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File 1991-0075

Name: North Meadows Annexation - 29 1/2 and F 1/2 Roads

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 on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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.</p>
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X	X	Table of Contents
		Review Sheet Summary
X	X	Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
x		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
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X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*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		Ordinance - (blank) - Zoning Certain Lands annexed to the City Located at F 1/2 and 29 Road			
X	X	City Council Agenda - 11/18/92 - **			
X	X	Petition for Annexation			
X		Notice of Public Hearing - 11/3/92			
X		Annexation Form Letter from Karl Metzner			
X	X	North Meadows Annexation Map - Historical GIS Maps - **			
X		Annexation Checklist			
X		Location Map			
X		Computer Files Indexing Information Sheet			
X	X	City Council Minutes - 1/8/92, 2/19/92 - **			
X	X	Ordinance No. 2564,			
X	X	Correspondence - **			
X		Legal Ad - 10/27/92			
X	X	Planning Commission Minutes - 11/3/92, 11/18/92, 12/2/92 - **			



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

A Receipt _____
 Date _____
 Rec'd By _____
 File No. 175 91

We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input checked="" type="checkbox"/> Zone of Annex		4.362	S.E. of 29 th F ¹ / ₂ roads	MSF-4	SINGLE FAMILY residential
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
<u>N/A</u>	<u>N/A</u>	<u>City of G.J.</u>
Name	Name	Name
		<u>250 N. 5th</u>
Address	Address	Address
		<u>Grand Jet, Co</u>
City/State/Zip	City/State/Zip	City/State/Zip
		<u>244-1430</u>
Business Phone No.	Business Phone No.	Business Phone No.

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

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

[Signature]
 Signature of Person Completing Application _____ Date _____

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

2943-053-23-001 ✓
Robert C. Claeys
RT 1 Box 69
Collbran, CO. 81624

2943-053-23-002 ✓
Jolie R. Lewis
646 North Court
Grand Junction, CO. 81504

2943-053-23-003 ✓
Eldeen A. Fillmer
2340 S. Broadway
Grand Junction, CO. 81503

2943-053-23-004 ✓
Jake Faverman
642 North Court
Grand Junction, CO. 81504

2943-053-23-005 ✓
Royal B. Williams
2911 North Court
Grand Junction, CO. 81504

2943-053-23-006 ✓
Royal B. Williams
2907 North Court
Grand Junction, CO. 81504

2943-053-23-007 ✓
Edward Real
2905 North Court
Grand Junction, CO. 81504

2943-053-23-008 ✓
Kenneth L. Johnson
2903 North Court
Grand Junction, CO. 81504

2943-053-23-009 ✓
Paul G. Schritter
2901 North Court
Grand Junction, CO. 81504

2943-053-23-010 ✓
William M. Hirt
2902 North Court
Grand Junction, CO. 81504

2943-053-23-011 ✓
William G. Eads
2904 North Court
Grand Junction, CO. 81504

2943-053-23-012 ✓
Daniel J. Rosenthal
2906 North Court
Grand Junction, CO. 81504

2943-053-23-013 ✓
Duane E. Munroe
647 North Court
Grand Junction, CO. 81504

2943-053-23-014 ✓
David B. Sherrill
2905 F 1/2 Road
Grand Junction, CO. 81504

2943-053-23-015 ✓
William F. Wooters
2903 F 1/2 Road
Grand Junction, CO. 81504

2943-053-23-016 ✓
Gary A. Reichard
2901 F 1/2 Road
Grand Junction, CO. 81504

2943-053-23-016
Gary A. Reichard

PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

NORTH MEADOW ANNEX

Beginning at the SE Corner Section 6 T1S R1E, thence North to the NW Corner SW 1/4 Section 5 T1S R1E, thence East to the East Line extended of North Meadow Subdivision, thence South to the SE Corner said subdivision, thence west to southwesterly corner Lot 9 North Meadows Subdivision, thence North to a point 30 ft. South of the North line of the SW 1/4 Section 5 T1S R1E, thence West to a point 1 ft. East of the West line said section 5, thence South to the South line said section 5, thence West to the point of beginning.

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.

#75 91

NAME	SIGNATURE	ADDRESS	DESCRIPTION OF PROPERTY
			Lot One North Meadows Sub.
Jolie Lewis	Jolie Lewis	1010 North Court	Lot Two North Meadows Sub.
Eileen A Fillmer	Eileen A. Fillmer	644 N Court	Lot Three North Meadows Sub.
			Lot Four North Meadows Sub.
			Lot Five North Meadows Sub.
			Lot Six North Meadows Sub.
Edward A. Reed	Edward A. Reed	2905 North Ct	Lot Seven North Meadows Sub.
Kenneth Johnson	Kenneth Johnson	2903 North Ct.	Lot Eight North Meadows Sub.
KARLA SCHRIETER	Karla Schrieter	2901 NORTH CT.	Lot Nine North Meadows Sub.
Bill HIRT	Bill Hirt	2902-NORTH CT.	Lot Ten North Meadows Sub.
Diana E Eds	Diana E. Eds	2904 N. Court	Lot Eleven North Meadows Sub.
William G. Eds, Sr.	William G. Eds, Sr.	" "	
DANIEL J. ROSENTHAL	Daniel J. Rosenthal	2906 NORTH CT.	Lot Twelve North Meadows Sub.
DUANE MUNROE	Duane Munroe	647 NORTH CT	Lot Thirteen North Meadows Sub.
DAVID 43 SHERKILL	David B. Sherkill	2905 1/2 Rd	Lot Fourteen North Meadows Sub.
Wm. F. Wooters	Wm. F. Wooters	2903-1/2 Road	Lot Fifteen North Meadows Sub.
Gary Alan Reichard	Gary Alan Reichard	2901 F 1/2 Rd.	Lot Sixteen North Meadows Sub.

STATE OF COLORADO)
) SS
COUNTY OF M E S A)

AFFIDAVIT

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

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

[Handwritten Signature]

Subscribed and sworn to before me this 20 day of
November, 1991.

Witness my hand and official seal.

Theresa A. Martinez
Notary Public

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

My Commission expires: *June 13, 1995*

#7E 01



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

March 23, 1992

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

Gentlemen:

Re: Annexation - North Meadows

Enclosed herewith is certified copy of Ordinance No. 2564 and map for Annexation which annexes approximately 4.3 acres located southeast of 29 Road and F-1/2 Road.

Effective date of the annexation is April 5, 1992.

Sincerely,

Neva B. Lockhart
Neva B. Lockhart, CMC
City Clerk

NBL:tm

Enclosures

cc: Annexation Clerk, Public Service Company
Michael Martin, U.S. West Communications (Denver)
Larry Axtell, Colorado Department of Highways
Jarrett Broughton, Grand Valley Rural Power Lines, Inc.
Tom Worster, United Artists Cable TV
County Assessor
County Engineering Department
County Planning 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



City of Grand Junction, Colorado

81501-2668

250 North Fifth Street

March 30, 1992

Duane E. Munroe
647 North Court
Grand Junction, CO 81504

Dear Mr. Munroe:

On behalf of the people of Grand Junction I would like to welcome you to the City. The City is pleased to have residential areas such as North Meadows within its City limits. You will notice some changes in your services after the effective date of annexation on April 5, 1992.

Police protection will begin immediately after annexation and you will notice periodic patrols by City Police vehicles. From now on, if you need police protection you dial 911. For general information about the Police Department and its services call 244-3555. 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, citizen volunteer program, and a Boy Scout Explorer post.

You will notice regular road maintenance and street sweeping. You may call 244-1429 if you have questions or comments about road maintenance.

You will now receive weekly trash collection, so you will need to discontinue your private trash contract. A representative of the City's Public Works Department will be contacting you within the next several weeks regarding the City's trash collection program. The City Sanitation Department's phone number is 244-1570.

You are now eligible for lower City Parks fees for passes at the Lincoln Park and Tiara Rado golf courses and at the Lincoln Park swimming pool. Please call 244-FUNN for more information on City Parks and our excellent recreational programs.

Fire protection will remain the same high quality it has been in the past. The City Fire Department will continue to respond to calls at North Meadows. In an emergency call 911. For general information about the Fire Department and its programs call 244-1400.

Your domestic water service provider will remain Ute Water and your irrigation system will remain the same--maintained and operated by your homeowner's association.

Your zoning will remain similar to what it was in the County (R-2 zoning in the County; RSF-4 zoning in the City--both allow single family homes at approximately 3.5 dwelling units per acre). If you have questions about building or remodeling please consult our Community Development Department at 244-1430 for questions about zoning or the City County Building Department at 244-1651 for questions about the Building Code.

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. Your participation in Grand Junction's City government is encouraged.

In short, we welcome you to the City and look forward to providing you with high quality community services! The City Council and City Manager are also interested in hearing from you. You can reach us at City Hall (244-1501).

Sincerely,

Conner Shepherd
Mayor

CANAL

NORTH MEADOW ANNEX



F 1/2 road

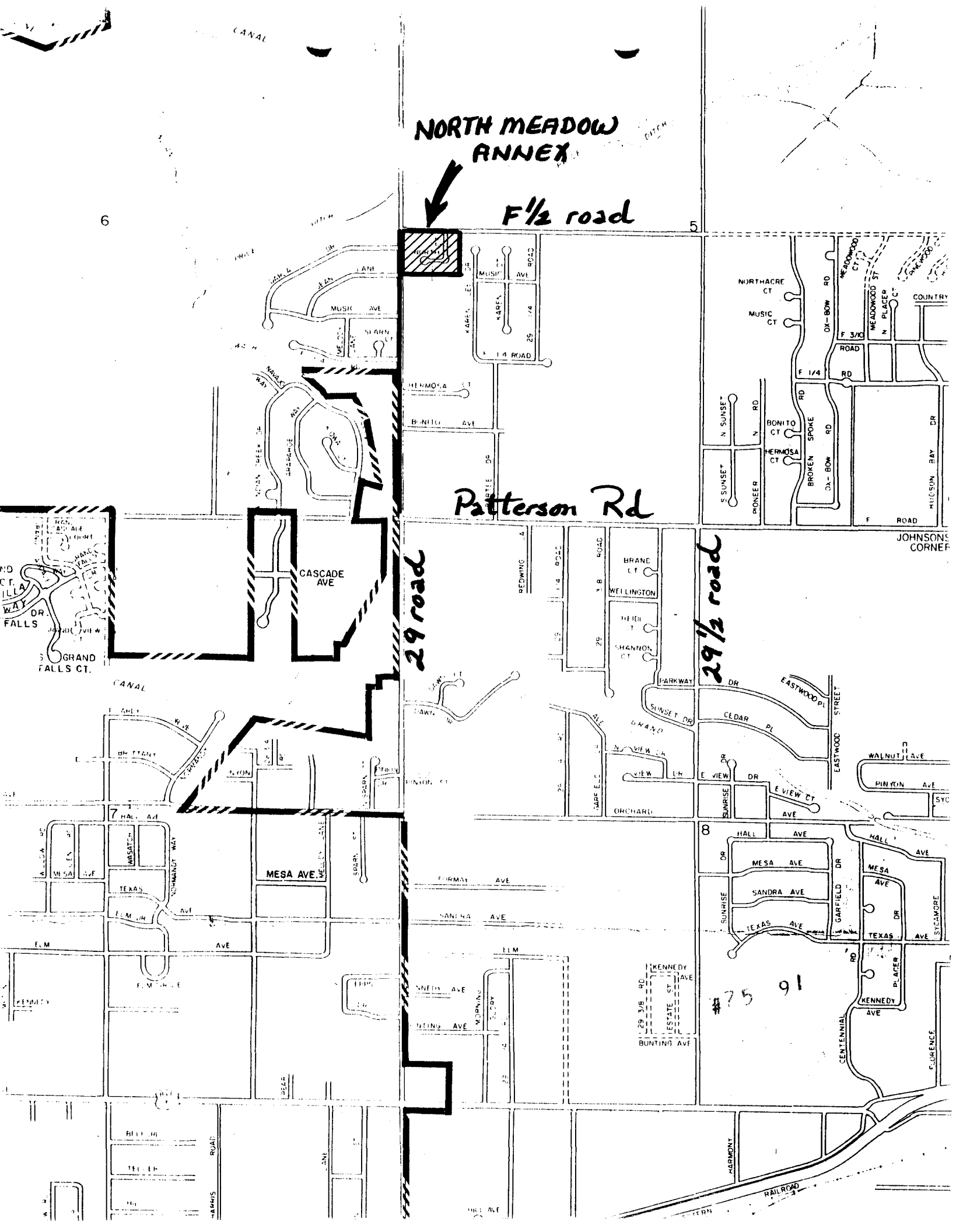
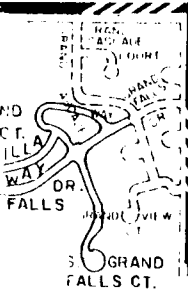
6

5

29 road

29 1/2 road

Patterson Rd



CANAL

JOHNSONS CORNER

#75 91

ANNEXATION CHECKLIST

North Meadow
ANNEXATION NAME

Date Completed

OCT 1991 Establish development file for proposed annexation. Copies of petitions, legal descriptions, notices, location maps, etc. should be kept in the file.

OCT 1991 Calculate areas and # parcels annexable. Petitions must have signatures from owners of more than 50 % of the land AND more than 50 % of the owners of property.

OCT 1991 Get legal descriptions & ownerships of all properties to be included in annexation.

OCT 1991 Prepare and proof outer perimeter legal description of entire area of proposed annexation.

NOV ¹⁰ ~~20~~, 1991 Prepare and proof signature pages for petition.

NOV. 10 - NOV. 20, 1991 Obtain applicable signatures (P.O.A.'s signed by city clerk.)

NOV. 20, 1991 Complete certification page with notary.

NOV 20, 1991 Original and 4 copies of petition delivered to city clerk. Include note with approx. acres and common location.

DEC. 1, 1991 Copy of perimeter description to public works drafting section. (within 24 hrs. of delivering petition to city clerk)

NOV. 12, 1991 Set up date, time, place for neighborhood meeting (if needed) and mail notice to owners within annexation area. (meeting should be prior to council accepting petition if possible. Meeting should always be prior to council hearing date.

JAN 8, 1992 Petition accepted by council.

JAN 29, 1992 Send notice of council hearing date to owners in annexation area. (not more than one week after date of hearing is set)

 Prepare impact statement (annexations over 10 acres) and forward to county commissioners at least 25 days prior to the hearing. Send copy of annexation plat(s) to county planning.

75 91

2/19/92 Council Public Hearing (hearing cannot be less than 4 weeks after accepting petition.)

3/4/92 Council 2nd reading (usually next scheduled council meeting after hearing)

4/6/92 Effective Date

_____ Initiate Zone of annexation process. (within 90 days of effective date of annexation)