

# Table of Contents

ANX-1995-016

Date 7/19/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. 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	*Summary Sheet – Table of Contents			
X		Application form			
X		Receipts for fees paid for anything			
X	X	*Annexation Checklist			
		*General project report			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map			
		Evidence of title, deeds – ISYS Query			
		*Mailing list to adjacent property owners			
X		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
		*Petitioner's response to comments			
X	X	*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>					
X	X	Annexation Impact Report			
X		Planning Commission Minutes – 3/7/95 - **			
X	X	Signed Northridge Annexation Map - <i>AVAILABLE ON CD ROM</i>			
X		E-mail to Dave Thornton from Don Hobbs			
X		Note from Dave Thornton to Ken ? – no date – Assessment values			
X		Donald Fifield & Joan Fifield – Letter from R.T. Mantlo – 5/5/95			
X		Ordinance #2826 & ordinance #2827 – **			
	X	X	A note to file from Dave Thornton		
X		City Council Minutes - **	X	X	Annexation fact sheet
X		Resolution 10-95 - **	X		Northridge Addition Annexation – 3/15/95 - <i>REPORT</i>
X		Memo from Darold Sloan – 3/31/95			
X		Letter from Stephanie Nye to Board of County commissioners with Resolution 32-95 - 3/21/95			
X		Posting of Public Notice Signs			

Majority Annexation Checklist

FOR THE Northridge Addition ANNEXATION(S)

- 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 report
- Cover letter (sent out to property/business owners) with address list.
- Annexation newsletter
- Attendance roster at neighborhood meetings
- Resolution of referring petition
- Resolution of accepting petition
- Signed annexation ordinance
- Final annexation plat
- City Council minutes for annexation
  - referral of petition
  - acceptance of petition/1st reading of ordinance
  - 2nd reading of ordinance
- Planning Commission minutes for Zoning
- City Council minutes for zone of annexation
  - 1st reading of ordinance
  - 2nd reading of ordinance
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only)
- Original POA's
- Welcome to the City letter (with address list)
- ZONING ORDINANCE

	Refer Petition	Feb 1, 1995
(majority.1st)	Accept Petition/ 1st Reading	MAR 15, 1995
	2nd Reading	April 5, 1995
	ANNEXATION EFFECTIVE	MAY 7, 1995

ANNEXATION AREA FACT SHEET

Name of Area: Northridge Addition Date: JAN 23, 1995

Common Location: 412 Northridge Drive

Existing Land Use: Single Family Residential Estimate # of Acres: 0.49

Projected Land Use: Single Family Residential # of Parcels: 1  
# of Parcels - Owner Occupied: 1

# of Dwelling Units: 1 Estimated Population: 2

Special Districts: Service Provider: \_\_\_\_\_  
\*Water: UTE WATER \_\_\_\_\_  
Sewer: \_\_\_\_\_  
\*Fire: GRAND JUNCTION RURAL FIRE \_\_\_\_\_  
\*Drainage: GRAND JUNCTION \_\_\_\_\_  
\*School District 51 \_\_\_\_\_  
Irrigation: \_\_\_\_\_  
Pest: \_\_\_\_\_  
Other: \_\_\_\_\_

Grand Valley Water Users  
NONE

Legal Requirements: (Check as each requirement is confirmed)

- One sixth contiguity to existing City limits
- Land held in identical ownership not divided w/o written consent.
- Land in identical ownership greater than \$200,000 assessed valuation not included without written consent.
- Area is or will be urbanized.
- Does not extend boundary more than 3 miles/year (except enterprise zones or City owned property).
- Entire width of platted streets included.
- More than 50% of owners and more than 50% land petitioned.

Existing County Zoning: R-1-A

Proposed City Zoning: RSF-4

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

100% petition

STATE OF COLORADO

COUNTY OF MESA

} SS

AFFIDAVIT

\_\_\_\_\_, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition:

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

\_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Address

My commission expires: \_\_\_\_\_

AFFIDAVIT

Affidavit in support of the City Council's finding, pursuant to C.R.S. 31-12-104, that certain property is eligible to be annexed.

Affiant states under oath the following:

1. I, DAVID L. THORNTON am employed by the City of Grand Junction as a Planner in the Community Development Department. I have no personal interest in the subject annexation. I have reviewed the petition for NORTHBRIDGE ADDITION annexation.

2. It is my professional belief, based on my review of the petition and relevant documents in my office which I regularly rely upon in the performance of my duties, that:

a) A proper petition has been properly signed by the owners of more than 50 % (fifty percent) of the property described and by more than 50 % (fifty percent) of the owners in the area described. The property described is the same as the area described;

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing city limits;

c) A community of interest exists between the area to be annexed and the city. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use city streets, parks and other urban facilities;

d) The area is urban or will be urbanized in the near future;

e) the area to be annexed is, practically, already integrated with the City; however even if it is found not be presently integrated, the area is capable of being integrated with the City since the City has the facilities and resources necessary to provide urban services.

f) No land held in identical ownership is being divided by the proposed annexation without the written consent of the landowners thereof unless the division is by a dedicated street, road, or other public way;

g) No land held in identical ownership comprising twenty acres or more with a valuation of two hundred thousand dollars (\$200,000) for *ad valorem* tax purposes or more is included without the owners consent.

\_\_\_\_\_  
Affiant

\_\_\_\_\_  
DATE

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

Stephanie Nye \_\_\_\_\_

Notary Public/City Clerk

PETITION FOR ANNEXATION

NORTHRIDGE ADDITION

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 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.

NORTHRIDGE ADDITION ANNEXATION  
DESCRIPTION

A parcel of land situate in the SW 1\4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northeast corner of Lot 8, Block 6 of Northridge Estates Filing No. Three as recorded in Plat Book 11 at Pages 327 and 328 of the records of the Mesa County Clerk and Recorder, whence the West 1\4 corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian bears N 69°03'32" W, 1407.76 feet; thence along the southerly Right-of-Way of the Grand Valley Canal S 85°37'21" E, 151.25 feet to a point; thence along the west line of a parcel of land as described in Book 1830 at Page 580 of the records of the Mesa County Clerk and Recorder S 00°02'00" E, 134.80 feet to a point on the south line of a parcel of land as described in Book 1130 at Page 556 of the records of the Mesa County Clerk and Recorder; thence along said south and north Right-of-Way line of Northridge Drive S 89°51'27" W, 150.80 feet to the southeast corner of said Lot 8, Block 6; thence along the east line of said Lot 8, Block 6 N 00°02'10" W, 146.72 feet to the Point of Beginning. Said parcel contains 0.49 acres more or less.

(NAA)

BEG N 89DEG52' E 1481.9FT & 656FT S OF NW COR SW4 SEC 2 1S 1W S  
89DEG52' W W70.8FT N TO G V CNL ELY ALG CNL TO A PT N OF BEG S TO  
BEG EXC BEG N 89DEG52' E 1481.80FT & S 0DEG02' E 656.80FTT FR NW COR  
SD SEC 2 S 89DEG52; W 20FT N 0DEG02' W 134.80FT TO SLY TOW G V CNL  
ALG SD ROW 20.06FT S 0DEG02' E 133.30FT TO POB

DONALD M. & JOAN S. FIFIELD  
NAME

DONALD M. & JOAN S. FIFIELD  
by their attorney in fact City Clerk,  
Stephanie Nye, pursuant to P.O.A.  
recorded in Book 1826 Page 349.

412 NORTHRIDGE DR., CO 81506  
ADDRESS

DATE



STAFF REVIEW

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FILE: #ANX-16-95 NORTHBRIDGE ADDITION ANNEXATION

DATE: February 1, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve by Resolution the Referral of Petition for the Northridge Addition Annexation.

LOCATION: 412 Northridge Drive

APPLICANTS: City of Grand Junction

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**EXECUTIVE SUMMARY:** A Power of Attorney for annexation was signed when the home at 412 Northridge Drive was constructed and connection to sewer was requested. A Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by resolution the Referral of Petition for the Northridge Addition Annexation.

**STAFF ANALYSIS:** This annexation petition is a 100% annexation petition and includes only one parcel. Total area of the annexation is .49 acres. There is an existing single family home constructed on the parcel with an address and access off of Northridge Drive in the Northridge Estates Subdivision. The entire Northridge Estates is already in the City limits. Although this one residence located at 412 Northridge Drive is not part of the original Northridge Estates, it is the only residence that accesses City streets in Northridge Estates that is not currently in the City limits.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

*Refer petition*



STAFF REVIEW

FILE: #ANX-95-16 NORTHRIDGE ADDITION - ZONE OF ANNEXATION

DATE: March 7, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Zone of annexation for the Northridge Addition annexation.

LOCATION: 412 Northridge Drive

APPLICANT: City of Grand Junction

**EXECUTIVE SUMMARY:** A Power of Attorney for annexation was signed when the home at 412 Northridge Drive was constructed and connection to sewer was requested. A Petition for Annexation is now being referred to City Council. The City is required by State Statute to establish zoning for the annexation.

**STAFF ANALYSIS:**

This annexation includes only one parcel with a total area of .49 acres. There is an existing single family home constructed on the parcel with an address and access off of Northridge Drive in the Northridge Estates Subdivision. The entire Northridge Estates has been in the City limits. Although this one residence located at 412 Northridge Drive is not part of the original Northridge Estates, it is the only residence that accesses City streets in Northridge Estates that is not currently in the City limits.

The previous County zoning was R-1-A which requires lots to be \_\_\_\_\_ acres in size. This parcel at .49 acres was nonconforming in the County. Northridge Estates is zoned Residential Single Family - with a maximum of four units per acre (RSF-4). Staff recommends that the same RSF-4 zoning district be applied to the annexation of 412 Northridge Drive. Under the RSF-4 zone, this parcel will be conforming.

**STAFF RECOMMENDATION:** Staff recommends approval of the RSF-4 zoning.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item #ANX-95-16, the zone of annexation for the Northridge Addition Annexation, I move that we forward this on to City Council with the recommendation of approval Residential Single Family - with a maximum of four units per acre (RSF-4) zoning.

(nrzoning.rpt)

STAFF REVIEW

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FILE: #ANX-95-16 NORTHTRIDGE ADDITION ANNEXATION

DATE: March 15, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve by Resolution the Acceptance of Petition and approve on first reading the annexation ordinance for the Northridge Addition Annexation.

LOCATION: 412 Northridge Drive

APPLICANTS: City of Grand Junction

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**EXECUTIVE SUMMARY:** A Power of Attorney for annexation was signed when the home at 412 Northridge Drive was constructed and connection to sewer was requested. A Petition for Annexation is now being referred to City Council. Staff requests that City Council accept the annexation petition and approve on first reading the Northridge Addition Annexation.

**STAFF ANALYSIS:** This annexation petition is a 100% annexation petition and includes only one parcel. Total area of the annexation is .49 acres. There is an existing single family home constructed on the parcel with an address and access off of Northridge Drive in the Northridge Estates Subdivision. The entire Northridge Estates is already in the City limits. Although this one residence located at 412 Northridge Drive is not part of the original Northridge Estates, it is the only residence that accesses City streets in Northridge Estates that is not currently in the City limits.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

Approved 7-0 by City Council, MARCH 15, 1995

STAFF REVIEW

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FILE: #ANX-95-16 NORTHRIDGE ADDITION - ZONE OF ANNEXATION

DATE: March 15, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Zone of annexation for the Northridge Addition annexation.

LOCATION: 412 Northridge Drive

APPLICANT: City of Grand Junction

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**EXECUTIVE SUMMARY:** A Power of Attorney for annexation was signed when the home at 412 Northridge Drive was constructed and connection to sewer was requested. The Annexation is currently in the process before City Council. The City is required by State Statute to establish zoning for the annexation.

**STAFF ANALYSIS:**

This annexation includes only one parcel with a total area of .49 acres. There is an existing single family home constructed on the parcel with an address and access off of Northridge Drive in the Northridge Estates Subdivision. The entire Northridge Estates has been in the City limits. Although this one residence located at 412 Northridge Drive is not part of the original Northridge Estates, it is the only residence that accesses City streets in Northridge Estates that is not currently in the City limits.

The previous County zoning was R-1-A which requires lots to be 1 acre in size. This parcel at .49 acres was nonconforming in the County. Northridge Estates is zoned Residential Single Family - with a maximum of four units per acre (RSF-4). Staff recommends that the same RSF-4 zoning district be applied to the annexation of 412 Northridge Drive. Under the RSF-4 zone, this parcel will be conforming.

**STAFF RECOMMENDATION:** Staff recommends approval of the RSF-4 zoning.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended 5-0 approval of the zoning district, Residential Single Family - with a maximum of four units per acre (RSF-4) for this annexation.

(nrzoning.rpt)

Approved 7-0 by City Council on MARCH 15, 1995

STAFF REVIEW

FILE: #ANX-95-16 NORTHRIDGE ADDITION - ZONE OF ANNEXATION

DATE: April 5, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Zone of annexation for the Northridge Addition annexation.

LOCATION: 412 Northridge Drive

APPLICANT: City of Grand Junction

**EXECUTIVE SUMMARY:** A Power of Attorney for annexation was signed when the home at 412 Northridge Drive was constructed and connection to sewer was requested. The Annexation is currently in the process before City Council. The City is required by State Statute to establish zoning for the annexation.

**STAFF ANALYSIS:**

This annexation includes only one parcel with a total area of .49 acres. There is an existing single family home constructed on the parcel with an address and access off of Northridge Drive in the Northridge Estates Subdivision. The entire Northridge Estates has been in the City limits. Although this one residence located at 412 Northridge Drive is not part of the original Northridge Estates, it is the only residence that accesses City streets in Northridge Estates that is not currently in the City limits.

The previous County zoning was R-1-A which requires lots to be 1 acre in size. This parcel at .49 acres was nonconforming in the County. Northridge Estates is zoned Residential Single Family - with a maximum of four units per acre (RSF-4). Staff recommends that the same RSF-4 zoning district be applied to the annexation of 412 Northridge Drive. Under the RSF-4 zone, this parcel will be conforming.

**STAFF RECOMMENDATION:** Staff recommends approval of the RSF-4 zoning.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended 5-0 approval of the zoning district, Residential Single Family - with a maximum of four units per acre (RSF-4) for this annexation.

4/5/95

Approved by City Council 6-0 (nrzoning.rpt)  
2<sup>nd</sup> Reading

STAFF REVIEW

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FILE: #ANX-95-16 NORTHTRIDGE ADDITION ANNEXATION

DATE: April 5, 1995

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council approve on second reading the annexation ordinance for the Northridge Addition Annexation.

LOCATION: 412 Northridge Drive

APPLICANTS: City of Grand Junction

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**EXECUTIVE SUMMARY:** A Power of Attorney for annexation was signed when the home at 412 Northridge Drive was constructed and connection to sewer was requested. The property is now being annexed into the city. Staff requests that City Council approve on second reading the Northridge Addition Annexation.

**STAFF ANALYSIS:** This annexation petition is a 100% annexation petition and includes only one parcel. Total area of the annexation is .49 acres. There is an existing single family home constructed on the parcel with an address and access off of Northridge Drive in the Northridge Estates Subdivision. The entire Northridge Estates is already in the City limits. Although this one residence located at 412 Northridge Drive is not part of the original Northridge Estates, it is the only residence that accesses City streets in Northridge Estates that is not currently in the City limits.

**STAFF RECOMMENDATIONS:**


Staff recommends approval.

4/5/95  
Approved by City Council 6-0  
2<sup>nd</sup> Reading

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

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

FROM: Dave Thornton, Community Development Department 

RE: **IMPACT REPORT FOR NORTHRIDGE ADDITION ANNEXATION**

DATE: March 15, 1995

On Wednesday, February 1st, a resolution for the referral of petition to annex the Northridge Addition annexation went to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on March 15th, with second reading on April 5th. The annexation will be effective May 7th. As a result I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. **I need your impact reports by Friday, March 31st, 1995. Please either submit by E-mail via attachment using Word Perfect and/or by hard copy if a spread sheet is used. Thank you.**

*HAVE been service trash since 1991*

*D Starr*



Northridge Addition Annexation

Planning Division Impact Report  
4/4/95

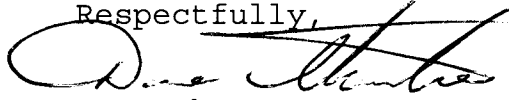
The Northridge Addition Annexation consists of one .49 acre residential lot. There is an existing single family home on the parcel. The addition of this area to the City will not significantly increase the workload of the Planning Division.

February 8, 1995

To File # ANX-95-16

The Impact Report for annexations as required by State Statute 31-12-108.5 is not required for annexations of 10 acres or less. The Northridge Addition Annexation has a total area of approximately 0.49 acres.

Respectfully,

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

Dave Thornton  
Senior Planner

(imprpt.bp)

Northridge Addition Annexation

For City Council 3/15/95

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Northridge Addition 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.

(eligible)