

# Table of Contents

File ANX-1995-118

Date 9/07/99

P	S	<p><b>A few items are denoted with an asterisk (*), which means they 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.</b></p> <p><b>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.</b></p> <p><b>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</b></p>		
X	X	<b>*Summary Sheet – Table of Contents</b>		
		Application form		
		Receipts for fees paid for anything		
		<b>*Submittal checklist</b>		
		<b>*General project report</b>		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
		Evidence of title, deeds		
X	X	<b>*Mailing list</b>		
		Public notice cards		
		Record of certified mail		
X	X	Legal description		
		Appraisal of raw land		
		Reduction of any maps – final copy		
		<b>*Final reports for drainage and soils (geotechnical reports)</b>		
		Other bound or nonbound reports		
		Traffic studies		
X		Individual review comments from agencies		
		<b>*Consolidated review comments list</b>		
		<b>*Petitioner's response to comments</b>		
X	X	<b>*Staff Reports</b>		
		<b>*Planning Commission staff report and exhibits</b>		
		<b>*City Council staff report and exhibits</b>		
		<b>*Summary sheet of final conditions</b>		
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>		
<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>				
X	X	Fiscal Impact Overview – 9/6/95	X	Handwritten Notes to file - undated
X	X	Memo to Impact Report Team Members – 7/31/95	X X	Form letter and mailing list from Larry Timm – 7/7/95
X	X	Annexation Impact Report	X	Response from Dave Thornton to letter 7/7/95 from Ted Kossouji
X		E-mail to David Thornton from Jodi Romero re: sales tax – 8/30/95	X X	Two letters from Ted Kossouji, Chocolate Factory to City – 7/12/95, 8/1/95
X	X	Note to file from Dave Thornton	X	Notice of Hearing - Notice is hereby given that a regular meeting of the City Council held on 8/2/95
X	X	City Council Minutes - ** - 8/2/95, 9/20/95, 10/4/95	X	E-mail from David Thornton to City Council Growth Dept. – 6/19/95
X	X	Planning Commission Minutes - ** - 9/12/95	X	County/City Zoning Comparison
X		Site Plan of Grobetter Nursery from John Kuykendall – 8/31/95	X	E-mail from David Thornton to Senta Glaze re: Invites to Bluffs Neighbor meet – 6/30/95
X		Planning Commission Agenda – 9/12/95	X	Signed list of attendants at the Neighborhood Mtg – 7/20/95
X	X	Ordinance No. 2867, 2869 - **	X X	City Zoning Map
X	X	Bluffs West #2 Annexation – Information sent to annexed properties	X X	Proposed Bluffs West #2 Annexation
X	X	Majority Annexation Checklist	X X	Vicinity Map
X		City Council Agenda – 10/04/95	X X	Map of Tom Foster Minor Subdivision
X		Form letter from Mayor Ron Maupin, containing mailing list – 9/27/95	X X	Map of Redahco Subdivision



Majority Annexation Checklist

FOR THE Bluffs West #2 ANNEXATION(S)

ANX-95-118

- Annexation Petition
  - Cover sheet with allegation that statute requirements are being met.
  - Signature sheets
  - Affidavit for petition
  - 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 (or intent to annex)
- Resolution of accepting petition
- Signed annexation ordinance
- Final annexation plat
- City Council minutes for annexation
  - referral of petition (intent to annex for enclaves)
  - acceptance of petition/1st reading of ordinance (Sept 6, 1995)
  - 2nd reading of ordinance (Sept 20, 1995)
- Planning Commission minutes for Zoning
- City Council minutes for zone of annexation
  - 1st reading of ordinance (Sept 20, 1995)
  - 2nd reading of ordinance (Oct 4, 1995)
- Copy of signed zoning ordinance
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only)
- Memo requesting impact reports
- Impact reports
  - Public Works
  - Code Enforcement
  - Planning
  - Parks
  - ~~Other~~ Police Dept.
  - Finance (final report)
- Original POA's
- Welcome to the City letter (with address list)

(majority.lst)

PETITION FOR ANNEXATION  
**BLUFFS WEST #2**

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.

STATE OF COLORADO }  
COUNTY OF MESA }

SS

AFFIDAVIT

DAVID THORNTON, 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.

David Thornton

Subscribed and sworn to before me this 31st day of  
July, 1994<sup>5</sup>

Witness my hand and official seal.

Cheresa A. Martinez  
Notary Public

250 N. 5th St. Grand Junction CO 81501  
Address

My commission expires: July 13 1999

LOT 1 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Val R. & Helena Anne McDannel  
Name

549 1/2 23 Rd.  
Address

Stephanie Nye

Val R. & Helena Anne McDannel by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2080 Page 283.

JUL 31 1995

\_\_\_\_\_  
Date

LOT 2 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

John R. & Julia J. Christianson  
Name

549 23 Rd.  
Address

Stephanie Nye

John R. & Julia J. Christianson by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1697 Page 28.

JUL 31 1995

\_\_\_\_\_  
Date

LOT 3 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Marilyn McCormack - Trustee U/D/T  
Name

547 23 Rd.  
Address

Stephanie Nye

Marilyn McCormack - Trustee U/D/T by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1770 Page 89.

JUL 31 1995

\_\_\_\_\_  
Date

LOT 6 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Donald G. & Janice E. Burris  
Name

541 1/2 23 Rd.  
Address

Stephanie Nye

Donald G. & Janice E. Burris by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1562 Page 455.

JUL 31 1995

\_\_\_\_\_  
Date

LOT 9 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Paul M. & Dora J. Glasgow  
Name

538 Ridgestone Ct.  
Address

Stephanie Nye

Paul M. & Dora J. Glasgow by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1786 & 1789 Page 980 & 45.

JUL 31 1995

\_\_\_\_\_  
Date

LOT 10 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Michael John & Kim Allison Nathe  
Name

Stephanie Nye  
Michael John & Kim Allison Nathe by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2080 Page 287.

540 Ridgestone Ct.  
Address

JUL 31, 1995  
Date

LOT 11 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Louis J. & Teri L. Ciocco  
Name

Stephanie Nye  
Louis J. & Teri L. Ciocco by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1564 Page 850.

604 25 Rd.  
Address

JUL 3 1 1995  
Date

LOT 12 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

James R. & Mary E. Taylor  
Name

Stephanie Nye  
James R. & Mary E. Taylor by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1448 Page 382.

543 Ridgestone Ct.  
Address

JUL 3 1 1995  
Date

LOT 13 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Ronald E. & Mary E. Terry  
Name

Stephanie Nye  
Ronald E. & Mary E. Terry by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1719 Page 857.

541 1/2 Ridgestone Ct.  
Address

JUL 3 1 1995  
Date

LOT 14 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Peter Hautzinger & Catherine Welty  
Name

Stephanie Nye  
Peter Hautzinger & Catherine Welty by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1728 Page 92.

541 Ridgestone Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 15 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Leslie M. & Ruby J. Frink  
Name

Stephanie Nye  
Leslie M. & Ruby J. Frink by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1871 Page 509.

539 1/2 Ridgestone Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 16 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Bryan D. & Linda M. Gsell  
Name

Stephanie Nye  
Bryan D. & Linda M. Gsell by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1951 Page 332.

539 Ridgestone Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 18 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

William H. & Margaret J. Thom  
Name

Stephanie Nye  
William H. & Margaret J. Thom by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2065 Page 921.

537 Ridgestone Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 19 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Paul W. & Shirley J. Rowe  
Name

Stephanie Nye  
Paul W. & Shirley J. Rowe by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1721 Page 990.

1140 Walnut Ave. Apt 46  
Address

JUL 3 1 1995  
Date

-----  
LOT 20 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

David L. & Patty R. Means  
Name

Stephanie Nye  
David L. & Patty R. Means by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1825 Page 215.

535 1/2 23 Rd.  
Address

JUL 3 1 1995  
Date



-----  
LOT 22 BLK 6 THE BLUFFS WEST ESTATES FIL #3 SEC 7 1S 1W

Wray W. & Eunice Smith  
Name

Stephanie Nye  
Wray W. & Eunice Smith by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1816 Page 407.

2286 Greenbelt Dr.  
Address

JUL 3 1 1995  
Date

-----  
LOT 1 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Richard A. & Bonnie J. Skidmore  
Name

Stephanie Nye  
Richard A. & Bonnie J. Skidmore by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

531 Greenbelt Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 2 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

William R. & Karen Berryman  
Name

Stephanie Nye  
William R. & Karen Berryman by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

529 Greenbelt Dr.  
Address

JUL 3 1 1995  
Date

-----  
LOT 3 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Herman & Fran T. Morales  
Name

Stephanie Nye  
Herman & Fran T. Morales by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

527 Greenbelt Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 5 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

James B. & Dorothy J. Meehan  
Name

Stephanie Nye  
James B. & Dorothy J. Meehan by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

530 Greenbelt Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 6 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

C. Harris & Donna L. Dickey  
Name

531 23 Rd.  
Address

Stephanie Nye

C. Harris & Donna L. Dickey by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
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JUL 3 1 1995

Date

-----  
LOT 7 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Thomas M. & Sandra K. Shunk  
Name

529 23 Rd.  
Address

Stephanie Nye

Thomas M. & Sandra K. Shunk by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
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JUL 3 1 1995

Date

-----  
LOT 8 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

John T. & Anne M. Mueller  
Name

527 23 Rd.  
Address

Stephanie Nye

John T. & Anne M. Mueller by their attorney  
in fact City Clerk, Stephanie Nye, pursuant  
to P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995

Date

-----  
LOT 9 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Edwin L. & Arlene S. Morris  
Name

2298 N. Arriba Cir.  
Address

Stephanie Nye

Edwin L. & Arlene S. Morris by their attorney  
in fact City Clerk, Stephanie Nye, pursuant  
to P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995

Date

-----  
LOT 10 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Daniel E. & Maripat Gallas  
Name

2296 N. Arriba Cir.  
Address

Stephanie Nye

Daniel E. & Maripat Gallas by their attorney  
in fact City Clerk, Stephanie Nye, pursuant  
to P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995

Date

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LOT 11 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Michael B. & Michelle A. Fisher  
Name

Stephanie Nye  
Michael B. & Michelle A. Fisher by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
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JUL 3 1 1995

2294 N. Arriba Cir.  
Address

\_\_\_\_\_  
Date

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LOT 12 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Stephan B. & Rose Anne Schweissing  
Name

Stephanie Nye  
Stephan B. & Rose Anne Schweissing by  
their attorney in fact City Clerk, Stephanie  
Nye, pursuant to P.O.A. recorded in Book  
2143 Page 316.

JUL 3 1 1995

2292 1/2 N. Arriba Cir.  
Address

\_\_\_\_\_  
Date

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LOT 13 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Clarence C. & Philomen J. Salser  
Name

Stephanie Nye  
Clarence C. & Philomen J. Salser by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Bk 2143 Pg  
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JUL 3 1 1995

2292 N. Arriba Cir.  
Address

\_\_\_\_\_  
Date

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LOT 14 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Roberta J. McPherson  
Name

Stephanie Nye  
Roberta J. McPherson by their attorney in  
fact City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995

2290 N. Arriba Cir.  
Address

\_\_\_\_\_  
Date

-----  
LOT 15 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Steven R. & Frances R. Bunker  
Name

Stephanie Nye  
Steven R. & Frances R. Bunker by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
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JUL 3 1 1995

2288 N. Arriba Cir.  
Address

\_\_\_\_\_  
Date

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LOT 16 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Michael B. & Alanna J. Bell  
Name

2286 N. Arriba Cir.  
Address

Stephanie Nye  
Michael B. & Alanna J. Bell by their attorney  
in fact City Clerk, Stephanie Nye, pursuant  
to P.O.A. recorded in Book 2143 Page 316.  
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\_\_\_\_\_  
Date

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LOT 17 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Randy F. & Melody M. Thomas  
Name

2284 N. Arriba Cir.  
Address

Stephanie Nye  
Randy F. & Melody M. Thomas by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
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Date

-----  
LOT 18 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE6

Carl Nevada & Susan E. Baker  
Name

2282 N. Arriba Cir.  
Address

Stephanie Nye  
Carl Nevada & Susan E. Baker by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
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Date

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LOT 19 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Oscar W. & Glennyth W. Holtz  
Name

2285 S. Arriba Cir.  
Address

Stephanie Nye  
Oscar W. & Glennyth W. Holtz by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
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Date

-----  
LOT 20 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Frank & Carolyn S. Elenz  
Name

2287 S. Arriba Cir.  
Address

Stephanie Nye  
Frank & Carolyn S. Elenz by their attorney in  
fact City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995  
Date

-----  
LOT 21 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Michael D. & Susan E. Kerschen  
Name

*Stephanie Nye*  
Michael D. & Susan E. Kerschen by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
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2289 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date

-----  
LOT 22 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Michael C. & Georgette H. Gerlach  
Name

*Stephanie Nye*  
Michael C. & Georgette H. Gerlach by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2291 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date

-----  
LOT 23 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Gregory W. & Phyllis J. Aggeler  
Name

*Stephanie Nye*  
Gregory W. & Phyllis J. Aggeler by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2291 1/2 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date

-----  
LOT 24 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Steven G. Goad  
Name

*Stephanie Nye*  
Steven G. Goad by their attorney in fact City  
Clerk, Stephanie Nye, pursuant to P.O.A.  
recorded in Book 2143 Page 316.

2292 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date

-----  
LOT 25 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Dennis M. & Sharon E. Phillips  
Name

*Stephanie Nye*  
Dennis M. & Sharon E. Phillips by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2293 1/2 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date

-----  
LOT 26 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

George C. & Adel E. Scholtz  
Name

*Stephanie Nye*  
George C. & Adel E. Scholtz by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995

2295 S. Arriba Cir.  
Address

\_\_\_\_\_  
Date

-----  
LOT 27 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

James J. & Michelle Ritter  
Name

*Stephanie Nye*  
James J. & Michelle Ritter by their attorney  
in fact City Clerk, Stephanie Nye, pursuant  
to P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995

2297 S. Arriba Cir.  
Address

\_\_\_\_\_  
Date

-----  
LOT 28 BLK4 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Douglas D. & Suzanna E. Scott  
Name

*Stephanie Nye*  
Douglas D. & Suzanna E. Scott by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2299 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date

-----  
LOT 1 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

George S. & Martha L. Berryman  
Name

*Stephanie Nye*  
George S. & Martha L. Berryman by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995

2299 N. Arriba Cir.  
Address

\_\_\_\_\_  
Date

-----  
LOT 2 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Gerald L. & Marguerite M. Brooke  
Name

*Stephanie Nye*  
Gerald L. & Marguerite M. Brooke by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995

2297 N. Arriba Cir.  
Address

\_\_\_\_\_  
Date

LOT 3 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Paul J. & Sandra L. Samoska  
Name

Stephanie Nye  
Paul J. & Sandra L. Samoska by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995

2295 N. Arriba Cir.  
Address

Date

LOT 4 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Steven H. & Tina M. Peterson  
Name

Stephanie Nye  
Steven H. & Tina M. Peterson by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995

2293 1/2 N. Arriba Cir.  
Address

Date

LOT 5 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Elton S. & Roxene R. Wright  
Name

Stephanie Nye  
Elton S. & Roxene R. Wright by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995

2293 N. Arriba Cir.  
Address

Date

LOT 6 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Frederick D. & Deanne L. Fox  
Name

Stephanie Nye  
Frederick D. & Deanne L. Fox by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995

2291 N. Arriba Cir.  
Address

Date

LOT 7 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Charles Elias  
Name

Stephanie Nye  
Charles Elias by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995

P.O. Box 6282  
Snowmass, CO 81615  
Address

Date

-----  
LOT 8 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Santo & Mario Trombetta  
Name

Stephanie Nye  
Santo & Mario Trombetta by their attorney in  
fact City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

2288 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date

-----  
LOT 9 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Mark E. & Dena Neujahr  
Name

Stephanie Nye  
Mark E. & Dena Neujahr by their attorney in  
fact City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

2290 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date

-----  
LOT 10 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Daniel E. & Brenda L. Jens  
Name

Stephanie Nye  
Daniel E. & Brenda L. Jens by their attorney  
in fact City Clerk, Stephanie Nye, pursuant  
to P.O.A. recorded in Book 2143 Page 316.

2292 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date

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LOT 11 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Irvin L. & Eleanore M. Cox  
Name

Stephanie Nye  
Irvin L. & Eleanore M. Cox by their attorney  
in fact City Clerk, Stephanie Nye, pursuant  
to P.O.A. recorded in Book 2143 Page 316.

2292 1/2 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date

-----  
LOT 12 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Joseph E. Van Vliet  
Name

Stephanie Nye  
Joseph E. Van Vliet by their attorney in fact  
City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

2294 S. Arriba Cir.  
Address

JUL 3 1 1995  
Date



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LOT 13 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Patrick E. & Cynthia C. Kennedy III  
Name

Stephanie Nye  
Patrick E. & Cynthia C. Kennedy III by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995

2290 S. Arriba Cir.  
Address

\_\_\_\_\_  
Date

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LOT 14 BLK 5 BLUFFS WEST ESTATES FIL. #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Frank W. & Jacque S. Burns  
Name

Stephanie Nye  
Frank W. & Jacque S. Burns by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995

2298 S. Arriba Cir.  
Address

\_\_\_\_\_  
Date

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LOT 2 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Stephen T. & Elizabeth E. LaBonde  
Name

Stephanie Nye  
Stephén T. & Elizabeth E. LaBonde by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995

2281 Windwood Ct.  
Address

\_\_\_\_\_  
Date

-----  
LOT 3 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Wallace & Sheila Stewart Greenlee  
Name

Stephanie Nye  
Wallace & Sheila Stewart Greenlee by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995

2279 Windwood Ct.  
Address

\_\_\_\_\_  
Date

-----  
LOT 4 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Kenneth L. & Dorothy J. Hamon Sr.  
Name

Stephanie Nye  
Kenneth L. & Dorothy J. Hamon Sr. by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995

2277 Windwood Ct.  
Address

\_\_\_\_\_  
Date

-----  
**LOT 5 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE**

John W. & Katherine L. Nelson  
Name

*Stephanie Nye*  
John W. & Katherine L. Nelson by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2276 Windwood Ct.  
Address

JUL 3 1 1995  
Date

-----  
**LOT 6 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE**

Douglas E. Larson & Diana L. Vincent  
Name

*Stephanie Nye*  
Douglas E. Larson & Diana L. Vincent by  
their attorney in fact City Clerk, Stephanie  
Nye, pursuant to P.O.A. recorded in Book  
2143 Page 316.

2278 Windwood Ct.  
Address

JUL 3 1 1995  
Date

-----  
**LOT 7 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE**

Gregory A. Burns  
Name

*Stephanie Nye*  
Gregory A. Burns by their attorney in fact  
City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

2280 Windwood Ct.  
Address

JUL 3 1 1995  
Date

-----  
**LOT 8 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE**

Joel M. & Elizabeth A. Soronen  
Name

*Stephanie Nye*  
Joel M. & Elizabeth A. Soronen by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2282 Windwood Ct.  
Address

JUL 3 1 1995  
Date

-----  
**LOT 9 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE**

Robert G. & Susan E. Osborn  
Name

*Stephanie Nye*  
Robert G. & Susan E. Osborn by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2283 Ivory Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 10 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Dena B. Marutzky  
Name

*Stephanie Nye*  
Dena B. Marutzky by their attorney in fact  
City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.  
JUL 3 1 1995

2281 Ivory Ct.  
Address

\_\_\_\_\_  
Date

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LOT 11 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Randy A. & Christine A. Zamora  
Name

*Stephanie Nye*  
Randy A. & Christine A. Zamora by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.  
JUL 3 1 1995

2279 Ivory Ct.  
Address

\_\_\_\_\_  
Date

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LOT 12 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Brad C. Hibberd  
Name

*Stephanie Nye*  
Brad C. Hibberd by their attorney in fact City  
Clerk, Stephanie Nye, pursuant to P.O.A.  
recorded in Book 2143 Page 316.  
JUL 3 1 1995

2277 Ivory Ct.  
Address

\_\_\_\_\_  
Date

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LOT 13 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Jeffery G. & Patricia J. Vagneur  
Name

*Stephanie Nye*  
Jeffery G. & Patricia J. Vagneur by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.  
JUL 3 1 1995

2276 Ivory Ct.  
Address

\_\_\_\_\_  
Date

-----  
LOT 14 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Ann P. Jacobs  
Name

*Stephanie Nye*  
Ann P. Jacobs by their attorney in fact City  
Clerk, Stephanie Nye, pursuant to P.O.A.  
recorded in Book 2143 Page 316.  
JUL 3 1 1995

2278 Ivory Ct.  
Address

\_\_\_\_\_  
Date

-----  
LOT 15 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Merlene lola Nelson  
Name

Stephanie Nye  
Merlene lola Nelson by their attorney in fact  
City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

P.O. Box 2502  
Springfield, MO 65801  
Address

JUL 3 1 1995  
Date

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LOT 16 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Clifford A. & Carri C. Sorensen  
Name

Stephanie Nye  
Clifford A. & Carri C. Sorensen by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2282 Ivory Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 17 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Earl F. & Marion Dea Sidener Jr.  
Name

Stephanie Nye  
Earl F. & Marion Dea Sidener Jr. by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

531 Kansas Ave.  
Address

JUL 3 1 1995  
Date

-----  
LOT 18 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Rick D. & Carol N. Brinkman  
Name

Stephanie Nye  
Rick D. & Carol N. Brinkman by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2281 Greenbriar Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 19 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Jean Taubinger  
Name

Stephanie Nye  
Jean Taubinger by their attorney in fact City  
Clerk, Stephanie Nye, pursuant to P.O.A.  
recorded in Book 2143 Page 316.

603 Higby Rd.  
New Hartford, NY 13413  
Address

JUL 3 1 1995  
Date

-----  
LOT 20 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Charles H. & Billie Wallen  
Name

Stephanie Nye  
Charles H. & Billie Wallen by their attorney  
in fact City Clerk, Stephanie Nye, pursuant  
to P.O.A. recorded in Book 2143 Page 316.

2277 Greenbriar Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 21 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Clyde W. & Margaret C. Hanson  
Name

Stephanie Nye  
Clyde W. & Margaret C. Hanson by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2276 Greenbriar Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 22 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Donald Dennis Wiltgen - DBA Wilco Enterprises  
Name

Stephanie Nye  
Donald Dennis Wiltgen - DBA Wilco  
Enterprises by their attorney in fact City  
Clerk, Stephanie Nye, pursuant to P.O.A.  
recorded in Book 2143 Page 316.

545 El Rio Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 23 BLK 1 BLUFFS WEST ESTATES FIL. #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

David T. & Susan L. Saruwatari  
Name

Stephanie Nye  
David T. & Susan L. Saruwatari by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2280 Greenbriar Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 1 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE  
OPEN SPACE

Robert C. & Jenneva M. Perkins  
Name

Stephanie Nye  
Robert C. & Jenneva M. Perkins by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

514 Kansas Ave.  
Address

JUL 3 1 1995  
Date

-----  
LOT 2 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

John A. & Marie Moore  
Name

Stephanie Nye  
John A. & Marie Moore by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

516 Kansas Ave.  
Address

JUL 3 1 1995  
Date

-----  
LOT 3 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Wendall D. & Marian L. Payne  
Name

Stephanie Nye  
Wendall D. & Marian L. Payne by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

518 Kansas Ave.  
Address

JUL 3 1 1995  
Date

-----  
LOT 4 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Vicki L. Poore & Jonnie A. Duncan  
Name

Stephanie Nye  
Vicki L. Poore & Jonnie A. Duncan by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

520 Kansas Ave.  
Address

JUL 3 1 1995  
Date

-----  
LOT 5 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Judith K. Barnstead  
Name

Stephanie Nye  
Judith K. Barnstead by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

522 Kansas Ave.  
Address

JUL 3 1 1995  
Date

-----  
LOT 6 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Marilyn K. Hill  
Name

Stephanie Nye  
Marilyn K. Hill by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

524 Kansas Ave.  
Address

JUL 3 1 1995  
Date

-----  
LOT 7 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Walter John Lunzer & Julie A. Neri  
Name

*Stephanie Nye*  
Walter John Lunzer & Julie A. Neri by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

526 Kansas Ave.  
Address

JUL 3 1 1995  
Date

-----  
LOT 8 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Michael S. & Pamela L. Dirsmith  
Name

*Stephanie Nye*  
Michael S. & Pamela L. Dirsmith by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

528 Kansas Ave.  
Address

JUL 3 1 1995  
Date

-----  
LOT 9 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Vernon C. & Brenda K. Walker III  
Name

*Stephanie Nye*  
Vernon C. & Brenda K. Walker III by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

530 Kansas Ave.  
Address

JUL 3 1 1995  
Date

-----  
LOT 10 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Gerald E. & Debbie J. Albright  
Name

*Stephanie Nye*  
Gerald E. & Debbie J. Albright by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

2287 Shane Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 11 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Sigri Ann Folkestad  
Name

*Stephanie Nye*  
Sigri Ann Folkestad by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

2289 Shane Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 12 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN  
PRIVATE OPEN SPACE

Paul & Tina Von Guerard  
Name

Stephanie Nye  
Paul & Tina Von Guerard by their attorney in  
fact City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

2290 Shane Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 13 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN  
PRIVATE OPEN SPACE

Richard F. & Debra A. Parrish  
Name

Stephanie Nye  
Richard F. & Debra A. Parrish by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2288 Shane Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 14 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN  
PRIVATE OPEN SPACE

James L. & Elizabeth A. Battles  
Name

Stephanie Nye  
James L. & Elizabeth A. Battles by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

2286 Shane Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 15 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN  
PRIVATE OPEN SPACE

Deborah Anne Kovalik  
Name

Stephanie Nye  
Deborah Anne Kovalik by their attorney in  
fact City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

2284 Shane Ct.  
Address

JUL 3 1 1995  
Date

-----  
LOT 16 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN  
PRIVATE OPEN SPACE

Jerry J. & Gloria A. Gage  
Name

Stephanie Nye  
Jerry J. & Gloria A. Gage by their attorney in  
fact City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

534 Kansas Ave.  
Address

JUL 3 1 1995  
Date



LOT 17 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Craig E. & Cyrie J. Wortman  
Name

Stephanie Nye  
Craig E. & Cyrie J. Wortman by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

536 Kansas Ave.  
Address

Date JUL 3 1 1995

LOT 18 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Anson H. & Joy D. Metzger  
Name

Stephanie Nye  
Anson H. & Joy D. Metzger by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

2287 Olive Ct.  
Address

Date JUL 3 1 1995

LOT 19 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Max E. & Cheryl Jo Powell  
Name

Stephanie Nye  
Max E. & Cheryl Jo Powell by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

2289 Olive Ct.  
Address

Date JUL 3 1 1995

LOT 20 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Robert Mueller & Elizabeth Innskeep  
Name

Stephanie Nye  
Robert Mueller & Elizabeth Innskeep by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

2291 Olive Ct.  
Address

Date JUL 3 1 1995

LOT 23 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Elton R. & Caryl E. Laduke  
Name

Stephanie Nye  
Elton R. & Caryl E. Laduke by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

2284 Olive Ct.  
Address

Date JUL 3 1 1995

-----  
LOT 24 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN  
PRIVATE OPEN SPACE

Henry M. & Jeanine E. Gieske  
Name

2282 Olive Ct.  
Address

*Stephanie Nye*  
Henry M. & Jeanine E. Gieske by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995  
Date

-----  
LOT 21 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN  
PRIVATE OPEN SPACE

Alton R. Rasmussen  
Name

2290 Olive Ct.  
Address

*Stephanie Nye*  
Alton R. Rasmussen by their attorney in fact  
City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995  
Date

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LOT 22 BLK 2 THE BLUFFS WEST ESTATES FIL #1 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN  
PRIVATE OPEN SPACE

Scott A. & Connie Mayer  
Name

2288 Olive Ct.  
Address

*Stephanie Nye*  
Scott A. & Connie Mayer by their attorney in  
fact City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 2143 Page 316.

JUL 3 1 1995  
Date

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LOT 1 TOM FOSTER MINOR SUB SEC 71S 1W

Thomas A. & Mary A. Foster  
Name

519 Kansas Ave.  
Address

*Stephanie Nye*  
Thomas A. & Mary A. Foster by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995  
Date

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LOT 2 TOM FOSTER MINOR SUB SEC 71S 1W

Thomas A. & Mary A. Foster  
Name

519 Kansas Ave.  
Address

*Stephanie Nye*  
Thomas A. & Mary A. Foster by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 2143  
Page 316.

JUL 3 1 1995  
Date

-----  
LOT 1 REDAHCO SUB SEC 7 1S 1W

Dorothy A. Hirons  
Name

512 Kansas Ave.  
Address

Stephanie Nye  
Dorothy A. Hirons by their attorney in fact  
City Clerk, Stephanie Nye, pursuant to  
P.O.A. recorded in Book 1140 Page 488.  
JUL 3 1 1995

\_\_\_\_\_  
Date

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LOT 2 REDAHCO SUB SEC 7 1S 1W

James L. & Marilyn J. Voytilla  
Name

128 E. Columbine Dr.  
Address

Stephanie Nye  
James L. & Marilyn J. Voytilla by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 1140  
Page 488.

JUL 3 1 1995  
\_\_\_\_\_  
Date

-----  
LOT 3 REDAHCO SUB SEC 7 1S 1W

Thomas D. & Corinne M. Spor  
Name

2274 Holland Ave.  
Address

Stephanie Nye  
Thomas D. & Corinne M. Spor by their  
attorney in fact City Clerk, Stephanie Nye,  
pursuant to P.O.A. recorded in Book 1140  
Page 488.

JUL 3 1 1995  
\_\_\_\_\_  
Date

-----  
LOT 4 REDAHCO SUB SEC 7 1S 1W

Gary M. & Marcelle M. Roe  
Name

2272 Holland Ave.  
Address

Stephanie Nye  
Gary M. & Marcelle M. Roe by their attorney  
in fact City Clerk, Stephanie Nye, pursuant  
to P.O.A. recorded in Book 1140 Page 488.  
JUL 3 1 1995

\_\_\_\_\_  
Date

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LOT 5 REDAHCO SUB SEC 7 1S 1W

Peggy A Wach & Mark R & Roberta V Fish  
Name

2270 Holland Ave  
Address

Stephanie Nye  
Peggy A Wach & Mark R & Roberta V Fish  
by their attorney in fact City Clerk, Stephanie  
Nye, pursuant to P.O.A. recorded in Book  
1140 Page 488.

JUL 3 1 1995  
\_\_\_\_\_  
Date

BEG N 10° 18' E 664.4FT FR SW COR SE4SE4 SEC 7 1S 1W N 5° 55' E 285.7FT N 30° 11'E 344FT N 69° 9' E 145.5FT S 55° 26' E 88FT S 4° 10' E 394.95FT S 14° 14' W 241.6FT N 84° 13' W 328.45FT N 3° 13' E 6.2FT N 84° 13' W 54FT TO BEG

Robert L. & Cathie B. Zarlingo  
Name

Stephanie Nye  
Robert L. & Cathie B. Zarlingo by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2128 Page 495.

JUL 3 1 1995

2278 Holland Ave.  
Address

Date

BEG S 89° 41' W 358.2FT FR S4 COR SEC 7 1S 1W S 89° 41' W 60FT N 41° 15'E 34.62FT S 16° 37' W 105FT TO BEG & ALSO BEG W 307.6FT FR N4 COR SEC 18 1S 1W W 125.5FT S 37° W 101FT S 55° 32' E 130.2FT N 27° E 173.6FT TO BEG

Claudia E. Vogl  
Name

Stephanie Nye  
Claudia E. Vogl by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1974 Page 772.

JUL 3 1 1995

2247 S. Broadway  
Address

Date

BEG 434.3FT W OF SE COR NE4NW4 SEC 18 1S 1W W 240.5FT S 65° 25' W 122.3FT S 4° 49' W 150FT N 90FT W 87.8FT N 45° 12' E 388.3 S 48° 28'; E 412.5FT TO BEG

Frederick Edward & Ingrid H.M. Wolf  
Name

Stephanie Nye  
Frederick Edward & Ingrid H.M. Wolf by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2056 Page 642.

JUL 3 1 1995

2225 Redlands Parkway  
Address

Date

LOT 3 TERRASOL SUB SEC 18 1S 1W

Larry P. & Linda Rattan  
Name

Stephanie Nye  
Larry P. & Linda Rattan by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2040 Page 217.

JUL 3 1 1995

2222 S. Broadway  
Address

Date

FR NE COR NE4NW4 SEC 18 1S 1W W 464FT S 37° 1' W 172.4FT S 35° 38' W 459.6FT FOR BEG S 54° 22' E 208FT S 35° 38' W 208FT N 54° 22' W 208FT N 35° 38' E 208FT TO BEG

Ralph J. & Mae B. Sasser  
Name

Stephanie Nye  
Ralph J. & Mae B. Sasser by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1633 Page 944.

JUL 3 1 1995

2235 S. Broadway  
Address

Date

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BEG S 1° 7' 22" W 1022.63FT & N 88° 32' 30" W 5FT FR N4 COR SEC 26 11S 101W 1° 7' 22" W 307.42FT S 88° 41' 13" E 982.58FT S 1° 12' 37" W 469.04FT N 88° 14' 23" W 1655.25FT ALG ARC OF CVE TO RIGHT RAD 788.81FT CH BEARS N 81° 20' 53" W 189.23FT N 74° 27' 23" W 360.54FT N 20° 58' E 312.86FT N 7° 4' 30" E 354.33FT N 36° 8' 10" E 332.76FT S 56° 11' 34" E 121.84FT S 23° 17' 37" E 222.64FT S 88° 32' 30" E 68.64FT TO BEG

Museum of Western Colorado  
Name

Stephanie Nye  
Museum of Western Colorado by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2045 Page 155.

248 S. 4th St.  
Address

JUL 3 1 1995  
Date

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BEG S 0° 17' 26" E 1315.15FT FR N4 COR SEC 18 1S 1W S 89° 35' 31" W 434.30FT ALG ARC OF CVE TO RIGHT RAD 212.5FT CH BEARS N 55° 0' 56" E 146.64FT N 74° 18' 17" E 109.79FT N 70° 58' 28" E 47.77FT N 65° 5' 3" E 48.74FT S 22° 17' 20" E 351.55FT TO BEG

Sammy J. & Iris L. Marutzky  
Name

Stephanie Nye  
Sammy J. & Iris L. Marutzky by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 1860 Page 467.

2229 Redlands Parkway  
Address

JUL 3 1 1995  
Date

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LOT 4 BLK 4 BLUFFS WEST ESTATES FIL #2 SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

Bruce T. & Diane M. Schwneke  
Name

Stephanie Nye  
Bruce T. & Diane M. Schwneke by their attorney in fact City Clerk, Stephanie Nye, pursuant to P.O.A. recorded in Book 2143 Page 316.

528 Greenbelt Ct.  
Address

JUL 3 1 1995  
Date

# BLUFFS WEST #2 ANNEXATION

## Fiscal Impact Overview

9/6/95

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 20
<b>ANNUAL REVENUE</b>	\$ 115,852	\$ 121,063	\$ 126,519	\$ 132,233	\$ 138,218	\$ 271,742
<b>ANNUAL COSTS</b>	105,984	103,385	105,515	109,614	113,871	201,640
<b>ONE-TIME COSTS</b>	125,248	95,287	95,287	-	-	-
<b>ANNUAL VARIANCE</b>	\$(115,380)	\$ (77,609)	\$ (74,283)	\$ 22,619	\$ 24,347	\$ 70,102

*20 Year Cumulative Variance = \$ 455,931*

*20 Year Net Present Value = \$ 99,150*

*Break-Even Point = 12 Years*

**NOTES:**

Given the City's low property tax rate, it is typical for an annexation that is primarily residential to not breakeven in this model.

If the model gave credit to an annexation area for its current sales tax contributions, most of the residential areas would break-even on an operating basis. For this annexation area, the 20-Year Net Present Value of these additional revenues = \$604,000.

Areas with significant infrastructure deficiencies are supported by sales tax revenue already being collected from travelers, visitors, and shoppers from outside the County.

**BLUFFS WEST #2: Macro Annexation Fiscal Impact Analysis**

9/6/95

<b>BLUFFS WEST #2</b>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<b>REVENUE</b>																				
City Property Tax	14,180	14,622	15,076	15,543	16,022	16,514	17,020	17,539	18,072	18,619	19,181	19,759	20,351	20,959	21,584	22,225	22,883	23,558	24,252	24,963
Sales & Use Tax	63,791	67,472	71,353	75,446	79,762	84,314	89,114	94,176	99,515	105,145	111,082	117,344	123,949	130,914	138,260	146,008	154,179	162,798	171,888	181,476
Other Revenue	37,881	38,968	40,089	41,243	42,433	43,659	44,923	46,225	47,566	48,948	50,373	51,840	53,352	54,910	56,516	58,170	59,874	61,630	63,439	65,304
<b>TOTAL REVENUE</b>	<b>115,852</b>	<b>121,063</b>	<b>126,519</b>	<b>132,233</b>	<b>138,218</b>	<b>144,488</b>	<b>151,057</b>	<b>157,940</b>	<b>165,153</b>	<b>172,712</b>	<b>180,636</b>	<b>188,943</b>	<b>197,652</b>	<b>206,783</b>	<b>216,359</b>	<b>226,402</b>	<b>236,936</b>	<b>247,986</b>	<b>259,579</b>	<b>271,742</b>
<b>OPERATING EXPENSE</b>																				
General & Admin	5,793	3,027	1,265	1,322	1,382	1,445	1,511	1,579	1,652	1,727	1,806	1,889	1,977	2,068	2,164	2,264	2,369	2,480	2,596	2,717
Community Devl.	2,861	2,975	3,094	3,218	3,347	3,481	3,620	3,765	3,915	4,072	4,235	4,404	4,581	4,764	4,954	5,152	5,359	5,573	5,796	6,028
Fire Dist. Service Area	13,345	13,762	14,189	14,628	15,079	15,543	16,018	16,507	17,008	17,524	18,053	18,596	19,153	19,726	20,313	20,917	21,536	22,172	22,824	23,494
Parks & Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Police Services	1,058	1,100	1,144	1,190	1,238	1,287	1,339	1,392	1,448	1,506	1,566	1,629	1,694	1,762	1,832	1,905	1,982	2,061	2,143	2,229
Public Works	42,355	40,326	41,939	43,617	45,361	47,176	49,063	51,025	53,066	55,189	57,396	59,692	62,080	64,563	67,146	69,832	72,625	75,530	78,551	81,693
Subtotal	65,412	61,190	61,632	63,976	66,407	68,931	71,550	74,269	77,090	80,018	83,056	86,211	89,484	92,882	96,409	100,070	103,870	107,815	111,910	116,161
<b>CAPITAL IMPROVEMENTS</b>																				
Police: Bldgs. & Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire: Bldgs. & Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Rec: Bldgs & Equip	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Works: Bldgs & Equip	29,961	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light Installations	20,287	20,287	20,287	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fact Street Maintenance	40,572	42,195	43,883	45,638	47,464	49,362	51,337	53,390	55,526	57,747	60,056	62,459	64,957	67,555	70,258	73,068	75,991	79,030	82,191	85,479
Major Street Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Line Upgrades	75,000	75,000	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	165,820	137,482	139,170	45,638	47,464	49,362	51,337	53,390	55,526	57,747	60,056	62,459	64,957	67,555	70,258	73,068	75,991	79,030	82,191	85,479
<b>TOTAL EXPENSE</b>	<b>231,232</b>	<b>198,672</b>	<b>200,802</b>	<b>109,614</b>	<b>113,871</b>	<b>118,293</b>	<b>122,887</b>	<b>127,659</b>	<b>132,615</b>	<b>137,764</b>	<b>143,113</b>	<b>148,669</b>	<b>154,441</b>	<b>160,438</b>	<b>166,667</b>	<b>173,138</b>	<b>179,861</b>	<b>186,846</b>	<b>194,102</b>	<b>201,640</b>
<b>ANNUAL VARIANCE</b>																				
	(115,380)	(77,609)	(74,283)	22,619	24,347	26,195	28,170	30,281	32,537	34,948	37,523	40,274	43,211	46,346	49,693	53,264	57,075	61,141	65,477	70,102
<b>CUMMULATIVE</b>	<b>(115,380)</b>	<b>(192,989)</b>	<b>(267,272)</b>	<b>(244,653)</b>	<b>(220,306)</b>	<b>(194,111)</b>	<b>(165,941)</b>	<b>(135,660)</b>	<b>(103,123)</b>	<b>(68,175)</b>	<b>(30,651)</b>	<b>9,622</b>	<b>52,833</b>	<b>99,179</b>	<b>148,871</b>	<b>202,136</b>	<b>259,211</b>	<b>320,352</b>	<b>385,829</b>	<b>455,931</b>
<b>PRESENT VALUE of Annual Var</b>																				
	(108,849)	(69,072)	(62,370)	17,917	18,193	18,466	18,735	18,999	19,259	19,515	19,767	20,015	20,259	20,499	20,735	20,967	21,196	21,420	21,641	21,858
<b>NET PRESENT VALUE</b>	<b>(108,849)</b>	<b>(177,921)</b>	<b>(240,290)</b>	<b>(222,374)</b>	<b>(204,180)</b>	<b>(185,714)</b>	<b>(166,979)</b>	<b>(147,981)</b>	<b>(128,722)</b>	<b>(109,207)</b>	<b>(89,440)</b>	<b>(69,425)</b>	<b>(49,167)</b>	<b>(28,668)</b>	<b>(7,933)</b>	<b>13,035</b>	<b>34,230</b>	<b>55,651</b>	<b>77,292</b>	<b>99,150</b>

BLUFFS WEST #2	BASE DATA	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
<b>STATISTICAL DATA:</b>																					
# Of Dwelling Units	136	137.6	139.2	140.8	142.4	144	145.6	147.2	148.8	150.4	152	153.6	155.2	156.8	158.4	160	161.6	163.2	164.8	166.4	168
Developable Acreage	40																				
Zoning (Units per Acre)	2																				
Development Rate	2.0%																				
Additional Units per Year	1.6																				
Avg. Market Value per Addit. Unit	\$ 114,000	\$ 116,280	\$ 118,606	\$ 120,978	\$ 123,397	\$ 125,865	\$ 128,383	\$ 130,950	\$ 133,569	\$ 136,241	\$ 138,965	\$ 141,745	\$ 144,580	\$ 147,471	\$ 150,421	\$ 153,429	\$ 156,498	\$ 159,628	\$ 162,820	\$ 166,076	\$ 169,398
Assessment Rate	10.36%																				
Assessed Value per Addit. Unit	\$ 11,810																				
Annual % Increase in Value	2.0%																				
Population (# per Dwelling Unit)	2.3	316	320	324	328	331	335	339	342	346	350	353	357	361	364	368	372	375	379	383	386

<b>PROPERTY TAX</b>																					
Base Assessed Value	\$ 1,703,540	\$ 1,737,611	\$ 1,792,023	\$ 1,847,917	\$ 1,905,329	\$ 1,964,299	\$ 2,024,866	\$ 2,087,070	\$ 2,150,952	\$ 2,216,554	\$ 2,283,920	\$ 2,353,094	\$ 2,424,121	\$ 2,497,048	\$ 2,571,923	\$ 2,648,794	\$ 2,727,711	\$ 2,808,725	\$ 2,891,889	\$ 2,977,255	\$ 3,064,880
Increase due to Development	19,275	19,660	20,053	20,454	20,863	21,281	21,706	22,140	22,583	23,035	23,496	23,966	24,445	24,934	25,432	25,941	26,460	26,989	27,529	28,079	28,639
<b>TOTAL ASSESSED VALUE</b>	<b>\$ 1,756,885</b>	<b>\$ 1,811,683</b>	<b>\$ 1,867,970</b>	<b>\$ 1,925,784</b>	<b>\$ 1,985,163</b>	<b>\$ 2,046,147</b>	<b>\$ 2,108,776</b>	<b>\$ 2,173,092</b>	<b>\$ 2,239,137</b>	<b>\$ 2,306,955</b>	<b>\$ 2,376,589</b>	<b>\$ 2,448,087</b>	<b>\$ 2,521,493</b>	<b>\$ 2,596,857</b>	<b>\$ 2,674,226</b>	<b>\$ 2,753,652</b>	<b>\$ 2,835,185</b>	<b>\$ 2,918,878</b>	<b>\$ 3,004,784</b>	<b>\$ 3,092,959</b>	<b>\$ 3,183,419</b>
CITY MILL LEVY	8.071																				

PROPERTY TAX	% Change	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
\$ 14,180	3%	14,622	15,076	15,543	16,022	16,514	17,020	17,539	18,072	18,619	19,181	19,759	20,351	20,959	21,584	22,225	22,883	23,558	24,252	24,963	25,689

<b>SALES &amp; USE TAX:</b>																					
Residential (per D.U.)	\$ 155	\$ 164	\$ 173	\$ 182	\$ 192	\$ 203	\$ 214	\$ 225	\$ 238	\$ 251	\$ 265	\$ 279	\$ 295	\$ 311	\$ 328	\$ 346	\$ 365	\$ 385	\$ 406	\$ 429	\$ 452
Growth Rate	5.5%																				

<b>BASE:</b>																					
Residential Sales Tax	\$ 21,080																				
Business Sales Tax	\$ 36,713																				
Base Sales Tax	\$ 57,793	\$ 60,972	\$ 64,325	\$ 67,863	\$ 71,595	\$ 75,533	\$ 79,687	\$ 84,070	\$ 88,694	\$ 93,572	\$ 98,719	\$ 104,148	\$ 109,876	\$ 115,920	\$ 122,295	\$ 129,022	\$ 136,118	\$ 143,604	\$ 151,502	\$ 159,835	\$ 168,626

<b>DEVELOPMENT:</b>																					
Residential Sales Tax	262	538	829	1,136	1,460	1,802	2,163	2,544	2,945	3,369	3,816	4,287	4,785	5,309	5,863	6,447	7,063	7,713	8,399	9,123	9,886
Bldg. Materials	2,558	2,609	2,662	2,715	2,769	2,824	2,881	2,939	2,997	3,057	3,118	3,181	3,244	3,309	3,375	3,443	3,512	3,582	3,654	3,727	3,802
Increase Due to Development	2,820	3,147	3,490	3,851	4,229	4,627	5,044	5,482	5,942	6,426	6,934	7,468	8,029	8,619	9,238	9,890	10,575	11,296	12,053	12,850	13,683
<b>TOTAL SALES TAX</b>	<b>\$ 57,793</b>	<b>\$ 63,791</b>	<b>\$ 67,472</b>	<b>\$ 71,353</b>	<b>\$ 75,446</b>	<b>\$ 79,762</b>	<b>\$ 84,314</b>	<b>\$ 89,114</b>	<b>\$ 94,176</b>	<b>\$ 99,515</b>	<b>\$ 105,145</b>	<b>\$ 111,082</b>	<b>\$ 117,344</b>	<b>\$ 123,949</b>	<b>\$ 130,914</b>	<b>\$ 138,260</b>	<b>\$ 146,008</b>	<b>\$ 154,179</b>	<b>\$ 162,798</b>	<b>\$ 171,888</b>	<b>\$ 181,476</b>
% Change		5.8%	5.8%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%

<b>OTHER REVENUE</b>																					
Growth Rate	2.7%																				

<b>Franchise Fees</b>																					
Value per Unit	\$ 26.00	\$ 26.70	\$ 27.42	\$ 28.16	\$ 28.92	\$ 29.70	\$ 30.51	\$ 31.33	\$ 32.18	\$ 33.05	\$ 33.94	\$ 34.85	\$ 35.79	\$ 36.76	\$ 37.75	\$ 38.77	\$ 39.82	\$ 40.90	\$ 42.00	\$ 43.13	\$ 44.30
Revenue	\$ 3,674	\$ 3,817	\$ 3,965	\$ 4,119	\$ 4,277	\$ 4,442	\$ 4,612	\$ 4,788	\$ 4,970	\$ 5,158	\$ 5,354	\$ 5,555	\$ 5,764	\$ 5,980	\$ 6,204	\$ 6,435	\$ 6,674	\$ 6,921	\$ 7,177	\$ 7,442	\$ 7,715

<b>Highway Users Tax (# of Miles)</b>																					
Rate per Mile	\$ 4.00	\$ 4.108	\$ 4.219	\$ 4.333	\$ 4.450	\$ 4.570	\$ 4.693	\$ 4.820	\$ 4.950	\$ 5.084	\$ 5.221	\$ 5.362	\$ 5.507	\$ 5.656	\$ 5.808	\$ 5.965	\$ 6.126	\$ 6.292	\$ 6.461	\$ 6.636	\$ 6.815
Revenue	\$ 23,251	\$ 23,879	\$ 24,524	\$ 25,186	\$ 25,866	\$ 26,564	\$ 27,282	\$ 28,018	\$ 28,775	\$ 29,552	\$ 30,349	\$ 31,169	\$ 32,010	\$ 32,875	\$ 33,762	\$ 34,674	\$ 35,610	\$ 36,572	\$ 37,559	\$ 38,573	\$ 39,614

<b>Mesa County Road &amp; Bridge</b>																					
Rate per Mile	\$ 500.00	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Revenue	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830

<b>Other Taxes (Cigarette, Vehicle Registration, Mineral Leasing, etc.)</b>																					
Rate per Population	\$ 10.00	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 12	\$ 13	\$ 13	\$ 13	\$ 14	\$ 14	\$ 15	\$ 15	\$ 15	\$ 16	\$ 16	\$ 17	\$ 17
Revenue	\$ 3,250	\$ 3,377	\$ 3,508	\$ 3,644	\$ 3,784	\$ 3,929	\$ 4,080	\$ 4,235	\$ 4,397	\$ 4,563	\$ 4,736	\$ 4,914	\$ 5,099	\$ 5,290	\$ 5,488	\$ 5,692	\$ 5,904	\$ 6,123	\$ 6,349	\$ 6,583	\$ 6,824

<b>Lottery Proceeds</b>																					
Rate per Population	\$ 5.00	\$ 5	\$ 5	\$ 5	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 7	\$ 7	\$ 7	\$ 7	\$ 7	\$ 7	\$ 8	\$ 8	\$ 8	\$ 8	\$ 9	\$ 9
Revenue	\$ 1,625	\$ 1,688	\$ 1,754	\$ 1,822	\$ 1,892	\$ 1,965	\$ 2,040	\$ 2,118	\$ 2,198	\$ 2,282	\$ 2,368	\$ 2,457	\$ 2,550	\$ 2,645	\$ 2,744	\$ 2,846	\$ 2,952	\$ 3,061	\$ 3,175	\$ 3,292	\$ 3,413

<b>Misc. Revenue (Intergovernmental Charges for Service, Fines, Permits, etc.)</b>																					
Rate per Population	\$ 10.00	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 12	\$ 13	\$ 13	\$ 13	\$ 14	\$ 14	\$ 15	\$ 15	\$ 15	\$ 16	\$ 16	\$ 17	\$ 17
Revenue	\$ 3,250	\$ 3,377	\$ 3,508	\$ 3,644	\$ 3,784	\$ 3,929	\$ 4,080	\$ 4,235	\$ 4,397	\$ 4,563	\$ 4,736	\$ 4,914	\$ 5,099	\$ 5,290	\$ 5,488	\$ 5,692	\$ 5,904	\$ 6,123	\$ 6,349	\$ 6,583	\$ 6,824

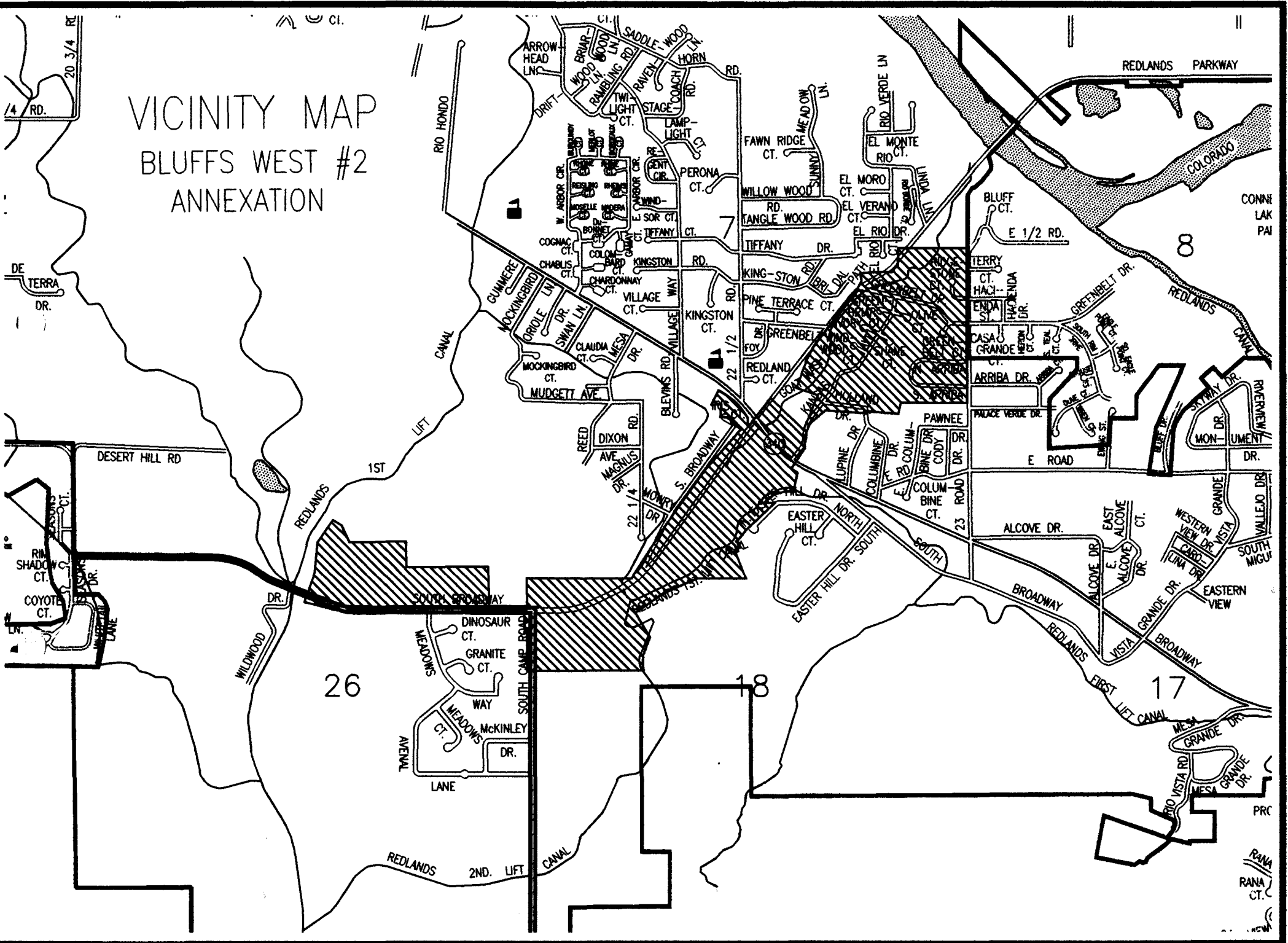
TOTAL OTHER REVENUE	% Change	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
\$ 37,881	3%	38,968	40,089	41,243	42,433	43,659	44,923	46,225	47,566	48,948	50,373	51,840	53,352	54,910	56,516	58,170	59,874	61,630	63,439	65,304	67,225

<b>REVENUE SUMMARY</b>																					
PROPERTY TAX	\$ 14,180	\$ 14,622	\$ 15,076	\$ 15,543	\$ 16,022	\$ 16,514	\$ 17,020	\$ 17,539	\$ 18,072	\$ 18,619	\$ 19,181	\$ 19,759	\$ 20,351	\$ 20,959	\$ 21,584	\$ 22,225	\$ 22,883	\$ 23,558	\$ 24,252	\$ 24,963	\$ 25,689
SALES & USE TAX	63,791	67,472	71,353	75,446	79,762	84,314	89,114	94,176	99,515	105,145	111,082	117,344	123,949	130,914	138,260	146,008	154,179	162,798	171,888	181,476	191,065
OTHER REVENUE	37,881	38,968	40,089	41,243	42,433	43,659	44,923	46,225	47,566	48,948	50,373	51,840	53,352	54,910	56,516	58,170	59,874	61,630	63,439	65,304	67,225
<b>TOTAL</b>	<b>\$ 115,852</b>	<b>\$ 121,063</b>	<b>\$ 126,519</b>	<b>\$ 132,233</b>	<b>\$ 138,218</b>	<b>\$ 144,488</b>	<b>\$ 151,057</b>	<b>\$ 157,940</b>	<b>\$ 165,153</b>	<b>\$ 172,712</b>	<b>\$ 180,636</b>	<b>\$ 188,943</b>	<b>\$ 197,652</b>	<b>\$ 206,783</b>	<b>\$ 216,359</b>	<b>\$ 226,402</b>	<b>\$ 236,936</b>	<b>\$ 247,986</b>	<b>\$ 259,579</b>	<b>\$ 271,742</b>	<b>\$ 284,479</b>
% Change		4%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%

<b>CURRENT SALES TAX PAID</b>																					
Discount Per. # of D.U.'s	138	139	141	142	144	146	147	149	150	152	154	155	157	158	160	162	163	165	166	168	170
Residential Per D.U.	\$ 208	\$ 219	\$ 232	\$ 244	\$ 258	\$ 272	\$ 287	\$ 303	\$ 319	\$ 337	\$ 355	\$ 375	\$ 395	\$ 417	\$ 440						



# VICINITY MAP BLUFFS WEST #2 ANNEXATION

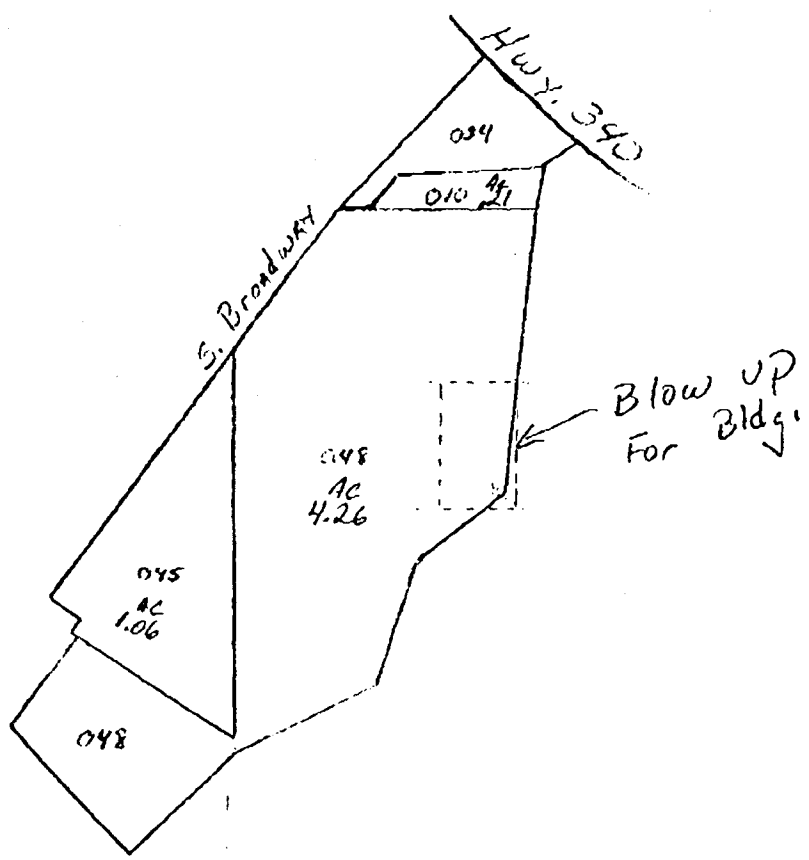


KTECH

TEL NO. 303 241 9351

Feb 01.80 14:38 P.01

Grobetter  
2259 Broadway



EAST Property Line

22'

54'

20'

57'

22'

Work Area

30'

31'

24'

House

15'

18'

5'

8'

18'

11'

14'

12'

4'

SHED

12'

96'

90'

24'

Pool

40'

STORAGE SHED

Grubetter  
2259 Broadway



Grobetter  
2259 Broadway





Greenhouse/ Area	Display Area	11600 SQ FT
	Work Area	2160 SQ FT
	Pool (Dead Space)	2400 SQ FT

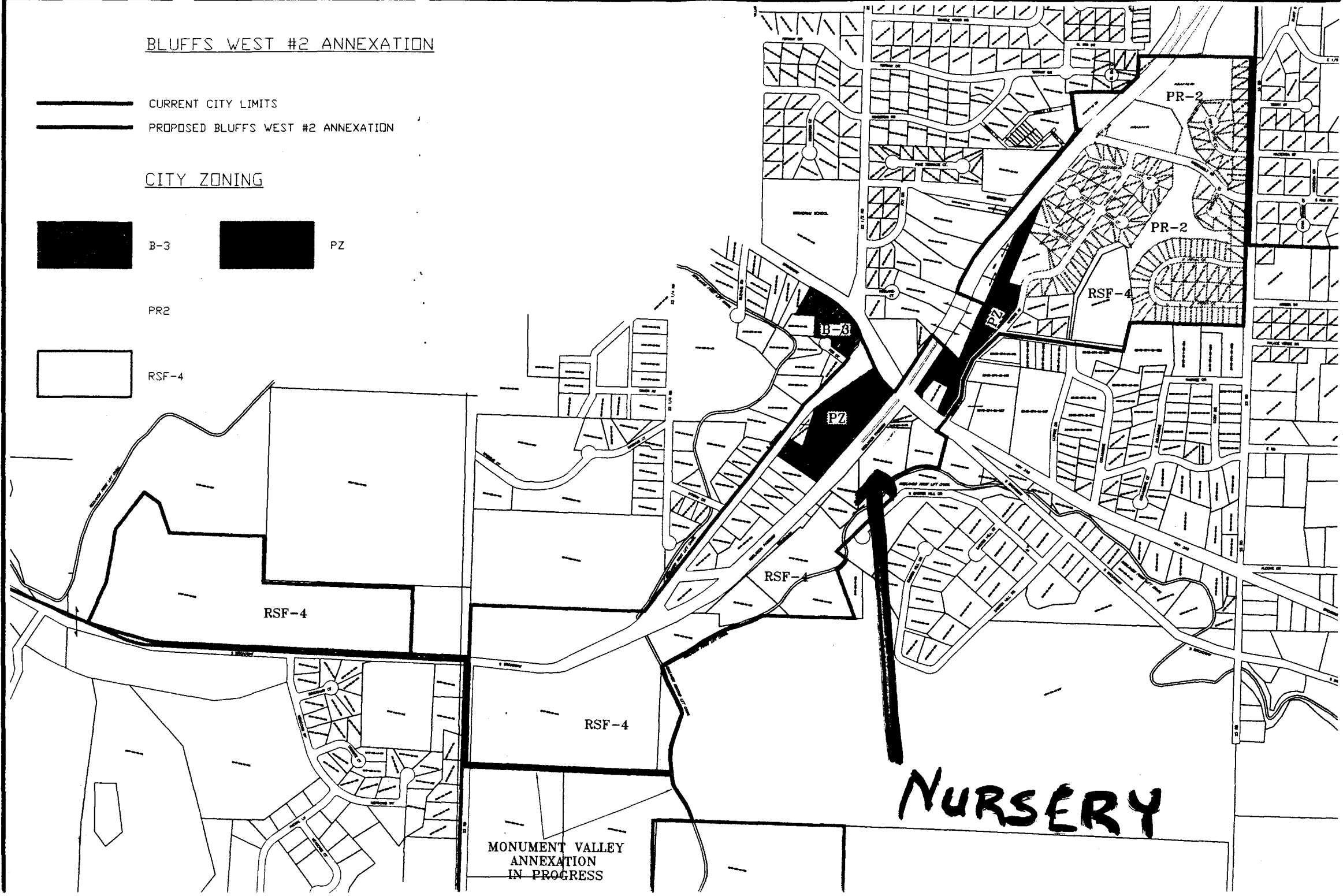
House	1185 SQ FT
Tool SHED	96 SQ FT
Storage SHED	480 SQ FT

BLUFFS WEST #2 ANNEXATION




- CURRENT CITY LIMITS
- PROPOSED BLUFFS WEST #2 ANNEXATION

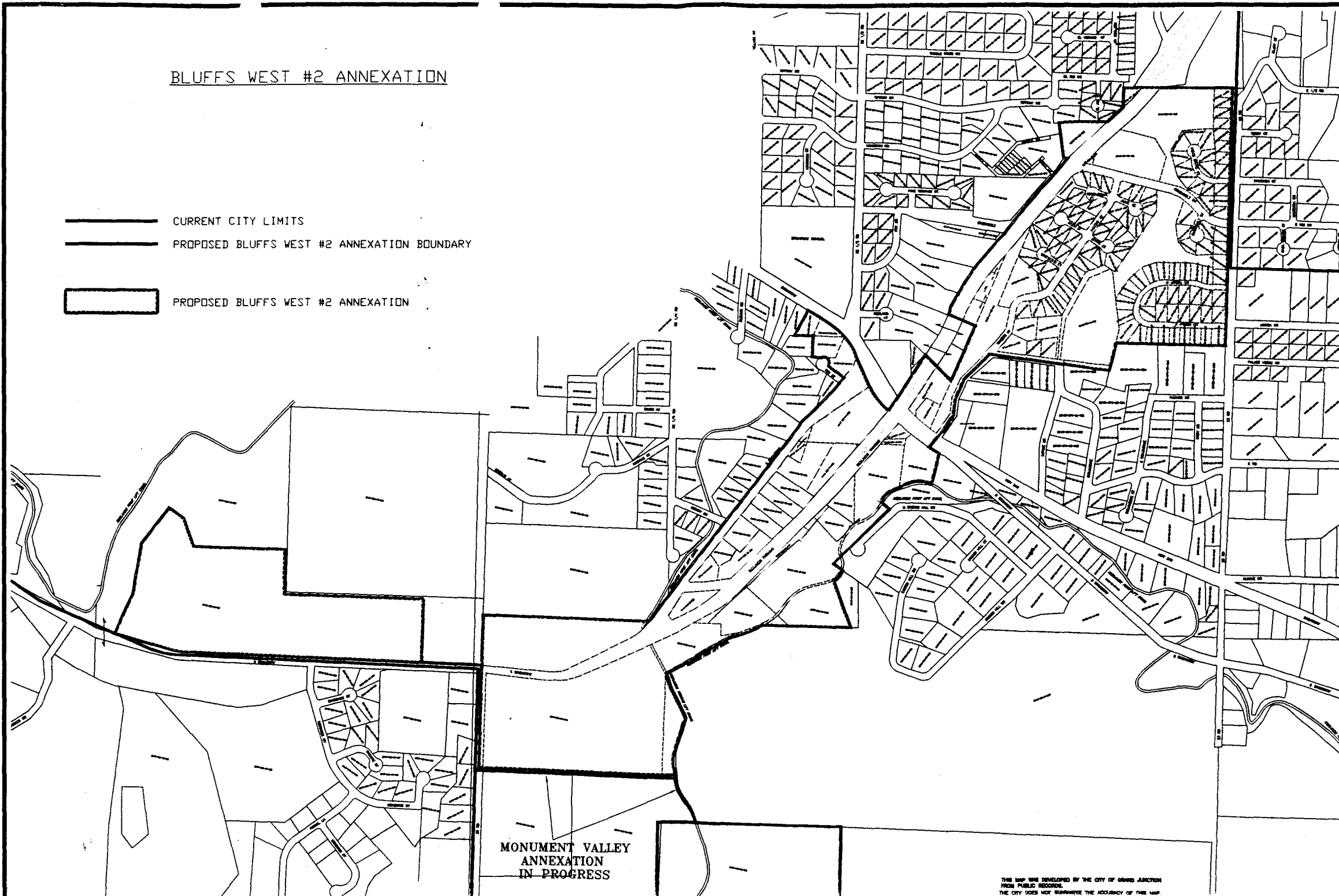
CITY ZONING

-  B-3
-  PZ
-  PR2
-  RSF-4



BLUFFS WEST #2 ANNEXATION

-  CURRENT CITY LIMITS
-  PROPOSED BLUFFS WEST #2 ANNEXATION BOUNDARY
-  PROPOSED BLUFFS WEST #2 ANNEXATION



MONUMENT VALLEY  
ANNEXATION  
IN PROGRESS

THIS MAP WAS DEVELOPED BY THE CITY OF GRAND JUNCTION  
FROM PUBLIC RECORDS.  
THE CITY DOES NOT WARRANT THE ACCURACY OF THIS MAP.

C102-76  
 PR-2  
 Building permit & variance  
 ACCO required

# THE BLUFFS WEST ESTATES FILING NO. THREE

**DECLARATION**

**KNOW ALL MEN BY THESE PRESENTS**

That the undersigned The Bluffs, Ltd., a Colorado limited partnership is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 Section 7, Township 1 South, Range 1 West of the 136 Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the E. Corner of said Section 7, Thence S. 00°00'00" W. along the East line of the NE 1/4 of said Section 7 a distance of 960.20 feet, Thence N. 89°33'00" W. 46.93 feet, Thence along the arc of a curve to the right whose radius is 256.48 feet and whose central angle bears N. 62°26'00" W. 246.66 feet, Thence along the arc of a curve to the left whose radius is 118.18 feet and whose long chord bears N. 56°02'00" W. 227.32 feet, Thence N. 77°06'00" W. 100.07 feet, Thence S. 12°54'00" W. 187.00 feet, Thence N. 31°45'00" W. 154.00 feet, Thence S. 77°06'00" W. 263.88 feet, Thence S. 48°00'00" W. 209.00 feet, Thence S. 12°54'00" W. 129.00 feet, Thence S. 77°06'00" W. 216.00 feet, Thence S. 30°06'38" W. 18.11 feet, Thence S. 89°17'57" W. 276.10 feet, Thence S. 83°14'27" E. 144.44 feet, Thence S. 89°27'00" E. 109.48 feet, Thence S. 00°00'00" E. 289.42 feet, Thence S. 89°37'00" E. 834.68 feet to the POINT OF BEGINNING, Containing 14.824 Acres.

That said owner has caused the said real property to be laid out and surveyed as Bluffs West Estates Filing No. Three, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets, roads and parkways as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

The foregoing dedication to be subject, however, to the provisions of that certain Memorandum of Agreement dated **NOVEMBER 25, 1981**, 1981, recorded in Book **1334**, of Page **658**, of the Mesa County Clerk and Recorder's records pertaining to that portion of the real property described above designated on the accompanying plat as "Roadlands Parkway and Railway Slope and EIR Easement".

Reserving to the undersigned, or assigns, an easement over and across Tract B and SE Corner of Lot 21, Block 6, as shown on the accompanying plat for the construction, use and maintenance of signs or other advertising materials, so long as the sign and other advertising materials do not unreasonably interfere with the Roadway Slope and EIR Easement.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 17<sup>th</sup> day of November, A.D., 1981.

The Bluffs, Ltd., a Colorado limited partnership  
 By: Destination Properties, Inc., a California Corporation, as managing general partner.  
 By: David G. Behlhorst David G. Behlhorst, President  
 By: Wiley D. Snodgrass Wiley D. Snodgrass, Asst. Secretary

STATE OF COLORADO  
 COUNTY OF MESA

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November, A.D., 1981, by David G. Behlhorst, President and Wiley D. Snodgrass, Asst. Secretary of Destination Properties, Inc., a California corporation as managing general partner of The Bluffs, Ltd., a Colorado limited partnership.

Witness My Hand and Official Seal.  
 My Commission Expires: Feb 15, 1984  
Betty Jean Watson  
 County Clerk

**STATE OF COLORADO DEPARTMENT OF STATE AND RECORDS**

**KNOW ALL MEN BY THESE PRESENTS**

That the undersigned (a) the undersigned (a) plat and dedication to Bluffs West Estates Filing No. Three, and (b) all respects hereby certify:

On this 20 day of November, A.D., 1981,  
Joe J. Engleke Robert O. Engleke  
 Bluffs West, Inc. President Secretary  
 Bluffs West, Inc. Bluffs West, Inc.

STATE OF COLORADO  
 COUNTY OF MESA

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of November, A.D., 1981, by the undersigned, President and Robert O. Engleke, Secretary of Bluffs West, Inc.

My Commission Expires Aug 23, 1985  
 Witness My Hand and Official Seal.  
Thomas J. Engleke  
 Notary Public  
 2700 Commercial Blvd., Grand Jet, CO

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO  
 COUNTY OF MESA  
 I hereby certify that this instrument was filed in my office at 10:55 AM, this 9 day of December, A.D., 1981, and is duly recorded in Plat Book No. 12, Page 463-464.  
Earl Laurer December 20, 1981  
 Clerk and Recorder Deputy

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 3<sup>rd</sup> day of December, A.D., 1981, County Planning Commission of the County of Mesa, Colorado.  
Wiley D. Snodgrass  
 Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

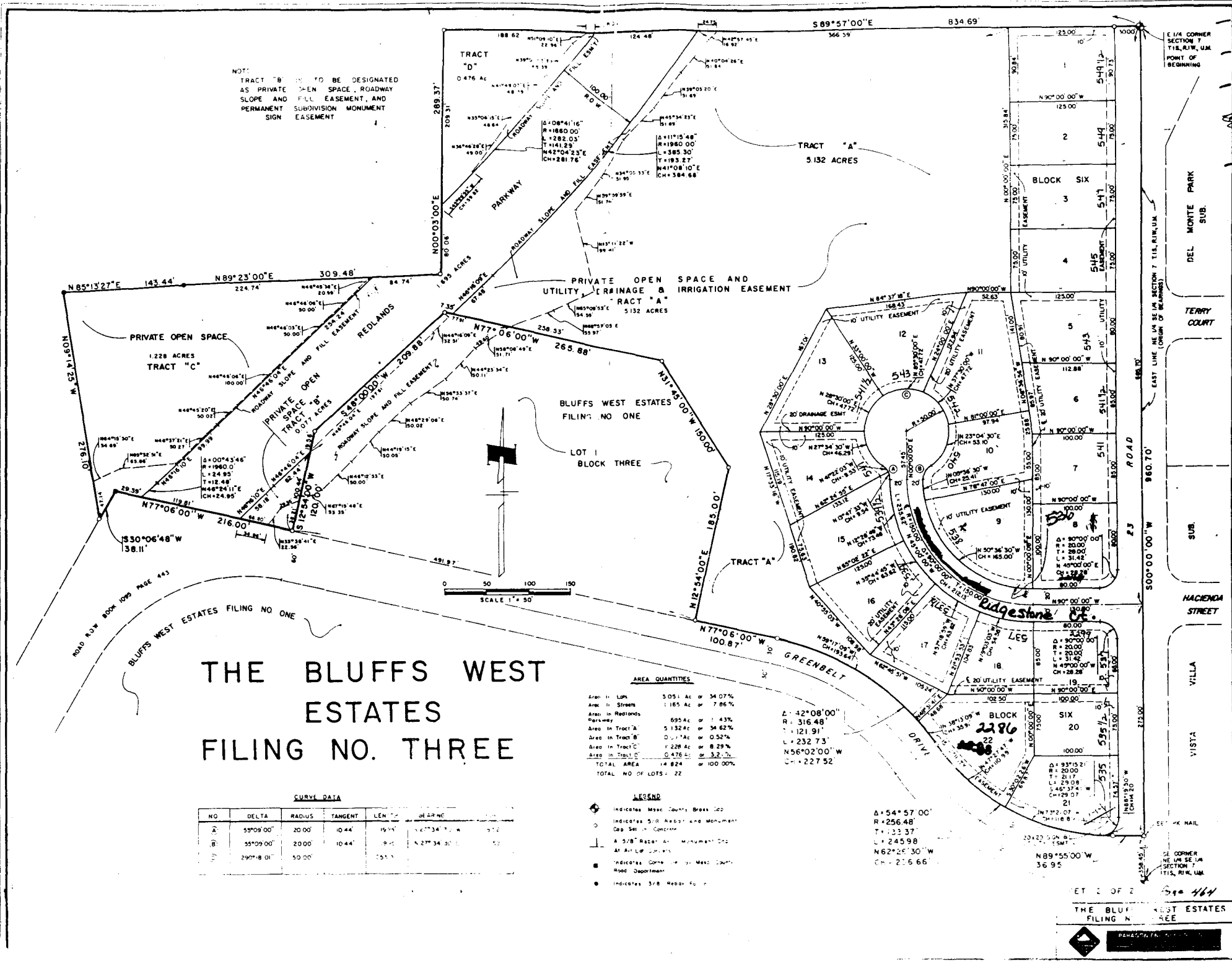
Approved this 7<sup>th</sup> day of December, A.D., 1981, Board of County Commissioners of the County of Mesa, Colorado.  
Mary Ann Allen  
 Chairman

**SURVEYORS CERTIFICATE**

I, James T. Petty Jr., do hereby certify that the accompanying plat of Bluffs West Estates Filing No. Three, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of the same.

James T. Petty Jr. 11/14/81  
 Registered Professional Surveyor  
 Colorado License No. 10000

C102-76  
 PR-2 released  
 ACCO required



# THE BLUFFS WEST ESTATES FILING NO. THREE

**AREA QUANTITIES**

Area in Lots	5.051 Ac	or	54.07%
Area in Streets	1.165 Ac	or	7.86%
Area in Reedlands	695 Ac	or	1.43%
Area in Tract A	5.132 Ac	or	54.62%
Area in Tract B	0.174 Ac	or	0.52%
Area in Tract C	1.228 Ac	or	8.29%
Area in Tract D	0.476 Ac	or	3.27%
<b>TOTAL AREA</b>	<b>14.824</b>	<b>or</b>	<b>100.00%</b>
TOTAL NO OF LOTS:	22		

**CURVE DATA**

NO	DELTA	RADIUS	TANGENT	LEN	BEARING
A	55°09'00"	20.00'	10.44'	19.74'	S 27°34'30" W
B	55°09'00"	20.00'	10.44'	9.74'	S 27°34'30" W
C	290°08'00"	50.00'	15.11'	15.11'	

- LEGEND**
- Indicates Mexico County Brass Peg
  - Indicates S/R Aerial and Monument Cap Set in Concrete
  - Indicates 5/8" Rebar At Monument Cap At All Lot Corners
  - Indicates Corner of Mexico County Road Department
  - Indicates 3/8" Rebar For

Δ = 54° 57' 00"  
 R = 256.48'  
 T = 133.37'  
 L = 245.98'  
 N 62° 26' 30" W  
 CH = 215.66'

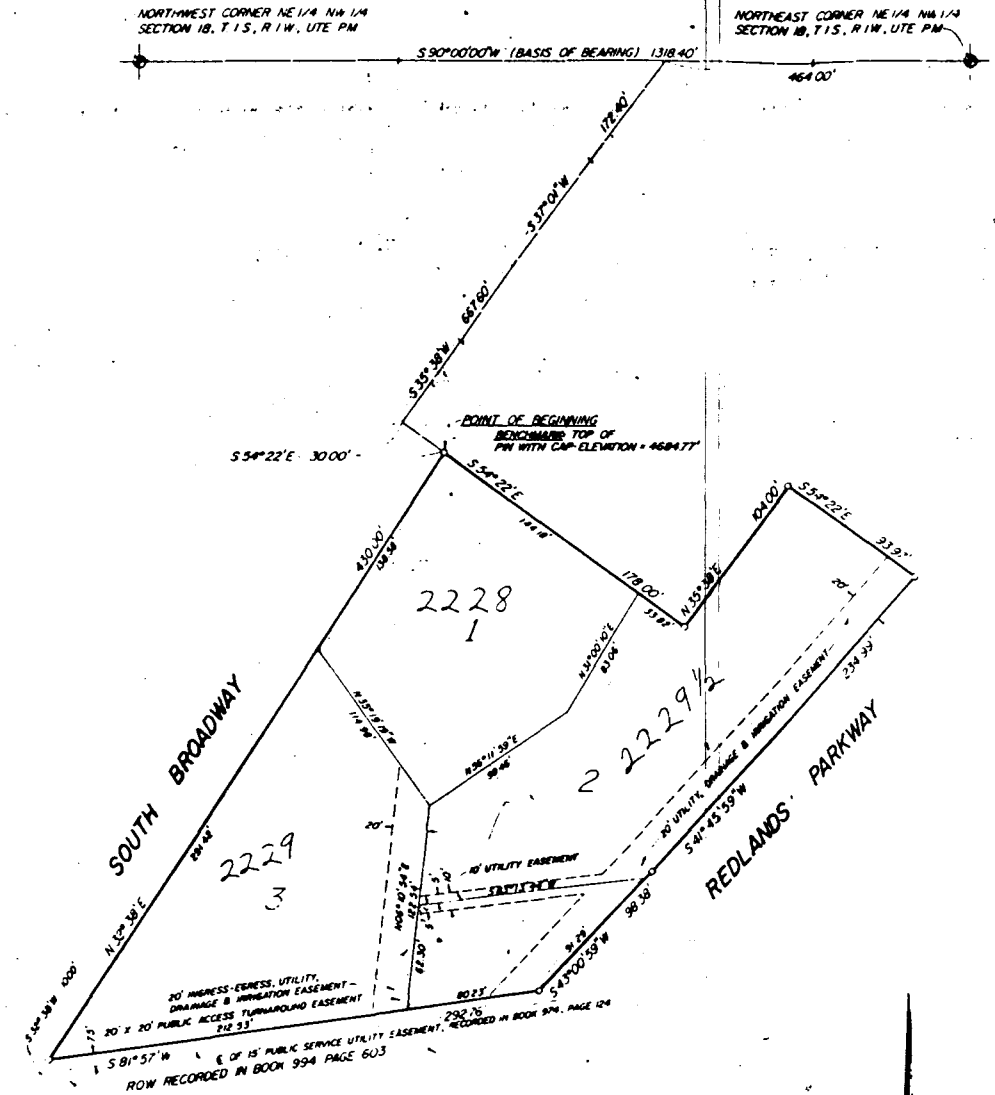
FRONT SETBACK  
 20'  
 SO: 7'  
 R: 10'

2, 3, 4, 5  
 ONLY  
 3-26-82  
 JPT



# TERRASOL SUBDIVISION

DEDICATION



NORTHWEST CORNER NE 1/4 NW 1/4 SECTION 18, T.1S, R.1W, UTE PM

NORTHEAST CORNER NE 1/4 NW 1/4 SECTION 18, T.1S, R.1W, UTE PM

S 90° 00' 00" W (BASIS OF BEARING) 1318.40'

464.00'

S 54° 22' E 3000'

POINT OF BEGINNING BENCHMARK TOP OF PIN WITH CAP ELEVATION = 4684.77'

2228  
1

2 2229 1/2

2229  
3

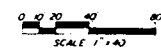
20' ADDRESS-EGRESS, UTILITY, DRAINAGE & IRRIGATION EASEMENT - 7' x 23'  
20' x 20' PUBLIC ACCESS TURNAROUND EASEMENT - 7' x 23'  
6 OF 15' PUBLIC SERVICE UTILITY EASEMENT, RECORDED IN BOOK 994, PAGE 124 ROW RECORDED IN BOOK 994 PAGE 603

### LEGEND

- ⊙ MESA COUNTY BRASS CAP
- MESA COUNTY ROW MONUMENT
- PIN SET IN CONCRETE WITH CAP
- ⊥ PIN SET AT LOT CORNER WITH CAP

### AREA SUMMARY

AREA IN LOTS - 1.990 AC. = 1000%



WHICH ALL MEN BY THESE PRESENTS:

That the undersigned is the owner of that real property situated in Section 18, Township 1 South, Range 1 West of the 10th Meridian in Mesa County, Colorado and being more specifically described as follows:

Commencing at the Northeast corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 18, Township 1 South, Range 1 West of the 10th Meridian in Mesa County, Colorado; thence S90°00'00" W 1318.40 Feet; thence S54°22'E 3000 Feet; thence S35°30'W 607.60 Feet; thence S54°22'E 30.00 Feet to the TRUE POINT AND PLACE OF BEGINNING; thence S54°22'E 178.00 Feet; thence N35°30'E 104.00 Feet; thence S54°22'E 33.37 Feet; thence along the Westwary Right-of-Way of Redlands Parkway the two following courses and distances: S41°45'50"W 234.28 Feet; thence S43°00'50"W 98.30 Feet; thence bearing said Right-of-Way S81°52'W 292.76 Feet; thence R32°30'E 430.00 Feet along the Eastwary line of South Broadway to the TRUE POINT AND PLACE OF BEGINNING containing 1.990 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as Terrasol Subdivision, a subdivision of a part of the County of Mesa.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicates those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements, shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 22 day of April, A.D. 1985.

*Charles R. Page*  
Charles R. Page

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 22 day of April, 1985 by Charles R. Page.

My commission expires 3-1-80  
Witness my hand and official seal.  
*Carmen Abeyta*  
Notary Public

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_, and is duly recorded in Plat Book No. \_\_\_\_\_ Page \_\_\_\_\_ Reception No. \_\_\_\_\_  
\_\_\_\_\_  
Clerk and Recorder Deputy Fees: \$ \_\_\_\_\_

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30 day of APRIL, A.D., 1985. County Planning Commission of the County of Mesa.

*Paul W. Nelson*  
Chairman

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 22 day of April, A.D., 1985. Board of County Commissioners of the County of Mesa.

*Renée Paul*  
Chairman

### SURVEYOR'S CERTIFICATE

I, Wayne M. Lizer, a Registered Land Surveyor in the State of Colorado, hereby certify that Terrasol Subdivision was prepared under my direction from field notes of a survey done in the field by me on April 24, 1984, and that this plat accurately represents said survey.

*Wayne M. Lizer*  
Wayne M. Lizer  
Registered Land Surveyor  
P.E., L.S. No. 14113

Approved: *Chairman, Utilities Coordinating Committee*

Date: April 22, 1985



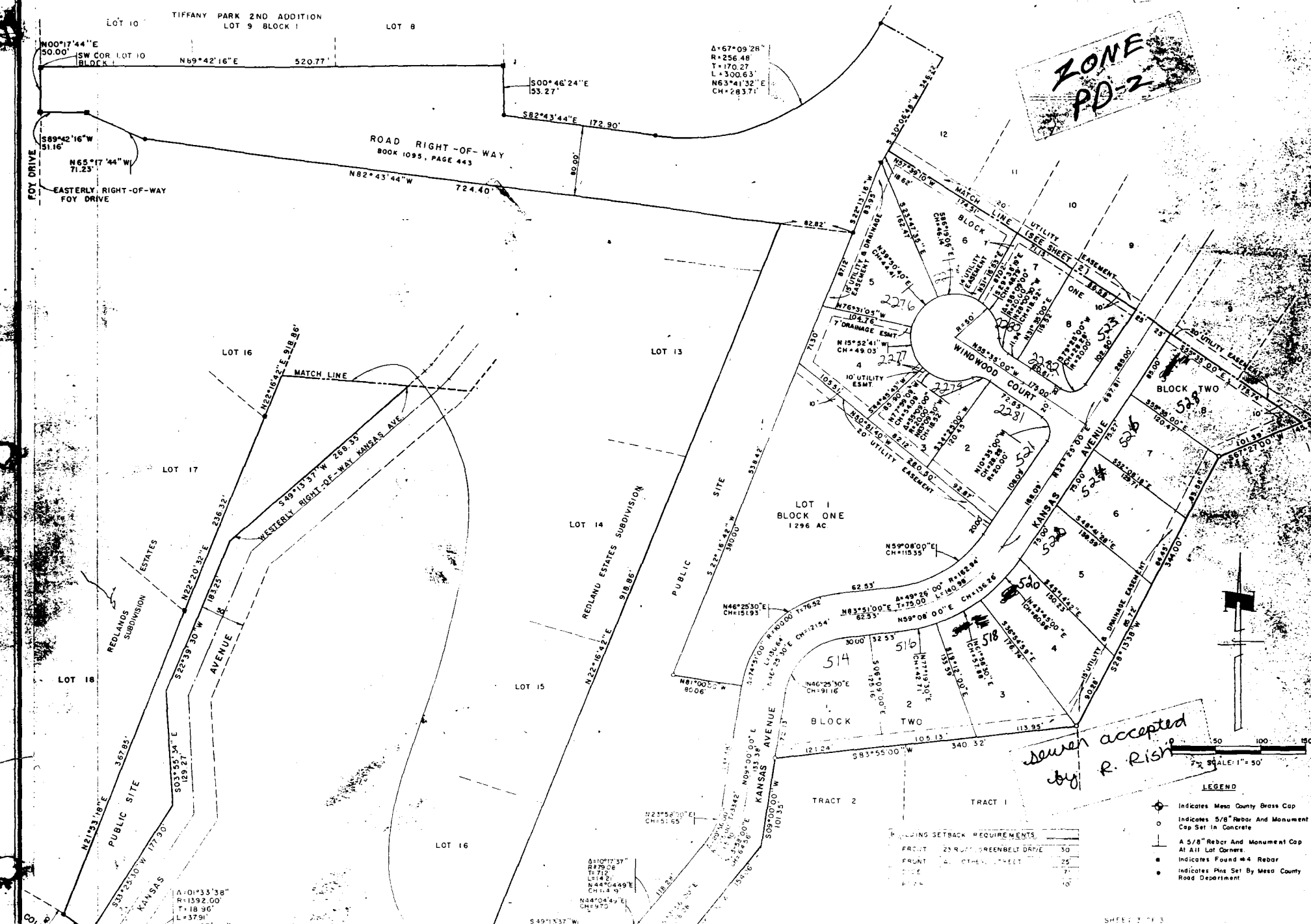
C37-84  
R2  
C.T.#14

NOTE: COUNTY WILL NOT MAINTAIN ROAD ALONG NORTH PROP. LINE

TERRASOL SUBDIVISION

W.H. LIZER & ASSOCIATES  
ENGINEERING & SURVEYING  
576 25 ROAD UNIT B 241-1129  
GRAND JUNCTION, COLORADO 81505

# THE BLUFFS WEST ESTATES FILING NO. ONE



**ZONE PD-2**

Sever accepted  
by R. Rish

BUILDING SETBACK REQUIREMENTS	
FRONT	25 FEET GREENBELT DRIVE 30
FRONT	ALL OTHER STREETS 25
SIDE	7.5
REAR	10

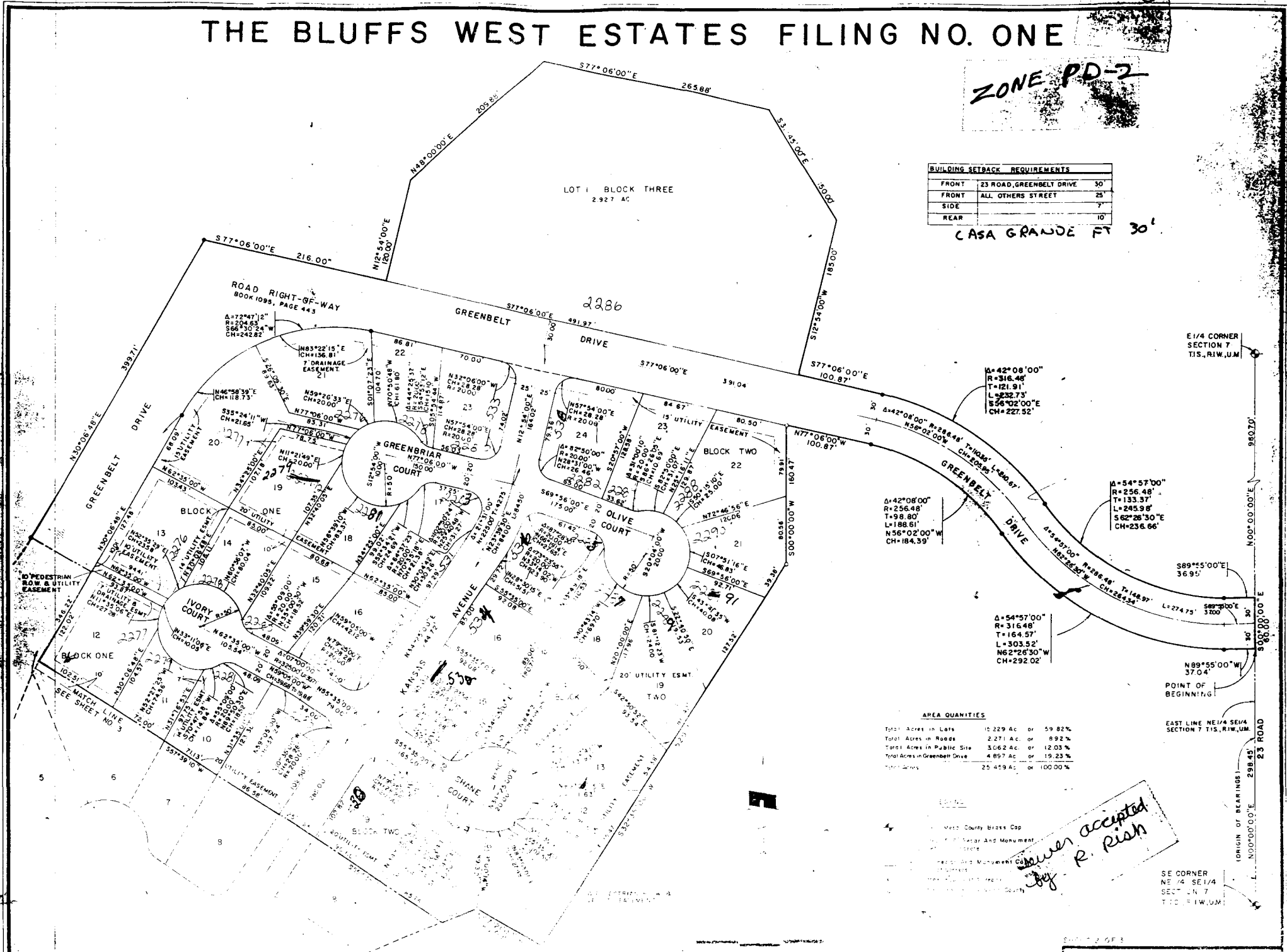
- LEGEND**
- ⊙ Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap Set In Concrete
  - ⊕ A 5/8" Rebar And Monument Cap At All Lot Corners
  - Indicates Found #4 Rebar
  - ⦿ Indicates Pins Set By Mesa County Road Department

# THE BLUFFS WEST ESTATES FILING NO. ONE

**ZONE PD-2**

BUILDING SETBACK REQUIREMENTS		
FRONT	23 ROAD, GREENBELT DRIVE	30
FRONT	ALL OTHERS STREET	25
SIDE		7
REAR		10

CASA GRANDE FT 30'



$\Delta = 42^{\circ}08'00''$   
 $R = 316.48'$   
 $T = 121.91'$   
 $L = 232.73'$   
 $S 56^{\circ}02'00'' E$   
 $CH = 227.52'$

$\Delta = 42^{\circ}08'00''$   
 $R = 256.48'$   
 $T = 98.80'$   
 $L = 188.81'$   
 $S 56^{\circ}02'00'' W$   
 $CH = 184.39'$

$\Delta = 54^{\circ}57'00''$   
 $R = 315.48'$   
 $T = 164.57'$   
 $L = 303.52'$   
 $N 62^{\circ}26'30'' W$   
 $CH = 292.02'$

**AREA QUANTITIES**

Total Acres in Lots	15,229 Ac.	or	59.82%
Total Acres in Roads	2,271 Ac.	or	8.92%
Total Acres in Public Site	3,062 Ac.	or	12.03%
Total Acres in Greenbelt Drive	4,897 Ac.	or	19.23%
Total Acres	25,459 Ac.	or	100.00%

*Survey accepted by R. Rish*

SE CORNER  
NE 1/4 SE 1/4  
SECTION 7  
T15S, R11W, U1M

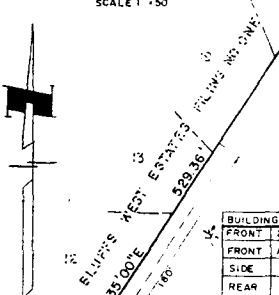
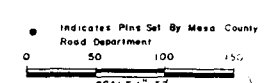
# BLUFFS WEST ESTATES FILING NO. TWO

PROPERTY OWNER'S ASSN. BY LAWS UNDER CONSIDER

**AREA QUANTITIES**

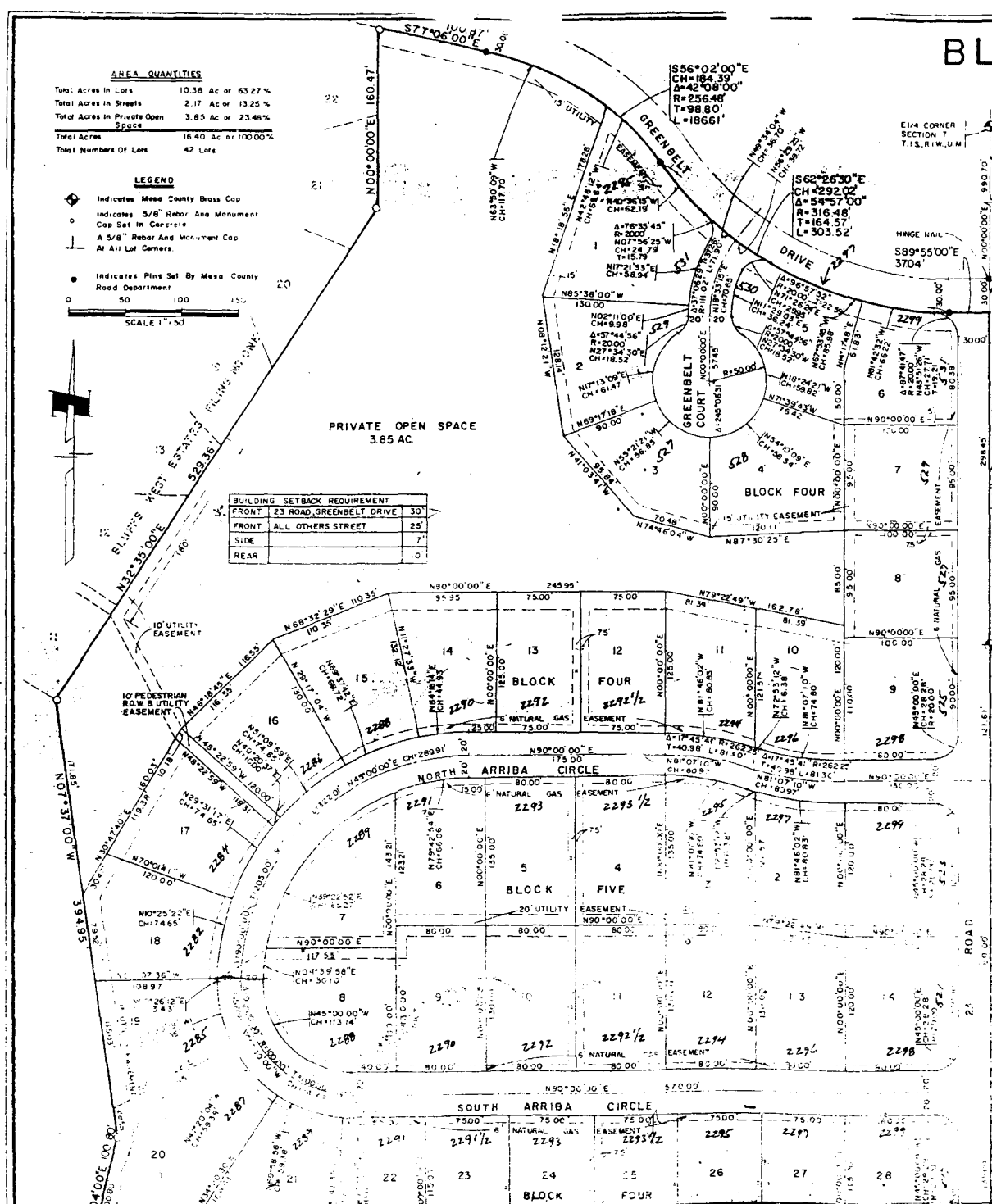
Total Acres in Lots	10.38 Ac. or 63.27%
Total Acres in Streets	2.17 Ac. or 13.25%
Total Acres in Private Open Space	3.85 Ac. or 23.48%
Total Acres	16.40 Ac. or 100.00%
Total Number of Lots	42 Lots

- LEGEND**
- Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap Set in Concrete
  - Indicates 5/8" Rebar And Monument Cap At All Lot Corners
  - Indicates Plat Set By Mesa County Road Department



**BUILDING SETBACK REQUIREMENT**

FRONT	23 ROAD, GREENBELT DRIVE	30'
FRONT	ALL OTHERS STREET	25'
SIDE		7'
REAR		0'



AND ALL MEN BY THESE PRESENTS:

That the undersigned The Bluffs, Ltd., a Colorado limited partnership, as the owner of said real property situated in the County of Mesa, State of Colorado and being a part of the E 1/2 of Section 7, Township 13 South, Range 2 West of the 10th Meridian, as shown on the accompanying plat, said real property being more fully described as follows:

Beginning at the Southeast corner (SE Cor.) of said Section 7; Thence S 04° 00' 00" W along the East Line of 1/4 SE 1/4 of said Section 7 a distance of 370.00 feet; Thence S 90° 00' 00" W 804.40 feet; Thence N 12° 04' 00" E 100.00 feet; Thence W 07° 00' W 252.45 feet; Thence S 15° 15' 00" E 229.26 feet; Thence S 00° 00' 00" E 160.47 feet; Thence S 77° 06' 00" E 111.97 feet; Thence a curve to the right whose radius is 295.48 feet and whose long chord bears S 56° 02' 00" E 184.39 feet; Thence a curve to the left whose radius is 316.48 feet and whose long chord bears S 24° 26' 00" E 292.00 feet; Thence S 00° 00' 00" E 37.00 feet to a point on the East Line NE 1/4 SE 1/4 of said Section 7; Thence S 00° 00' 00" E a line 411.48 feet long to the 1/4 SE 1/4 of Section 7 a distance of 295.47 feet to the point beginning, containing 16.40 acres.

That said owner has caused the said real property to be laid out and surveyed as Bluffs West Estates Filing No. Two, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets, roads and pedestrian right-of-way as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to wire interfering lines and utility; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the owner or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 17th day of July, A.D., 1978.

By David D. Behrman, President  
Carolyn L. Behrman, Secretary

The foregoing instrument was acknowledged before me this 17th day of July, 1978 by David G. Behrman, partner of The Bluffs, Ltd., a Colorado limited partnership.

Attest by me an official seal:  
 My commission expires: Aug 29 1980

APPROVED BY MEASUREMENTS CERTIFICATE

By E. J. H. 1196 445  
 Clerk and Recorder

APPROVED BY COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17th day of August, 1978, County Planning Commission of the County of Mesa, Colorado.  
Mary Ann Buss, Chairman

APPROVED BY REGISTERING CLERK CERTIFICATE

Approved this 30th day of August, 1978, County Clerk of the County of Mesa, Colorado.  
Edith, Chairman

REGISTERED BY REGISTERING CLERK CERTIFICATE

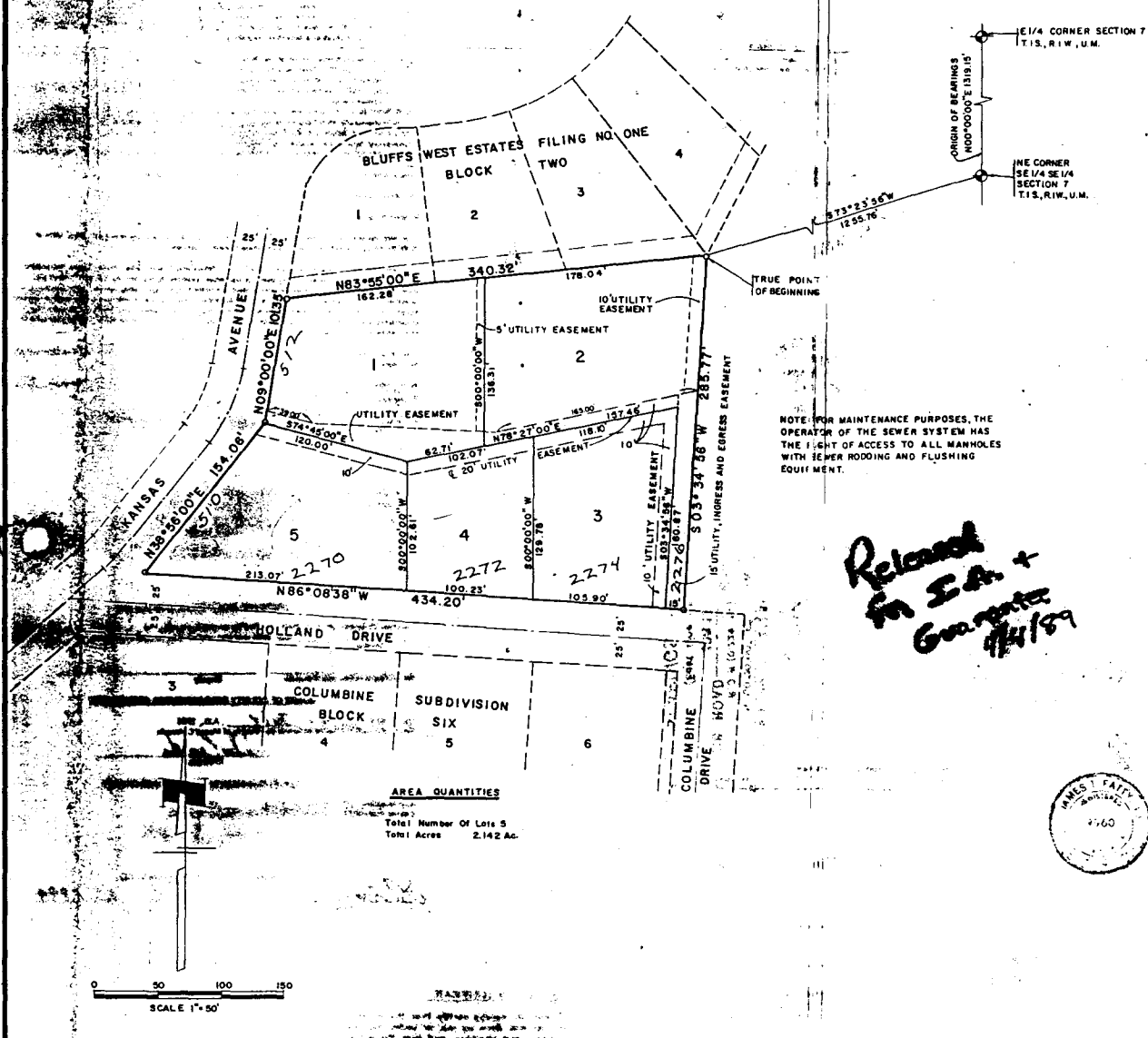
Registered this 30th day of August, 1978, County Clerk of the County of Mesa, Colorado.  
Edith, Chairman

*sewer accepted*  
*R. Pish*

Driveway permits required

R2

# REDAHCO SUBDIVISION



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Robert L. Hiron and Dorothy A. Hiron are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the S 1/2 SE 1/4 of Section 7, Township 1 South, Range 1 West, of the Ute Meridian as shown on the accompanying plat said real property being more particularly described as follows:

Commencing at the NE Corner SE 1/4 SE 1/4 of said Section 7; Thence S. 73° 23' 56" W 1255.76 feet to the TRUE POINT OF BEGINNING; Thence S. 03° 34' 56" W 285.77 feet; Thence N. 86° 08' 38" W 434.20 feet; Thence E. 38° 56' 00" E 154.06 feet; Thence N. 09° 00' 00" E 101.35 feet; Thence N. 83° 55' 00" E 340.32 feet to the TRUE POINT OF BEGINNING. Containing 2.142 acres.

That said owners have caused the said real property to be laid out and surveyed as Redahco Subdivision, a Subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including, but not limited to electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. The above utility easements are to be dedicated to the "PUBLIC UTILITIES".

That all expense for street paving or improvement shall be financed by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners Robert L. Hiron and Dorothy A. Hiron have caused their names to be hereunto subscribed this 18th day of March, A.D., 1978.

Robert L. Hiron  
Robert L. Hiron

Dorothy A. Hiron  
Dorothy A. Hiron

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 18th day of March, A.D., 1978 by Robert L. Hiron and Dorothy A. Hiron.

My Commission Expires: Aug 24, 1981

Thomas A. Pappas  
Notary Public

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:12 o'clock P.M. this 18th day of March, A.D., 1978 and is duly recorded in Plat Book No. 11, Page 356.

Earl S. Sawyer  
Clerk and Recorder

Deputy: \_\_\_\_\_

Fee: \$ 1000

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of March, A.D., 1978, County Planning Commission of the County of Mesa, Colorado.

Mary Buss  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th day of March, A.D., 1978, Board of County Commissioners of the County of Mesa, Colorado.

Earl S. Sawyer  
Chairman

SURVISTOR'S CERTIFICATE

I, James T. Petty Jr., do hereby certify that the accompanying plat of Redahco Subdivision, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Petty Jr.  
James T. Petty Jr.  
Registered Land Surveyor  
Colorado Registration No. 1442

Bill Robinson  
Mesa County Road Department

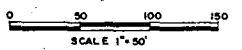
Date: 4-3-78

NOTE: FOR MAINTENANCE PURPOSES, THE OPERATOR OF THE SEWER SYSTEM HAS THE RIGHT OF ACCESS TO ALL MANHOLES WITH SEWER RODDING AND FLUSHING EQUIPMENT.

Released for S.A. + Guarantee 4/4/89

**AREA QUANTITIES**

Total Number of Lots	5
Total Acres	2.142 Ac.



**LEGEND**

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners


REDAHCO SUBDIVISION  
PARAGON ENGINEERING, INC.



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 Newton, City Engineer  
Doug Cline, Streets Superintendent  
Don Hobbs, Parks Manager  
Jim Bright, Fire Department  
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  
Beth Meeks, Communication Supervisor

FROM: Dave Thornton, Community Development Department 

RE: **IMPACT REPORT FOR BLUFFS WEST #2 ANNEXATION**

DATE: July 31, 1995

On Wednesday, August 2nd, a resolution for the referral of the petition to annex the Bluffs West #2 Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on September 6th, with second reading on September 20th. The annexation will be effective October 22nd. 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 ~~July~~ August 14th, 1995. Please either submit by E-mail via attachment using Word Perfect 5.1 and/or by hard copy if a spread sheet is used. Thank you.**

---

**BLUFFS WEST #2 ANNEXATION LOCATION**

Various properties located south of E 1/2 Road and west of 23 Road along the Redlands Parkway to Riggs Hill (see map).

**SUMMARY**

**PARCELS = 154**

**# of Dwelling Units = 136**

**ACRES = 184.12 Total**

**Estimated Population = 288**

The annexation includes the following right-of-way: (All ROW includes the full street width unless otherwise noted. See map)

Redlands Parkway	1 mile
Broadway (Hwy 340)	1000 ft
South Broadway	1 mile
South Rim Drive (was Greenbelt Drive)	1200 ft
Kansas Avenue	1500 ft
	700 feet west half ROW
Holland Drive	500 ft north half ROW
Ridge Stone Court	400 ft
Greenbelt Court	200 ft
Olive Court	200 ft
Greenbriar Court	150 ft
Ivory Court	250 ft
Shane Court	150 ft
Windwood Court	200 ft
N Arriba Circle	700 ft
S Arriba Circle	700 ft
23 Road	1900 ft west half ROW

**Previous County Zoning:** Planned Res.-2, Residential-2, Business

**Proposed City Zoning:** RSF-4 (maximum of 4 units per acre)  
Planned Residential - (2 units per acre)  
Public Zone (PZ)  
Heavy Business (B-3)

**Current Land Use:** Residential; and Business (including: The Animal Hospital, Western Valley Family Practice, New Horizon Real Estate, The Village Hare, Loco Corporate Offices, Subway, Dominos Pizza, Conoco (Loco Store), and Stephen Johnson D.D.S.); and Grobette's Nursery; and Riggs Hill - Museum property.

**Future Land Use:**  
same as current land use

**Assessed Values:**  
Land = \$357,900.00  
Improvements = \$1,345,640.00  
TOTAL VALUE = \$1,703,540.00



Census Tract: 14.01 and 14.02

**Address Ranges:**

Redlands Parkway	475 thru 550 & 2225 thru 2250
Broadway (Hwy 340)	2245 thru 2261
South Broadway	2125 thru 2200 northside & 2200 thru 2250 eastside
South Rim Drive (was Greenbelt Drive)	2276 thru 2299
Kansas Avenue	510 thru 536 & westside of ROW from Broadway to Holland
Holland Drive	2270 thru 2274 northside
Ridge Stone Court	537 thru 543
Greenbelt Court	527 thru 531
Olive Court	2282 thru 2291
Greenbriar Court	2276 thru 2280
Ivory Court	2276 thru 2283
Shane Court	2284 thru 2290
Windwood Court	2276 thru 2281
N Arriba Circle	2282 thru 2298
S Arriba Circle	2285 thru 2298
23 Road	517 thru 549 1/2 westside

and 2285 El Rio Drive

(a-team.bf2)

# DEPARTMENT OF COMMUNITY DEVELOPMENT

*file*

## *Annexation Impact Report*

*Annexation Name* BLUFFS WEST #2 (8/14/95)

	<i>This Annexation</i>	<i>Cumulative Impacts of Previous Annexations</i>
Impact on Level of Service	Continues to decline - especially in the area of weeds & ROW maintenance.	
Impact on Current Budget	<p><b>Code Enforcement</b>            154 parcels X .05 = 8            8 X 17 = \$136.00</p> <p><b>Weeds</b>            154 X .08 = 12            12 X 28 = \$336.00</p> <p><b>TOTAL = \$472.00</b></p>	Including Eastern Commercial \$4,214.00
Impact on Future Budgets	<p><b>Code Enforcement</b>            8 X 160 = \$1,280</p> <p><b>Weeds</b>            12 X 75 = \$900</p> <p><b>TOTAL = \$2,180</b></p>	Including Eastern Commercial \$22,430.00

STAFF REVIEW

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FILE: #ANX-95-118

BLUFFS WEST #2 ANNEXATION

DATE: August 2, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve by Resolution the Referral of Petition for the Bluffs West #2 Annexation.

**LOCATION:** Various properties located south of E 1/2 Road and west of 23 Road along the Redlands Parkway to Riggs Hill

**APPLICANTS:** The City of Grand Junction

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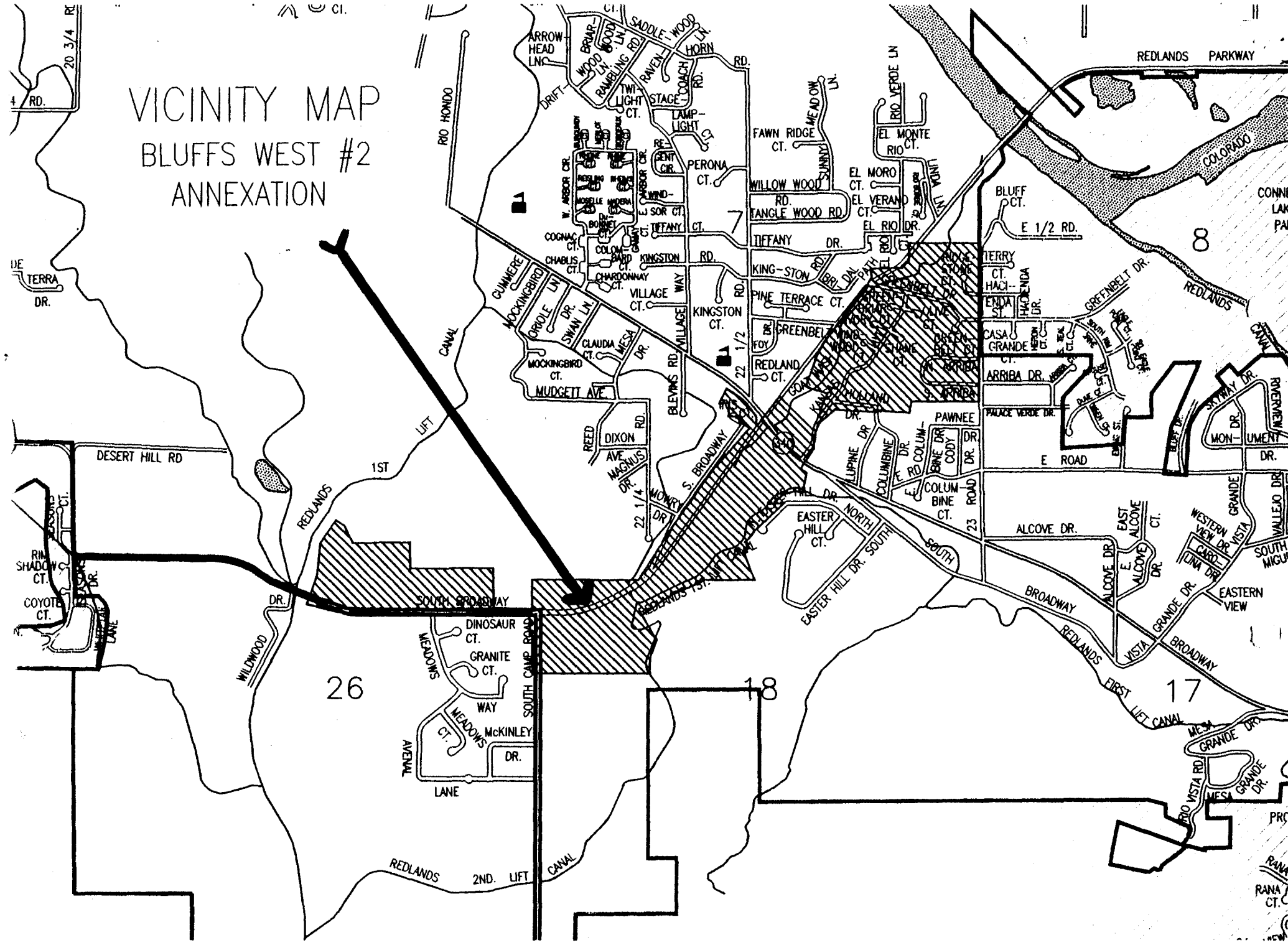
**EXECUTIVE SUMMARY:** Powers of Attorney for annexation have been signed for a majority of the properties included in the Bluffs West #2 Annexation. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by resolution the Referral of Petition for the Bluffs West #2 Annexation.

**STAFF ANALYSIS:** This annexation petition is a majority annexation petition using Powers of Attorney signed by property owners for sewer service. Total area of the annexation includes 154 parcels on approximately 185 acres. The annexation petition comprises ~~88%~~ <sup>77%</sup> of the parcels, ~~71%~~ of the landowners, and 51% of the acreage included in the Bluffs West #2 Annexation and therefore meets the requirements of CRS 31-12-107.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

# VICINITY MAP BLUFFS WEST #2 ANNEXATION



STAFF REVIEW

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FILE: #ANX-95-118

BLUFFS WEST #2 ANNEXATION

DATE: September 6, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council accept the annexation petition and approve on First reading the annexation ordinance for the Bluffs West #2 Annexation.

**LOCATION:** Various properties located south of E 1/2 Road and west of 23 Road along the Redlands Parkway to Riggs Hill

**APPLICANTS:** The City of Grand Junction

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**EXECUTIVE SUMMARY:** Powers of Attorney for annexation have been signed for a majority of the properties included in the Bluffs West #2 Annexation. 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 Bluffs West #2 Annexation.

**STAFF ANALYSIS:** This annexation petition is a majority annexation petition using Powers of Attorney signed by property owners for sewer service. Total area of the annexation includes 154 parcels on approximately 185 acres. The annexation petition comprises 80% of the parcels, 81% of the landowners, and 51% of the acreage included in the Bluffs West #2 Annexation and therefore meets the requirements of CRS 31-12-107.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

STAFF REVIEW

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FILE: #ANX-95-118

BLUFFS WEST #2 ZONE OF ANNEXATION  
& Conditional Use Permit for a  
Nursery in a RSF-4 Zone

DATE: September 12, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that Planning Commission recommend to City Council the proposed zoning as shown on the Proposed Zoning map for the Zone of Annexation for the Bluffs West #2 Annexation and approve the Conditional Use permit to allow a nursery in a RSF-4 zone district.

**LOCATION:** Various properties located south of E 1/2 Road and west of 23 Road along the Redlands Parkway to Riggs Hill

**APPLICANTS:** The City of Grand Junction

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**EXECUTIVE SUMMARY:** Powers of Attorney for annexation have been signed for a majority of the properties included in the Bluffs West #2 Annexation. The Petition for Annexation is before City Council. The City has to zone all property annexed into the City within 90 days of the annexation.

**EXISTING LAND USE:** Residential, Vacant, Museum property, Business, and Nursery.

**PROPOSED LAND USE:** Same

**SURROUNDING LAND USE**

NORTH: Residential  
SOUTH: Vacant  
EAST: Residential  
WEST: Residential

**EXISTING COUNTY ZONING:** R-2, PR-2, Business

**PROPOSED CITY ZONING:** RSF-4, PR-2, B-3

**SURROUNDING ZONING**

NORTH: R2 and PUD (Mesa County)  
SOUTH: R2 and PR-4 (Mesa County)  
EAST: R2 (Mesa County) and Planned Residential (City)  
WEST: R2 (Mesa County)

**STAFF ANALYSIS:**

This annexation petition is a majority annexation petition using Powers of Attorney signed by property owners for sewer service. Total area of the annexation includes 154 parcels on approximately 185 acres.

Existing zoning in the County is R-2 which allows 3.5 units per acre, PR-2 which allows 2 units per acre, and Business which allows various business type land uses. The most equivalent straight zone in the City for R2 is Residential Single Family with a maximum of 4 units per acre (RSF-4). The County's Business (B) zone is similar to the City's Heavy Business (B-3) zone. We are proposing those two zone districts as well as applying a PR-2 City zone to those properties zoned PR-2 in the County.

Upon annexation the City will receive from the County the development files for the PR2 area. The majority of the PR2 area is already developed. There remains a few vacant single family lots in Bluffs West #3. Please see the attached table showing the comparisons of the bulk requirements in RSF-4 with R-2, PR2 with PR2 (No Change), and B-3 with B.

Conditional Use Permit:

The Grobette's Nursery, 2259 Broadway, has been located at the SE corner of the Redlands Parkway and Broadway for over 15 years. Recently Grobette's closed down, but the land use is well established at this location and the infrastructure remains there for a Nursery use. As part of the Bluffs West #2 annexation, staff is proposing that a Conditional Use Permit be granted that will allow a Nursery in a Residential Single Family - 4 units per acre (RSF-4) zone district for this 5.74 acre site. The existing County zoning is R2 and Nurseries are allowed uses in the R2 zone district. The City's most equivalent zone to R2 is RSF-4. The RSF-4 zone requires a Conditional Use Permit for Nurseries.

**STAFF RECOMMENDATIONS:**

Staff recommends that the proposed zone districts as shown on accompanying zoning map be applied to the Bluffs West #2 Annexation.

**PLANNING COMMISSION MOTIONS:**

Mr. Chairman, on item #ANX-95-118, the Zone of Annexation for the Bluffs West #2, I move that we forward this on to City Council with the recommendation of approval as proposed by Staff and shown on the Bluffs West #2 proposed zoning map.

Mr. Chairman, on item #ANX-95-118, the Conditional Use Permit to allow a Nursery in a RSF-4 zone district for the Grobette's Nursery location at 2259 Broadway, I move that we approve this.

Approve  
6-0

Approve  
6-0

## County/City Zoning Comparison

(page 1 of 2)

ANNEXATION: Bluffs West #2

Criteria	Current County Zone - PR2 (2 units per acre)			Proposed City Zone - PR2 (2 units per acre)
	Bluffs West - Filing No. 1	Bluffs West - Filing No. 2	Bluffs West - Filing No. 3	
Land Use Type	Residential	Residential	Residential	same
Minimum Lot Size	As per approved plans	As per approved plans	As per approved plans	same
Front Setback for Minor Arterial Street	20'	25' except 30' from 23 Road & South Rim Dr.	25' except 30' from 23 Road, South Rim Dr., & Redlands Parkway	same
Rear Setback	7'	7'	7'	same
Side Setback	10'	10'	10'	same

\*More restrictive\*

Criteria	Current County Zone - R2 (3.5 units per acre)	Proposed City Zone - RSF-4 (4.0 units per acre)
Land Use Type	Single Family & Duplex Residential, Churches Allowed	*Residential, Churches with Conditional Use Permit*
Minimum Lot Size	*11,000 sq.ft.; 9,900 sq.ft. with sewer *	8,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	*30' from property line*
Side Setback	*15' from property line*	7' from property line

Note: All existing homes that have been built with a rear setback of less than 30' from the property line are grandfathered under the City's RSF-4 zone district. A variance to rebuild would be required to reduce rear setback to 25' from the property line if the structure is destroyed by more than 50% of the fair market value.



## County/City Zoning Comparison

(page 2 of 2)

ANNEXATION: Bluffs West #2

\*More restrictive\*

Criteria	Current County Zone - B	Proposed City Zone - B-3
Land Use Type	Business District	Indoor retail and service business
Minimum Lot Size	None	None
Front Setback for Minor Arterial Street	40' from centerline of ROW	*45' from centerline of ROW*
Rear Setback	*20*	0 feet but 10 feet if abutting residential zone
Side Setback	None	*0 feet but 10 feet if abutting residential zone*

Note: All existing buildings that have been built within a setback less than the B-3 zone setback requirement are grandfathered under the B-3 zone district. A variance is required to rebuild at that same setback if the structure is destroyed by more than 50% of the fair market value.

Peggy Lok

STAFF REVIEW

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FILE: #ANX-95-118

BLUFFS WEST #2 ANNEXATION

DATE: September 20, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve on Second reading the annexation ordinance for the Bluffs West #2 Annexation.

**LOCATION:** Various properties located south of E 1/2 Road and west of 23 Road along the Redlands Parkway to Riggs Hill

**APPLICANTS:** The City of Grand Junction

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**EXECUTIVE SUMMARY:** Powers of Attorney for annexation have been signed for a majority of the properties included in the Bluffs West #2 Annexation. Staff requests that City Council approve the annexation ordinance for the Bluffs West #2 Annexation.

**STAFF ANALYSIS:** This annexation petition is a majority annexation petition using Powers of Attorney signed by property owners for sewer service. Total area of the annexation includes 154 parcels on approximately 185 acres. The annexation petition comprises 80% of the parcels, 81% of the landowners, and 51% of the acreage included in the Bluffs West #2 Annexation and therefore meets the requirements of CRS 31-12-107. This annexation has 136 dwelling units.

**FISCAL IMPACTS:** See attached summary.

**STAFF RECOMMENDATION:**

Staff recommends approval.

# BLUFFS WEST #2 ANNEXATION

## Fiscal Impact Overview

9/6/95

	Year <u>1</u>	Year <u>2</u>	Year <u>3</u>	Year <u>4</u>	Year <u>5</u>	Year <u>20</u>
ANNUAL REVENUE	\$ 115,852	\$ 121,063	\$ 126,519	\$ 132,233	\$ 138,218	\$ 271,742
ANNUAL COSTS	105,984	103,385	105,515	109,614	113,871	201,640
ONE-TIME COSTS	125,248	95,287	95,287	-	-	-
<b>ANNUAL VARIANCE</b>	<b>\$ (115,380)</b>	<b>\$ (77,609)</b>	<b>\$ (74,283)</b>	<b>\$ 22,619</b>	<b>\$ 24,347</b>	<b>\$ 70,102</b>

*20 Year Cumulative Variance = \$ 455,931*

*20 Year Net Present Value = \$ 99,150*

*Break-Even Point = 12 Years*

### NOTES:

Given the City's low property tax rate, it is typical for an annexation that is primarily residential to not breakeven in this model.

If the model gave credit to an annexation area for its current sales tax contributions, most of the residential areas would break-even on an operating basis. For this annexation area, the 20-Year Net Present Value of these additional revenues = \$604,000.

Areas with significant infrastructure deficiencies are supported by sales tax revenue already being collected from travelers, visitors, and shoppers from outside the County.

STAFF REVIEW

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FILE: #ANX-95-118 BLUFFS WEST #2 ZONE OF ANNEXATION

DATE: October 4, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve on second reading the proposed zone of annexation as shown on the proposed zoning map (Exhibit A) for the Bluffs West #2 Annexation.

**LOCATION:** Various properties located south of E 1/2 Road and west of 23 Road along the Redlands Parkway to Riggs Hill

**APPLICANTS:** The City of Grand Junction

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**EXECUTIVE SUMMARY:** The City is required by State Statute to zone properties annexed into the City within 90 days of the effective date of the annexation. The Bluffs West #2 Annexation has been approved by City Council.

**EXISTING LAND USE:** Residential, Vacant, Museum property, Business, and Nursery/Greenhouse.

**PROPOSED LAND USE:** Same

**SURROUNDING LAND USE**

NORTH: Residential  
SOUTH: Vacant  
EAST: Residential  
WEST: Residential

**EXISTING COUNTY ZONING:** R-2, Planned Residential-2 (PR-2), Business

**PROPOSED CITY ZONING:** RSF-4, Planned Residential-2 (PR-2), Heavy Business (B-3) and Public Zone (PZ)

**SURROUNDING ZONING**

NORTH: R2 and PUD (Mesa County)  
SOUTH: R2 and PR-4 (Mesa County)  
EAST: R2 (Mesa County) and Planned Residential (City)  
WEST: R2 (Mesa County)

**STAFF ANALYSIS:**

Total area of the annexation includes 154 parcels on approximately 185 acres and includes 136 dwelling units.

Existing zoning in the County is R-2 which allows 3.5 units per acre, PR-2 which allows 2 units per acre, and Business which allows various business type land uses. The most equivalent straight zone in the City for R2 is Residential Single Family with a maximum of 4 units per acre (RSF-4). The County's Business (B) zone is similar to the City's Heavy Business (B-3) zone. We are proposing those two zone districts as well as applying a PR-2 City zone to those properties zoned PR-2 in the County.

Upon annexation the City will receive from the County the development files for the PR2 area. The majority of the PR2 area is already developed. There remains a few vacant single family lots in Bluffs West #3. Please see the attached table showing the comparisons of the bulk requirements in RSF-4 with R-2, PR2 with PR2 (No Change), and B-3 with B.

A Public Zone (PZ) zoning designation has been proposed for 5 properties owned by Mesa County. Previous County zoning was R2 for all 5 parcels.

The Grobeters Nursery at 2259 Broadway was granted a Conditional Use Permit by City Planning Commission at their September 12th meeting for the existing facility. As part of the change from County zoning to City zoning, a Conditional Use Permit is required for nurseries/greenhouses in the City's RSF-4 zone district. The previous County zoning was R2 and Nurseries are allowed uses in the R2 zone district. The City's most equivalent zone to R2 is RSF-4.

**STAFF RECOMMENDATION:**

Staff recommends that the proposed zone districts as shown on accompanying zoning map be applied to the Bluffs West #2 Annexation.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended approval of the Zone of Annexation for the Bluffs West #2 to be those zone districts as shown on the Bluffs West #2 proposed zoning map (Exhibit A).

*Approved by City Council 5-1  
on OCT 4, 1995*

(bw2zone.rpt)

## County/City Zoning Comparison

(page 1 of 2)

ANNEXATION: Bluffs West #2

Criteria	Current County Zone - PR2 (2 units per acre)			Proposed City Zone - PR2 (2 units per acre)
	Bluffs West - Filing No. 1	Bluffs West - Filing No. 2	Bluffs West - Filing No. 3	
Land Use Type	Residential	Residential	Residential	same
Minimum Lot Size	As per approved plans	As per approved plans	As per approved plans	same
Front Setback for Minor Arterial Street	20'	25' except 30' from 23 Road & South Rim Dr.	25' except 30' from 23 Road, South Rim Dr., & Redlands Parkway	same
Rear Setback	7'	7'	7'	same
Side Setback	10'	10'	10'	same

\*More restrictive\*

Criteria	Current County Zone - R2 (3.5 units per acre)	Proposed City Zone - RSF-4 (4.0 units per acre)
Land Use Type	Single Family & Duplex Residential, Churches Allowed	*Residential, Churches with Conditional Use Permit*
Minimum Lot Size	*11,000 sq.ft.; 9,900 sq.ft. with sewer *	8,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	*30' from property line*
Side Setback	*15' from property line*	7' from property line

Note: All existing homes that have been built with a rear setback of less than 30' from the property line are grandfathered under the City's RSF-4 zone district. A variance to rebuild would be required to reduce rear setback to 25' from the property line if the structure is destroyed by more than 50% of the fair market value.

**ANNEXATION AREA FACT SHEET**

Name of Area: Bluffs West #2 Date: July 21, 1995

Common Location: VARIOUS properties located south of E 1/2 Road and west of 23 Road, along both sides of the Redlands Parkway to Riggs Hill.

Existing Land Use:	Estimate # of Acres:
<u>Residential</u>	<u>102 Acres</u>
<u>BUSINESS</u>	<u>3 Acres</u>
<u>MUSEUM</u>	<u>31 Acres</u>
<u>VACANT / R.O.W</u>	<u>27 ac /</u>

TOTAL  
184.12 Acres

Projected Land Use:

<u>Residential, BUSINESS,</u>	# of Parcels: <u>154</u>
<u>MUSEUM USE</u>	# of Parcels - Owner Occupied: <u>136</u>

# of Dwelling Units: 136 Estimated Population: 288 (w/ 2.12)  
294 (w/ 2.16)

Special Districts:

* Water: <u>UTE WATER</u>	Service Provider: <u>City/County</u>
Sewer: _____	_____
* Fire: <u>GRAND JUNCTION FIRE</u>	_____
Drainage: _____	_____
* School District 51	_____
Irrigation: _____	<u>Redlands Water &amp; Power</u>
* Pest: <u>Redlands Mosquito Control</u>	_____
Other: _____	_____

Legal Requirements: (Check as each requirement is confirmed)

- One sixth contiguity to existing City limits
- Land held in identical ownership not divided w/o written consent.
- Land in identical ownership greater than \$200,000 assessed valuation not included without written consent.
- Area is or will be urbanized.
- Does not extend boundary more than 3 miles/year (except enterprise 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:	Proposed City Zoning:
<u>R2</u>	<u>RSF-4 &amp; PZ</u>
<u>PR2</u>	<u>PR2</u>
<u>B</u>	<u>B-3</u>

Type of Petition: Property Owner P.O.A.  Enclave \_\_\_\_\_  
Majority

July 7, 1995

FIELD(name)  
FIELD(street address)  
FIELD(city/state/zip)

Dear FIELD(name):

The City of Grand Junction will be considering the annexation of lands in your area. You are invited to attend an informal meeting to discuss the proposed annexation with City officials. We have scheduled two nights to meet with your neighborhood. You may attend either meeting. The meetings will be held on Thursday, July 20th at 7 p.m. and Wednesday, July 26th at 7 p.m., both at the Redlands Middle School Cafeteria (2200 Broadway). This proposed annexation, which includes Bluffs West Estates filings 1 thru 3, and additional properties located along the Redlands Parkway, and South Broadway to Riggs Hill, will be called the Bluffs West #2 Annexation. The County's property ownership records show that you currently own property within this proposed annexation.

The City feels that you should have all of the facts concerning annexation before any final action takes place. We will be there to inform you of the effects of annexation and address those annexation questions many of you may have.

To help facilitate this meeting and perhaps answer many of your questions beforehand, I have enclosed with this invitation a newsletter which answers many of the questions we often hear from residents of the valley about annexation. The City Council will hold a public hearing for this annexation at a regularly scheduled City Council meeting. The current schedule for that hearing is September 20, 1995. City Council meetings begin at 7:00 p.m. and are held at the City/County Auditorium, at City Hall, 250 North 5th Street.

If you have any questions or need additional information before the meeting, please contact me or Dave Thornton, Senior Planner at 244-1430. We look forward to seeing you on either the 20th or 26th.

Respectfully,



Larry Timm  
Director of Community Development

enclosure

neig-mtg.ltr



Destination Properties Inc.  
c/o Lowe Dev Corp Attn M. Rozalsky  
11777 San Vicente Blvd.  
Los Angeles, CA 90049

Val R. & Helena Anne McDannel  
549 1/2 23 Rd.  
Grand Junction, CO 81503

John R. & Julia J. Christianson  
549 23 Rd.  
Grand Junction, CO 81503

Marilyn McCormack - Trustee U/D/T  
547 23 Rd.  
Grand Junction, CO 81503

Frederic W. & Carol E. Bissinger  
545 23 Rd.  
Grand Junction, CO 81503

Harvey E. & Helen J. Kassebaum  
543 23 Rd.  
Grand Junction, CO 81503

~~Maureen L. McLaughlin~~  
~~Donald C. & Janice E. Burris~~  
541 1/2 23 Rd.  
Grand Junction, CO 81503

Eugene A. & N. Darlene Roche  
541 23 Rd.  
Grand Junction, CO 81503

Fred C. & Judy Fahlsing  
536 Ridgestone Ct.  
Grand Junction, CO 81503

Paul M. & Dora J. Glasgow  
538 Ridgestone Ct.  
Grand Junction, CO 81503

Michael John & Kim Allison Nathe  
540 Ridgestone Ct.  
Grand Junction, CO 81503

Louis J. & Teri L. Ciocco  
604 25 Rd.  
Grand Junction, CO 81503

James R. & Mary E. Taylor  
543 Ridgestone Ct.  
Grand Junction, CO 81503

Ronald E. & Mary E. Terry  
541 1/2 Ridgestone Ct.  
Grand Junction, CO 81503

Peter Hautzinger & Catherine Welty  
541 Ridgestone Ct.  
Grand Junction, CO 81503

Leslie M. & Ruby J. Frink  
539 1/2 Ridgestone Ct.  
Grand Junction, CO 81503

Bryan D. & Linda M. Gsell  
539 Ridgestone Ct.  
Grand Junction, CO 81503

S & W Enterprises  
P.O. Box 3741  
Grand Junction, CO 81502

William H. & Margaret J. Thom  
537 Ridgestone Ct.  
Grand Junction, CO 81503

Paul W. & Shirley J. Rowe  
578 31 Rd.  
Grand Junction, CO 81504

David L. & Patty R. Means  
535 1/2 23 Rd.  
Grand Junction, CO 81503

Ann H & BP Rose & AR & MJ Deboer  
2294 Greenbelt Dr.  
Grand Junction, CO 81503

Wray W. & Eunice Smith  
2286 Greenbelt Dr.  
Grand Junction, CO 81503

Michael & Doris Nyikos  
2285 El Rio Dr.  
Grand Junction, CO 81503

Richard A. & Bonnie J. Skidmore  
531 Greenbelt Ct.  
Grand Junction, CO 81503

William R. & Karen Berryman  
529 Greenbelt Dr.  
Grand Junction, CO 81503

Herman & Fran T. Morales  
527 Greenbelt Ct.  
Grand Junction, CO 81503

James B. & Dorothy J. Meehan  
530 Greenbelt Ct.  
Grand Junction, CO 81503

C. Harris & Donna L. Dickey  
531 23 Rd.  
Grand Junction, CO 81503

Thomas M. & Sandra K. Shunk  
529 23 Rd.  
Grand Junction, CO 81503

John T. & Anne M. Mueller  
527 23 Rd.  
Grand Junction, CO 81503

Edwin L. & Arlene S. Morris  
2298 N. Arriba Cir.  
Grand Junction, CO 81503

Daniel E. & Maripat Gallas  
2296 N. Arriba Cir.  
Grand Junction, CO

Michael B. & Michelle A. Fisher  
2294 N. Arriba Cir.  
Grand Junction, CO 81503

Stephan B. & Rose Anne Schweissing  
2292 1/2 N. Arriba Cir.  
Grand Junction, CO 81503

Clarence C. & Philomen Joan Salser  
2292 N. Arriba Cir.  
Grand Junction, CO 81503

Roberta J. McPherson  
2290 N. Arriba Cir.  
Grand Junction, CO 81503

Steven R. & Frances R. Bunker  
2288 N. Arriba Cir.  
Grand Junction, CO 81503

Michael B. & Alanna J. Bell  
2286 N. Arriba Cir.  
Grand Junction, CO 81503

Randy F. & Melody M. Thomas  
2284 N. Arriba Cir.  
Grand Junction, CO 81503

Carl Nevada & Susan E. Baker  
2282 N. Arriba Cir.  
Grand Junction, CO 81503

Oscar W. & Glenlyth W. Holtz  
2285 S. Arriba Cir.  
Grand Junction, CO 81503

Frank & Carolyn S. Elenz  
2287 S. Arriba Cir.  
Grand Junction, CO 81503

Michael D. & Susan E. Kerschen  
2289 S. Arriba Cir.  
Grand Junction, CO 81503

Michael C. & Georgette H. Gerlach  
2291 S. Arriba Cir.  
Grand Junction, CO 81503

Gregory W. & Phyllis J. Aggeler  
2291 1/2 S. Arriba Cir.  
Grand Junction, CO 81503

Steven G. Goad  
2292 S. Arriba Cir.  
Grand Junction, CO 81503

Dennis M. & Sharon E. Phillips  
2293 1/2 S. Arriba Cir.  
Grand Junction, CO 81503

George C. & Adel E. Scholtz  
2295 S. Arriba Cir.  
Grand Junction, CO 81503

James J. & Michelle Ritter  
2297 S. Arriba Cir.  
Grand Junction, CO 81503

Douglas D. & Suzanna E. Scott  
2299 S. Arriba Cir.  
Grand Junction, CO 81503

George S. & Martha L. Berryman  
2299 N. Arriba Cir.  
Grand Junction, CO 81503

Gerald L. & Marguerite M. Brooke  
2297 N. Arriba Cir.  
Grand Junction, CO 81503

Paul J. & Sandra L. Samoska  
2295 N. Arriba Cir.  
Grand Junction, CO 81503

Steven H. & Tina M. Peterson  
2293 1/2 N. Arriba Cir.  
Grand Junction, CO 81503

Elton S. & Roxene R. Wright  
2293 N. Arriba Cir.  
Grand Junction, CO 81503

Frederick D. & Deanne L. Fox  
2291 N. Arriba Cir.  
Grand Junction, CO 81503

Charles Elias  
P.O. Box 6282  
Snowmass, CO 81615

Santo & Mario Trombetta  
2288 S. Arriba Cir.  
Grand Junction, CO 81503

Mark E. & Dena Neujahr  
2290 S. Arriba Cir.  
Grand Junction, CO 81503

Daniel E. & Brenda L. Jens  
2292 S. Arriba Ct.  
Grand Junction, CO 81503

Irvin L. & Eleanore M. Cox  
2292 1/2 S. Arriba Cir.  
Grand Junction, CO 81503

Joseph E. Van Vliet  
2294 S. Arriba Cir.  
Grand Junction, CO 81503

Patrick E. & Cynthia C. Kennedy III  
2296 S. Arriba Cir.  
Grand Junction, CO 81503

Frank W. & Jacque S. Burns  
2298 S. Arriba Cir.  
Grand Junction, CO 81503

Stephen T. & Elizabeth E. LaBonde  
2281 Windwood Ct.  
Grand Junction, CO 81503

Wallace & Sheila Stewart Greenlee  
2279 Windwood Ct.  
Grand Junction, Co 81503

Kenneth L. & Dorothy J. Hamon Sr.  
2277 Windwood Ct.  
Grand Junction, CO 81503

John W. & Katherine L. Nelson  
2276 Windwood Ct.  
Grand Junction, CO 81503

Douglas E. Larson & Diana L. Vincent  
2278 Windwood Ct.  
Grand Junction, CO 81503

Gregory A. Burns  
2280 Windwood Ct.  
Grand Junction, CO 81503

Joel M. & Elizabeth A. Soronen  
2282 Windwood Ct.  
Grand Junction, CO 81503

Robert G. & Susan E. Osborn  
2283 Ivory Ct.  
Grand Junction, CO 81503

Dena B. Marutzky  
2281 Ivory Ct.  
Grand Junction, CO 81503

Randy A. & Christine A. Zamora  
2279 Ivory Ct.  
Grand Junction, CO 81503

Brad C. Hibberd  
2277 Ivory Ct.  
Grand Junction, CO 81503

Jeffery G. & Patricia J. Vagneur  
2276 Ivory Ct.  
Grand Junction, CO 81503

Ann P. Jacobs  
2278 Ivory Ct.  
Grand Junction, CO 81503

Merlene Iola Nelson  
P.O. Box 2502  
Springfield, MO 65801

Clifford A. & Carri C. Sorensen  
2282 Ivory Ct.  
Grand Junction, CO 81503

Earl F. & Marion Dea Sidener Jr.  
531 Kansas Ave.  
Grand Junction, CO 81503

Rick D. & Carol N. Brinkman  
2281 Greenbriar Ct.  
Grand Junction, Co 81503

Jean Taubinger  
603 Higby Rd.  
New Hartford, NY 13413

Charles H. & Billie Wallen  
2277 Greenbriar Ct.  
Grand Junction, CO 81503

Clyde W. & Marguret C. Hanson  
2276 Greenbriar Ct.  
Grand Junction, CO 81503

Donald Dennis Wiltgen - DBA Wilco  
Enterprises  
545 El Rio Ct.  
Grand Junction, CO 81503

David T. & Susan L. Saruwatari  
2280 Greenbriar Ct.  
Grand Junction, CO 81503

Robert C. & Jenneva M. Perkins  
514 Kansas Ave.  
Grand Junction, CO 81503

John A. & Marie Moore  
516 Kansas Ave.  
Grand Junction, CO 81503

Wendall D. & Marian L. Payne  
518 Kansas Ave.  
Grand Junction, CO 81503

Vicki L. Poore & Jonnie A. Duncan  
520 Kansas Ct.  
Grand Junction, CO 81503

Judith K. Barnstead  
522 Kansas Ave.  
Grand Junction, CO 81503

Marilyn K. Hill  
524 Kansas Ave.  
Grand Junction, CO 81503

Walter John Lunzer & Julie A. Neri  
526 Kansas Ave.  
Grand Junction, CO 81503

Michael S. & Pamela L. Dirsmith  
528 Kansas Ave.  
Grand Junction, CO 81503

Vernon C. & Brenda K. Walker III  
530 Kansas Ave.  
Grand Junction, CO 81503

Gerald E. & Debbie J. Albright  
2287 Shane Ct.  
Grand Junction, CO 81503

Sigri Ann Folkestad  
2289 Shane Ct.  
Grand Junction, CO 81503

Paul & Tina Von Guerard  
2290 Shane Ct.  
Grand Junction, CO 81503

Richard F. & Debra A. Parrish  
2288 Shane Ct.  
Grand Junction, CO 81503

James L. & Elizabeth A. Battles  
2286 Shane Ct.  
Grand Junction, CO 81503

Deborah Anne Kovalik  
2284 Shane Ct.  
Grand Junction, CO 81503

Jerry J. & Gloria A. Gage  
534 Kansas Ave.  
Grand Junction, CO 81503

Craig E. & Cyrie J. Wortman  
536 Kansas Ave.  
Grand Junction, CO 81503

Anson H. & Joy D. Metzger  
2287 Olive Ct.  
Grand Junction, CO 81503

Max E. & Cheryl Jo Powell  
2289 Olive Ct.  
Grand Junction, CO 81503

Robert Mueller & Elizabeth Innskeep  
2291 Olive Ct.  
Grand Junction, CO 81503

Elton R. & Caryl E. Laduke  
2284 Olive Ct.  
Grand Junction, CO 81503

Henry M. & Jeanine E. Gieske  
2282 Olive Ct.  
Grand Junction, CO 81503

Alton R. Rasmussen  
2290 Olive Ct.  
Grand Junction, CO 81503

Scott A. & Connie Mayer  
2288 Olive Ct.  
Grand Junction, CO 81503

Thomas A. & Mary A. Foster  
519 Kansas Ave.  
Grand Junction, CO 81503

Dorothy A. Hirons  
512 Kansas Ave.  
Grand Junction, CO 81503

James L. & Marilyn J. Voytilla  
128 E. Columbine Dr.  
Grand Junction, CO 81503

Thomas D. & Corinne M. Spor  
2274 Holland Ave.  
Grand Junction, CO 81503

Gary M. & Marcelle M. Roe  
2272 Holland Ave.  
Grand Junction, CO 81503

Peggy A Wach & Mark R & Roberta V  
Fish  
2270 Holland Ave.  
Grand Junction, CO 81503

Mesa County  
750 Main St.  
Grand Junction, CO 81501

Robert L. & Cathie B. Zarlingo  
2278 Holland Ave.  
Grand Junction, CO 81503

Ted D. & Joy L. Kossoudji  
P.O. Box 647  
Lebanon, OH 45036

Claudia E. Vogl  
2247 S. Broadway  
Grand Junction, CO 81503

Lipson III Properties c/o Loco  
2249 Broadway  
Grand Junction, CO 81503

Claude J. U-Ren & Deborah C. Cowell  
2261 Broadway  
Grand Junction, CO 81503

Charles R. Page  
P.O. Box 2172  
Grand Junction, CO 81502

*Returned*

Frederick Edward & Ingrid H.M. Wolf  
2225 Redlands Parkway  
Grand Junction, CO 81503

Larry P. & Linda Rattan  
2222 S. Broadway  
Grand Junction, CO 81503

John D. Brach  
2228 S. Broadway  
Grand Junction, CO 81503

Ralph J. & Mae B. Sasser  
2235 S. Broadway  
Grand Junction, CO 81503

Orval E. & O.F. Swim  
2237 S. Broadway  
Grand Junction, CO 81503

Margaret R. Koestel  
2243 S. Broadway  
Grand Junction, CO 81503

Sharron B. Harlow  
2241 S. Broadway  
Grand Junction, CO 81503

Roger M. & Delores J. Hoaglund  
2239 S. Broadway  
Grand Junction, CO 81503

Redlands Water & Power Co.  
197 Power Rd.  
Grand Junction, CO 81503

Museum of Western Colorado  
248 S. 4th St.  
Grand Junction, CO 81501

Joann & Robert W. Jensen  
2258 S. Broadway  
Grand Junction, CO 81503

*ECC Partnership  
249 N Plum St  
Fruita, CO 81521*

*Sammy J MARUTZKY  
IRIS L MARUTZKY  
2229 Redlands Pkwy  
GJ., CO 81503*



ADDRESSING YOUR  
QUESTIONS ABOUT

# ANNEXATION

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

February, 1995

*Some residents have heard rumors about annexation. This flyer is intended to help clarify information and to dispel rumors. Please take a few moments to read it over. It has been our experience that once people understand the whole picture about annexation (which things change, which things stay the same), they begin to see value in annexing.*

*If you have additional questions, please feel free to call us. We believe we have a good product, and are happy to talk with people about it. We're also good listeners. We'd like to hear from you.*

## Why Annexation?

### 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

Grand Junction is actively seeking to annex lands in the urbanizing area. Annexation has long been a goal of the City Council, with good reason.

The urbanizing area around the City of Grand Junction, the area for which the Persigo sewer plant was built and sized, is expected to be an urban area. Generally, residential development with a density of more than one dwelling unit per two acres is considered to be urban. Areas that are in transition from rural to urban - where subdivision activity is occurring but not all areas are as yet subdivided - are considered to be urbanizing. Real estate market trends clearly point to continued development within the Grand Junction, Redlands, Fruitvale and Clifton areas. Utility lines, zoning, streets and other facilities exist or are planned for urban development in these areas. An urban level of services—police protection, parks and recreation programs, code enforcement, a senior center, to name a few—is being provided to that part of the area that is in the City of Grand Junction, but not to other parts of the urbanizing area. Mesa County is not in the urban services business. As urbanization of this area continues, the need and demand for an urban level of services will rise. The City of Grand Junction is the only local government entity in the area that is capable of providing an urban level of services to these urbanizing areas.

Having one entity provide services also provides an economy of scale that helps to keep the cost of services lower than if several different entities provide the given service. Eventual annexation

of these urbanizing areas would help to assure that these services are provided and in a cost efficient manner.

Another reason for annexation is that many areas of Fruitvale, Clifton and the Redlands were developed in such a way that now present problems to the residents. Examples include insufficient drainage systems, substandard streets, lack of places to safely walk to schools, etc. Solving these problems will be an expensive proposition. While it will take time and considerable tax dollars to eliminate the critical deficiencies, the City of Grand Junction feels that many of these improvements are necessary to preserve and enhance the Quality of Life in the area. The City of Grand Junction, as an urban service provider, is the only local government entity that is structured to deal with these deficiencies in a timely manner. The City can address these deficiencies in a given area only following annexation.

Annexation is a City goal because the economic future of the community depends on it. Americans are competitive by nature. The free enterprise system was built on the premise that competition results in higher productivity, higher quality goods and services, and lower costs. Although we don't often think of communities as competing, Grand Junction competes with other communities every day — for relocating businesses and new job creation; for tourism and retail trade; and for recreation and entertainment opportunities. We compete for recognition

*continued Pg 2*

Why Annexation, from Pg 1

within the state. The urbanizing area of Grand Junction boasts a population base of 80,822 people and all the resources the number implies. Unfortunately the official 1990 Census figure for Grand Junction, the one most people see, is only 29,034. The community's people and resources are vastly under-represented and that fact hurts us economically. Population numbers are important to businesses considering relocating; it's an indication of the community's resources, including a skilled workforce. These numbers are also a market indicator for retail stores when considering a new outlet. As the City annexes a larger area and its population figures grow, those from outside the area that make

business decisions based upon population figures will begin to realize that Grand Junction is an important, viable community.

Grand Junction has the resources to compete with the best in the region. Like any good team, we need to all be working toward the same goal, with the same game plan. The goal is a diversified, healthy, stable economy, sufficient to employ our workers and to provide the quality of life we all hope to enjoy.

Together we can achieve this ambitious goal. We must make the most of the resources we currently have, and aggressively seek new community resources. It will require a greater degree

of unity and teamwork throughout the Grand Junction community. Annexation will be one of the keys.

Imagine what we can accomplish if the entire community's resources can be brought to bear on solving problems, providing services, and creating opportunities! That's what we believe annexation is about. That's why it is important for the economic future of the Valley. That's why we need your support.

much of the area between Grand Junction and Clifton actually will have a much higher population density than most areas of the City of Grand Junction. Projected population density on the Redlands will be about the same as much of the City of Grand Junction.

***But I Want To Live In A Rural Area***

Many people think that living in the unincorporated area of Mesa County means rural living, while living in the City is, well, city living. In many areas between Fruita and Palisade, on Orchard Mesa, and on the Redlands, nothing is farther from the truth. While there certainly are some areas near but outside the City of Grand Junction that are truly rural in character, most areas are in or near a subdivision and not really rural at all.

cases, not long) before these areas are subdivided and urbanized--regardless of whether they are in the City or in the unincorporated area of the County. This point is reinforced by recent data on the number of new subdivision lots being created in the unincorporated areas of Mesa County, shown below:

By comparison, 152 new subdivision lots were platted in the City in 1993 and 166 in 1994.

For those remaining vacant parcels of land next door that help give that rural feeling, recent history demonstrates that it is only a matter of time (and in some

A look at a population density map, projected to the year 2015 by the Metropolitan Planning Organization, shows that

Living in an unincorporated portion of the County does not necessarily mean one lives in a rural area. Those portions of the unincorporated area that are within the sewer plant service area, in particular, are not really rural. The City/County sewer plant was built and designed to eventually provide sewer service to support urban densities. While there are many vacant parcel or parcels that are being farmed in the sewer plant service area, it is only a matter of time before these parcels are developed into urban uses. That is one of the City's reasons for annexation of these urbanizing areas. They are urbanizing, eventhough in the unincorporated portions of the County. Yet, the County does not provide the level of services that are or soon will be demanded by these urbanizing areas. The City provides urban level services. It makes sense to annex sooner rather than later--just as it makes sense that its easier and less costly to plan, develop, and provide urban services when areas develop rather than after the fact.

At the same time, if you own a parcel or tract of land that is being used for agricultural purposes, and your property is annexed into the City, you can still continue to farm it as long as you wish. The City can apply a zoning classification to your land that allows agricultural operations just as County zoning did.

Number of Recorded Lots Outside the City by Planning Area for 1993 and 1994			
Area	1993	1994	Total
Redlands	102	203	305
Fruitvale	179	92	271
Orchard Mesa	43	59	102
North G.J.	90	11	101
Clifton	34	90	124
Mid-Valley	14	36	50
Lower Valley	4	13	17
Palisade	2	6	8
Collbran		2	2
East Orchard Mesa	2		2
<b>Total</b>	<b>470</b>	<b>512</b>	<b>982</b>

Source: Mesa County Planning and Development Division

## Why Should I Want To Annex?

This is often a question that we hear from people that attend pre-annexation meetings held by the City. Fair question. Part of the answer to this question has to do with the services that the City provides in comparison to services provided by Mesa County. This benefit and service comparison is contained on pages 7 and 8 of this newsletter. The bottom line is that City residents get a lot of additional services that residents of the unincorporated areas don't get, and usually at tax rates very near to what non-City property owners pay for the lower County-level of services. Additionally, residential property in the City of Grand Junction, if owned and occupied by a low-moderate income family, may be eligible for low interest rate loans for repair/fix-up of the home.

Another benefit of annexation is that it provides annexed residents the ability to have a greater say in the many decisions made by the City Council which effect the quality of life in the urbanizing area. You also become eligible to run for City Council or be appointed to the many important boards and commissions that assist the City in such wide-ranging topics as city planning, park development, tourism, housing, arts and cultural affairs, to name a few.

## Neighborhoods are unique, diverse

We're all individuals and want to be treated that way; it's no different with annexation. Every potential annexation and every neighborhood is unique.

We don't take a cookie-cutter approach to annexing developed neighborhoods. We like to talk to residents to design an approach that responds to their needs. The people of Western Colorado have a strong sense of individuality. Our needs, our interests, our perspectives reflect our independence

and diversity. The City of Grand Junction recognizes this and works with neighborhoods to ensure that their unique needs are met within the annexation process.

## Surprising Choices

Residents are often surprised to learn that the City does **not** force developed neighborhoods to put in **sidewalks and street improvements** when they annex. These amenities are best installed when an area originally develops, and are required in new construction. However, the City **does not** force existing neighborhoods to **put them in**. To assist neighborhoods who want these improvements, however, the City provides 1/3 matching funds to a limited number of neighborhood improvement projects annually. All of the major improvements the City provides, such as street overlays, parks, and matching funds for neighborhood improvements, are **paid for by the City's 3/4 cent sales tax**.

Another fact some find amazing is that annexation does **not** mean that a homeowner with a septic system must automatically connect to the **sewer system**. The policies for the City-County sewer system are the same whether a residence is within the City or outside of the City. As long as the septic system is operating well, the homeowner can continue to use it. A homeowner is required to connect to the sewer system only if his septic system fails and the property is within 400 feet of a sewer line. There are some circumstances that would allow a failed septic system to be repaired. Again, this is true regardless of whether the property is in the City or not.



**Surprise again.** Street lights are **optional** in existing residential neighborhoods. Some areas request additional street lighting, others prefer not to have it. **It's your choice.** The City has a limited

budget for installing new street lights, and responds to requests from citizens in order of request with no cost to the homeowners.

The City's nuisance code, dealing with **weeds** and junk, is similar to Mesa County's, although the City's level of enforcement is much higher. Generally, weeds are to be kept below 6" in height. The weed ordinance exempts lands that are assessed as agricultural land and undeveloped lands over one acre in size, except that owners or lessees of such lands must keep weeds down between the property line of such land and the center of any right of way and must keep the weeds down within 20 feet of any subdivision or area that is being kept weed-free.

## Are You Beginning to Hear a Theme?

We hope so. We genuinely want to work with you, to meet your needs. **We'll be flexible wherever we can.**

Yes, there are some standards that are not so flexible, including **high quality police services, fire protection, and parks.**

What will all this cost? **Not as much as you might think.** It is our goal that 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 5.

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 5 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.



## 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.

## Police Protection

The Grand Junction Police Department is a nationally and state accredited full service law enforcement agency. New city residents will benefit from the training and professional expertise of our personnel in the areas of traffic enforcement, accident investigation, narcotics and vice investigations, as well as the investigation of property crimes and crimes against persons. The department features a comprehensive crime laboratory and property handling section. In addition to receiving a more timely response by uniformed police



officers to routine and emergency calls for service, the residents of the newly annexed area can avail themselves of participating in our nationally recognized Crime Prevention programs. For further information about the crime prevention programs and the Neighborhood Watch programs, please call Officer Shari Zen or Officer Dave Stassen at 244-3587.

As part of our commitment to problem oriented and community oriented policing, one of the primary objectives of the Grand Junction Police Department is to be as effective and responsive as possible to the needs and concerns of our citizens. Please feel free to discuss any questions or concerns you may have with any of our staff. Questions about the Patrol Section may be directed to the Patrol Supervisor's Office at 244-3586. Inquiries about the Investigations Section should be directed to the Investigations Lieutenant at 244-3577. If, at any time, you are in need of giving or requesting information about the quality or types of services available to you, our administrative staff will be more than willing to discuss them by calling 244-3560 or 244-3562.

## Fire Protection

Most areas close to, but outside of the City, are currently served by the Grand Junction Rural Fire District through a contract with the City Fire Department. You are now paying 7.596 mills to the Rural District. When you annex to the city, the mill levy being paid to the Rural District will be replaced by the City property tax of 8.071 mills which is a net increase of 0.475. The City's property tax is for all City services including fire.

The fire station located on 25 1/2 Road just south of Patterson and the main fire station located at 6th and Pitkin are currently providing fire and emergency medical services to your area and this will not change with this area is annexed.

City ordinance requires that water providers such as Ute Water upgrade undersized water lines to a size that is adequate to provide enough water to fight fires. This requirement is for areas in the City that are developed to densities greater than one unit per two acres. The cost of any such needed upgrades will be shared with Ute Water paying 1/3, the City paying 1/3 and the property owners paying 1/3. When new development occurs, the developer will be required to provide adequately sized water lines and a sufficient number of fire hydrants as a part of the development.

Improved fire protection could reduce the cost of property insurance. The savings is based on insurance company fire ratings, which are based on part on having adequately sized water lines, hydrants for fire fighting, and the proximity of fire stations. Ask your insurance agent about the potential savings.

# CITY OF GRAND JUNCTION

## PHONE NUMBERS

Information ..... 244-1509

### Administrative Services and Finance

City Clerk ..... 244-1511

Sales Tax ..... 244-1521

Utility Billing Information ..... 244-1579

City Council/City Administration ..... 244-1501

City/County Building Department ..... 244-1631

### Community Development Department

Annexation ..... 244-1450

Planning & 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 ..... 244-3556

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 (Refuse) ..... 244-1570

Recycling Program (CRI-Curbside Recycling Indefinitely) ..... 242-1036

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

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

**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. If you live east of 30 Road you currently pay the lower mill levy for volunteer fire department.

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)

	<b>East of 30 Road</b>	<b>West of 30 Road</b>	
*Source: Grand Jct Board of Realtors			
Market Value	\$84,000	\$84,000	\$ _____
x 12.86%	<u>x 0.1286</u>	<u>x 0.1286</u>	<u>x 0.1286</u>
Assessed Value	\$10,802	\$ 10,802	_____
 x mills increase	 <u>x .0030408</u>	 <u>x .000475</u>	 x _____
<b>Property Tax Increase</b>	<b>\$ 32.93</b>	<b>\$ 5.13</b>	<b>\$ _____</b>

**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%		<u>x .113</u>	<u>x .113</u>
Estimated cost of auto, TV, furniture, and appliances		\$ 3,123	\$ _____
Multiplied by City Sales Tax		<u>x .0275</u>	<u>x .0275</u>
<b>Estimated Annual Sales Tax Increase</b>		<b>\$ 85.88</b>	<b>\$ _____</b>

	<b>East of 30 Road</b>	<b>West of 30 Road</b>	
<b>TOTAL COST = A + B + C</b>	<b>A. + \$21.36</b>	<b>A. + \$ 21.36</b>	<b>\$ _____</b>
	<b>B. + \$32.93</b>	<b>B. + \$ 5.13</b>	<b>\$ _____</b>
	<b>C. + \$85.88</b>	<b>C. + \$ 85.88</b>	<b>\$ _____</b>
<b>ESTIMATED ANNUAL NET COST OF CITY SERVICES</b>	<b><u>\$140.17</u></b>	<b><u>\$112.37</u></b>	<b>\$ _____</b>

## ***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. When new subdivisions are developed, the developer will be required to provide adequately sized water lines and sufficient hydrants.

**Q. What is the annexation process and timetable?**

A. An annexation petition must be accepted by the City Council. Once a petition has been referred to City Council, a notification is published in the newspaper for four weeks. The City Council will hold a hearing to determine if statutory requirements are met and if so accept the annexation petition and conduct a first reading and publication of an ordinance to annex. This occurs only if a majority of the Council votes for the ordinance. At their next scheduled meeting, the Council will have a second reading and a public hearing on the annexation ordinance. Should the ordinance be approved on second reading, the annexation will be effective 30 days following the publication of the approved ordinance.

**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
<b><u>Police Department:</u></b>		
Work Force	72 Officers	52 Officers
Coverage Area	18 sq. miles	3,300 sq. miles
<del>Crime Prevention Unit</del>	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	
<b><u>Fire Department:</u></b>		
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
<b><u>Public Works Department:</u></b>		
Overlay Budget	\$1,057,000 for 180 miles of paved streets	\$838,000 for 548 miles of paved streets
Street Overlays	Every 15 years average	Every 24 years average
Crack Seal/Chip Seal	Every 10 years average	Every 24 years average
Street Lights	No charge to residents	Homeowners pay
Trash Collection	City Service \$8.00/month	Private - avg \$9/month
Recycling	\$1.50/month (optional)	Varies widely
Street Name Signs	Highly visible & highly reflective	Varies widely
Street Sweeping	4 times/year average (Residential)	No program available
<del>Spring Clean-up</del>	<del>City picks-up large items - free</del>	<del>No County program</del>
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
<b><u>Community Development:</u></b>		
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

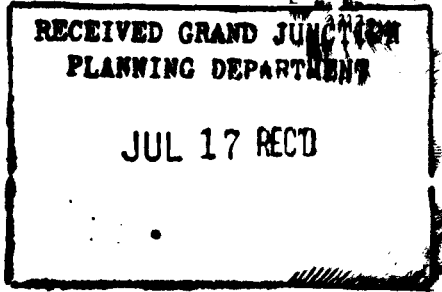
Benefit or Service	City of Grand Junction	Outside the City	
<b><u>Parks and Recreation:</u></b>			
Area	26 Developed & maintained parks	No County program	
Golf Passes	20% discount for residents	No discount available	
<del>Swim Passes</del>	20% discount for residents	No discount available	
Recreation 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.	
<b>Grand Junction Housing Authority:</b>			
	Provides low-income housing, rent subsidies	No similar program	
<b>Visitor and Convention Bureau:</b>			
	Promotes tourism in Grand Junction	No similar department	
<b>Economic Development:</b>			
	\$300,000 per year to promote job creation	No amount budgeted	
<b>Senior Citizen Services:</b>			
	Operates Older American Center	No similar facility	
<b><u>Services that DO NOT Change With Annexation Into The City of Grand Junction</u></b>			
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		
<b>City Appointed Boards and Commissions (all require City residency)</b>			
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	
<b>City Appointments to Joint Boards and Commissions (requiring City residency)</b>			
Riverfront Commission	Walker Field Airport Authority		
<b>County Services, Regardless of City Boundaries</b>			
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



P.O. BOX 647, 120 S. BROADWAY LEBANON, OHIO 45036 513-932-1990 1-800-345-1994

July 12, 1995

SUBJECT: Your Ltr, Dtd. July 7, 1995, Annexation of Properties along Redlands Parkway



Dave Thornton  
Senior Planner  
Grand Junction Community  
Development Department  
250 North Fifth Street  
Grand Junction, CO 81501-2668

Dear Mr. Thornton:

Reference our telecon today regarding our property at 2259 Broadway, Grand Junction, Colorado. As stated in our conversation, we feel that when you look at the zoning for our property, it would be better utilized if the zoning were business. We have all commercial utilities on the property including an 8" sewer tap. There are two entrances on the property, one off of Broadway and one from the Redlands Parkway. The County Planning Commission had approved a rezone twice; however the County Commissioners turned it down. We have been told by commercial planners that this is an ideal piece of commercial property.

We purchased the property in 1975 and built a greenhouse and nursery operation at that time. We operated this business for 13 years and in 1988 sold the business (not property) to Ernie Bohn who is presently operating Grobetter Nursery and Greenhouses at 2259 Broadway.

We will be unable to attend the meetings that you have planned, however we will be in Grand Junction July 14-17. You could reach us through either Ernie Bohn or at the Hilton Hotel.

Please keep us informed and if you have further questions, please call.

Yours truly,

*Joy and Ted Kossouji*  
Joy and Ted Kossouji

cc: Larry Timm, Director of Community Development  
Info on property and site location map

#### ABOUT THE SUBJECT PROPERTY

As was previously mentioned, the subject is located at the southeast corner of the intersection of Broadway and Redlands Parkway west of the city limits of Grand Junction, Colorado. The site is irregular in shape and has the most frontage facing toward the Parkway.

The site has a measurable slope to the west; however, with the current business, it does not hinder its use. We have not been provided with a soils report, nor do we represent ourselves to be engineers; however, we have made a visual inspection of the property. That inspection did not indicate any visible soils defects. This led us to conclude that the subsoils are probably stable, but such superficial observations cannot be construed as substitutes for engineering studies.

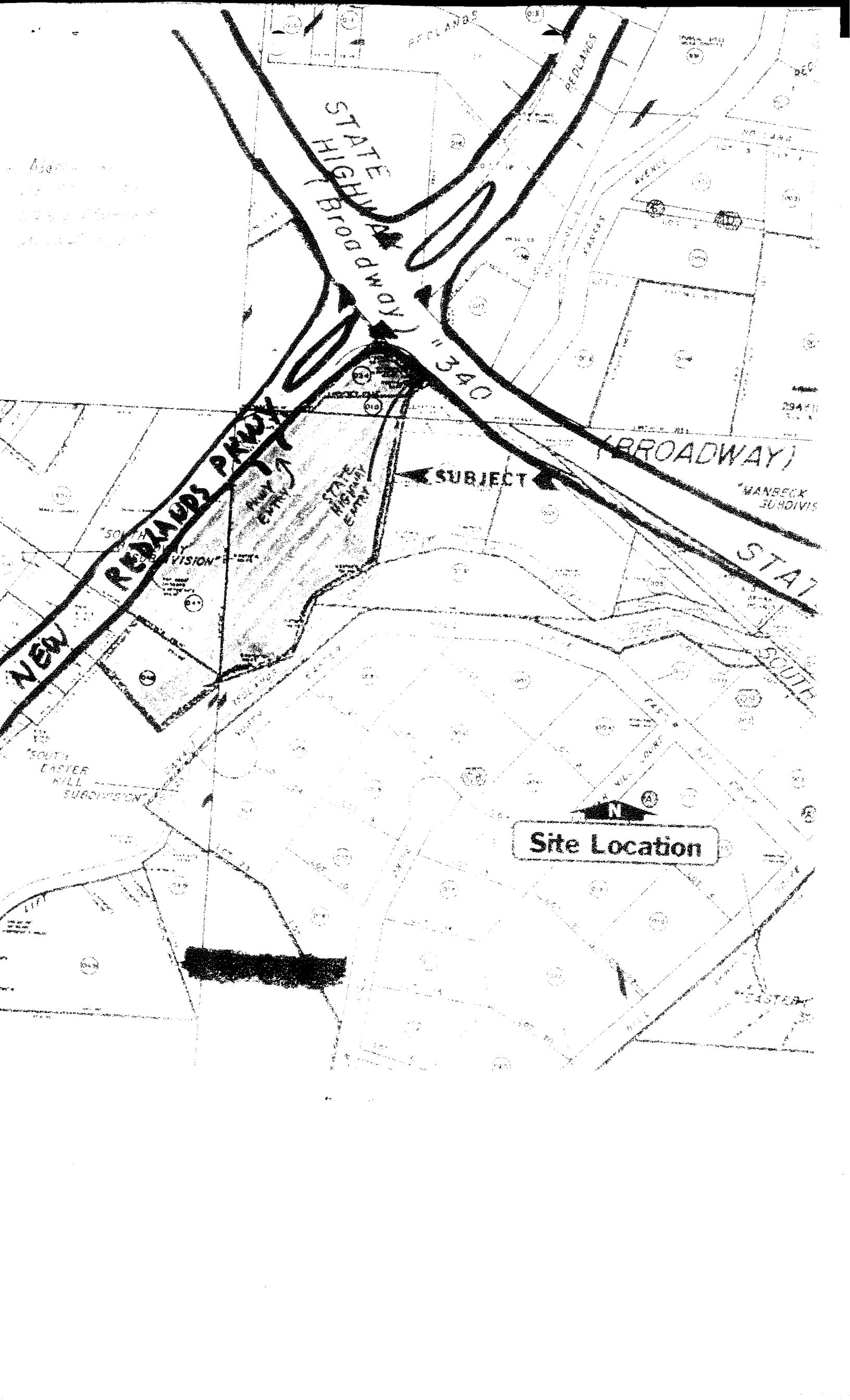
Sewer, water, natural gas, electricity, and telephone service have all been run to the property and are in use. Access into the subject from the east or west is via Broadway, and from the north or south via Redlands Parkway.

Since the completion of Redlands Parkway, this intersection is one of the busiest in the Redlands as far as traffic flow. Both are paved thoroughfares for major sections of the Redland's residential districts.

As is true for most property in the area, the subject is zoned for residential purposes. The residential zoning designation of the subject is R-2 which provides for residential uses with a very restricted commercial allowance. (e.g. greenhouses)

The site is terraced and landscaped, with a full sprinkler system





STATE HIGHWAY 340  
NEW MEADOWS PARK  
STATE HIGHWAY 1340

SUBJECT

Site Location

MANBECK SUBDIVISION

STATE HIGHWAY 1340

SOUTH EASTER HILL SUBDIVISION

NEW MEADOWS PARK

SOUTH EASTER HILL SUBDIVISION



Please

Sign

July 20, 1995

IN

Bluffs West #2  
ANNEXATION

July 20, 1995

Phone #

NAME

ADDRESS

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
Sam Maritzky	2229 Redlands Pkwy	245-4134
Pete Hautziyev	541 Ridgestone Ct	245-4568
JACK & KATHERINE NELSON	2276 WINDWOOD CT	291-8143
MARILYN McCORMACK	547 JB ROAD	243-9121
MARGARET Koestel	2243 So Broadway	243-1728
STEVE LA BONDÉ	2291 WINDWOOD CT	291-9907
Roger Hoaglund	2239 SO BROADWAY	243-7731
Paul van Smaersel	2290 Shane Ct	244-8486
Don Wilson	City Hall	
Frank Elenz	2287 S. ASCIBA CT	241-4534
Rusty Ludwig	2245 3/4 Broadway	243-1707

ATTENDANCE ROSTER

July 20<sup>th</sup> Meeting AT Redlands Middle School

STAFF

DAVE VARLEY

Rick Beaty

DAVID SLOAN

Claudia Hazelhurst

DAVE THORNTON

MARK REIPH

JOE STEVENS

City Council

RT Mantlo

Linda Aftman

Bluffs West # 2 Annexation Neighborhood  
MEETINGS July 26, 1995

<u>NAME</u>	<u>Address</u>	<u>Phone #</u>
Robert W. Perkins	514 Kansas	242-8834
Wallace + Sheila Greenlee	2279 Windwood Ct.	245-8220
Ray + Margaret Cheedle	2136 Acadia Ct	245-5730
Jenniver Perkins	514 Kansas	242-8834
Michael C. Corrad	2291 S. Arriba Cir.	243-4156
Thomas + Mary A. Foster	519 Kansas Ave	242-5454

STAFF

DAVE VARLEY  
LARRY TIM  
RANDY BOOTH  
RICK BEATY  
DAROLD SLOW  
JIM SHANKS  
JOE STEVENS  
DAVE THORNTON

City Council

LINDA AFTMAN  
JANET TERRY

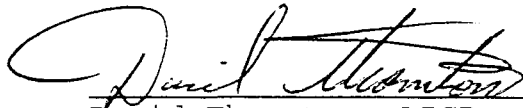
Bluffs West #2 Annexation

For City Council 9/6/95

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Bluffs West #2 Annexation is eligible to be annexed.

It complies with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property 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 will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with a valuation of \$200,000 or more for tax purposes is included without the owners consent.



David Thornton, AICP  
Senior Planner - Annexations  
Date Sept 6, 1995

(eligible)

September 27, 1995

FIELD(name)

FIELD(street address)

FIELD(city/state/zip)

Dear FIELD(name),

On September 20, 1995, the City Council approved the Bluffs West #2 Annexation on second reading. This annexation will become effective on October 22, 1995. Therefore, on behalf of the citizens of Grand Junction, I welcome you to the City. We are very proud of our community and the services our City provides. The addition of your area to our corporate limits will help to make Grand Junction even better.

Attached is information about the City and its services, including items specifically pertaining to your property. 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,

Ron Maupin  
Mayor

enclosure

Destination Properties Inc.  
c/o Lowe Dev Corp Attn M. Rozalsky  
11777 San Vicente Blvd.

Los Angeles, CA 90049

Val R. & Helena Anne McDannel  
549 1/2 23 Rd.  
Grand Junction, CO 81503

John R. & Julia J. Christianson  
549 23 Rd.  
Grand Junction, CO 81503

Marilyn McCormack - Trustee U/D/T  
547 23 Rd.  
Grand Junction, CO 81503

Frederic W. & Carol E. Bissinger  
545 23 Rd.  
Grand Junction, CO 81503

Harvey E. & Helen J. Kassebaum  
543 23 Rd.  
Grand Junction, CO 81503

Donald G. & Janice E. Burris  
541 1/2 23 Rd.  
Grand Junction, CO 81503

Eugene A. & N. Darlene Roche  
541 23 Rd.  
Grand Junction, CO 81503

Fred C. & Judy Fahlsing  
536 Ridgestone Ct.  
Grand Junction, CO 81503

Paul M. & Dora J. Glasgow  
538 Ridgestone Ct.  
Grand Junction, CO 81503

Michael John & Kim Allison Nathe  
540 Ridgestone Ct.  
Grand Junction, CO 81503

Louis J. & Teri L. Ciocco  
604 25 Rd.  
Grand Junction, CO 81503

James R. & Mary E. Taylor  
543 Ridgestone Ct.  
Grand Junction, CO 81503

Ronald E. & Mary E. Terry  
541 1/2 Ridgestone Ct.  
Grand Junction, CO 81503

Peter Hautzinger & Catherine Welty  
541 Ridgestone Ct.  
Grand Junction, CO 81503

Leslie M. & Ruby J. Frink  
539 1/2 Ridgestone Ct.  
Grand Junction, CO 81503

Bryan D. & Linda M. Gsell  
539 Ridgestone Ct.  
Grand Junction, CO 81503

S & W Enterprises  
P.O. Box 3741  
Grand Junction, CO 81502

William H. & Margaret J. Thom  
537 Ridgestone Ct.  
Grand Junction, CO 81503

Paul W. & Shirley J. Rowe  
1140 Walnut Ave. Apt 46  
Grand Junction, CO 81504

David L. & Patty R. Means  
535 1/2 23 Rd.  
Grand Junction, CO 81503

Ann H & BP Rose & AR & MJ Deboer  
2294 Greenbelt Dr.  
Grand Junction, CO 81503

Wray W. & Eunice Smith  
2286 Greenbelt Dr.  
Grand Junction, CO 81503

Michael & Doris Nyikos  
2285 El Rio Dr.  
Grand Junction, CO 81503

Richard A. & Bonnie J. Skidmore  
531 Greenbelt Ct.  
Grand Junction, CO 81503

William R. & Karen Berryman  
529 Greenbelt Dr.  
Grand Junction, CO 81503

Herman & Fran T. Morales  
527 Greenbelt Ct.  
Grand Junction, CO 81503

James B. & Dorothy J. Meehan  
530 Greenbelt Ct.  
Grand Junction, CO 81503

C. Harris & Donna L. Dickey  
531 23 Rd.  
Grand Junction, CO 81503

Thomas M. & Sandra K. Shunk  
529 23 Rd.  
Grand Junction, CO 81503

John T. & Anne M. Mueller  
527 23 Rd.  
Grand Junction, CO 81503

Edwin L. & Arlene S. Morris  
2298 N. Arriba Cir.  
Grand Junction, CO 81503

Daniel E. & Maripat Gallas  
2296 N. Arriba Cir.  
Grand Junction, CO 81503

Michael B. & Michelle A. Fisher  
2294 N. Arriba Cir.  
Grand Junction, CO 81503

Stephan B. & Rose Anne Schweissing  
2292 1/2 N. Arriba Cir.  
Grand Junction, CO 81503

Clarence C. & Philomen Joan Salser  
2292 N. Arriba Cir.  
Grand Junction, CO 81503

Roberta J. McPherson  
2290 N. Arriba Cir.  
Grand Junction, CO 81503

Steven R. & Frances R. Bunker  
2288 N. Arriba Cir.  
Grand Junction, CO 81503

Michael B. & Alanna J. Bell  
2286 N. Arriba Cir.  
Grand Junction, CO 81503

Randy F. & Melody M. Thomas  
2284 N. Arriba Cir.  
Grand Junction, CO 81503

Carl Nevada & Susan E. Baker  
2282 N. Arriba Cir.  
Grand Junction, CO 81503

Oscar W. & Glenlyth W. Holtz  
2285 S. Arriba Cir.  
Grand Junction, CO 81503

Frank & Carolyn S. Elenz  
2287 S. Arriba Cir.  
Grand Junction, CO 81503

Michael D. & Susan E. Kerschen  
2289 S. Arriba Cir.  
Grand Junction, CO 81503

Michael C. & Georgette H. Gerlach  
2291 S. Arriba Cir.  
Grand Junction, CO 81503

Gregory W. & Phyllis J. Aggeler  
2291 1/2 S. Arriba Cir.  
Grand Junction, CO 81503

Steven G. Goad  
2292 S. Arriba Cir.  
Grand Junction, CO 81503

Dennis M. & Sharon E. Phillips  
2293 1/2 S. Arriba Cir.  
Grand Junction, CO 81503

George C. & Adel E. Scholtz  
2295 S. Arriba Cir.  
Grand Junction, CO 81503

James J. & Michelle Ritter  
2297 S. Arriba Cir.  
Grand Junction, CO 81503

Douglas D. & Suzanna E. Scott  
2299 S. Arriba Cir.  
Grand Junction, CO 81503

George S. & Martha L. Berryman  
2299 N. Arriba Cir.  
Grand Junction, CO 81503

Gerald L. & Marguerite M. Brooke  
2297 N. Arriba Cir.  
Grand Junction, CO 81503

Paul J. & Sandra L. Samoska  
2295 N. Arriba Cir.  
Grand Junction, CO 81503

Steven H. & Tina M. Peterson  
2293 1/2 N. Arriba Cir.  
Grand Junction, CO 81503

Elton S. & Roxene R. Wright  
2293 N. Arriba Cir.  
Grand Junction, CO 81503

Frederick D. & Deanne L. Fox  
2291 N. Arriba Cir.  
Grand Junction, CO 81503

Charles Elias  
P.O. Box 6282  
Snowmass, CO 81615

Santo & Mario Trombetta  
2288 S. Arriba Cir.  
Grand Junction, CO 81503

Mark E. & Dena Neujahr  
2290 S. Arriba Cir.  
Grand Junction, CO 81503

David S. & Karyn M. Franklin Jr.  
2292 S. Arriba Cir.  
Grand Junction, CO 81503

Irvin L. & Eleanore M. Cox  
2292 1/2 S. Arriba Cir.  
Grand Junction, CO 81503

Joseph E. Van Vliet  
2294 S. Arriba Cir.  
Grand Junction, CO 81503

Patrick E. & Cynthia C. Kennedy III  
2296 S. Arriba Cir.  
Grand Junction, CO 81503

Frank W. & Jacque S. Burns  
2298 S. Arriba Cir.  
Grand Junction, CO 81503

Stephen T. & Elizabeth E. LaBonde  
2281 Windwood Ct.  
Grand Junction, CO 81503

Wallace & Sheila Stewart Greenlee  
2279 Windwood Ct.  
Grand Junction, Co 81503

Kenneth L. & Dorothy J. Hamon Sr.  
2277 Windwood Ct.  
Grand Junction, CO 81503

John W. & Katherine L. Nelson  
2276 Windwood Ct.  
Grand Junction, CO 81503

Douglas E. Larson & Diana L. Vincent  
2278 Windwood Ct.  
Grand Junction, CO 81503

Gregory A. Burns  
2280 Windwood Ct.  
Grand Junction, CO 81503

Joel M. & Elizabeth A. Soronen  
2282 Windwood Ct.  
Grand Junction, CO 81503

Robert G. & Susan E. Osborn  
2283 Ivory Ct.  
Grand Junction, CO 81503

Dena B. Marutzky  
2281 Ivory Ct.  
Grand Junction, CO 81503

Randy A. & Christine A. Zamora  
2279 Ivory Ct.  
Grand Junction, CO 81503

Brad C. Hibberd  
2277 Ivory Ct.  
Grand Junction, CO 81503

Jeffery G. & Patricia J. Vagneur  
2276 Ivory Ct.  
Grand Junction, CO 81503

Ann P. Jacobs  
2278 Ivory Ct.  
Grand Junction, CO 81503

Merlene lola Nelson  
P.O. Box 2502  
Springfield, MO 65801

Clifford A. & Carri C. Sorensen  
2282 Ivory Ct.  
Grand Junction, CO 81503

Earl F. & Marion Dea Sidener Jr.  
531 Kansas Ave.  
Grand Junction, CO 81503

Rick D. & Carol N. Brinkman  
2281 Greenbriar Ct.  
Grand Junction, Co 81503

Jean Taubinger  
603 Higby Rd.  
New Hartford, NY 13413

Charles H. & Billie Wallen  
2277 Greenbriar Ct.  
Grand Junction, CO 81503

Clyde W. & Marguret C. Hanson  
2276 Greenbriar Ct.  
Grand Junction, CO 81503

DBA Wilco Enterprises  
545 El Rio Ct.  
Grand Junction, CO 81503

David T. & Susan L. Saruwatari  
2280 Greenbriar Ct.  
Grand Junction, CO 81503

Robert C. & Jenneva M. Perkins  
514 Kansas Ave.  
Grand Junction, CO 81503

John A. & Marie Moore  
516 Kansas Ave.  
Grand Junction, CO 81503

Wendall D. & Marian L. Payne  
518 Kansas Ave.  
Grand Junction, CO 81503

Vicki L. Poore & Jonnie A. Duncan  
520 Kansas Ct.  
Grand Junction, CO 81503

Judith K. Barnstead  
522 Kansas Ave.  
Grand Junction, CO 81503

Marilyn K. Hill  
524 Kansas Ave.  
Grand Junction, CO 81503

Walter John Lunzer & Julie A. Neri  
526 Kansas Ave.  
Grand Junction, CO 81503

Michael S. & Pamela L. Dirsmith  
528 Kansas Ave.  
Grand Junction, CO 81503

Vernon C. & Brenda K. Walker III  
530 Kansas Ave.  
Grand Junction, CO 81503

Gerald E. & Debbie J. Albright  
2287 Shane Ct.  
Grand Junction, CO 81503

Sigri Ann Folkestad  
2289 Shane Ct.  
Grand Junction, CO 81503



Paul & Tina Von Guerard  
2290 Shane Ct.  
Grand Junction, CO 81503

Richard F. & Debra A. Parrish  
2288 Shane Ct.  
Grand Junction, CO 81503

James L. & Elizabeth A. Battles  
2286 Shane Ct.  
Grand Junction, CO 81503

Deborah Anne Kovalik  
2284 Shane Ct.  
Grand Junction, CO 81503

Jerry J. & Gloria A. Gage  
534 Kansas Ave.  
Grand Junction, CO 81503

Craig E. & Cyrie J. Wortman  
536 Kansas Ave.  
Grand Junction, CO 81503

Anson H. & Joy D. Metzger  
2287 Olive Ct.  
Grand Junction, CO 81503

Max E. & Cheryl Jo Powell  
2289 Olive Ct.  
Grand Junction, CO 81503

Robert Mueller & Elizabeth Innskeep  
2291 Olive Ct.  
Grand Junction, CO 81503

Elton R. & Caryl E. Laduke  
2284 Olive Ct.  
Grand Junction, CO 81503

Henry M. & Jeanine E. Gieske  
2282 Olive Ct.  
Grand Junction, CO 81503

Alton R. Rasmussen  
2290 Olive Ct.  
Grand Junction, CO 81503

Scott A. & Connie Mayer  
2288 Olive Ct.  
Grand Junction, CO 81503

Thomas A. & Mary A. Foster  
519 Kansas Ave.  
Grand Junction, CO 81503

Dorothy A. Hirons  
512 Kansas Ave.  
Grand Junction, CO 81503

James L. & Marilyn J. Voytilla  
128 E. Columbine Dr.  
Grand Junction, CO 81503

Thomas D. & Corinne M. Spor  
2274 Holland Ave.  
Grand Junction, CO 81503

Gary M. & Marcelle M. Roe  
2272 Holland Ave.  
Grand Junction, CO 81503

Peggy Wach, Mark & Roberta Fish  
2270 Holland Ave.  
Grand Junction, CO 81503

Mesa County  
750 Main St.  
Grand Junction, CO 81501

Robert L. & Cathie B. Zarlingo  
2278 Holland Ave.  
Grand Junction, CO 81503

Ted D. & Joy L. Kossoudji  
P.O. Box 647  
Lebanon, OH 45036

Claudia E. Vogl  
2247 S. Broadway  
Grand Junction, CO 81503

Lipson III Properties c/o Loco  
2249 Broadway  
Grand Junction, CO 81503

Claude U-Ren & Deborah Cowell  
2261 Broadway  
Grand Junction, CO 81503

Charles R. Page  
P.O. Box 2172  
Grand Junction, CO 81502

Frederick Edward & Ingrid H.M. Wolf  
2225 Redlands Parkway  
Grand Junction, CO 81503

Larry P. & Linda Rattan  
2222 S. Broadway  
Grand Junction, CO 81503

John D. Brach  
2228 S. Broadway  
Grand Junction, CO 81503

Ralph J. & Mae B. Sasser  
2235 S. Broadway  
Grand Junction, CO 81503

Orval E. & O.F. Swim  
2237 S. Broadway  
Grand Junction, CO 81503

Margaret R. Koestel  
2243 S. Broadway  
Grand Junction, CO 81503

Sharron B. Harlow  
2241 S. Broadway  
Grand Junction, CO 81503

Roger M. & Delores J. Hoaglund  
2239 S. Broadway  
Grand Junction, CO 81503



Redlands Water & Power Co.  
197 Power Rd.  
Grand Junction, CO 81503



Museum of Western Colorado  
248 S. 4th St.  
Grand Junction, CO 81501

Joann & Robert W. Jensen  
2258 S. Broadway  
Grand Junction, CO 81503

CCC Partnership  
249 N. Plum St.  
Fruita, CO 81521

Sammy J. & Iris L. Marutzky  
2229 Redlands Parkway  
Grand Junction, CO 81503

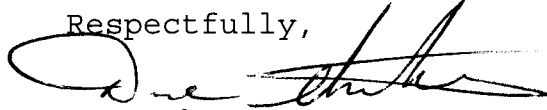
Bruce T. & Diane M. Schwenke  
528 Greenbelt Ct.  
Grand Junction, CO 81503

August 8, 1995

To File # ANX-95-118

The Impact Report as required by State Statute 31-12-108.5 has been deposited with the Grand Junction City Clerk for the Bluffs West #2 Annexation.

Respectfully,

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

Dave Thornton, AICP  
Senior Planner

# BLUFFS WEST #2 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 Bluffs West #2 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 Bluffs West #2 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 in the spring. 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. 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, exceptions are made for 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. The Bluffs West #2 Annexation has proposed zonings of RSF-4, PR-2, B-3, and PZ. These are proposed zonings that are nearly identical to the previous County zonings. 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 October 31, 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

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