

Table of Contents

File 1990-0037

Name: Ridges Annexation

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record. In some instances, entries are recorded documents designated to be scanned, copies kept for Commun Dev. and the original sent to City Clerk for retention, these files are denoted with (**) and will be found on the ISYS Query system in their designated categories.</p> <p>There are also documents specific to certain files, not found on the standard checklist, they are listed on the bottom of the page and marked scanned.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file. Correspondence can be queried by contents or date.</p> <p>When querying, Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
----------------------------------------------	----------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

DOCUMENT DESCRIPTION:

X	X	Ridges Metropolitan Plan and Agreement - **	X	X	Ridges Density Calculation
X	X	Resolution – 92-11 - **	X		Fax Cover Sheet – from Dan Roberts to Kathy Portner – 10/29/93
X	X	Ordinance – 2569, 2574 - **	X	X	City Council Minutes – 8/19/92 - **
X		1993 Utility Billing Department Report – 5/17/93 – Account list by rate	X	X	Annexation letter – from Theresa Martinez to Mesa Count Clerk/Recorder - 7/8/92 re: disconnection of certain lands from the City
X		Pictures of Ridges area	X	X	Ridges Majority Annexation– No. 1, 2 & 3 , legals, majority maps- ** - GIS Historical Maps
X		Plan of general land uses in Grand Junction various areas			
X		Perimeter Map			
X	X	Location Map Ridges Annexation – GIS Historical Maps			



July 8, 1992

Mesa County Clerk and Recorder
Mesa County Court House
6th and Rood
Grand Junction, Colorado 81501

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

Gentlemen:

Re: Disconnection of certain lands from the City
(Ridges Annexation #1, #2, #3)

On April 15, 1992, the City Council passed Ordinance No. 2569 annexing certain territories to the City of Grand Junction (Ridges Annexation #1, #1 and #3). On May 6, 1992, the City Council passed Ordinance No. 2574 disconnecting those properties which did not sign a petition to annex and which are not in the Ridges Metropolitan District from the territories annexed to the City.

Enclosed herewith is certified copy of Ordinance No. 2574 and map (with de-annexed properties dropped from plat).

Effective date of the de-annexation is June 26, 1992.

Sincerely,

Theresa A. Martinez

Theresa F. Martinez, CMC
Acting City Clerk

Enclosures

cc: Annexation Clerk, Public Service Company
Jarrett Broughton, Grand Valley Rural Power Lines, Inc.
Larry Axtell, Colorado Department of Highways
Tom Worster, United Artists Cable TV
Avy Heineken, U.S. West, Inc.
Sgt. Wiseman, Colorado State Patrol
County Assessor
County Engineering Department
County Planning Department
County Motor Vehicle Department
County Road Department
County Sheriff
City Community Development ✓
City Engineering
City Sales Tax
City Sanitation
City Streets
City Traffic
City Utilities
City Parks & Recreation
City Police Department
City Fire Department
Greater Grand Valley Communications Center

Density Ridges

Ridges

Density Calculation

	Acreage	Single Family	Multi Family Build Out	*Multi Family Vacant Committed	Unbuilt "A" Lots
Filing One	37.359	72	0	0	
Filing Two	46.727	85	0	32	
Filing Three	77.17	101	19	0	
Filing Four	63.982	99	40	130	
Filing Five	48.266	83	0	0	
Filing Six	67	90	0	0	26
Total	340.504	540	101	162	26
x 4 units/acre	1362.02				
less current buildout	615				
less committed multi family	(132) / 62				
less unbuilt "A" Lots	52				
Total Available Density	(563.016)	533.016			

*Multi Family Committed

Entrada-32 units

Lot 1 & 2 Block 21, Filing Four-100 units

Lot 2 Block 13, Filing Four-30

615 current buildout
 less 101 MF buildout =
 514

540 SF lots dev. - 514 units = 26 unbuilt lots

21

22

10

Tiara Rado

Redlands Parkway

South Broadway

Broadway

Existing City Limits

Proposed Annexation

OUT

South Camp Road

OUT

Proposed Annexation

Monument Road

Existing City Limits

PUT ON council agenda

on map of ridge

with

LOCATION MAP RIDGES ANNEXATION

LEGEND

— — — — —

— — — — —

— — — — —

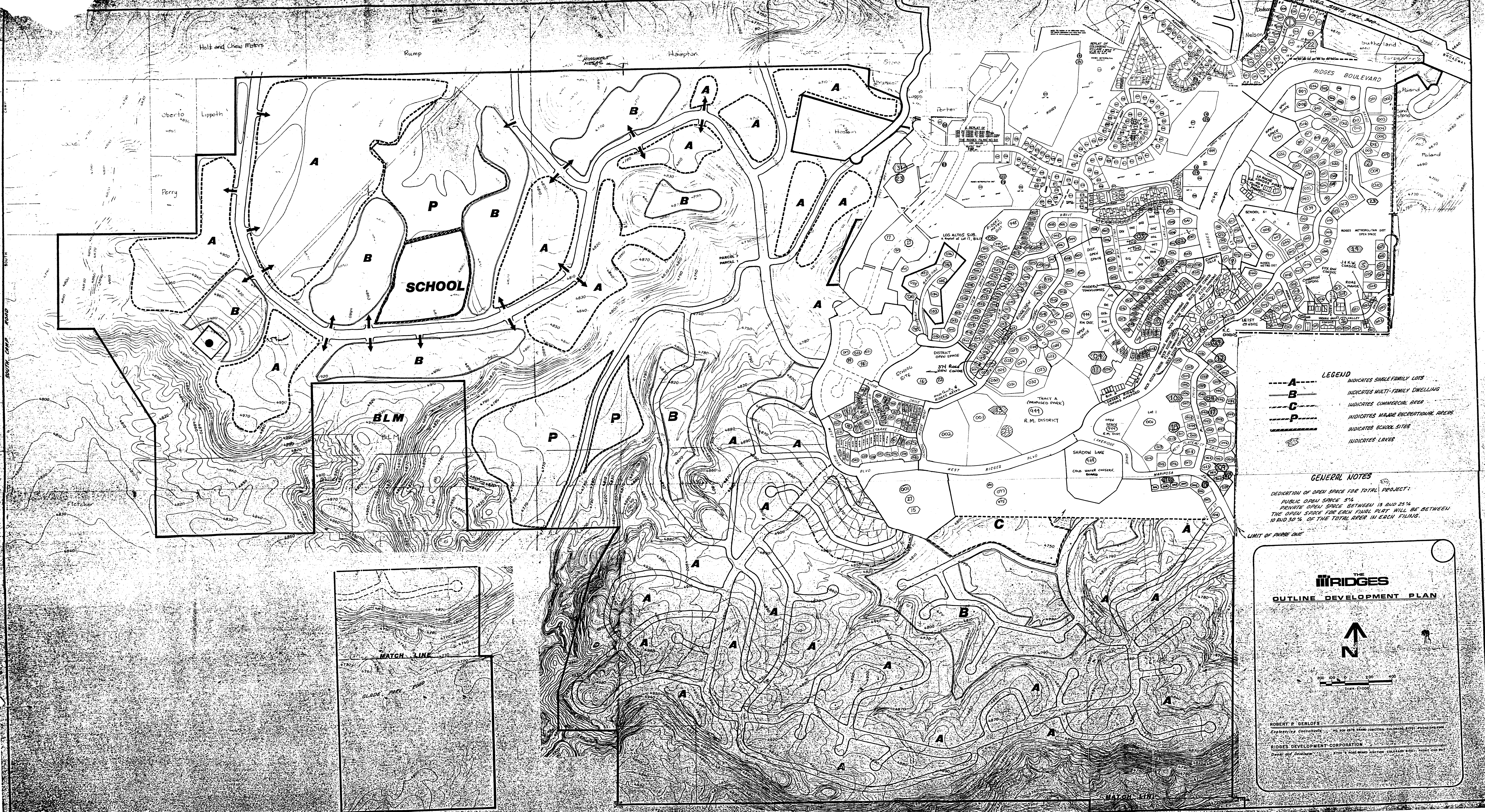
■ REVISED

+ 1/14/92

2

30

27



- LEGEND**
- A** INDICATES SINGLE-FAMILY LOTS
 - B** INDICATES MULTI-FAMILY DWELLING
 - C** INDICATES COMMERCIAL AREA
 - P** INDICATES MAJOR RECREATIONAL AREAS
 - S** INDICATES SCHOOL SITES
 - L** INDICATES LAKES

GENERAL NOTES

DEDICATION OF OPEN SPACE FOR TOTAL PROJECT:
 PUBLIC OPEN SPACE 5%
 PRIVATE OPEN SPACE BETWEEN 15 AND 25%
 THE OPEN SPACE FOR EACH FINAL PLAT WILL BE BETWEEN 10 AND 30% OF THE TOTAL AREA IN EACH PHASE.

LIMIT OF PHASE ONE

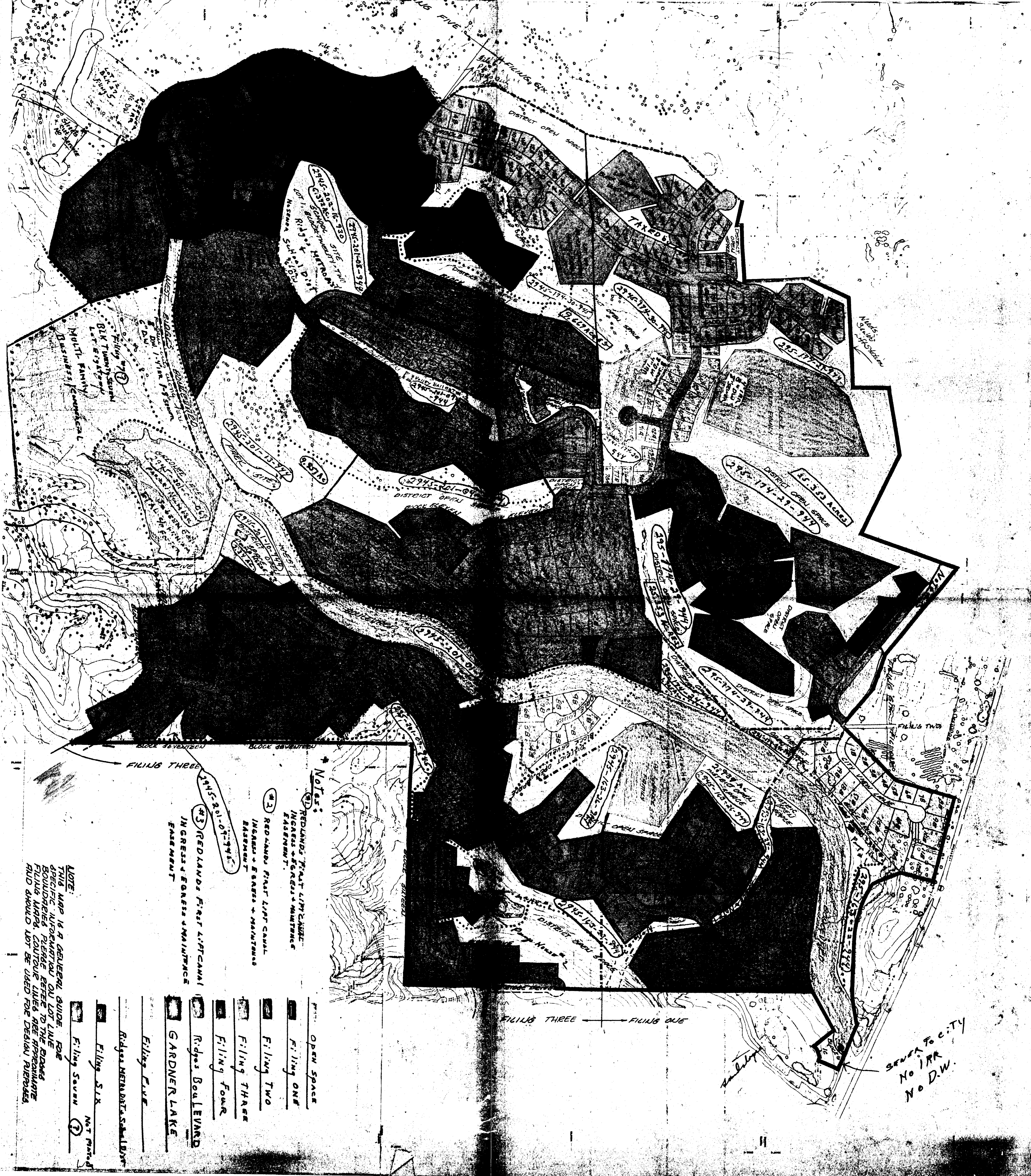
THE RIDGES
OUTLINE DEVELOPMENT PLAN

↑
N

0 100 200 300
 FEET
 SCALE 1"=200'

ROBERT P. GERLOFS
 Engineering Consultant
 1500 N. GARDEN AVENUE, SUITE 100, DENVER, COLORADO 80202

RIDGES DEVELOPMENT CORPORATION
 1500 N. GARDEN AVENUE, SUITE 100, DENVER, COLORADO 80202



Notes:

#1 REDLANDS FIRST LIFT CANAL
INGRESS + EGRESS + MAINTENANCE
BASINMENT

#2 REDLANDS FIRST LIFT CANAL
INGRESS + EGRESS + MAINTENANCE
BASINMENT

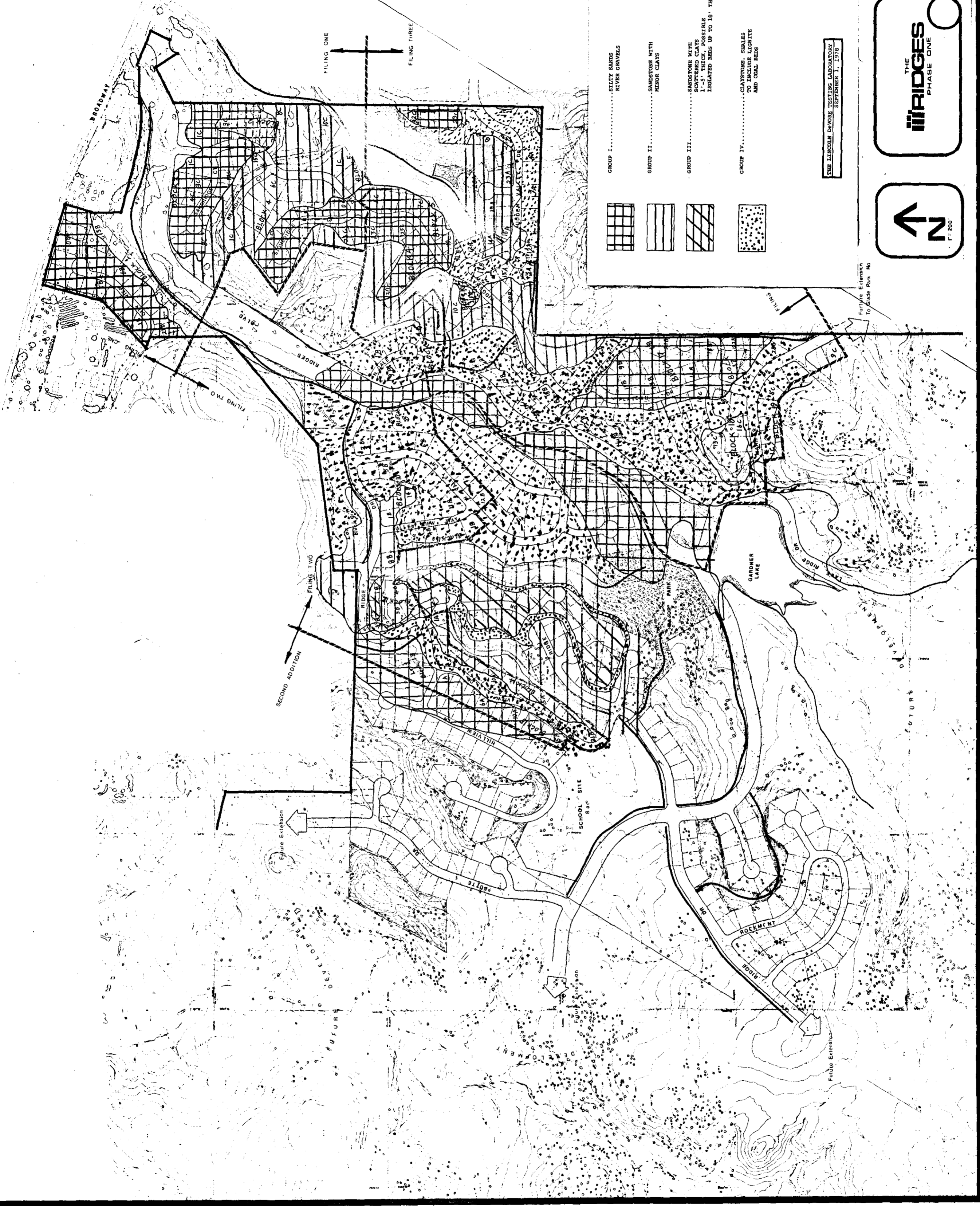
#3 REDLANDS FIRST LIFT CANAL
INGRESS + EGRESS MAINTENANCE
BASINMENT

NOTE:
THIS MAP IS A GENERAL GUIDE. FOR
SPECIFIC INFORMATION ON LOT LINE
BOUNDARIES PLEASE REFER TO THE PLANS
FILING MAPS. COURTESY LINES ARE APPROXIMATE
AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

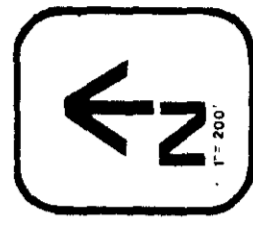
Legend:

- Open Space
- Filing One
- Filing Two
- Filing Three
- Filing Four
- Ridges Boulevard
- GARDNER LAKE
- Filing Five
- Ridges METABOLITE S&L Bldg
- Filing Six
- Filing Seven




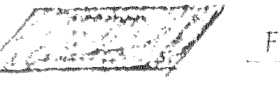




SEWER FACILITY
NO IRR
NO D.W.



THE RIDDGES
PHASE ONE





-  FILING #3
-  FILING #2 C-158-77 C163-78
-  Unaccepted Improvements
-  FILING #1
-  FILING #4
-  FILING #5 C29-84
-  FILING #6
-  Denotes Power of Attorney



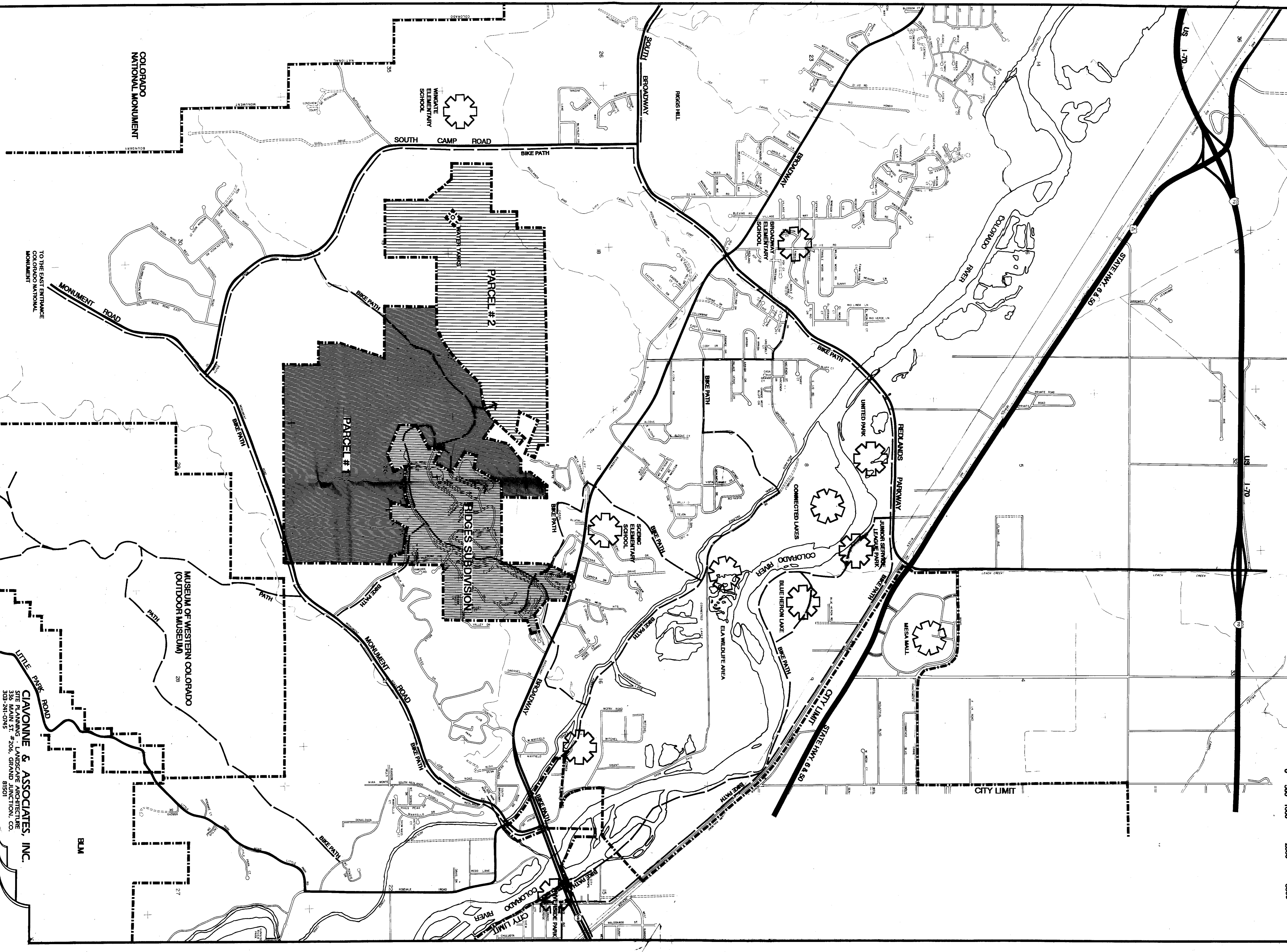
COMMUNITY DEVELOPMENT CONTEXT

SPRING 1989

SCALE 1" = 1000' - 0"



NORTH



CLAVONNE & ASSOCIATES, INC.
SITE PLANNING - LANDSCAPE ARCHITECTURE
336 MAIN ST. #206, GRAND JUNCTION, CO.
303-241-0745 81501

TO THE EAST ENTRANCE
COLORADO NATIONAL
MONUMENT

COLORADO
NATIONAL MONUMENT

BLM