

Table of Contents

File ANX-1995-031

Date 7/19/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. For example, Planning Clearance will need to be typed in full, as well as other selections such as Ordinances, Resolution No., Board of Appeals, and etc.</p>
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
X	X	*Annexation Checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds (listed below)
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
X	X	Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X		Letter to those involved with annexation of Country Club Park from the City of Grand Junction		
X		Supplemental dedication and building restrictions on County Club Park Subdivision		
X		Note with name and phone # of Paul Heidel		
X		Note re: Tom Brooklidge	X	Note to file – 2/14/95 – Statute deposited
X		Phone call note to Dave from Lori Thompson	X	X
X		Ordinance No. 2828, No. 2836 **	X	Letter, Affidavit, from Thomas Rooklidge to Dave T.
X		City Council Minutes – 5/3/95, 2/15/95, 4/5/95, 4/19/95 **	X	Planning Commission Minutes – April 4, 1995 **
X		Posting of Public Notice Signs	X	X
X		Mailing List	X	Resolution No. 18-95 & 40-95 **
X		Sanitation Sewer Imp. Dist. Annex. – Newsletter – 02/95	X	X
X		Letter to Country Club Park West regarding zoning	X	Impact Report to Mesa Co. from Larry Timm
X	X	Welcome letter	X	X
X	X	ANNEXATION MAP ON CD ROOM	X	Annexation Area Fact Sheet
X		MEMO TO IMPACT REPORT TEAM	X	Letter to Darold Sloan from Martyn Currie - 3/31/95
			X	Proposed Annexation Costs within the Pub. Works
			X	X
			X	Country Club Park West Annexation – 4/4/95
			X	NOTE TO TOM - 9/23/94
			X	PARCEL OWNER AND LEGAL DESCRIPTION LIST
			X	LETTER FROM TOM ROOKLIDGE TO CITY & CO. - 1/24/94

Majority Annexation Checklist

FOR THE Country Club Park West ANNEXATION(S)

- Annexation Petition
 - Cover sheet with allegation that statute requirements are being met.
 - Signature sheets
 - Affidavit for petitions (3)
 - Written legal description
 - Annexation Map (note : 4 copies to City Clerk)
- Fact Sheet
- Map of special districts
- Affidavit in support of certain findings that property is eligible to be annexed.
- Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff reports
- Cover letter (sent out to property/business owners) with address list.
- Annexation newsletter
- Attendance roster at neighborhood meetings
- Resolution of referring petition
- Resolution of accepting petition
- Signed annexation ordinance
- Final annexation plat
- City Council minutes for annexation
 - referral of petition
 - acceptance of petition/1st reading of ordinance
 - 2nd reading of ordinance
- Planning Commission minutes for Zoning
- City Council minutes for zone of annexation
 - 1st reading of ordinance
 - 2nd reading of ordinance
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only)
- Original POA's
- Welcome to the City letter (with address list)
- ZONING ORDINANCE

(majority.lst)

ANNEXATION AREA FACT SHEET

Name of Area: Country Club Park West Date: Feb 7, 1995

Common Location: 401 thru 408 Dressell Drive & 313 thru

Existing Land Use: 413 Country Club PARK ROAD Estimate # of Acres:

Single Family
Residential

TOTAL 24.14 Acres

Projected Land Use: Residential

of Parcels: 29

of Parcels - Owner Occupied: 27

of Dwelling Units: 29

Estimated Population: 61

Special Districts:

- * Water: UTE
- Sewer: _____
- * Fire: GRAND JUNCTION RWA
- Drainage: _____
- * School District 51
- Irrigation: _____
- Pest: _____
- Other: _____

Service Provider:

- (City/County)
- NONE
- NONE
- NONE

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 zones or City owned property).
- Entire width of platted streets included.
- More than 50% of owners and more than 50% land petitioned.

Existing County Zoning:

R2

Proposed City Zoning:

RSF-4

Type of Petition: (annex. fac) Property Owner P.O.A. Enclave _____

50% petition

Redline
Club
Sub
TO Dressell
Drive

9+50.8' 20' L&R
17+50.8' 20' L&R

First Litt Canal R.O.W

1323' W

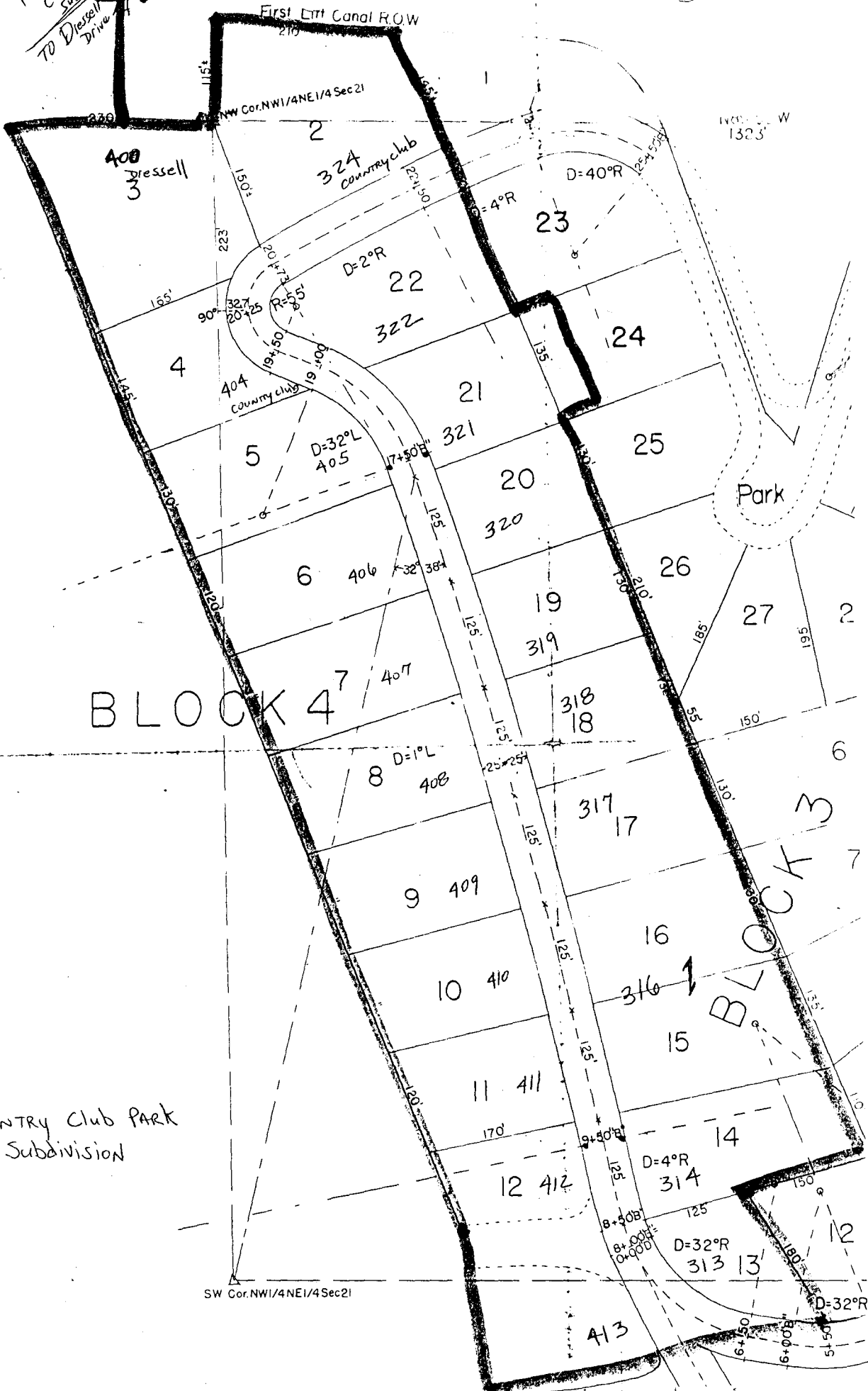
BLOCK 4

Park

BLOCK 3

COUNTRY CLUB PARK
Subdivision

SW Cor. NW1/4 NE1/4 Sec 21



COUNTRY CLUB PARK WEST ANNEXATION

LOCATION: 401 through 408 Dressel Drive and 313 through 413 Country Club Park Road

STAFF ANALYSIS:

Some of the residents of Country Club Park Subdivision and Redlands Club Heights Subdivision have signed annexation petitions to allow for the potential formation of sewer improvement districts for their neighborhood. The Petitions for Annexation and for a special improvement district for sewer are now going through the process before City Council.

This annexation petition consists of a combination of three annexation petitions. The first petition has a total of 20 lots with 17 owners signing. The second petition has 7 lots with 5 owners signing. The third petition consists of two parcels that previously signed a Power of Attorney for sewer and are not part of the special improvement district requests.

SEWER PETITION TOTALS

of parcels = 27

of parcels that signed petitions = 22 (81%)

ANNEXATION TOTALS

of parcels = 29

of parcels that signed petitions/POA's = 24 (83%)

Total area of the annexation is 24.14 acres. (see map)

ANNEXATION SUMMARY

PARCELS = 29

of Dwelling Units = 29

ACRES = 24.14

Estimated Population = 61

This annexation includes the following right-of-way: (see map)

1) Dressel Drive - entire ROW from Broadway south to end of Dressel.

2) Country Club Park Road - entire ROW from intersection of Bella Pego Drive and Country Club Park Road, north to end of road.

Previous County Zoning: R-2 (Residential).

Proposed City Zoning: Residential Single Family with a maximum of 4 units per acre (RSF-4).

Current Land Use: Single Family residential.

(Letter to Country Club Park West regarding zoning)

As you may know, now that your neighborhood is being considered for annexation into the City of Grand Junction, the City must propose a City Zoning District for your property. Currently your property is zoned R-2 (Residential) in Mesa County. The most equivalent City zone to R-2 is RSF-4 (Residential Single Family with a maximum of 4 units per acre). Therefore, the City is proposing RSF-4 for all of the County Club Park West Annexation.

This proposal will go to the City's Planning Commission at a public hearing on April 4th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on April 19th and May 3rd. The May 3rd meeting will be a public hearing. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the bulk requirements (setbacks, height limitations, minimum lots size, etc.) for the RSF-4 zone district as established in the Grand Junction Zoning and Development Code. The RSF-4 zone allows single family residential uses. Multi-family residential uses are not allowed.

If you have any questions, please contact me at your earliest convenience. You can reach me or leave a message at 244-1450.

Respectfully,

Dave Thornton, AICP
Senior Planner

Enclosure

cc: file #ANX-95-31

(ccpwzone.let)

COUNTRY CLUB PARK WEST ANNEXATION

DESCRIPTION

A parcel of land situate in the South 1\2 of Section 16 and in the North 1\2 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the south 1\4 corner of Section 16, Township 1 South, Range 1 West, thence along the east line of Lot 10 of Redlands Club Heights Subdivision as recorded in Plat Book 8 at Page 78 of the records of the Mesa County Clerk and Recorder N 01°27'00" E, 115.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along the east line of said Lot 10, crossing Dressell Drive and along the east line of Lots 9,8,7 and 6 of said Redlands Club Heights Subdivision N 01°27'00" E, 505.00 feet to the northeast corner of said Lot 6; thence along the north line of said Lot 6 N 88°33'00" W, 125.00 feet to the northwest corner of said Lot 6; thence along the easterly Right-of-Way line of said Dressell Drive N 01°27'00" E, 45.80 feet; thence continuing along said easterly Right-of-Way line N 24°11'00" E, 244.40 feet to the northwest corner of Lot 4 of said Redlands Club Heights Subdivision; thence crossing said Dressell Drive and along the northerly line of Lot 14 of said Redlands Club Heights Subdivision N 65°49'00" W, 53.00 feet to the northeast corner of said Lot 14; thence continuing along the northerly line of said Lot 14 S 87°53'00" W, 45.80 feet to the northwest corner of said Lot 14; thence along the westerly line of said Lot 14 and Lot 13 of said Redlands Club Heights Subdivision S 33°31'00" W, 591.40 feet; thence continuing along the westerly line of said Lot 13 and the westerly line of Lots 12 and 11 of said Redlands Club Heights Subdivision S 16°49'00" W, 432.00 feet to the southwest corner of said Lot 11; thence along the south line of said Lot 11 S 89°31'30" E, 323.90 feet; thence leaving the south line of said Lot 11 and along the westerly line of Lots 3,4,5,6,7,8,9,10,11 and 12, Block 4 of Country Club Park Subdivision as recorded in Plat Book 6 at Page 15 of the records of the Mesa County Clerk and Recorder and along the westerly line of a parcel of land as described in Book 1829 at Page 812 of the records of the Mesa County Clerk and Recorder S 19°56'37" E, 1592.19 feet to a point on the northeasterly Right-of-Way line of Bella Pago Drive; thence along said northeasterly Right-of-Way line S 67°02'11" E, 68.12 feet; thence along the northerly Right-of-Way line of said Bella Pago Drive and crossing Country Club Park Road N 65°21'43" E, 303.96 feet to the southeast corner of Lot 13, Block 3 of said Country Club Park Subdivision; thence along the easterly line of said Lot 13 N 28°52'50" W, 180.00 feet to the northeast corner of said Lot 13; thence along the southerly line of Lot 14, Block 3 of said Country Club Park Subdivision N 76°05'12" E, 150.00 feet to the southeast corner of said Lot 14; thence along the easterly line of Lots 14,15,16,17,18,19 and 20, Block 3 of said Country Club Park

Subdivision N 20°43'16" W, 900.00 feet to the northeast corner of said Lot 20; thence along the southerly line of Lot 24, Block 3 of said Country Club Park Subdivision N 70°29'30" E, 50.00 feet to a point; thence along the westerly line of a parcel of land as described in Book 1039 at Page 903 of the records of the Mesa County Clerk and Recorder N 19°30'30" W, 179.36 feet to a point; thence along a southerly line of said parcel of land S 70°29'30" W, 50.00 feet to a point on the easterly line of Lot 22, Block 3 of said Country Club Park Subdivision; thence along the easterly line of said Lot 22 N 19°30'30" W, 115.15 feet to the northeast corner of said Lot 22; thence crossing said Country Club Park Road and along the easterly line of Lot 2, Block 4 of said Country Club Park Subdivision N 22°57'26" W, 207.72 feet to the northeast corner of said Lot 2; thence along the north line of said Lot 2 N 88°33'00" W, 210.00 to the Point of Beginning. Said described parcel contains 24.14 acres more or less.

(CCPW)

1/5/95

J.B. Wootten
404 Country Club Park
Grand Junction, CO 81503

Bruce D. Lambert
405 Country Club Park
Grand Junction, CO 81503

Thomas E. & Linda J. Moran
406 Country Club Park
Grand Junction, CO 81503

Peter P. & H.L. Heidel
407 Country Club Park
Grand Junction, CO 81503

Elsie M. & Clyde J. Granere
408 Country Club Park
Grand Junction, CO 81503

David J. Yanowich
409 Country Club Park
Grand Junction, CO 81503

Gabriel & W. Fisher
410 Country Club Park
Grand Junction, CO 81503

Kenneth E. Melson & Karen J.
Slaugh
411 Country Club Park
Grand Junction, CO 81503

Robert W. & Luella F. Cross
412 Country Club Park
Grand Junction, CO 81503

Alva E. Vaughn
400 Dressell Dr.
Grand Junction, CO 81503

Patricia A. Schrader & Lee E.
Gelatt
320 Country Club Park
Grand Junction, CO 81503

Robert D. & Colleen L. Platts
319 Country Club Park
Grand Junction, CO 81503

S.P. & A.S. Christensen
318 Country Club Park
Grand Junction, CO 81503

Thomas C. & Janet T. Rooklidge
317 Country Club Park
Grand Junction, CO 81503

Terry D. & Brenda M. Anderson
316 Country Club Park
Grand Junction, CO 81503

Howard S. & Marjorie Ebright
314 Country Club Park
Grand Junction, CO 81503

Daniel M & Jacqueline L Roberts
313 Country Club Park
Grand Junction, CO 81503

Robert P. Delano
322 Country Club Park
Grand Junction, CO 81503

Zane Frank & Lori An
Thompson
321 Country Club Park
Grand Junction, CO 81503

Obie J. & Violet M. Atkinson
413 Country Club Park
Grand Junction, CO 81503

Wall Family Trust
408 Dressell Dr.
Grand Junction, CO 81503

Amy N. Orens & James M.
Farrell
403 Dressell Dr.
Grand Junction, CO 81503

Marvin Peter & Gwendolyn Faye
Dejong
405 Dressell Dr.
Grand Junction, CO 81503

Karen K. Marquette, Gene Gana
& Rodney Gana
402 Dressell Dr.
Grand Junction, CO 81503

Ronald J & Susan M Richardson
406 Dressell Dr.
Grand Junction, CO 81503

Charles D. & Shirley D. Pennal
404 Dressell Dr.
Grand Junction, CO 81503

James A. & Dixie L. Folsom
401 Dressell Dr.
Grand Junction, CO 81503

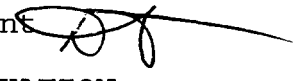
Elizabeth B. Harris
407 Dressell Dr.
Grand Junction, CO 81503

Terry I. Tusberg
324 Country Club Park
Grand Junction, CO 81503

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Steve Pace, Engineering Tech
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Hobbs, Parks Manager
Ken Johnson, Fire Marshall
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Randy Booth, Comptroller
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor

FROM: Dave Thornton, Community Development Department 

RE: **IMPACT REPORT FOR COUNTRY CLUB PARK WEST ANNEXATION**

DATE: March 15, 1995

On Wednesday, February 15th, a resolution for the referral of petition to annex the Country Club Park West annexation went to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on April 5th, with second reading on April 19th. The annexation will be effective May 21st. As a result I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. **I need your impact reports by Friday, March 31st, 1995. Please either submit by E-mail via attachment using Word Perfect and/or by hard copy if a spread sheet is used. Thank you.**

SEE MAP

COUNTRY CLUB PARK WEST ANNEXATION

LOCATION: 401 through 408 Dressel Drive and 313 through 413 Country Club Park Road

STAFF ANALYSIS:

Some of the residents of Country Club Park Subdivision and Redlands Club Heights Subdivision have signed annexation petitions to allow for the potential formation of sewer improvement districts for their neighborhood. The Petitions for Annexation and for a special improvement district for sewer are now going through the process before City Council.

This annexation petition consists of a combination of three annexation petitions. The first petition has a total of 20 lots with 17 owners signing. The second petition has 7 lots with 5 owners signing. The third petition consists of two parcels that previously signed a Power of Attorney for sewer and are not part of the special improvement district requests.

SEWER PETITION TOTALS

of parcels = 27

of parcels that signed petitions = 22 (81%)

ANNEXATION TOTALS

of parcels = 29

of parcels that signed petitions/POA's = 24 (83%)

Total area of the annexation is 24.14 acres. (see map)

ANNEXATION SUMMARY

PARCELS = 29

of Dwelling Units = 29

ACRES = 24.14

Estimated Population = 61

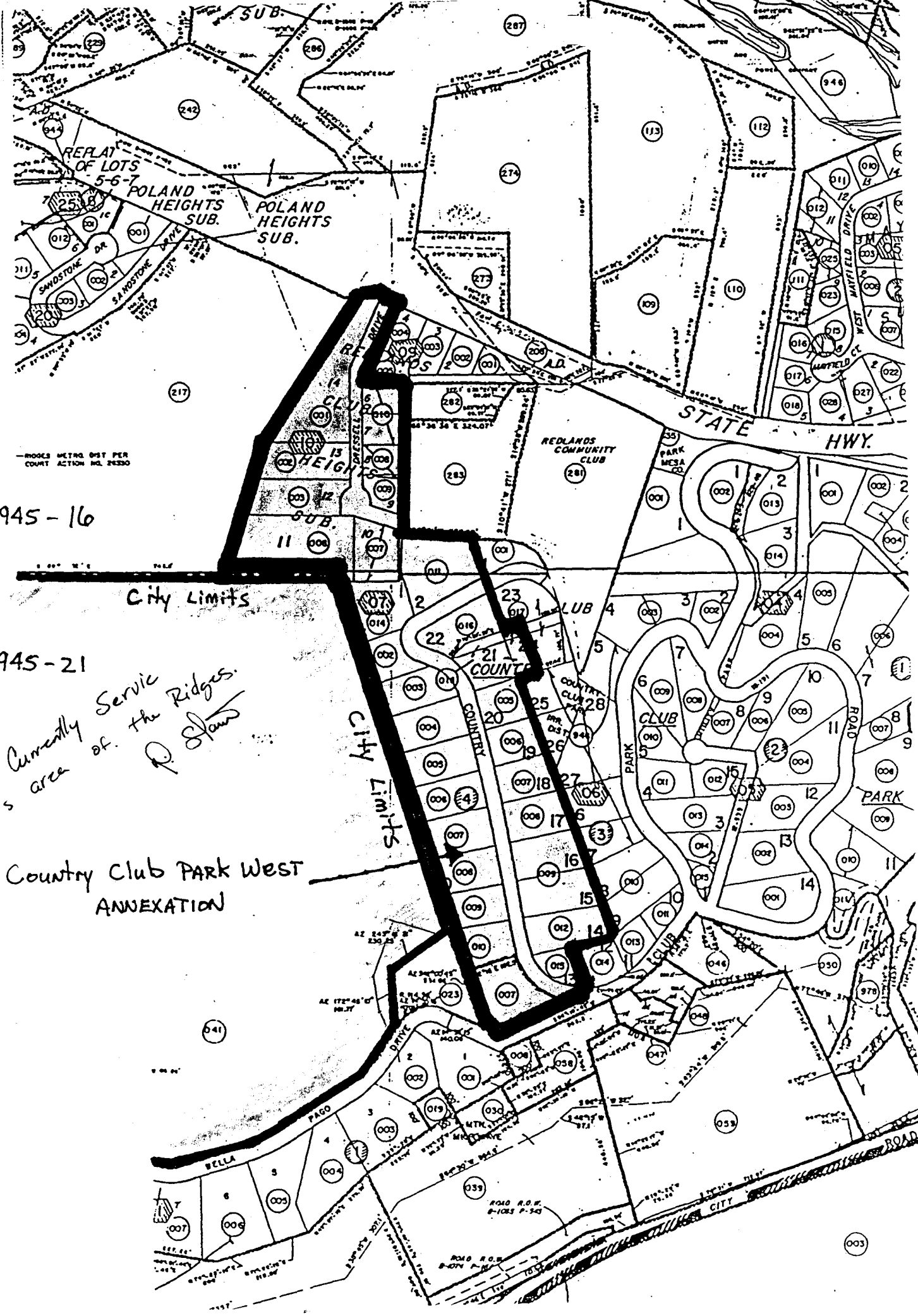
This annexation includes the following right-of-way: (see map)

- 1) Dressel Drive - entire ROW from Broadway south to end of Dressel.
- 2) Country Club Park Road - entire ROW from intersection of Bella Pego Drive and Country Club Park Road, north to end of road.

Previous County Zoning: R-2 (Residential).

Proposed City Zoning: Residential Single Family with a maximum of 4 units per acre (RSF-4).

Current Land Use: Single Family residential.



-MOOLS METRIC DIST PER COURT ACTION NO. 28330

2945-16

City Limits

2945-21

We currently service this area of the Ridges. Q Stamp

CITY LIMITS

Country Club Park West ANNEXATION

041

003

DEC 13 1994

December 13, 1994

David L. Thornton
Senior Planner
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

RE: Petition for Annexation
Petition for Creation of a Sanitary Sewer District
along a Portion of Country Club Park Road

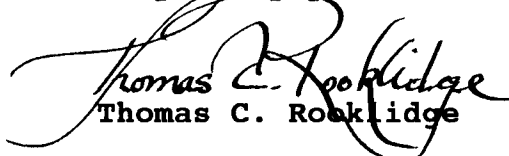
Dear Mr. Thornton:

I am filing with your office the above-named petitions and request that they be formally submitted to the Grand Junction City Council.

Separate and apart from the petitions, the homeowners who have signed these petitions respectfully request the Grand Junction City Council grant the following requests:

1. The city participate in the cost of the proposed sewer district on Country Club Park West in the amount of \$2300; (See attached letter of November 24, 1994, from Thomas C. Rooklidge to Mayor R. T. Mantlo.)
2. The city grant an exemption from the weed ordinance. (See attached letter of November 24, 1994, from Thomas C. Rooklidge to Mayor R. T. Mantlo.)
3. If the actual cost of construction of the sewer line is less than the estimated costs in the Petition for the Creation of a Sanitary Sewer District Along a Portion of Country Club Park Road, that the cost savings will inure to the benefit of the homeowners in the district.

Very truly yours,


Thomas C. Rooklidge

lp: Letter of November 24, 1994, to Mayor R. T. Mantlo
Petition for Annexation
Petition for Creation Sanitary Sewer Improvement
District

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, DAVID L. THORNTON, 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 COUNTRY CLUB PARK WEST 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.

David L. Thornton

Affiant

Feb 9, 1995

DATE

_____ appeared before me this _____ day of _____, 199__ and, having been placed under oath, stated that the foregoing is true and accurate to the best of his knowledge.

Stephanie Nye _____
Notary Public/City Clerk

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

Thomas C. Rooklidore, of lawful age, being first duly sworn, upon oath, deposes and says:

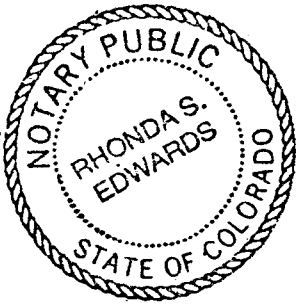
That he is the circulator of the forgoing petition:

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

Thomas C. Rooklidore

Subscribed and sworn to before me this 14th day of December, 1994.

Witness my hand and official seal.



Rhonda S. Edwards
Notary Public

250 N. 5th St. Grand Jct, CO.
Address 81501

My commission expires: Sept. 20, 1997

PETITION FOR ANNEXATION

I/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, Sections 31-12-104 and 31-12-105, C.R.S. exist or 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 and the written legal description of the boundaries of the area proposed to be annexed. The map contains other information as required by 31-12-107, C.R.S.

Your petitioners further state that they comprise the landowners of more than fifty percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

BEG 234FT E OF SW COR NW4NE4 SEC 21 1S 1W N 72DEG16MIN E
192.5FT TO SE COR LOT 12 BLK 4 COUNTRY CLUB PARK SUB ON A
CVE TO LEFT WI A CHORD THAT BEARS S 47DEG16MIN E 216.3FT S
79DEG47MIN E 21FT S 65DEG55MIN W 313FT N 19DEG59MIN W
232.8FT TO BEG

(2945-211-00-007) ✓

Obie J. Atkinson
NAME

Obie J. Atkinson
Signature

413 Country Club Park
ADDRESS

9-23-94
DATE

Lot 12 Block 4 Country Club Park Subdivision (2945-211-07-010) ✓

Robert W. Cross
Luella F. Cross
NAME

~~Mr. & Mrs. Robert W. Cross~~
~~Luella F. Cross~~
Signatures
Robert W. Cross

412 Country Club Park
ADDRESS

9-25-94
DATE

Lot 11 Block 4 Country Club Park Subdivision (2945-211-07-009) ✓

Kenneth E. Melson
Karen J. Slaugh
NAME

Kenneth E. Melson
Karen J. Slaugh
Signatures

411 Country Club Park
ADDRESS

10-2-94
DATE

Lot 10 Block 4 Country Club Park Subdivision (2945-211-07-008) ✓

Gabriel Fisher
W. Fisher
NAME

Signatures

410 Country Club Park
ADDRESS

DATE

SEE SIGNATURE
ON
NEXT PAGE

BEG 234FT E OF SW COR NW4NE4 SEC 21 1S 1W N 72DEG16MIN E
192.5FT TO SE COR LOT 12 BLK 4 COUNTRY CLUB PARK SUB ON A
CUE TO LEFT WI A CHORD THAT BEARS S 47DEG16MIN E 216.3FT S
79DEG47MIN E 21FT S 65DEG55MIN W 313FT N 19DEG59MIN W
232.8FT TO BEG

(2945-211-00-007)

Obie J. Atkinson
NAME

Obie J. Atkinson
Signature

413 Country Club Park
ADDRESS

9-23-94
DATE

Lot 12 Block 4 Country Club Park Subdivision (2945-211-07-010)

Robert W. Cross
Luella F. Cross
NAME

Mr & Mrs Robert W. Cross
Luella F. Cross
Signatures
Robert W. Cross

412 Country Club Park
ADDRESS

9-25-94
DATE

Lot 11 Block 4 Country Club Park Subdivision (2945-211-07-009)

Kenneth E. Melson
Karen J. Slauch
NAME

Kenneth E. Melson
Signatures

411 Country Club Park
ADDRESS

DATE

Lot 10 Block 4 Country Club Park Subdivision (2945-211-07-008)

Gabriel Fisher
W. Fisher
NAME

Gabriel Fisher
Wanda D. Fisher
Signatures

410 Country Club Park
ADDRESS

12-23-94
10-20-94
DATE

Lot 9 Block 4 Country Club Park Subdivision (2945-211-07-007)✓

David J. Yanowich
NAME

Signature

409 Country Club Park
ADDRESS

DATE

Lot 8 Block 4 Country Club Park Subdivision (2945-211-07-006)✓

Elsie M. Granere
Clyde J. Granere
NAME

Elsie M. Granere
Clyde J. Granere
Signatures

408 Country Club Park
ADDRESS

9-25-94
DATE

Lot 7 Block 4 Country Club Park Subdivision (2945-211-07-005)✓

Peter P. Heidel
H. L. Heidel
NAME

Signatures

407 Country Club Park
ADDRESS

DATE

Lot 6 Block 4 Country Club Park Subdivision (2945-211-07-004)✓

Thomas E. Moran
Linda J. Moran
NAME

Tom Moran
Linda Moran
Signatures

406 Country Club Park
ADDRESS

9/26/94
DATE

Lot 1 Block 4 Country Club Park Subdivision (2945-211-07-001)

Conrad E. Schubert
NAME


Signature

ADDRESS

DATE

THAT PORTION OF LOT 22 BLK 3 COUNTRY CLUB PARK SUB SEC 21
1S 1W DESC BEG S 22DEG08' E 207.36FT FR N4 COR SD SEC 21
CVE S + E R 30FT ARC LG 67.09FT CH S 01DEG46' E 53.96FT S
65DEG50' E 70.46FT CVE TO RT R 181.40FT ARC LG 19FT CH S
62DEG50' E 18.98FT N 43DEG04'45SEC E 66.87FT N
70DEG29'30SEC E 133.35FT N 19DEG30'30SEC W 115.15FT TO CVE
(2945-211-06-016)✓

Ronald P. Delano
NAME



Signature

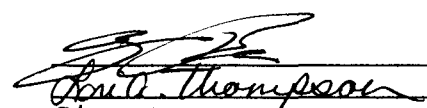
322 Country Club Park
ADDRESS

9/24/94
DATE

LOT 21 BLK 3 COUNTRY CLUB PARK SUB SEC 21 1S 1W + THAT
PORTION OF LOTS 22-23 + 24 AS DESC IN B-1039 P-901 THRU 904
CO CLKS OFF

(2945-211-06-018)✓

ZANE F. THOMPSON
LORI A. THOMPSON
~~B. E. Thompson~~
Patricia M. Thompson
NAME



Signatures

321 Country Club Park
ADDRESS

11-25-94
DATE

Lot 20 Block 3 Country Club Park Subdivision (2945-211-06-005) ✓

Patricia A. Schrader
Lee E. Gelatt
NAME

Patricia A. Schrader
Lee E. Gelatt
Signatures

320 Country Club Park
ADDRESS

Sept. 23, 1994
DATE

Lot 19 Block 3 Country Club Park Subdivision (2945-211-06-006) ✓

Robert D. Platts
Colleen L. Platts
NAME

Signatures

319 Country Club Park
ADDRESS

DATE

Lot 18 Block 3 Country Club Park Subdivision (2945-211-06-007) ✓

S. P. Christensen
A. S. Christensen
NAME

Scott B. Christensen
Ava S. Christensen
Signatures

318 Country Club Park
ADDRESS

23 Sept., '94
DATE

Lot 17 Block 3 Country Club Park Subdivision (2945-211-06-008) ✓

Thomas C. Rooklidge
Janet T. Rooklidge
NAME

Thomas C. Rooklidge
Janet T. Rooklidge
Signatures

317 Country Club Park
ADDRESS

September 23, 1994
DATE

Lots 15 + 16 Blk 3 Country Club Park Subdivision (2945-211-06-009) ✓

Terry D. Anderson
Brenda M. Anderson
NAME

Terry D. Anderson
Brenda M. Anderson
Signatures

316 Country Club Park
ADDRESS

Sept 28, 1994
Brenda M. Anderson
DATE

Lot 14 Block 3 Country Club Park Subdivision (2945-211-06-012) ✓

Howard S. Ebright
Majorie Ebright
NAME

Howard S. Ebright
Majorie Ebright
Signatures

314 Country Club Park
ADDRESS

Sept. 28, 1994
DATE

Lot 13 Block 3 Country Club Park Subdivision (2945-211-06-015) ✓

Daniel M. Roberts
Jacqueline L. Roberts
NAME

Daniel M. Roberts
Jacqueline L. Roberts
Signatures

313 Country Club Park
ADDRESS

Sept. 24, 1994
DATE

STATE OF COLORADO

COUNTY OF MESA

SS:

AFFIDAVIT

DAVID L. THORNTON, 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.

David L. Thornton

Subscribed and sworn to before me this 9 day of Feb.,
19 95.

Witness my hand and official seal.

Theresa J. Martinez
Notary Public

250 N. 5th St. Grand Jct Co
Address

My commission expires: June 13, 1995

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.

LOT 14 REDLANDS CLUB HEIGHTS SUB SEC 16 1S 1W

Elizabeth B. Harris/Trustee-
E.B. Harris Trust
NAME

Stephanie Nye
Elizabeth B. Harris/Trustee E.B.
Harris by their attorney in fact
City Clerk, Stephanie Nye,
pursuant to P.O.A. recorded in
Book 2065 Page 922.

407 Dressell Dr. Grand Junction, CO 81503
ADDRESS

2-9-95
DATE

LOTS 6 & 7 TEDLANDS CLUB HEIGHTS SUB SEC 16 1S 1W

Wall Family Trust
NAME

Stephanie Nye
Wall Family Trust by their
attorney in fact City Clerk,
Stephanie Nye, Pursuant to
P.O.A. recorded in Book 2063
Page 962.

408 Dressell Dr. Grand Junction, CO 81503
ADDRESS

2-9-95
DATE

STATE OF COLORADO

COUNTY OF MESA


SS:

AFFIDAVIT

Ronald J. Richardson, of lawful age, being first duly sworn, upon oath, deposes and says:

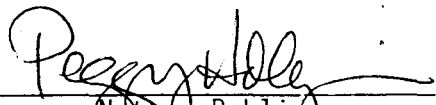
That he is the circulator of the foregoing petition:

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 11th day of January, 19 95.

Witness my hand and official seal.



Notary Public

250 N. 5th St Grand Junction
Address 81503

My commission expires: March 3, 1997

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.

LOT 10 REDLANDS CLUB HEIGHTS SUB SEC 16 1S 1W + BEG NE COR LOT 3
BLK 4 COUNTRY CLUB PARK SUB SEC 21 1S 1W W 150FT S 35FT E PARALLEL
TO N LI LOT 3 150FT N TO BEG (2945-163-10-007)

Karen K. Marquette
Gene Gana
Rodney Gana
NAME

Signatures

402 Dessel Drive
ADDRESS

DATE

LOT 8 REDLANDS CLUB HEIGHTS SUB SEC 16 1S 1W + BEG NW COR LOT 9 SUB
S 88DEG33MIN E 125FT S 15FT N 81DEG42MIN W 125.9FT TO BEG (2945-
163-09-008)

Ronald Richardson
Susan M. Richardson
NAME

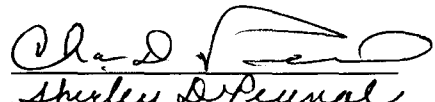

Signatures

406 Dressel Drive
ADDRESS

1-10-95
DATE

LOT 9 REDLANDS CLUB HEIGHTS SUB SEC 16 1S 1W EXC BEG NW COR LOT 9
S 88DEG33MIN E 125FT S 15FT N 81DEG42MIN W 125.9FT TO BEG (2945-
163-09-009)

Charles Pennal
Shirley D. Pennal
NAME


Shirley D. Pennal
Signatures

404 Dressel Drive
ADDRESS

1/10/95
DATE

LOT 11 REDLANDS CLUB HEIGHTS SUB SEC 16 1S 1W + THAT PT BEG N
87DEG34MIN55SEC W 150FT FR NE COR LOT 3 BLK 4 COUNTRY CLUB PARK SUB
S 02DEG25MIN05SEC W 35 FT N 87DEG34MIN55SEC W 66.97FT N 18DEG17SEC
W 37.35FT S 87DEG34MIN55SEC E 80FT TO BEG (2945-163-10-008)

James Folsom
Dixie L Folsom
NAME

James a Folsom
Dixie L Folsom
Signatures

401 Dressel Drive
ADDRESS

1-8-95
DATE

LOT 12 REDLANDS CLUB HEIGHTS SUB SEC 16 1S 1W (2945-163-10-003)

Amey Orens
James Farrell
NAME

Amey Orens
James Farrell
Signatures

403 Dressel Drive
ADDRESS

1-10-95
DATE

LOT 13 REDLANDS CLUB HEIGHTS SUB SEC 16 1S 1W (2945-163-10-002)

Marvin DeJong
Gwendolyn Faye DeJong
NAME

Marvin P. DeJong
Gwendolyn Faye DeJong
Signatures

405 Dressel Drive
ADDRESS

1/8/95
DATE

Lot 2 Block 4 Country Club Park Subdivision (2945-211-07-011)

Terry I. Tusberg
NAME

Signature

324 Country Club Park
ADDRESS

DATE

(dressel.pet)

COUNTRY CLUB PARK WEST ANNEXATION

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
David Graham	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Janet Terry	At Large

The Country Club Park 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.

The Police Chief is Darold Sloan.

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

The Fire Chief is Rick Beaty.

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

TRASH COLLECTION Recent State legislation protects your current trash hauler unless an area's residents petition the City for service. The City may initiate service only after a competitive bidding process. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that until newly-annexed areas become large enough for a full collection route, the City will not collect trash in newly-annexed areas.

In order to keep trash, debris and garbage from accumulating, City ordinances do require that residences and businesses have trash pick up. If you do not have a company picking up your garbage, you may contact one of the several private haulers which provide trash collection.

STREETS You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, or storm drainage, please call. The Public Works and Utilities Director is Jim Shanks.

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 1995 program is now under way, and City vehicles will be in your area beginning April 24 and ending June 1. For more information about the Fresh-as-a-Daisy program, call 244-1574. 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

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 information regarding the building code, please contact the City/County Building Department.

Like Mesa County, the City of Grand Junction has a code enforcement division that enforces the provisions of the zoning and development code, as well as junk and nuisance codes. Additionally, the City, unlike Mesa County, has the ability to enforce trash, rubbish and weed complaints. A Weed Abatement program is administered annually from May through October, to proactively enforce weed violations on public and private lands. All lots less than one acre in size must be weed free, and lots larger than one acre must maintain a twenty foot perimeter from all property lines weed free. The City is currently reviewing the weed ordinance and will soon propose an amendment which will apply to agricultural lands. For more information, contact the Weed Abatement office at 244-1583.

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. For the Country Club Park West Annexation, the City initially proposed a residential single family - 4 units per acre (RSF-4) zoning district. After receiving input and concerns from the neighborhood about maintaining setbacks similar to previous County R-2 zoning, City staff changed their recommendation to residential single family - 2 units per acre (RSF-2) zone district. City Council approved the RSF-2 zone district on May 3, 1995. If you have any questions, please contact the Planning Division (244-1430).

The City and Mesa County have similar restrictions for the keeping of livestock. One large agricultural animal (i.e. horses or cows) may be kept on every 1/4 acre in the PZ, RSF-R, RSF-1 and RSF-2 zone districts. In all other zone districts, a minimum of 1/2 acre is required to keep large agricultural animals. The City requires that a conditional use permit be

obtained for the keeping of pigs, goats, burros, or mules. In all City zone districts, a maximum of three adult household pets (i.e. dogs and cats) per species are allowed, but the total shall not exceed six. **If you already have more large agricultural animals than the City allows; or if you already have pigs, goats, burros or mules; or if you already have more small animals than the City allows, you may be able to keep these animals if they are lawfully being kept under Mesa County's rules at the time of annexation to the City--but to do so you must submit a letter to the Community Development Department which describes the number and type of these animals. Send the letter, no later than June 15, 1995, to: Director of Community Development, 250 N. 5th Street, Grand Junction, Colorado 81501**

The Community Development Director is Larry Timm.

Further information on the City's animal rules may be obtained by calling the Code Enforcement Division (244-1593) between 8:00 AM and 4:30 PM Monday-Friday.

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 of 1997. City Council seats up for election at that time are as follows:

District A, District E, and 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.

The Parks and Recreation Director is Joe Stevens.

CITY OF GRAND JUNCTION

☎ PHONE NUMBERS ☎

Information	244-1509
Administrative Services and Finance	
Sales Tax	244-1521
City Council/City Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Annexation	244-1450
Planning and Zoning	244-1430
Code Enforcement	244-1593
Weed Abatement	244-1583
Fire Department	
Emergency	911
General Information	244-1400
Parks & Recreation Department	
Program Information	244-FUNN
Street Tree Program	244-1542
Police Department	
Emergency	911
General Information	244-3555
Neighborhood Watch Program Information	244-3587
Public Works Department	
General Information	244-1554
Streets Superintendent	244-1429
"Fresh as a Daisy" & Leaf Removal Program	244-1571
Solid Waste Management	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely)	242-1036
Utility Billing Information	244-1579

STAFF REVIEW

FILE: #ANX-95-31 Country Club Park West Annexation

DATE: February 15, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Referral of Petition for the Country Club Park West Annexation.

LOCATION: 401 through 408 Dressel Drive and 313 through 413 Country Club Park Road

APPLICANTS: Residents of Country Club Park and Dressel Drive

EXECUTIVE SUMMARY: Some of the residents of Country Club Park Subdivision and Redlands Club Heights Subdivision have signed annexation petitions to allow for the potential formation of sewer improvement districts for their neighborhood. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by resolution the Referral of Petition for the Country Club Park West Annexation.

STAFF ANALYSIS: Residents of this annexation area are requesting annexation because they want to be considered for inclusion into a special improvement district for sewer. They are simultaneously seeking Council approval for a sewer district. This annexation petition consists of a combination of three annexation petitions. The first petition has a total of 20 lots with 17 owners signing. The second petition has 7 lots with 5 owners signing. The third petition consists of two parcels that previously signed a Power of Attorney for sewer and are not part of the special improvement district requests.

SEWER PETITION TOTALS

of parcels = 27

of parcels that signed petitions = 22 (81%)

ANNEXATION TOTALS

of parcels = 29

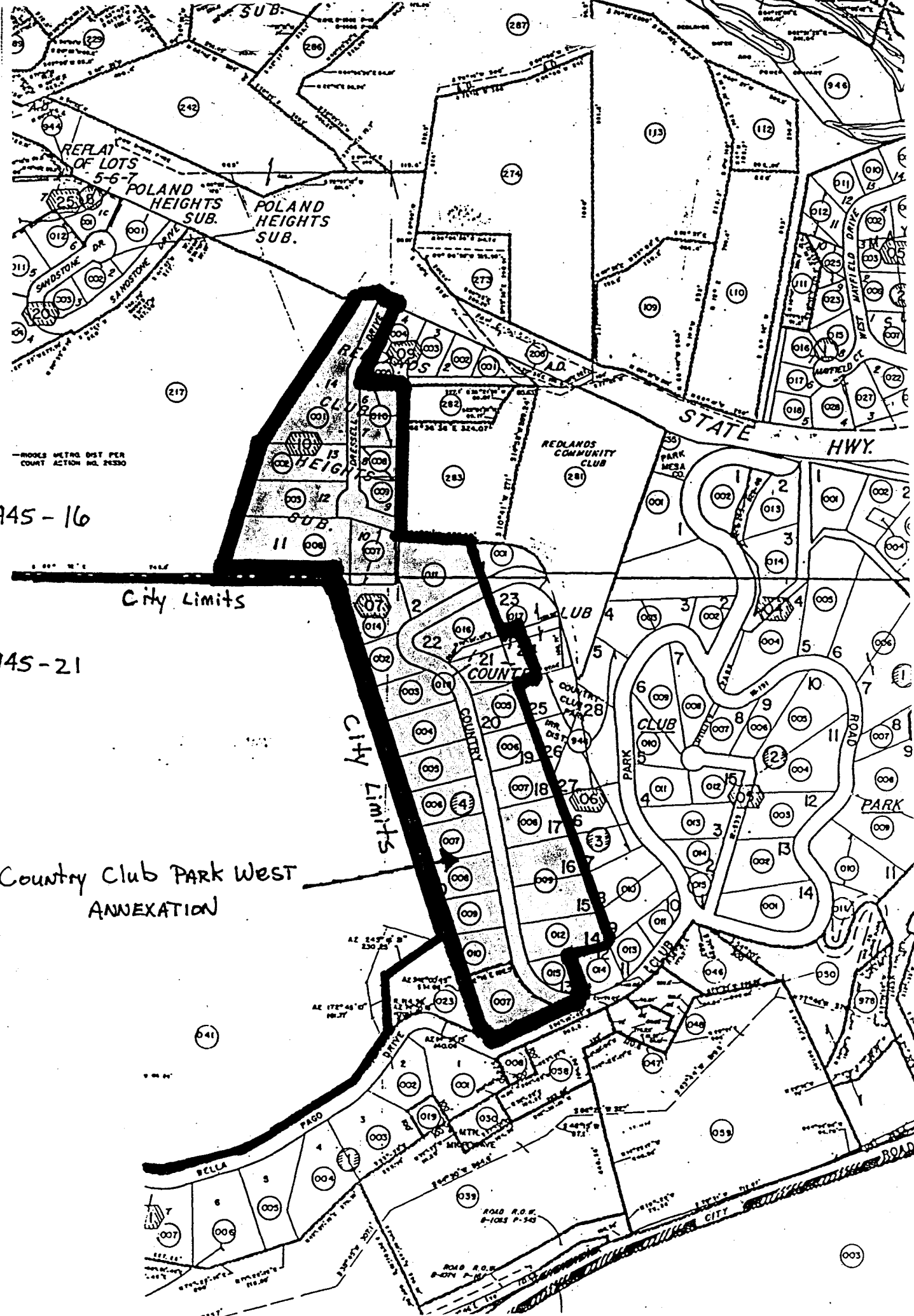
of parcels that signed petitions/POA's = 24 (83%)

Total area of the annexation is 24.14 acres.

STAFF RECOMMENDATIONS:

Staff recommends approval.

(clubpark.rpt)



—MOODS METRO. DIST PER COURT ACTION NO. 28330

2945-16

City Limits

2945-21

CITY LIMITS

Country Club Park West ANNEXATION

003

STAFF REVIEW

FILE: #ANX-95-31 Country Club Park West Annexation

DATE: April 5, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the acceptance of the annexation petition and approve on first reading the annexation ordinance for the Country Club Park West Annexation.

LOCATION: 401 through 408 Dressel Drive and 313 through 413 Country Club Park Road

APPLICANTS: Residents of Country Club Park and Dressel Drive

EXECUTIVE SUMMARY: Some of the residents of Country Club Park Subdivision and Redlands Club Heights Subdivision have signed annexation petitions to allow for the potential formation of sewer improvement districts for their neighborhood. The annexation is now going through the annexation process before City Council.

STAFF ANALYSIS: Residents of this annexation area are requesting annexation because they want to be considered for inclusion into a special improvement district for sewer. They are simultaneously seeking Council approval for a sewer district. This annexation petition consists of a combination of three annexation petitions. The first petition has a total of 20 lots with 17 owners signing. The second petition has 7 lots with 5 owners signing. The third petition consists of two parcels that previously signed a Power of Attorney for sewer and are not part of the special improvement district requests.

SEWER PETITION TOTALS

of parcels = 27

of parcels that signed petitions = 22 (81%)

ANNEXATION TOTALS

of parcels = 29

of parcels that signed petitions/POA's = 24 (83%)

Total area of the annexation is 24.14 acres.

STAFF RECOMMENDATIONS:

Staff recommends approval.

(clubpark.rpt)

4/5/95

City Council
Approved 6-0

- Accept petition & 1st Reading

STAFF REVIEW

FILE: #ANX-95-31 Country Club Park West Annexation

DATE: April 19, 1995

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the annexation ordinance for the Country Club Park West Annexation.

LOCATION: 401 through 408 Dressel Drive and 313 through 413 Country Club Park Road

APPLICANTS: Residents of Country Club Park and Dressel Drive

EXECUTIVE SUMMARY: Some of the residents of Country Club Park Subdivision and Redlands Club Heights Subdivision have signed annexation petitions to allow for the potential formation of sewer improvement districts for their neighborhood. The annexation is now going through the annexation process before City Council.

STAFF ANALYSIS: Residents of this annexation area are requesting annexation because they want to be considered for inclusion into a special improvement district for sewer. They are simultaneously seeking Council approval for a sewer district. This annexation petition consists of a combination of three annexation petitions. The first petition has a total of 20 lots with 17 owners signing. The second petition has 7 lots with 5 owners signing. The third petition consists of two parcels that previously signed a Power of Attorney for sewer and are not part of the special improvement district requests.

SEWER PETITION TOTALS

of parcels = 27

of parcels that signed petitions = 22 (81%)

ANNEXATION TOTALS

of parcels = 29

of parcels that signed petitions/POA's = 24 (83%)

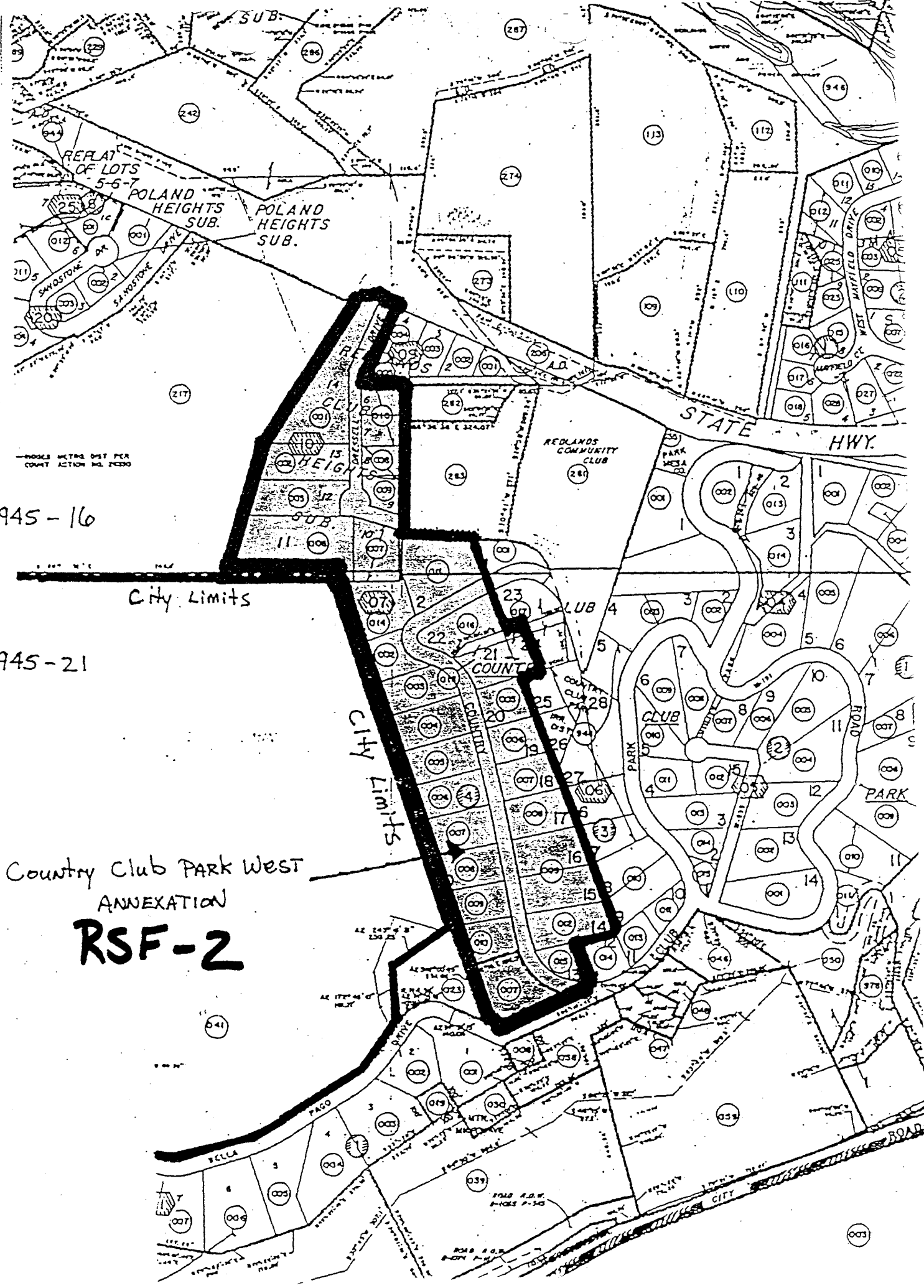
Total area of the annexation is 24.14 acres.

STAFF RECOMMENDATIONS:

Staff recommends approval.

(clubpark.rpt)

Approved 6-0 by City Council April 19, 1995



2945-16

2945-21

Country Club Park West
ANNEXATION
RSF-2

City Limits

CITY Limits

POLAND HEIGHTS SUB.
POLAND HEIGHTS SUB.

STATE HWY.

REDLANDS COMMUNITY CLUB

COUNTRY CLUB

PARK

PARK

541

004

003

002

001

000

999

998

997

996

995

994

993

992

991

990

989

988

987

003

002

001

000

999

998

997

996

995

994

993

992

991

990

989

988

987

986

985

984

983

982

981

980

979

978

977

976

975

974

973

972

971

970

969

968

967

966

965

964

963

962

961

960

959

958

957

956

955

954

953

952

951

950

949

948

947

946

945

944

943

942

941

940

939

938

937

936

935

934

933

932

931

930

929

928

927

926

925

924

923

922

921

920

919

918

917

916

915

914

913

912

911

910

909

908

907

906

905

904

903

902

901

900

899

898

897

896

895

894

893

892

891

890

889

888

887

886

885

884

883

882

881

880

879

878

877

876

875

874

873

872

871

870

869

868

867

866

865

864

863

862

861

860

859

858

857

856

855

854

853

852

851

850

849

848

847

846

845

844

843

842

841

840

839

838

837

836

835

834

833

832

831

830

829

828

827

826

825

824

823

822

821

820



ADDRESSING YOUR QUESTIONS ABOUT

A SANITARY SEWER IMPROVEMENT DISTRICT AND ANNEXATION

A Publication of the City of Grand Junction
For Its Current and Future Citizens

February, 1995

Country Club Park Area

Introduction

This newsletter has been designed to answer many of the questions that many people in the Country Club Park area may have regarding the provision of sanitary sewer facilities and annexation. Questions like, "What City services can I expect after I'm annexed?" or "How much will my taxes increase once I'm annexed?" are a couple of those often asked questions that are answered in this newsletter. As you read through the following pages and find you still have questions that remain unanswered, please contact the City at your earliest convenience and we will be happy to discuss them with you.

Sewer update

Residents of Country Club Park held a meeting with City Public Works staff and Mesa County Health Department staff on May 3, 1994 at the Redlands Community Center to discuss issues pertaining to the availability of public sewer in the vicinity of Country Club Park Subdivision. It was noted that annexation to the City of Grand Junction would be required in order to obtain public sewer services in the area. At the conclusion of the meeting those in attendance requested the City provide the residents with a sewer feasibility study which would outline the costs and other considerations in providing sanitary sewer to the subdivision. The City agreed to the study and subsequently contracted with Williams Engineering at a cost of \$6,200 to do the sewer feasibility study as requested.

On September 20, 1994 another meeting took place at 317 Country Club Park. The purpose of the meeting was to go over the sewer feasibility study which had been completed earlier in the month. In attendance were Karen Romeo with the Mesa County Health Department, Bill Cheney with the Grand Junction Public Works Department and approximately 30 residents residing on Country Club Park West.

Karen Romeo discussed items relating to failing septic and the difficulty of repairing them in areas of steep terrain with poor soil characteristics. These two factors coupled with the new Individual Sewage Disposal System Regulations makes it almost impossible to do a repair on a sewer absorption

system without spending a considerable amount of money.

Bill Cheney went over the feasibility study, presented various routing and cost scenarios, outlined requirements for water line upgrades associated with annexation into the City and discussed some items relating to annexation. Upon conclusion of the meeting the residents in attendance decided to go forward with petitioning the City for annexation and, at the same time, proceed with the formation of a Sewer Improvement District utilizing the City improvement district process to provide for the installation of sanitary sewer in Country Club Park West and a portion of Dressel Drive. Residents along Dressel Drive will be included in a separate Improvement District. The most cost effective routing is north on Country Club Park, down the hill to Dressel Drive, continuing north with a connection to a recently constructed sewer extension in Dressel Drive. There are a total of 27 residences which will benefit from the installation of the sewer. Twenty of those are in the Country Club Park district with the remaining seven residences in the Dressel Drive district.

Public Works staff has determined that the sewer could be constructed as early as the spring of 1995 if the Sewer Improvement District is formed as anticipated. Total estimated cost of the project as outlined in the sewer feasibility study is \$157,347 to \$177,000 depending on the depth of construction. Cost for Country Club Park residences is \$6,500. Dressel Drive residences will pay \$4,072 each.

WHAT'S INSIDE:

Estimating your annual cost of annexing and receiving City services
.....Pg 5

Answers to Commonly Asked Questions
.....Pg 6

Annexation Benefits and Services
.....Pg 7 & 8

Creating a Sanitary Sewer Improvement District

Several area neighborhoods have used the Sanitary Sewer Improvement District Program (SID) to finance the installation of sanitary service. Particular benefits of this program include improved sewer flows, elimination of septic system problems, increased development potential, and favorable financing terms.

This is a **VOLUNTARY** program - a majority of the property owners must be in favor of the SID. The process begins when one or more property owner (the area must be in the City) asks the City to prepare a petition which describes the improvements to be made, the landowners to be included, and the costs to be paid by each property owner. The requesting party circulates the petition to obtain the necessary signatures. At least 51% of the property owners must sign the petition for the SID to be created.

The signed petition is returned to the City for 2-step action by the City Council. Step 1 consists of accepting the petition and providing notice of a public hearing. Step 2 is a public hearing to give property owners an opportunity to express their views either for or against the SID. The SID will not be created if more than 50% of the property owners object. City Ordinance also gives the City Council authority to reject any SID based on geographic constraints and availability of funds.

After the SID is created, the City prepares plans and specifications for installation of the improvements. The project is then bid and a contractor selected. Time required for construction depends on the overall size of the SID, existing utilities and weather.

Following construction, the City's Engineering Department provides the City Council with the details of total costs and the proposed share of these costs to be paid by each landowner. Costs to be paid by the landowners are referred to as Special Assessments.

Two public hearings are conducted by the City Council to give property owners an opportunity to comment on the proposed

special assessments. The special assessments are approved by City Ordinance at the second Council hearing.

Assessments are due and payable within 30 days after the assessing ordinance becomes final. However, property owners may pay their assessments over a period of 10 years. In this case, a one-time charge of 6% is added to the assessment to which simple interest at the rate of 8% will accrue upon the declining balance.

For additional information about the City of Grand Junction's SID program, please call Bill Cheney, City Utilities Engineer, at 244-1590, or Tim Woodmansee, City Property Agent, at 255-1565.

Road Maintenance, Snow Removal, and Street Lights

STREET LIGHTING:

The City of Grand Junction has a special program that provides for the free installation of street lighting and also pays for the utility charges. Since the funds are limited each year the program is on a first-come, first-served basis. Those who request the service are asked to circulate a petition to all the adjacent property owners, asking if they are in favor of the installation. If there are property owners who object, then staff works with those involved to locate a street light to meet everyone's needs.

The street lighting program requires that street lights be served by the type of electrical service in the neighborhood. For example, if the area is served by overhead electrical power, then the street lights will be the type served by the overhead power lines; vice versa for underground power. Some neighborhoods served by overhead power have elected to pay the additional cost to install the more decorative street lights served by underground power. Staff will work with the neighborhood to help them achieve their neighborhood goals for street lighting.

For more information on the City's street

lighting program, please call 244-1567.

STREET MAINTENANCE:

The City of Grand Junction Public Works Division is responsible for maintaining over 460 lane miles of street. In order to manage this, the city has prioritized street maintenance work for every street in the city based upon a computer program called Pavement Management System. This requires that every street in the city be surveyed for pavement characteristics such as pavement rideability, structural integrity, and surface condition. All of this information is evaluated against a predetermined set of engineering criteria and recommendations are made for when streets are to receive treatment and what type of treatment is required.

The city's goal is that every street in the City is to receive some form of treatment (i.e. seal coating, asphalt overlay, or reconstruction) at least once every 10 years, depending upon local conditions. This year, the city seal coated 223 city blocks, 70 blocks of asphalt overlay and 10 blocks of reconstruction at a cost of approximately \$2.8 million. In addition, the city patches potholes and other surface defects at an annual cost of over \$800,000.

This level of maintenance is necessary in order to protect the City's largest investment in infrastructure. It has been estimated that the cost of replacing the City's street system would be in excess of \$300 million and that doesn't include the cost of storm drainage facilities, traffic signals, street lighting and other related facilities. The amount of maintenance spent today is carefully calculated to prolong future replacement costs.

If you have any additional questions on street maintenance, please call 244-1554.

SNOW REMOVAL:

Living in the Grand Valley, we all know how unpredictable our winter weather can be. There are years when the golf courses stay open through the winter, and there are years when the snow stays on the ground for several months. The most severe condition occurs when a heavy snow is followed by extremely low temperatures.

Until 1991, the City of Grand Junction had not plowed snow from roadways. In fact, it's always been a bragging point about our weather that "we don't even have snow plows". Applying road salt to reduce the freezing point of snow and relying on the abundance of Western Colorado sunshine has served the City well in all but severe conditions.

After some severe winters in the middle and late 1980's, the City Council decided to purchase five (5) snow plows to plow major arterial streets during severe storms and adopted a formal Snow Removal Plan. Part of the Plan includes the use of magnesium chloride to pre-wet the salt. This allows the

ing service for more accurate prediction of weather effects to roadways.

* More public information through use of a "snow-desk" during major snow storms (242-INFO).

BUSINESS RESPONSIBILITY - The City needs to inform the business owners and snow removal contractors of their responsibility. Private contractors are often hired to provide parking lot snow removal for businesses. Unfortunately, some private contractors will push the snow into the street, unaware of the problem this creates and unaware that it is a violation of City Ordinances. When this happens, even temporarily, a serious hazard is created as well as liability for the business owner and/or his

ice problems can be avoided.

COMMON QUESTIONS ABOUT SNOW REMOVAL

Q: Who is responsible to clear snow from sidewalks?

A: City Ordinance requires business owners/residents to clear sidewalks of snow after each snow storm.

Q: Who is responsible when the City snow plows push snow across driveways or onto sidewalks?

A: Like the vast majority of cities in the snow belt regions of the United States, Grand Junction will NOT clear driveways and sidewalks it may block in the course of plowing snow. When considering the large number of driveways and sidewalks involved, it is too time-consuming and costly to use additional resources to perform this service. The City regrets any inconvenience that it cause, but the City's primary responsibility is to keep open over 172 lane miles of designated snow routes.

Q: How are snow removal priorities determined?

A: Generally through the study of traffic flows and traffic patterns and the need to access critical facilities such as hospitals.

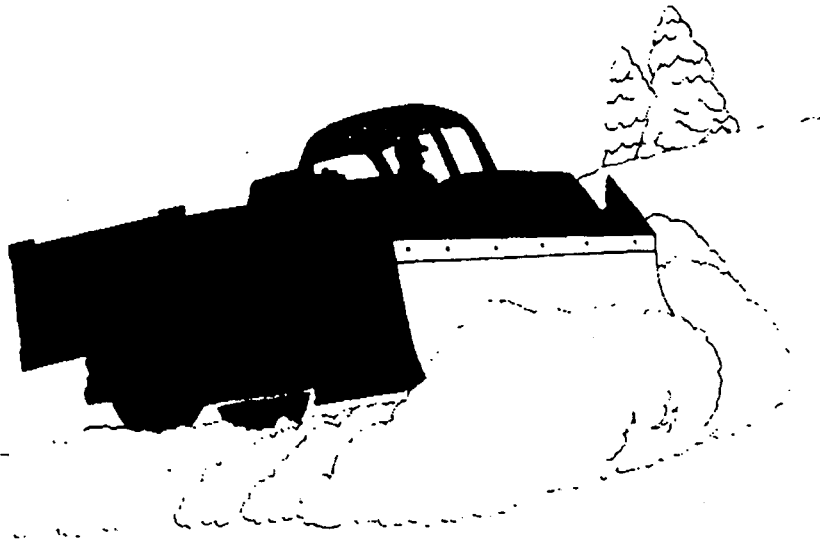
Q: When and where will snow be plowed?

A: Major traveled arterial streets are plowed when snow accumulations reach 4 inches or more and temperatures continue to fall below 20 degrees. Because of time, cost and frequently sunny conditions, plowing of residential streets is NOT planned. Salting of the major streets will occur even with snow falls less than 4 inches, but only as conditions require.

The Downtown Shopping Park is an area that has been plowed and hauled for many years. This is necessary due to the concentration of pedestrians and their needs for clear sidewalks and streets.

Q: Why does the City use salt?

A: Salt is very effective because of the



salt to melt the snow and ice at lower temperatures and reduces the amount of salt required, thus providing better service at a lower cost and helping to protect the environment.

SNOW PLAN - The major components of the snow plan include:

- * Plow major arterial streets such as Patterson Road, North avenue, 7th Street, 12th Street, etc. during periods of heavy snow (greater than 4").
- * Use minimum required road salt on City Streets. Use of salt/sand will include residential streets when conditions dictate.
- * Use of professional weather forecast-

contractor. Business owners need to remember that they are responsible for the actions of their private contractors.

CITIZEN RESPONSIBILITY - The City needs your help as a resident in protecting pedestrians from possible injury. When residents fail to clear snow and ice from their sidewalks, school children, elderly, handicapped and other pedestrians are forced to walk on snow or ice packed sidewalks or in the street. Either option can lead to serious injury.

Residents are required by City Ordinance to clear their sidewalk after every storm. Please pile snow in your yard and not in the street where it will block the flow of drainage. By keeping gutters clear of snow, most

generally moderate amounts of snowfall and the typical sunny days Grand Junction enjoys during the winter months. Also, road salt is a natural, nonhazardous material and is an insignificant contributor to salinity in the Colorado River.

The City minimizes salt by the use of magnesium chloride to pre-wet the salt making the salt more effective, reducing the amount of salt required and reducing the overall cost.

Q: How do I contact the City if I have a question regarding snow removal?

A: A telephone "hot line" (242-INFO) is set up at a snow desk for providing information as well as receiving other comments. During the times when the snow desk is not manned, a recorded message will take calls and refer callers to other street maintenance numbers. If you need additional assistance, please call Street Maintenance at 244-1571.

Effects of Annexation

What will all this cost? **Not as much as you might think.** The annual net increase in property tax as a result of annexation will be about three mills, or \$33 for a \$84,000 home. To estimate the impact on your home, see the worksheet on page 6.

It's more difficult to say with certainty the amount of sales tax each family will pay as a result of annexation. You're already paying the City sales tax on taxable items purchased in Grand Junction. The sales tax you will begin to pay will be on cars, furniture and appliances. Again, see page 6 to estimate the impact for yourself. Since most of us don't buy a new car or refrigerator every year, it's important to average the costs over several years.

The Annexation Process

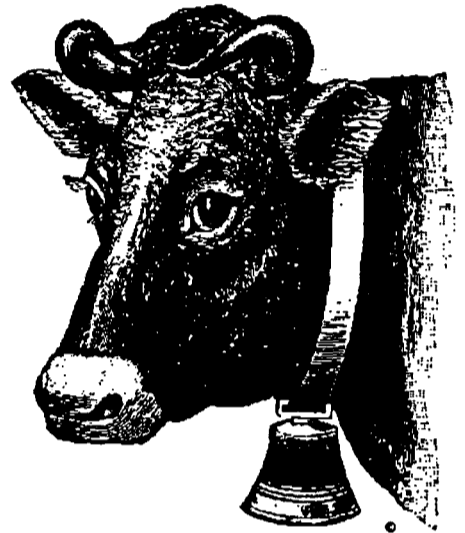
Annexation of Country Club Park will occur simultaneously with the creation of the Sewer Improvement District formation process. An annexation petition must be signed by more than 50% of the property owners, represent more than 50% of the total number of parcels, and represent more than 50% of the total acreage involved. Once the completed annexation petition is submitted to the City, the City will then schedule the annexation with City Council. The first step of the annexation process is what State law calls "referring the petition", which is done at a City Council meeting. Two public hearings will then be scheduled with City Council where they will consider acceptance of the petition and first and second reading of the annexation ordinance. After second reading of the annexation ordinance and publication, the annexed area is officially a part of the City limits 30 days later.

Zoning Issues

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. In cases where the zoning issues are simple and straight forward, the City is likely to hold zoning hearings at the same time as the annexation hearings. If the zoning issues are more complex, it is likely that the City will hold zoning hearings after the annexation hearings, but within the 90 day period. The City's practice is to apply zoning classifications that are similar, if not identical, to the current (County) zoning for each parcel. Changes are recommended only when it is apparent that the current zoning is in error, circumstances have changed sufficiently to warrant change in zoning, or the neighborhood is having difficulty with

the current zoning. All property owners (per the County Assessor's property ownership records) will receive a notice prior to the Planning Commission's public hearing on the proposed (City) zoning. If you have a particular (City) zoning district that you would like the City to consider applying to your property upon annexation, please contact the Planning Division (244-1430) as soon as possible.

Agricultural Animals and Pets



The City and Mesa County have similar restrictions for the keeping of livestock. One large agricultural animal (i.e. horses or cows) may be kept on every 1/4 acre in the PZ, RSF-R, RSF-1 and RSF-2 zone districts. In all other zone districts, a minimum of 1/2 acre is required to keep large agricultural animals. The City requires that a conditional use permit be obtained for the keeping of pigs, goats, burros, or mules. In all City zone districts, a maximum of three adult household pets (i.e. dogs and cats) per species are allowed, but the total shall not exceed six. If you already have more small animals than the City allows, you may be able to keep these animals if they are lawfully being kept under Mesa County's rules at the time of annexation.

To Estimate Your Annual Cost of Annexing and Receiving City Services:

A. UTILITY / FRANCHISE FEES:	Average Household	Your Costs
Telephone	\$ 1.20	\$ _____
Cable Television	5.88	\$ _____
Gas & Electric	\$14.28	\$ _____
Total Utility / Franchise Fees	\$21.36	\$ _____

B. PROPERTY TAX INCREASE:

Property owners outside the City limits now pay 7.596 mills or 5.023 mills to one of the rural fire districts. This tax will be replaced by the City property tax of 8.071 mills, a net increase of 0.475 mills or 3.0408 mills. A mill = 1/1000th of a dollar, or 1/10th of a cent.

Example: \$84,000 house = median in Mesa County *
 Assessed Value = approximately 12.86% of market value for residential property (or see your current property tax bill)

*Source: Grand Jct Board of Realtors

Market Value	\$84,000	\$ _____
x 12.86%	x 0.1286	x 0.1286
Assessed Value	\$ 10,802	_____
 x mills increase	 x .000475	 x _____
 Property Tax Increase	 \$ 5.13	 \$ _____

C. SALES TAX INCREASE:

Average household spends 5.9% of net income on automobiles, and 5.4 % on TV, furniture, and appliances annually.

Example: \$27,637 = net household income, median in Mesa County

*

*Source: 1990 Census

Net Annual Income, after taxes	\$ 27,637	\$ _____
x (5.9% + 5.4%) = 11.3%	x .113	x .113

Estimated cost of auto, TV, furniture, and appliances	\$ 3,123	\$ _____
Multiplied by City Sales Tax	x .0275	x .0275
 Estimated Annual Sales Tax Increase	 \$ 85.88	 \$ _____

TOTAL COST = A + B + C	A. + \$ 21.36	\$ _____
	B. + \$ 5.13	\$ _____
	C. + \$ 85.88	\$ _____
 ESTIMATED ANNUAL NET COST OF CITY SERVICES	 \$112.37	 \$ _____

Answers to Commonly Asked Questions:

Q. Who provides water service after annexation? Who will pay for the water line upgrades needed for improved fire protection?

A. The water service provider will not change as a result of annexation. You will continue to be served by Ute or Clifton Water if applicable. Water line upgrades within the annexed areas will be required if the existing lines are not adequate to supply the required amounts of water for fire protection. The City has worked out an agreement with Ute Water where the cost to install new lines in the Ute Water service area will be shared equally among the City, Ute Water and the residences receiving benefit from the new installation. The City has no input in determining how the payments for the water line improvements will be decided. Ute Water is responsible for establishing the method of payment from each residence. No agreements for cost sharing have been worked out with Clifton Water at this time.

Q. Who will provide electricity and natural gas after annexation?

A. The recent agreement between PSC and Grand Valley Power means that your power provider will not change as a result of annexation.

Q. Who will handle trash collection after annexation?

A. Because of recent State legislation, the City is no longer allowed to be the only trash hauler within recently-annexed areas of the City. Under certain circumstances, the City is allowed to establish a bid process where the City and other private haulers can bid for collection services within new areas. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that, until such time that newly-annexed areas become large enough for a formal bid process, the City will not collect trash in newly-annexed areas and residents may keep the present hauler they have.

In order to keep trash, debris and garbage from accumulating, City ordinances do require that residences and businesses have trash pick up. If you do not have a company picking up your garbage, you may contact one of the several private haulers which provide trash collection in our community.

Annexation Benefits and Services with the City of Grand Junction

Benefit or Service	City of Grand Junction	Outside the City
<u>Police Department:</u>		
Work Force	72 Officers	52 Officers
Coverage Area	20 sq. miles	3,300 sq. miles
Crime Prevention Unit	3 Officers full-time	1 Officer part-time
DARE Drug Abuse	Phased into Elementary Schools in City	No program
School Resource Unit	3 Officers full-time educational program	1 Officer part-time
Crime Stoppers	The City coordinates and manages this program for Mesa County	
<u>Fire Department:</u>		
Work Force	62 Firefighters located in 4 fire stations in the City	Some contract with the City; others volunteer
Hydrants	Every 500 ft. residential Every 300 ft. commercial	Varies widely Varies widely
Water Availability	Adequate lines required by law	Not enforced
Hazardous Materials	Response unit/team	City responds through a contractual arrangement with the County
<u>Public Works Department:</u>		
Overlay Budget	\$1,341,000 for 192 miles of paved streets	\$1,705,000 for 629 miles of paved streets
Street Overlays	Every 15 years average	Every 18 years average
Crack Seal/Chip Seal	Every 10 years average	Every 18 years average
Street Lights	No charge to residents	Homeowners pay
Street Name Signs	Highly visible & highly reflective	Varies widely
Street Sweeping	9 times/year average (Residential)	No program available
Spring Clean-up	City picks-up large items - free	No County program
Fall Leaf Removal	City vacuums leaves swept into gutter	No County program
Sidewalk Replacement	City replaces damaged sidewalks	No County program
New Sidewalks	City shares cost with homeowners	No cost sharing
Alley Improvements	City shares cost with homeowners	No cost sharing
Handicap Accessibility	Adding 50-100 Ramps each year	No program
School Sidewalks	Annual program to add sidewalks	No program
<u>Community Development:</u>		
Accumulated Junk	Strict enforcement of code violations	Very little enforcement
Agricultural Animals	2/acre in most zones;4/acre in RSF-R	Same except in Ag zones
Weed Control	Proactive enforcement, all weeds over 6"	Little to no enforcement

Annexation Benefits and Services with the City of Grand Junction

Benefit or Service	City of Grand Junction	Outside the City	
<u>Parks and Recreation:</u>			
Area	26 Developed & maintained parks	No County program	
Golf Passes	20% discount for residents	No discount available	
Swim Passes	20% discount for residents	No discount available	
Recreation Programs	20% discount for residents	No discount available	
Street Trees	City plants & maintains trees within City right of way	Not available	
New Parks	Long range master plan	No Parks & Rec Dept.	
Grand Junction Housing Authority:	Provides low-income housing, rent subsidies	No similar program	
Visitor and Convention Bureau:	Promotes tourism in Grand Junction	No similar department	
Economic Development:	\$300,000 per year to promote job creation	No amount budgeted	
Senior Citizen Services:	Operates Older American Center	No similar facility	
<u>Services that DO NOT Change With Annexation Into The City of Grand Junction</u>			
Domestic Water	City, Ute and Clifton Water Districts continue to service their customers regardless of annexation		
Electricity	Public Service or Grand Valley Rural Electric continue service regardless of changing City boundaries		
Sewer Service	Additional monthly charge by special districts ends only when the district dissolves		
City Appointed Boards and Commissions (all require City residency)			
Planning Commission	Visitor & Convention Bureau	Arts Commission	
Parks & Rec Advisory Board	Downtown Development Authority	Forestry Board	
Housing Authority	Building & Fire Code Board of Appeals	Appeals Board	
City Appointments to Joint Boards and Commissions (requiring City residency)			
Riverfront Commission	Walker Field Airport Authority		
County Services, Regardless of City Boundaries			
District Attorney	Fairgrounds	Surveyor	Building Inspector
Voter Registrations	Justice Center (Jail)	Court System	Landfill
Social Services	Automobile licenses	Foreclosures	Health Department (including air quality, animal control, AIDS)
Coroner	Food Stamps	AFDC	Property Tax Assessments and Collections