or exceed R2 standards for parcels which are 43,560 sq. ft. or less, and side yard setbacks must meet or exceed R4 standards for parcels of land which are 14,000 feet or less.
- (10) 100' from centerline of the right of way or 50' from property line, whichever is greater.
- (11) 30' from edge of right of way or 60'/100' from centerline, whichever is greater.
- (12) One half of which may be measured from the center of a dedicated alley.

- *R3 Minimum lot area per dwelling unit = 3,300 sq. ft.
- **R4 Minimum lot area per dwelling unit = 5,000 sq. ft.
- ***R2 10% reduction in lot area for lots with sewer service; unsubdivided: 43,560 sq. ft. minimum lot area.
- ****If next to residentially zoned area must have 100 foot setback and 50 foot buffer for building and a 50 foot setback for parking.

U – Unsubdivided
SB – Subdivided
S – Single Family Dwelling Unit
D – Two Family Dwelling Unit
MF – Multi Family Dwelling Unit
DU – Dwelling Unit(s)
FCL – From the Center Line of the Road Right of Way

Amended 2/9/84
7/23/85

**BULK REQUIREMENTS – ESTABLISHED DISTRICTS
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	R1A	R1B	R2***	R2A	R1D	R1C	R3*	R4**	R2T	T	B	SC	C	I	AFT	HS	PUD	ILCA	ILCB
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Amended 2/9/84
 7/23/85

CORRESPONDENCE/FAX MEMOS

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 21 1993

To: Grand Junction City Council
Department Heads

From: Karl Metzner *KM*

Re: Bluffs Annexation

July 20, 1993

Attached are names of property owners in the area designated by Council growth committee for the Bluffs annexation. Also attached is a location map of the proposed annex. Currently we are 4 properties over the 50% needed to annex this area. Please review the names for anyone who might voluntarily sign an annexation petition and also for people you know who might be willing to host living room meetings to discuss annexation. Forward any names to me as soon as possible. Thanks

*Karl -
only one I'm certain
I know is a POA -
Neuschwanze -*

*34 owners
absentee
HHH
out of town
100*

[Signature]
242-2695

To: KARLM (Karl Metzner)
From: Jan koehn
Subject: Re: Fiscal Impact Bluffs Annexa
Date: 11/24/93 Time: 10:07a

Originated by: KARLM 11/15/93 10:44a
Replied by: JANK 11/24/93 10:07a

Karl, here is the impact for code enforcement for the Bluffs:

Weed Abatement: \$1,300, based upon .22% of 120 acres having violations.
Cost per violation is estimated at \$50.00. $\$50.00 \times 26 \text{ acres} = \$1,300.$

Code Enforcement: \$762.00, based upon .05% of 120 acres having violations.
Cost per violation is estimated at \$127.00. $\$127.00 \times 6 = \762.00

$\$1,300 + \$762 = \$2062.00$ total impact costs for code enforcement.

Jan

To: Karl Metzner
From: Ken Johnson
Subject: Bluff's Annexation
Date: 12/01/93 Time: 2:30p

The Bluffs annexation will have little, if any, impact on the Fire Department. The Bluffs now lies within the Grand Junction Rural Fire Protection District. The move from the District to City boundaries concerns itself with only to whom they would pay for Fire's services and has no practical affect on the degree or level of service they'd receive.

Under City requirements, there will be the need to install an additional 5 hydrants and some water line. Excluding any tap fees, the total cost for the upgrade would be approximately \$15,000.

1/13/94
DAN W
FEL.
Do we want to
continue to send these
out following acceptance
of petition?
L Timm
Why not? 1/18/94
DAN W



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

December 11, 1993

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

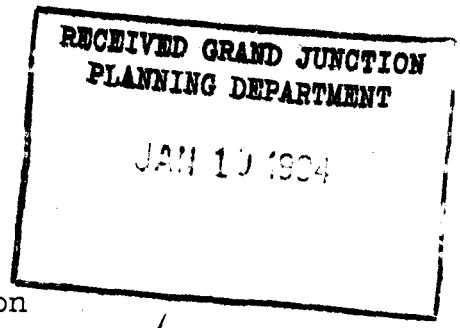
Dear County Commissioners:

Attached is a copy of Resolution No. 9-94 adopted by the City Council on January 5, 1994. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Bluffs West Annexation.

By this resolution the City of Grand Junction has accepted a petition for annexation, and therefore, the City has now assumed jurisdiction of all land use proceedings within the area to be annexed. Accordingly, the processing of all development reviews, including but not necessarily limited to, planning clearances for building permits, fence permits, sign permits, subdivisions, planned developments, rezonings, conditional use permits, right-of-way vacations, and similar applications or proceedings, by the County, for lands within this annexation should be discontinued. Applicants, their agents or representatives, should be referred to the City Community Development Department. Please transmit forthwith all documents, maps, plans, plats and files relating to current or pending applications, reviews or approvals in the annexation area.

If you have questions or need additional information, please contact Mr. Larry Timm, Director of the Community Development Department at 244-1430. Thank you.

Sincerely,
Stephanie Nye
Stephanie Nye, CMC
City Clerk



SN:tm

cc: County Building Inspection Division
County Planning Division
City Department of Community Development ✓

12/20/93



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

Harry B. and Laurie K. Knapton II
2320 Palace Verdes Dr.
Grand Junction, CO. 81503

Dear Mr. and Mrs. Knapton:

You may have heard that the City of Grand Junction is in the process of annexing land in your area called the Bluffs West Annexation. This annexation includes the proposed development now called "South Rim of the Redlands" as well as existing developed lots extending west to 23 road. At the time we structured the perimeter of the annexation we received a map from the developers of "South Rim" that showed your property to be part of their development. Thus, it was included in the legal description of the annexation. We have just learned that the map we received was in error. However, the annexation has already been referred to the City Council with your property included.

Two public hearings have been scheduled, and legally advertised, for this annexation. The first hearing, on January 5, 1994, is to receive testimony of the legal sufficiency of the petition, the second hearing, on January 19, 1994, is to receive testimony on the annexation itself. Both hearings are in the City Hall Auditorium, at 5th and Rood, at 7:30 p.m.

Because of the error in the "South Rim" map you were not informed of any of the informational meetings we held with other property owners included in the annexation. We would be happy to meet with you, at your convenience, to discuss this annexation and to answer any questions you may have about City services and facilities. I have enclosed some information you may find of interest. Please call me at 244-1439 if you would like to schedule a meeting or just talk about this annexation.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner".

Karl G. Metzner
Senior Planner



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

January 5, 1994

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 Bluffs West 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

January 19, 1994

1 ~
2 ~
3 ~
4 ~

Dear 1 ~ :

As you may know, the City of Grand Junction has been considering annexing an area east of 23 Road and south of the Colorado River to be known as the Bluffs Annexation. Three neighborhood meetings have been held over the last three months to discuss the effects of annexation with area residents and property owners. A petition for annexation will be submitted to the City Council for their consideration. The annexation process for your neighborhood is scheduled to begin on January 5, 1994 when the City Council will hold a public hearing for the acceptance of the annexation petition. The purpose of this public hearing is to accept testimony regarding the petition's compliance with the State statutes regarding annexation. On January 19, 1994 the City Council will hold another public hearing on the annexation ordinance. This second public hearing is for the purpose of receiving testimony on whether this area should be annexed to the City of Grand Junction. If passed, the annexation would become effective on February 20, 1994. All City Council meetings begin at 7:30 p.m. and are held in the City Auditorium at 520 Rood Avenue.

If you have any questions or comments about this process or about the annexation please call me or Karl Metzner at 244-1430. Thank you.

Sincerely,

Larry Timm
Director of Community Development

/km



January 20, 1994

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

1~
2~
3~
4~

Dear 1~:

The Grand Junction City Council, on January 19, 1994, approved the annexation of the area known as the Bluffs West Annexation. This annexation will become effective on February 20, 1994. When property is annexed to the City, it must be assigned a City zone. While the City does not have a zoning category exactly like the previous County zone of R-2, it is our intent to provide a zoning category that maintains the character and standards of the existing uses. In order to do that, a planned zone is being proposed.

All existing uses, on all parcels, will be allowed uses under this zoning. Additions or modifications to existing structures and new structures on vacant lots will be governed by the setback and height requirements of the County R-2 zone. The annexation has been divided into three areas for the purpose of designating new uses. The attached map identifies these three areas. The proposed development known as "The South Rim of the Redlands" (Area 1) will be governed by the approved plan for that development which only allows residential single family units. All of Vista Villa Subdivision (Area 2) is designated for either single family or duplex residential units. The rest of the annexation (Area 3) is designated for residential single family units; however, the existing duplexes in this area will be considered allowed uses and will not be restricted by the nonconforming use section of the Grand Junction Zoning and Development Code.

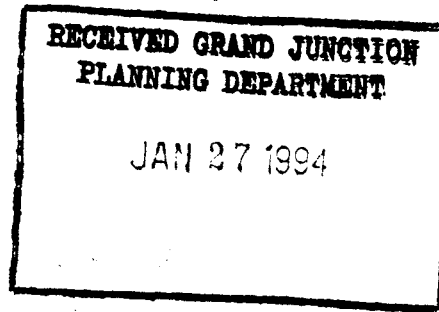
The Grand Junction Planning Commission will hold a public hearing regarding this zoning at 7:00 p.m. on February 1, 1994. The City Council will hold a second public hearing on March 2, 1994 at 7:30 p.m. Both hearings are in the City Hall Auditorium, 520 Rood Avenue.

If you have any questions regarding this zoning, please call me at 244-1430.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl Metzner", written over a horizontal line.

Karl Metzner
Senior Planner




Karl Metzner
City of Grand Junction Planning Department
250 N. 5th Street
Grand Junction, CO 81501

Doug Osborn
562 Bluff Ct.
Grand Junction, CO 81503
January 27, 1994

Karl,

As you requested per our discussion of January 19, I am forwarding to you this letter requesting road upgrade for Bluff Court, which was recently annexed into the City of Grand Junction. Although 23 Road and E 1/2 Road received new overlay in the last few years, it has been quite some time since Bluff Court received any attention. It is in great disrepair. I'm sure you noticed this as you made site visits to the area. Thanks for your help and the help of your staff in easing my fears regarding the imminent annexation and regarding this road matter as well. As always, I appreciate any and all consideration. Thanks.

Doug Osborn


February 16, 1994

1~
2~
3~
4~

Dear 1~:

On January 19, 1994 the City Council passed the second reading on the annexation of the Bluffs West Annexation Area. This annexation will become effective on February 20, 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 Bluffs West to our corporate limits will help to make Grand Junction even better.

Attached is information about the City and its services, including items specifically pertaining to your area. Please take a moment to review it, and keep it on hand for future reference.

We strongly believe that the citizens of Grand Junction are the City's greatest asset. Therefore, we encourage your participation and support in all aspects of city government. If you need assistance, please call the appropriate number on the enclosed list. Thank you.

Sincerely,

Reford C. Theobald
Mayor

enclosure

RCT/bp

THE BLUFFS WEST

CITY GOVERNMENT

The Grand Junction City Government is a Council/Manager form of government. The City Council is the governing and legislative body of the City which establishes goals, policies, and directions for the City. The City Manager is a highly qualified administrator appointed by the City Council who not only implements the City Council's decisions on a day to day basis, but also provides advice and staff support to the City Council as needed. The City Manager is assisted in his task by a host of City services professionals who are not only trained, but dedicated to providing quality service to the residents of Grand Junction.

The City Council is comprised of seven members. Five of these members must reside in specific districts within the City, while the remaining two may live anywhere within the City. All seven members are elected at large by the entire populace. All members serve a four year term and each year the City Council appoints one member to serve as Mayor.

Regular meetings of the City Council are held at 7:30 p.m. on the first and third Wednesday of each month at the City/County Auditorium located at 520 Rood Avenue. In addition to regular meetings, the City Council also conducts workshops at 7:00 p.m. on the Monday before the regular meeting at the Two Rivers Convention Center located at 159 Main Street. The workshops are used by City Council to hear about new issues and concerns from citizens and staff, and to receive updates and staff reports on ongoing projects. The workshops are informal and, as such, no issues are put to a vote. Workshops and City Council meetings are an excellent way for current and prospective residents to find out which issues are confronting the City and how they are being addressed. Both the workshops and the regular meetings are open to the public and the City Council encourages all interested parties to attend.

The present members of the City Council and their districts are:

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

The Bluffs West annexation area is located in Voting District "A." For more information concerning vacancies on City boards or commissions, please call the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

The City Manager is Mark Achen. The Assistant City Manager is David Varley.

POLICE PROTECTION Police service will begin immediately after annexation so you may notice periodic patrols by City Police vehicles. If you need emergency police protection you can dial 911. The Police Department coordinates several programs that may be of interest to you and your neighbors such as the Neighborhood Watch Program, school resource program, and a citizen volunteer program. Anyone who is interested in hosting a meeting to discuss a Neighborhood Watch Program please give us a call.

FIRE PROTECTION Fire protection and emergency medical services will remain the same high quality it has been in the past. The City Fire Department will continue to respond to calls in The Bluffs West annexation area as it always has. In an emergency call 911.

DOMESTIC WATER SERVICE Your domestic water service provider will remain Ute Water and your irrigation system will remain the same.

TRASH COLLECTION You will receive weekly trash collection beginning May 23, 1994, so you will need to discontinue your private trash contractor. Your regularly scheduled day for trash pickup will be Monday unless a specified holiday, such as New Years, Memorial Day, 4th of July, Labor Day, Thanksgiving or Christmas, falls on your regular day of pickup. On these holidays trash service will be one day late starting the day after the holiday and will run one day late for the remainder of that week. Please have trash out by 7:00 a.m. The monthly fee for residential trash pick-up is \$8.75 per month. All trash must be contained in containers no larger than 33 gallons.

If you have large or bulky items (couches, large chairs, etc.) to be picked up, please notify the Solid Waste Management Division so arrangements can be made to handle these. There may be a small fee for disposing of some of these items. We also pick up yard debris and tree branches. Please cut tree branches into four foot lengths and tie with string or wire in bundles no larger than two feet around. If you are doing clean-up or small construction work, you can call for a dumpster to be used for 30 days or less. The dumpster will be serviced as you need it by notifying the Solid Waste Management Division. The fee for this service is \$5.00 per cubic yard and will be added to your monthly bill for convenience.

Just after Christmas, the City Solid Waste Management Division will be chipping Christmas trees and providing the chips back to the public. Watch the media for the time and location of the recycling center.

The City offers a city-wide recycling program which is contracted with a local company (CRI-Curbside Recycling Indefinitely). This program will be phased-in to the entire city over a five-year period. For the convenience of our newly annexed customers, who may have been recycling with their previous private trash company, CRI will contact them within 180 days of the annexation date and ask if they wish to start the service. The fee for this service is \$1.50 per month.

STREETS

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

The City has the "Fresh as a Daisy" program. This occurs during one month per year and gives our customers a chance to dispose of items not picked up with regular weekly trash service. There is no charge for this service. The program in 1993 was during the month of April. In 1994 there will be a public service announcement as to when it will start. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

ZONING & BUILDING

Your zoning is similar to what it was in the County, R-2 (Residential) and PR (Planned Residential). Your new zone in the City is PR-3.5 (Planned Residential not to exceed 3.5 units per acre). The zoning received a public hearing before the City Planning Commission on February 1, 1994, where a recommendation of approval was made to the City Council. The City Council will hold a first reading of the zoning ordinance on February 16, 1994, and a final reading and public hearing on March 2, 1994.

Planning Commission hearings are held at 7:00 p.m. and City Council hearings at 7:30 p.m. in the City/County auditorium located at 520 Rood Avenue. If you have questions regarding planning, zoning, building setbacks for new construction, or related matters, please consult the Community Development Department Planning Division. For matters dealing with zoning code enforcement or weed control, call the Code Enforcement Division. For information regarding the building code, please contact the City/County Building Department.

VOTING & CITIZEN PARTICIPATION

Now that you are a City resident, you are eligible to vote in City elections, run for City office and be appointed to City Boards and Commissions. The next scheduled City election is April 4, 1995. City Council seats up for election at that time are as follows:

District B
District C
At-Large

CITY PARKS

You are now eligible for the lower resident fees for passes at the Lincoln Park and Tiara Rado golf courses, at the Lincoln Park-Moyer swimming pool as well as recreation classes and programs.

Upon request, and if the homeowner has favorable conditions (i.e. grass area with water and curb), a street tree(s) will be scheduled for planting at no expense to the property owner. After the tree is established, the City will do the on-going trimming, spraying, etc.

The City has adopted a Parks, Recreation and Open Space Master Plan. The plan evaluates current parks and recreation facilities, identifies needs and outlines a plan for meeting future requirements. The plan notes the need for the development of a large regional/metropolitan park (200 acres minimum) and the construction of an indoor recreation center somewhere in the urbanized area.

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

STAFF REVIEW

FILE #65-93

DATE: January 12, 1994

STAFF: Karl Metzner

REQUEST: Zone of Bluffs West Annexation to PR

LOCATION: East of 23 Road and South of the Colorado River

APPLICANT: City of Grand Junction

EXISTING LAND USE: Residential and Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Colorado River

EAST: Residential

SOUTH: Residential

WEST: Residential

EXISTING ZONING: County R-2 and PR

PROPOSED ZONING: City PR

SURROUNDING ZONING:

NORTH: PZ and County AFT

EAST: County R-2

SOUTH: County R-2

WEST: County R-2

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No plan exists for this area.

STAFF ANALYSIS: The Bluffs West Annexation consists of vacant land at the east portion of the annex, being platted as South Rim of the Redlands, and developed single family/duplex units along 23 Road. The South Rim development was zoned Planned Residential in the County and will retain that zoning along with the approved plan. The developed area along 23 Road contains both single family units and duplex units. Since the City does not have a zone that allows only duplex units Planned residential is being proposed. The accompanying plan designates areas appropriate for duplex units and other areas where only single family development will be permitted. The bulk standards for all residential will be the standards set forth in the county R-2 zone. Any development other than that approved in this plan will require processing as per Chapter 7 (Planned Development) of the Zoning and Development

Code. The attached map, titled Bluffs West Annexation Development Plan, is intended to become part of this zoning approval.

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

STAFF REVIEW

FILE #65-93

DATE: February 16, 1994

STAFF: David Thornton

REQUEST: Zone of Bluffs West Annexation to PR

LOCATION: East of 23 Road and South of the Colorado River

APPLICANT: City of Grand Junction

EXISTING LAND USE: Residential and Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Colorado River

EAST: Residential

SOUTH: Residential

WEST: Residential

EXISTING ZONING: County R-2 and PR

PROPOSED ZONING: City PR

SURROUNDING ZONING:

NORTH: PZ and County AFT

EAST: County R-2

SOUTH: County R-2

WEST: County R-2

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No plan exists for this area.

STAFF ANALYSIS: The Bluffs West Annexation consists of vacant land at the east portion of the annex, being platted as South Rim of the Redlands, and developed single family/duplex units along 23 Road. The South Rim development was zoned Planned Residential in the County and will retain that zoning along with the approved plan. The developed area along 23 Road contains both single family units and duplex units. Since the City does not have a zone that allows only duplex units Planned residential is being

proposed. The accompanying plan designates areas appropriate for duplex units and other areas where only single family development will be permitted. The bulk standards for all residential will be the standards set forth in the county R-2 zone. Any development other than that approved in this plan will require processing as per Chapter 7 (Planned Development) of the Zoning and Development Code. The attached map, titled Bluffs West Annexation Development Plan, is intended to become part of this zoning approval.

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

PLANNING COMMISSION RECOMMENDATION: Recommended approval by a vote of 6-0.



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		139 acres	E of 23 road S of CO. River	PR	RESIDENTIAL
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

APPLICANT REPRESENTATIVE

Name	Name	Name
<i>N/A</i>	<i>N/A</i>	<i>Paul Metzner</i>
Address	Address	Address
		<i>250 N. 5th Street</i>
City/State/Zip	City/State/Zip	City/State/Zip
		<i>Grand Junction, CO, 81501</i>
Business Phone No.	Business Phone No.	Business Phone No.
		<i>244-1439</i>

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

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

Signature of Person Completing Application: *Paul Metzner* Date: _____

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

BLUFFS ANNEXATION IMPACT REPORT
PLANNING DIVISION

The proposed Bluffs Annexation contains 34 developed parcels, 21 of which have single family homes and 13 of which have duplexes. There are 4 vacant subdivided parcels, all in blocks 1 and 4 of Vista Villa Subdivision. The cul-de-sac accessing 2 of those platted lots is unimproved. We will need to determine the status of the improvements agreement for the construction of that road. The developed parcels contain relatively large single family homes or duplexes and appear to be fairly well established. I would not anticipate much more permit activity on those parcels.

The biggest impact to Planning staff time will be in the review and permitting for the proposed 92 acre South Rim development. The South Rim development has received approval of an ODP by the County for 122 lots and 92 condominiums. The final plans and plats for each of the filings will be processed through our Department. Once the plats are recorded Community Development staff will also be responsible for issuing Planning Clearances for construction on each lot.

In addition to development review and Planning Clearances associated with the property to be annexed, the Planning Division can also expect to issue additional fence permits and home occupation permits, although the number of those would be minimal.

The additional development review workload that will be put on the Planning Division can be handled by current staffing levels, but it will further delay progress on other ongoing projects.

Submitted by Kathy Portner
12/7/93

MEMORANDUM

TO: Growth Committee
FROM: Dan Wilson
DATE: July 9, 1993
SUBJECT: Bluffs West

Karl Metzner, Dan Wilson, Tom Logue and Skip Behrhorst met Wed., June 7, 1993, to talk about annexation about what we have called the Bluffs West to the City. The property is approximately 100 acres immediately west of the existing Bluffs development and bordered on the north by the Colorado River.

Behrhorst, representing the California owner, was involved with the property in the late 1970's when the development review process was completed in Mesa County. Behrhorst indicated that the important item at that time was that a preliminary development plan was approved for 324 units, which he will likely ask to reduce to one area of high density (92) condominiums with the balance being single-family attached homes. A significant item that was negotiated, according to Behrhorst, was that the County received open space (the Connected Lakes areas), as well as easements and rights-of-way for bike pathways and roadways in return for the County's obligation to build approximately 4500 feet of roadway. Behrhorst values that "promise" of the County at \$235,000.00 in today's dollars.

Behrhorst appears to be a sophisticated investor who will be making the decision on whether to annex to the City based on economic--straight-forward business decision making--as opposed to any political or emotional basis.

Items that Behrhorst wants from the City to trade for annexation include the following:

1. The City would agree that the prior dedication of open space (Connected Lakes) would satisfy any open space or park kinds of fees for this project. Specifically, he would not want to pay the \$225/lot fee.

2. A modified plan would be agreed to in the annexation agreement. Karl's initial reaction is that the conceptual plan is acceptable from the planning perspective.

3. Behrhorst wants to be through the planning process this summer and late fall, probably starting construction on the infrastructure as early as possible in 1994.

4. Initially, he asks that the City step into the shoes of the County agreement to construct the roadway to the extent of \$235,000. I indicated that it was very unlikely to happen and that

the initial step for him would be to contact the County and see if the County recognized the obligation, and perhaps to treat that issue independently of the agreement to annex to the City.

5. He says he has had preliminary discussions with Bill Cheney, our Utility Engineer, and indicates that, while the first phase (the western-most lots) of the project would not need a sewer lift station, later development phases including the high-density condominium would require a lift station interconnected with the Scenic Interceptor being constructed. He asks the City to provide the financing for that lift station, although he would concede that each lot that was sold in his development would bear a pro-rata share of the expenses (our repayment vehicle). He is familiar with the concept of a drainage area and does not object to paying a pro-rata share of the total cost. He would contemplate starting with about forty lots on the western-most phase.

6. He had heard that the City was willing to negotiate on the 2.75% sales tax on infrastructure.

7. He has preliminarily proposed approximately six cul-de-sacs which are estimated to be less than or equal to 250 daily trips. The import of that is they do not want to build the sidewalks on either side of any of the cul-de-sacs, although they would agree to sidewalks on the balance of the internal streets.

8. We discussed the City/Ute situation and he wants not to be involved in that dispute. I indicated that it would not be a problem.

9. He asserts that one of the large components of up-front costs is a deposit to the Public Service Company for gas and electric. He asked whether the City would consider assisting in making contact with PSC to make such requirement less onerous. He believes that the present requirement is that the up-front deposit must be made, to be paid back by PSC over five years. I offered that that kind of arrangement may be regulated by the Public Utilities Commission, but we would likely be willing to inquire of PSC to see if such a requirement could be mitigated or modified.

10. He wants to avoid paying for off-site street improvements on Palace Verdes and Greenbelt, which would be the two access points to this subdivision, from the west. Both of those streets are existing at the present time, although apparently Greenbelt has been inadequately maintained for a number of years and may require some upgrade.

11. The Redlands master plan at this point recommends that there be a 150-foot setback for all lots which are on the bluff overlooking the Colorado River. He believes that the purpose of that was to avoid any geotechnical problems associated with landslides such as the City faced with the Lamplight Subdivision in the late 1970's. Karl thought that it was not a problem.

DAVID G. BEHRHORST
1235 RIVERSIDE DRIVE
ASPEN, CO 81611
303-925-4497

July 11, 1993

Dan Wilson, City Attorney
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Dan:

I enjoyed meeting with Karl Metzner and you on July 7th. As we discussed in our meeting, I would attempt to summarize the various items which we would like included should an annexation agreement be finalized between Lowe Development Corporation and the City of Grand Junction for the annexation of the 91.5 acre development "Riverview Highlands" on the Redlands.

History

In June, 1978 The Bluffs, Ltd. (Lowe Development Corporation) acquired the 91.5 acres from The Bluffs West, Inc. (Joe Willoughby) and proceeded to obtain by unanimous approval through Mesa County on January 6, 1981, an amended development plan of 324 units (92 condominiums, 91 townhouses and 141 single family and patio home lots) and a re-zoning to PR 3.5. As part of the original approvals, a "private-public" venture was put forth all the way along by the County and the Developer to gain benefits to the community and the overall plan. Those joint efforts included the following:

- A) Approximately 14.5 acres of land was deeded to the County as key parcel in the Connected Lakes Park development and as 100% credit for open space impact fees for the total development.
- B) Two separate bike path alignments/easements were developed for an east and west access through the property to link directly to the Connected Lakes Park.
- C) On April 13, 1978, Mesa County and The Bluffs West, Inc. entered into a joint recorded agreement (Book 1144, Page 633) to provide: 1) for land conveyance by the owner of 10.27 acres for Greenbelt Drive R.O.W. and Park Replacement for Greenbelt R.O.W. and 2) improvements by the County of 4,450 feet of road through the development. Based on current County Subdivision Regulations, this commitment amounts to approximately \$235,000.00. During our meeting I provided you with copies of these documents and subsequent acknowledgment letter dated December 15, 1982 by the Board of County Commissioners.

Riverview Highlands Annexation Memo - Page 2

D) Water and Sewer lines, oversized to accommodate this development and the surrounding neighborhood were extended by the landowner in 1979 to inside the property from the intersection of Greenbelt Drive and Redlands Parkway.

E) Linking of two existing dead end roads (Greenbelt Drive and Palos Verdes Drive) to improve safety and circulation was committed in the amended development plan.

F) Looped water system for improved water service and fire flow to adjacent neighborhoods was committed in the amended development plan.

A written agreement would need to be consummated with the City prior to our moving ahead with the full annexation proceedings. As we discussed, the annexation Agreement should include the following provisions:

1) The City of Grand Junction would honor and accept all existing Mesa County approvals and agreements, including:

- a) a current development plan of 324 units and PR3.5 Zoning
- b) a recorded road/land exchange agreement with the County
- c) satisfaction of all open space/impact fees for the total development. No further impact fees are required.
- d) no requirement for any adjoining off-site improvements to existing roadways.

2) The City would agree to install, at its cost, a planned sewer lift station at the east portion of this property, outfall lines and a charged line back to the existing Greenbelt Drive manhole. The completed construction would occur by Fall 1994 or a later date by mutual agreement to support the phasing needs of the development. Riverview Highlands would contribute their fair and reasonable prorata share of cost based on a per lot or net acreage formula. Payment would be on actual lot usage for lifted sewage at time of building permit for each lot.

3) City would waive all 2.7% use tax charges on all subdivision development costs. End lot users for house construction would be obligated under the then applicable use tax.

4) City would require only curb and gutter for any cul de sac streets with less than 250 average daily vehicle trips. No sidewalks would be required in these areas to be consistent with county road standards.

5) City will assist and pursue with best efforts a reduction of gas and electrical deposits required by Public Service of Colorado. Said deposits are becoming a disproportionate share of already increasing lot development costs in the Valley.

Riverview Highlands Annexation Memo - Page 3

6) Any Subdivision Improvement Agreements with the City would allow 1) the developer financial flexibility with respect to improvement completion. Developer would provide his own method of disbursement with no city controls or limitations as long as a reputable lender is involved. and 2) an expedient method of arbitration with the City engineer would be agreed to in writing should a disagreement of standards of improvements and completion within industry standards occur, so as not to delay completion and sign-off.

7) City would pre-approve a modified development plan (to be processed within the City this summer and fall) consisting of the following:

- a) 120-140 single family lots and 92 condominium units for a reduced density of 212 to 232 units from the original 324 units.
- b) elimination of road connection to E Road within the development parcel
- c) housing set backs at the bluffs would be determined solely by geotechnical requirements and other developer driven design considerations and not the Redland Policy & Guidelines of 1986
- d) elimination of common R-V Storage on the east open area and club house, pool and 2 tennis courts in the center of the property. (Reduction in density doesn't support or dictate these additional needs or additional maintenance homeowner costs.)

I believe this letter summarizes our discussions regarding the proposed annexation of this property into the City. If I can be of further help, please contact me. I will be in Grand Junction on July 15th and would like to discuss the agreement more fully with you at that time. I look forward to hearing from you.

Sincerely,



David G. Behrhorst
for Lowe Development Corporation

DGB/df

cc: Karl Metzner
Thomas Logue
Robert J. Lowe
Robert Weekley



September 28, 1993

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

1~
2~
3~
4~

Dear 1~:

As you may know, the City is seeking to annex urban or urbanizing areas along its current boundaries. Your neighborhood has several Utility Agreements allowing the City to annex in exchange for sewer service. The City is interested in annexing additional properties in order to make its service delivery to the area more efficient. However, the City believes you should have all the facts concerning annexation before any action takes place.

To help you understand the effects of annexation, the City will be holding an informal meeting on October 11, 1993. One of your neighbors has graciously offered to host the meeting in their home. We will begin the meeting at 7:00 p.m. at the home of Danny and Carol Neuschwanger, located at 535 Hacienda.

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

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

Sincerely,

Larry Timm
Director of Community Development

/bp



W.D. & Helen Weagant
10900 Drea Rd.
Cupertino, CA 95014-3957

Donald L. Washington
2301 Hacienda St. #B
Grand Jct, CO 81503-1404

Arthur Paul Sulley
Ernest Louis Sulley
533 Hacienda
Grand Jct, CO 81503-1458

Glen E. McComas, Jr.
528 6th Ave.
Fairbanks, AK 99701

Danny & Carol Neuschwanger
535 Hacienda
Grand Jct, CO 81503

Jean Catherine & Clyde Davis
2302 Hacienda St. #A
Grand Jct, CO 81503-1405

George L. Ebert
2308 Hacienda Dr.
Grand Jct, CO 81503

William H. Fox
Betty Hambright Fox
2309 Greenbelt Dr.
Grand Jct, CO 81503-1460

Shanna J. McGee
532 23 Rd. #A
Grand Jct, CO 81501-7915

Dwight Maddux
Richard Powers
324 27 3/8 Rd
Grand Jct, CO 81503-2051

Keith R. & Kim Watson
528 23 Road
Grand Jct, CO 81503

E.A. & Anzaletta Williams
2312 Hacienda
Grand Jct, CO 81503-1405

Lyle & Leona Schrader
2303 Terry Court
Grand Jct, CO 81503-1406

*Bluffs Annex
file*

Oct. 9, 1993

Larry Timm
Director of Community Development
City of Grand Junction, Colorado

Re: Annexation of properties on Redlands Bluffs.

I own properties at 2302 Hacienda St. and 534-536 Hacienda Drive. and have been a resident of Grand Junction for over forty years. In that period of time and only in rare exceptions, have I owned properties within the city limits of Grand Junction.

The City has nothing to offer me that I need nor desire except higher costs and taxes. I have consistently purchased my properties a distance from the city boundaries in order to avoid annexation.

Like Clifton and Fruita, Redlands has always been a separate community from the City of Grand Junction I, personally, do not know a Redland's property owner who would consent to annexation.

I strongly oppose any annexation by the City of Grand Junction of my properties and will work actively within any anti-annexation groups to block the City's efforts.

Sincerely,



Jean C. Davis, Property Owner
2302 Hacienda St. and 534-536 Hacienda Drive
Grand Jct. CO 81503



November 1, 1993

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

1~
2~
3~
4~

Dear 1~:

The City of Grand Junction is considering the annexation of vacant land east of 23 Road previously proposed as the Bluffs Development and some adjacent developed properties. Mesa County records show that you own property in the area under consideration for annexation.

The City would like to have the opportunity to discuss the possibility of this annexation with you. We have scheduled a meeting for this purpose on Wednesday, November 10, 1993 at 7:00 p.m. at the Broadway Elementary School, 2248 Broadway. 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 November 10th 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

Talmage & Francis Trapp
2311 E 1/2 Road
Grand Jct, CO 81503

Joseph & Shelly Luff
552 23 Rd
Grand Jct, CO 81501-7915

Douglas & Ramona Osborn
562 Bluff Ct
Grand Jct, CO 81503-1401

W. Douglas & Linda J. Kurtz
2310 E 1/2 Rd.
Grand Jct, CO 81503-4405

Lucia Cabot Cipolla
2325 E 1/2 Road
Grand Jct, CO 81503-4406

Royce & Karen Elliott
2324 E 1/2 Rd
Grand Jct, CO 81503-4405

John & Marion Nepp
2313 E 1/2 Road
Grand Jct, CO 81503-4406

Charles & Dixie Hunt
174 Edlun Rd
Grand Jct, CO 81503-2220

Donald E. Jordan
Elizabeth Kenyon
2323 E 1/2 Rd
Grand Jct, CO 81503-4406

Henry & Judith Drake
555 Bluff Ct
Grand Jct, CO 81503-1401

Scotty Investment
3320 Crestview Way
Grand Jct, CO 81506-4071

Harold & Pat Yarnall
2312 E 1/2 Rd
Grand Jct, CO 81503-4405

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.

Block 1, Lot 3 of Vista Villa Subdivision

George Ebert
NAME

2308 A & B Hacienda St. GJ, CO
ADDRESS

Block 4, Lots 4 through 6, inclusive; of Vista Villa Subdivision

George E. & Barbara L. Decker
NAME

528 23 Road, GJ, CO.
ADDRESS

Block 1 Lot 1 Vista Villa Subdivision, Section 8, T1S, R1W

Jean C. & Clyde S. Davis
NAME

2302 Hacienda St. GJ, CO
ADDRESS

Stephanie Nye
George Ebert by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1951 Page 330.

11/23/93
DATE

Stephanie Nye
George E. & Barbara L. Decker by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1967 Page 571.

11/23/93
DATE

Stephanie Nye
Jean C. & Clyde S. Davis by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1951 Page 329.

11/23/93
DATE

Block 2 Lot 4 Vista Villa Subdivision, Section 8, T1S, R1W

Arthur P. & Ernest L. Sulley
NAME

Stephanie Nye
Arthur P. & Ernest L. Sulley by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1871 Page 510.

533 Hacienda St. GJ, CO
ADDRESS

11/23/93
DATE

Block 2 Lot 2 Vista Villa Subdivision

Danny R. & Carol J. Neuschwanger
NAME

Stephanie Nye
Danny R. & Carol J. Neuschwanger by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1861 Page 649.

2305 Hacienda St. GJ, CO
ADDRESS

11/23/93
DATE

Block 2 Lot 3 Vista Villa Subdivision, Section 8, T1S, R1W.

Shanna J. McGee
NAME

Stephanie Nye
Shanna J. McGee by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1885 Page 278.

532-A 23 Road, GJ, CO
ADDRESS

11/23/93
DATE

Block 4 Lot 3 Vista Villa Subdivision.

William H. & Betty H. Fox
NAME

Stephanie Nye
William H. & Betty H. Fox by their attorney
in fact City Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1759 Page 871.

2309 Greenbelt Dr., GJ, CO
ADDRESS

11/23/93
DATE

Block 2 Lot 1 Vista Villa Subdivision.

Donald L. Washington
NAME

Stephanie Nye
Donald L. Washington by their attorney in fact
City Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1885 Page 279.

2301 Hacienda St., #B GJ,CO
ADDRESS

11/23/93
DATE

Bluffs West

LEGAL DESCRIPTION

Beginning at the Southeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 1, South, Range 1 West of the Ute Meridian, and considering the East boundary line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to bear South with all bearings contained herein relative thereto. Thence S. 89° 47' 07" W. 1319.34 feet to the Southwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Thence N. 89° 58' 09" W 787.74 feet; Thence N. 18° 28' 00" W 103.56 feet; Thence N. 17° 37' 00" E 98.64 feet; Thence N. 26° 41' 00" E 103.18 feet; Thence N. 17° 17' 00" E 162.75 feet; Thence N. 17° 06' 00" E 36.53 feet; Thence S. 69° 57' 00" E 303.75 feet; Thence E. 182.39 feet; Thence N. 19° 12' 00" E 216.42 feet; Thence E. 146.58 feet; Thence N. 00° 02' 29" E 742.55 feet to the Northwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8; Thence N. 00° 02' 29" E 146.68 feet; Thence S. 86° 12' 30" E 241.57 feet; Thence N. 45° 39' 19" E 366.16 feet; Thence N. 69° 53' 30" E 394.00 feet; Thence S. 83° 30' 45" E 433.34 feet; Thence S. 1° 49' 18" E 466.40 feet to the center of Section 8; Thence S. 653.50 feet; Thence S. 65° 31' 28" E 571.87 feet; Thence S. 29° 37' 40" E 501.16 feet; Thence N. 89° 32' 52" W 81.23 feet; Thence S. 49° 56' 55" W 353.40 feet; Thence N. 40° 03' 05" W 150.00 feet; Thence S. 49° 56' 55" W 200.00 feet; Thence S. 40° 03' 05" E 150.00 feet; Thence S. 49° 56' 55" W 256.20 feet; Thence S. 45° 55' 55" W 167.18 feet; Thence S. 30° 45' 55" W 165.00 feet; Thence S. 14° 55' 55" W 100.00 feet; Thence S. 3° 55' 55" W 427.18 feet; Thence S. 00° 08' 05" E 98.20 feet; Thence N. 87° 15' 25" W 265.25 feet; Thence N. 08° 46' 10" E 560.17 feet; Thence N. 23° 53' 10" E 917.65 feet to the point of beginning.

The Bluffs West Corporation
NAME

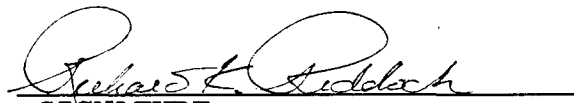
Bluffs West Corporation by their
attorney in fact City Clerk,
Stephanie Nye, pursuant to P.O.A.
recorded in Book 1119 Page 454,
455 and 456.

Grand Junction, CO

Date _____

Lot 7 Del Monte Park Subdivision, Section 8 T1S R1W, Ute Meridian


Richard K. Riddoch
NAME


SIGNATURE

2304 Terry Ct. Grand Jct. CO
ADDRESS

10/25/93
DATE

Martha J. Riddoch
NAME


SIGNATURE

2304 TERRY CT.
ADDRESS

10/21/93
DATE

LOT 8 DELMONTE PARK SUBDIVISION

Lawrence Capps
NAME

Lawrence D. Capps
SIGNATURE

1111 HORIZON DRIVE, GRAND JCT CO
ADDRESS

10/26/93
DATE

STATE OF COLORADO

COUNTY OF MESA

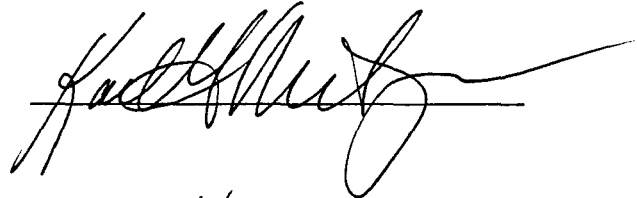
SS

AFFIDAVIT

KARL 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.



Subscribed and sworn to before me this 24 day of Nov.,
19 93.

Witness my hand and official seal.

Theresa J. Martinez
Notary Public

250 N. 5th St. Grand Jct Co 81501
Address

My commission expires: June 13, 1995

AFFIDAVIT

Affidavit in support of the City Council's finding, pursuant to C.R.S. 31-12-104, that certain property is eligible to be annexed.

Affiant states under oath the following:

1. I, Karl G. Metzner am employed by the City of Grand Junction as a Planner in the Community Development Department. I have no personal interest in the subject annexation. I have reviewed the petition for Bluffs annexation.

2. It is my professional belief, based on my review of the petition and relevant documents in my office which I regularly rely upon in the performance of my duties, that:

a) A proper petition has been properly signed by the owners of more than 50 % (fifty percent) of the property described and by more than 50 % (fifty percent) of the owners in the area described. The property described is the same as the area described;

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing city limits;

c) A community of interest exists between the area to be annexed and the city. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use city streets, parks and other urban facilities;

d) The area is urban or will be urbanized in the near future;

e) the area to be annexed is, practically, already integrated with the City; however even if it is found not be presently integrated, the area is capable of being integrated with the City since the City has the facilities and resources necessary to provide urban services.

f) No land held in identical ownership is being divided by the proposed annexation without the written consent of the landowners thereof unless the division is by a dedicated street, road, or other public way;

g) No land held in identical ownership comprising twenty acres or more with a valuation of two hundred thousand dollars (\$200,000) for *ad valorem* tax purposes or more is included without the owners consent.

Karl G. Metzner Affiant Nov. 24, 1993 DATE

Karl G. Metzner appeared before me this 24th day of November 1993 and, having been placed under oath, stated that the foregoing is true and accurate to the best of his knowledge.

Stephanie Nye Stephanie Nye
Notary Public/City Clerk

Block 4 Lot 3 Vista Villa Subdivision.

William H. & Betty H. Fox
NAME

2309 Greenbelt Dr., GJ, CO
ADDRESS

Stephanie Nye
William H. & Betty H. Fox by their attorney
in fact City Clerk, Stephanie Nye, pursuant
to P.O.A. recorded in Book 1759 Page 871.

11/23/93
DATE

Block 2 Lot 1 Vista Villa Subdivision.

Donald L. Washington
NAME

2301 Hacienda St., #B GJ,CO
ADDRESS

Stephanie Nye
Donald L. Washington by their attorney in fact
City Clerk, Stephanie Nye, pursuant to P.O.A.
recorded in Book 1885 Page 279.

11/23/93
DATE

ANNEXATION AREA FACT SHEET

Name of Area: Bluffs ANNEXATION Date: 11/15/93
Common Location: Generally EAST of 23 road & North of E road
Existing Land Use: Residential & Vacant est. # Acres: ~~120~~ 139
Projected Land Use: Residential # of Parcels: 62
Dwelling Units: 26 # of parcels owner occupied 25
Est. Population: 83 # P.O.A. ~~32~~ 32
+ 2 parcels signed petition
Service Providers and Special Districts
Water: UTE Sewer: CITY/COUNTY Fire: G.J. Rural Fire
Drainage: NONE School: School Dist. 51
Irrigation: Redlands Water & Power Other: Redland Mosquito Control

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

Proposed City Zoning ~~RSP-4, PR~~
PR-3.5

M E M O R A N D U M

Date: November 30, 1993

To: Chief Darold Sloan
Chief of Police

From: Captain Martyn Currie
Operations Division Commander

Subject: Impact Statement, Bluffs Annexation

The Bluffs annexation area is approximately 120 acres of land east of 23 Road and North of E Road. The current land use is residential with the undeveloped land expected to coincide with the present use.

Since I have not received the calls for service data from the Mesa County Sheriff's Office I have estimated the calls for service to be less than 75 per year. This estimate is based upon past data received about comparable subdivisions considered for annexation. This equates to an annual figure to approximately 5% to 10% of an officer's time and equipment use.

The impact of the Bluffs annexation on the provision of police services can be absorbed by present staffing levels. Due to its distance from the core portion of the city the residents in the Bluffs annexation may experience a slightly longer response time. Even so, the response time should be within acceptable standards.

The maximum estimated cost to the Police Department for the additional calls for service will be \$1283.25. (\$17.11 cost per call x 75 calls)



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

December 3, 1993

1 ~
2 ~
3 ~
4 ~

Dear 1 ~:

As you may know, the City of Grand Junction has been considering annexing an area east of 23 Road and south of the Colorado River to be known as the Bluffs Annexation. Three neighborhood meetings have been held over the last three months to discuss the effects of annexation with area residents and property owners. A petition for annexation will be submitted to the City Council for their consideration. The annexation process for your neighborhood is scheduled to begin on January 5, 1994 when the City Council will hold a public hearing for the acceptance of the annexation petition. The purpose of this public hearing is to accept testimony regarding the petition's compliance with the State statutes regarding annexation. On January 19, 1994 the City Council will hold another public hearing on the annexation ordinance. This second public hearing is for the purpose of receiving testimony on whether this area should be annexed to the City of Grand Junction. If passed, the annexation would become effective on February 20, 1994. All City Council meetings begin at 7:30 p.m. and are held in the City Auditorium at 520 Rood Avenue.

If you have any questions or comments about this process or about the annexation please call me or Karl Metzner at 244-1430. Thank you.

Sincerely,

Larry Timm
Director of Community Development

/km

Talmage & Francis Trapp
2311 E 1/2 Road
Grand Jct, CO 81503

Douglas & Ramona Osborn
562 Bluff Ct
Grand Jct, CO 81503-1401

Lucia Cabot Cipolla
2325 E 1/2 Road
Grand Jct, CO 81503-4406

John & Marion Nepp
2313 E 1/2 Road
Grand Jct, CO 81503-4406

Charles & Dixie Hunt
174 Edlun Rd
Grand Jct, CO 81503-2220

Donald E. Jordan
Elizabeth Kenyon
2323 E 1/2 Rd
Grand Jct, CO 81503-4406

Henry & Judith Drake
555 Bluff Ct
Grand Jct, CO 81503-1401

Scotty Investment
3320 Crestview Way
Grand Jct, CO 81506-4071

Harold & Pat Yarnall
2312 E 1/2 Rd
Grand Jct, CO 81503-4405

Joseph & Shelly Luff
552 23 Rd
Grand Jct, CO 81501-7915

W. Douglas & Linda J. Kurtz
2310 E 1/2 Rd.
Grand Jct, CO 81503-4405

Royce & Karen Elliott
2324 E 1/2 Rd
Grand Jct, CO 81503-4405

Lyle & Leona Schrader
2303 Terry Court
Grand Jct, CO 81503-1406

Gregory & Debra Green
2306 Terry Court
Grand Jct, CO 81503-1406

Thomas & Rhonda Kupcho
2303 E 1/2 Road
Grand Jct, CO 81503

Richard & Martha Ridpoch
2304 Terry Ct
Grand Jct, CO 81503-1406

Wade & Paula Crowe
2307 Terry Ct
Grand Jct, CO 81503-1406

J.M. & S.Z. Coe
c/o United Mortgage Co.
Box 56584
Denver, CO 80155

Gary & Mary Louise Sharpe
546 23 Road
Grand Jct, CO 81503

Kelly & Geraldine McSpadden
2307 E 1/2 Road
Grand Jct, CO 81503-4406

Jerry & Glenda Francis
2305 Terry Court
Grand Jct, CO 81503-1406

Lawrence Capps
1111 Horizon Drive #502
Grand Jct, CO 81503-1453

W.D. & Helen Weagant
10900 Drea Rd.
Cupertino, CA 95014-3957

Donald L. Washington
2301 Hacienda St. #B
Grand Jct, CO 81503-1404

Arthur Paul Sulley
Ernest Louis Sulley
533 Hacienda
Grand Jct, CO 81503-1458

Glen E. McComas, Jr.
528 6th Ave.
Fairbanks, AK 99701

Danny & Carol Neuschwanger
535 Hacienda
Grand Jct, CO 81503

Jean Catherine & Clyde Davis
2302 Hacienda St. #A
Grand Jct, CO 81503-1405

George L. Ebert
2308 Hacienda Dr.
Grand Jct, CO 81503

William H. Fox
Betty Hambright Fox
2309 Greenbelt Dr.
Grand Jct, CO 81503-1460

Shanna J. McGee
532 23 Rd. #A
Grand Jct, CO 81501-7915

Dwight Maddux
Richard Powers
324 27 3/8 Rd
Grand Jct, CO 81503-2051

Keith R. & Kim Watson
528 23 Road
Grand Jct, CO 81503

E.A. & Anzaletta Williams
2312 Hacienda
Grand Jct, CO 81503-1405



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

December 6, 1993

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

Commissioners:

Subject: Bluffs West Annexation -
Notice of Hearing, Resolution No. 82-93, 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. 82-93 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting December 1, 1993, giving notice of hearing on the proposed Bluffs West 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
Redlands Mosquito Control
Mr. Dan Wilson, City Attorney
Mr. Larry Timm, Community Development Department ✓