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File 1993-0142

Name: Nichols Annexation – 575 29 Road

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DOCUMENT DESCRIPTION:

X	X	Correspondence			
X	X	Annexation Area Fact Sheet			
X	X	Planning Commission Minutes – 2/1/93 - **			
X		Legal Ad – no date			
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X	X	Petition for Annexation – 11/24/93			
X		Quit Claim Deed – Bk 2024/Pg 94 – not conveyed to City			
X	X	City Council Minutes – 1/5/94, 2/1/94, 2/16/94, 3/2/94 - **			
X	X	Resolution No. 17-94 - **			
X	X	Ordinance No. 2731, 2730 - **			
X	X	Affidavit – 12/20/94			
X		Proof of Publication			
X		Notice of Public Hearing mail-out			
X	X	Nichols Annexation Map – GIS Historical Maps - **			



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final	1/4 acre	575 29 road	RSF-4	SINGLE FAMILY RESIDENTIAL
<input type="checkbox"/> Conditional Use					
<input checked="" type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

APPLICANT
 REPRESENTATIVE

Name *N/A*

Name *N/A*

City of Grand Junction
Karl G. Metzger

Address

Address

250 N. 5th St

City/State/Zip

City/State/Zip

Grand Jet CO 81501

Business Phone No.

Business Phone No.

244-1430

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

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

Signature of Person Completing Application

Date

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

STAFF REVIEW

FILE #142-93

DATE: January 12, 1993

STAFF: Karl Metzner

REQUEST: Zone of Nichols Annexation to RSF-4.

LOCATION: 575 29 Road

APPLICANT: City of Grand Junction

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential and Dairy

EAST: Residential

SOUTH: Residential

WEST: Vacant

EXISTING ZONING: County R-2

PROPOSED ZONING: City RSF-4

SURROUNDING ZONING:

NORTH: RSF-2

EAST: County R-4

SOUTH: County R-2

WEST: RSF-2

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

STAFF ANALYSIS: The Nichols Annexation consists of a single parcel of land containing a single family residence. The RSF-4 zoning has been requested by the property owner who petitioned for the annexation. This zoning is consistent with the 1/4 acre lot size of the parcel and the surrounding uses.

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

ANNEXATION AREA FACT SHEET

Name of Area: Nichols Annex Date: 12/17/93

Common Location: 575 29 road

Existing Land Use: Residential est. # Acres: _____

Projected Land Use: Residential # of Parcels: 1

Dwelling Units: 1 # of parcels owner occupied 1

Est. Population: 2

Service Providers and Special Districts

Water: UTE Sewer: Central Grand Valley Fire: G.J. Rural

Drainage: G.V. Water Users School: School Dist. 51

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

Type of Petition: Property Owner P.O.A. _____ Enclave: _____

Existing County Zoning _____ Proposed City Zoning _____

GRAND JUNCTION CITY COUNCIL

DATE:Jan. 5, 1994

AGENDA ITEM SUMMARY

STAFF:KARL METZNER

ACTION REQUESTED:

Acknowledge referral of petition for Nichols Annexation.

EXECUTIVE SUMMARY:

Nichols Annexation is located at 575 29 road and consists of a single parcel of land with a single family dwelling unit. The property owners have signed a petition requesting annexation.

FISCAL IMPACT: n/a

BACKGROUND/ISSUES/OPTIONS:

This parcel of land is adjacent to the existing City limits on two sides. The property owners have requested annexation in order to obtain an RSF-4 zoning. The side yard setback for RSF-4 will allow them to add to the existing single family structure. The RSF-4 zoning is compatible with surrounding zoning and uses. This annexation is a 100% owner signed petition.

RECOMMENDATIONS:

Acknowledge referral of petition and schedule hearing for acceptance.

DESCRIPTION

A tract of land situated in the SE1/4 of the NE1/4 of Section 7, in Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point that is 81 feet South and 30 feet West of the NE Corner of the SE1/4 of the NE1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado; thence South 88.00 feet, thence West 136.50 feet, thence North 88.00 feet, thence East 136.50 feet to the Point of Beginning.



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

January 11, 1994

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

Commissioners:

Subject: Nichols Annexation -
Notice of Hearing, Resolution No. 4-94, and Petition

In compliance with Title 31, Article 12, C.R.S., Part 1, entitled "Municipal Annexation Act of 1965", Section 31-12-108(2), I have enclosed a copy of Resolution No. 4-94 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting January 5, 1994, giving notice of hearing on the proposed Nichols Annexation.

Sincerely,

Stephanie Nye
Stephanie Nye, CMC
City Clerk

SN:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney
Ute Water Conservancy District
Central Grand Valley Sanitation
Grand Junction Rural Fire District
School District #51
Mr. Dan Wilson, City Attorney
Mr. Larry Timm, Community Development Department ✓

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:

Beginning at a point that is 81 feet South and 30 feet West of the Northeast corner of the Southeast One Quarter of the Northeast One Quarter (SE1NE1) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado; thence South 88.00 feet, thence West 136.50 feet, thence North 88.00 feet, thence East 136.50 feet to the point of beginning.

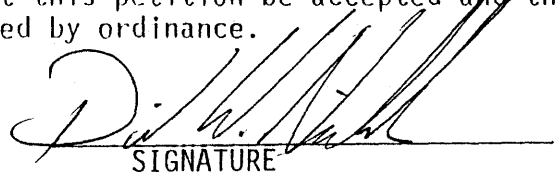
As ground therefore, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 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 limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred per cent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

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

David W. Nichols


SIGNATURE

Judy G. Nichols


SIGNATURE

575 29 road, Grand Junction, CO.

11/24/93
DATE

STAFF REVIEW

FILE #142-93

DATE: February 16, 1994

STAFF: David Thornton

REQUEST: Zone of Nichols Annexation to RSF-4.

LOCATION: 575 29 Road

APPLICANT: City of Grand Junction

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential and Dairy

EAST: Residential

SOUTH: Residential

WEST: Vacant

EXISTING ZONING: County R-2

PROPOSED ZONING: City RSF-4

SURROUNDING ZONING:

NORTH: RSF-2

EAST: County R-4

SOUTH: County R-2

WEST: RSF-2

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

STAFF ANALYSIS: The Nichols Annexation consists of a single parcel of land containing a single family residence. The RSF-4 zoning has been requested by the property owner who petitioned for the annexation. This zoning is consistent with the 1/4 acre lot size of the parcel and the surrounding uses.

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

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



March 7, 1994

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

David & Judy Nichols
575 29 Road
Grand Junction, CO 81501

Dear David & Judy Nichols:

On March 2, 1994 the City Council passed the second reading on the annexation of 575 29 Road. This annexation will become effective on April 5, 1994. Therefore, on behalf of the people of Grand Junction, I would like to welcome you to the City. We are very proud of our community and the services our City provides. The addition of 575 29 Road 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 address. 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,

A handwritten signature in black ink, appearing to read "Reford C. Theobold", is written over a horizontal line.

Reford C. Theobold
Mayor

enclosure

/bp

NICHOLS 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
Dan Rosenthal	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Bill L. Bessinger	At Large

The Nichols Annexation is located in Voting District D. For more information concerning vacancies on City boards or commissions, please call the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

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

POLICE PROTECTION

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

FIRE PROTECTION

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

DOMESTIC WATER SERVICE

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

TRASH COLLECTION

You will receive weekly trash collection beginning April 8, 1994, so you will need to discontinue your private trash contractor. Your regularly scheduled day for trash pickup will be Friday unless a specified holiday, such as New Years, Memorial Day, 4th of July, Labor Day, Thanksgiving or Christmas, falls on your regular day of pickup. On these holidays trash service will be one day late starting the day after the holiday and will run one day late for the remainder of that week. Please have trash out by 7:00 a.m. The monthly fee for residential trash pick-up is \$8.75 per month. All trash must be contained in containers no larger than 33 gallons.

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

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

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

STREETS

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

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

ZONING & BUILDING

Your zoning is similar to what it was in the County, R-2. Your new zone in the City is RSF-4 (Residential Single Family not to exceed four units per acre.) The zoning received a public hearing before the City Planning Commission on February 1, 1994, where a recommendation of approval was made to the City Council. The City Council had a first reading of the zoning ordinance on February 16, 1994 and held a final reading and public hearing on March 2, 1994.

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

VOTING & CITIZEN PARTICIPATION

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

District B
District C
At-Large

CITY PARKS

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

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

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

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

CITY OF GRAND JUNCTION

PHONE NUMBERS

Information	244-1509
Administrative and Financial Services	
Sales Tax	244-1521
City Council/City Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Annexation, 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

STATE OF COLORADO

COUNTY OF MESA

}

SS

AFFIDAVIT

Karl G. Metzner, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition:

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

Karl G. Metzner

Subscribed and sworn to before me this 20th day of December 1993.

Witness my hand and official seal.

Stephanie Nix
Notary Public

250 N 5th GJ.
Address

My commission expires: 10-10-94