

# Table of Contents

File ANX-1995-055

Date 8/4/99

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	<p><b>*Summary Sheet – Table of Contents</b></p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p><b>*Submittal checklist – Change of Use Review</b></p> <p><b>*General project report</b></p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p><b>*Mailing list</b></p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p><b>*Final reports for drainage and soils (geotechnical reports)</b></p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p><b>*Consolidated review comments list</b></p> <p><b>*Petitioner's response to comments</b></p>			
X	X	<p><b>*Staff Reports – Board of Appeals</b></p> <p><b>*Planning Commission staff report and exhibits</b></p> <p><b>*City Council staff report and exhibits</b></p> <p><b>*Summary sheet of final conditions</b></p> <p><b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b></p>			
<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>					
X		County / City Zoning Comparison	X	List of parcel numbers of those annexed	
X		Brookwood Annexation – Fiscal Impact Overview – 5/17/95	X	Annexation Area Fact Sheet	
X		Brookwood Annexation – Fiscal Impact Analysis – 5/17/95	X	Posting of Public Notice Signs	
X		Memo to Impact Team Members	X	X	Map of Brookwood Subdivision
X	x	Memo to Chief Darold Sloan from Martyn Currie re: Impact Statement Brookwood Annexation – 4/18/95	X		Ordinance No. 2848, 2851 - **
X		Proposed Annexation Costs within the Public Works Division	X		Aerial Map
X		Notes to file – no date	X		Map of Brookwood Sub. – Approved by Jim Shanks
X	X	Return envelopes from Gerald Shader and Mary Gear re: neighborhood being considered for annexation – 5/25/95	X		Annexation Checklist
X		Brookwood Annexation pamphlet	X		Brookwood Annexation information for City Council – 4/5/95
X	X	Form letter sent to those being annexed – 11/2/94	X		Petition for Annexation
X		E-mail sent to Dave Thornton from Mike Thompson re: Brookwood Newsletter – 10/17/94	X		Brookwood Annexation Description
X		Letter from Dave Thornton to Jack Scott re: annexation letter sent to him – 9/12/94	X		Annexation Petition
X		E-mail to David Thornton from Mark Achen re: Brookwood Sub. – 9/9/94			Annexation Area Fact Sheet
X		Notes to file – no date	X		Affidavit
X	X	E-mail to City Council from David Thornton re: overwhelming support from residents – 10/12/94	X	X	Letter to resident from Dave Thornton re: update on the Brookwood Annexation – 4/11/95

X	E-mail from Larry Timm to Tom Dixon, Lanny Paulson, Mike Pelletier re: Brookwood Annexation - 5/17/95	X	Why Annexation Pamphlet
X	Power Of Attorney's for area annexed	X	Brookwood Neighborhood Mtg re: list of participants- 11/17/95
X	Resolution No. 57-95 - **	X	<i>ANNEXATION MAP ON CD ROM</i>
X	X City Council Minutes -4/5/95, 5/17/95, 6/7/95, 7/5/95, 6/21/95 - **		
X	X Planning Commission - 6/6/95 **		
X	Letter to the board of County Commissioners from Stephanie Nye - 5/23/95		
X	Letter from Larry Timm to Mesa County Board of Commissioners - 4/7/95		
X	Note to file from Dave Thornton re: impact report - 4/7/95		

Majority Annexation Checklist

FOR THE

Brookwood

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)

(majority.lst)

**ANNEXATION AREA FACT SHEET**

Name of Area: Brookwood Annexation Date: 3/27/95

Common Location: SW corner of F 3/4 and 30 Roads

Existing Land Use:  
Single Family  
 \_\_\_\_\_  
 \_\_\_\_\_

Estimate # of Acres:  
22.57  
 \_\_\_\_\_  
 \_\_\_\_\_

Projected Land Use:  
Single Family  
 \_\_\_\_\_  
 \_\_\_\_\_

99 Parcels  
 # of Parcels: 4 Parcels held in  
 commo  
 # of Parcels - Owner  
 Occupied: 81

12 vacant  
lots

# of Dwelling Units: 86

Estimated Population: 182

**Special Districts:**

- \* Water: Ute
- \* Sewer: Central Grand Valley
- \* Fire: Grand Junction Rural Fire
- \* Drainage: Grand Junction
- \* School District 51
- Irrigation: \_\_\_\_\_
- \* Pest: Central Grand Valley Pest
- Other: \_\_\_\_\_

Service Provider:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
Grand Valley Water User Assoc.  
 \_\_\_\_\_  
 \_\_\_\_\_

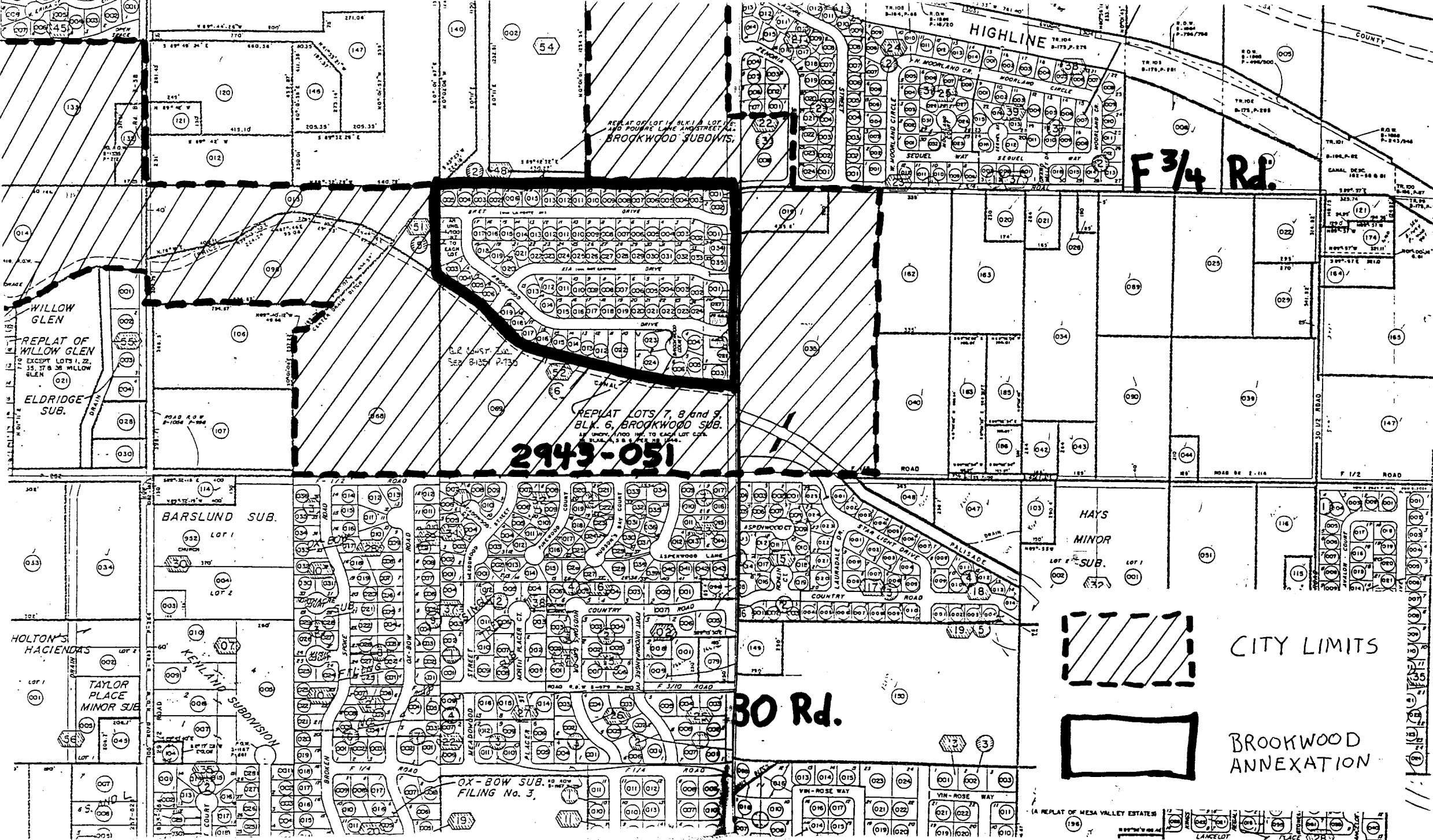
**Legal Requirements: (Check as each requirement is confirmed)**

- 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:  
PUD & RIC  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed City Zoning:  
PR  
 \_\_\_\_\_  
 \_\_\_\_\_

Type of Petition: (annex. fac) Property Owner  P.O.A.  Enclave \_\_\_\_\_



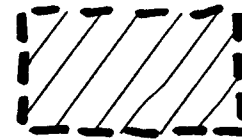
REPLAT OF LOT 1, BLK 1, LOT 16, AND PORTION LANE AND DRIVE, BROOKWOOD SUBDIVS.

REPLAT LOTS 7, 8 and 9, BLK 6, BROOKWOOD SUB.

2943-051

F 3/4 Rd.

30 Rd.

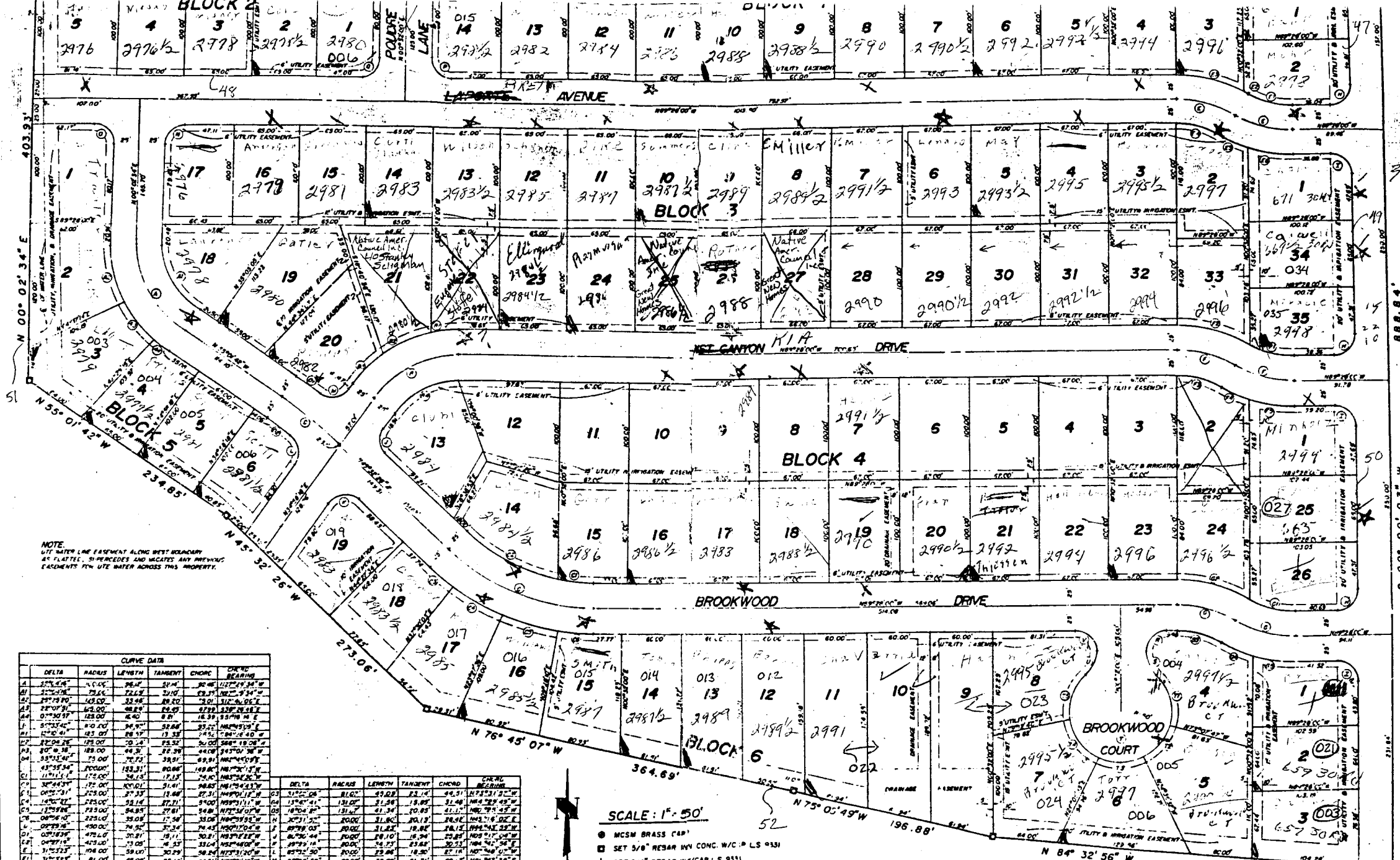


CITY LIMITS



BROOKWOOD ANNEXATION

(A REPLAT OF MESA VALLEY ESTATES)



NOTE:  
 1. UTILITY EASEMENT ALONG WEST BOUNDARY  
 2. AS PLATTED, SCHEDULES AND LOCATES ANY PREVIOUS  
 EASEMENTS WITH UTILITY ACROSS THIS PROPERTY.

DELTA	RADIUS	CHORD	CHORD BEARING
44	1274.64	240.00	95.14
45	1274.64	240.00	95.14
46	1274.64	240.00	95.14
47	1274.64	240.00	95.14
48	1274.64	240.00	95.14
49	1274.64	240.00	95.14
50	1274.64	240.00	95.14
51	1274.64	240.00	95.14
52	1274.64	240.00	95.14
53	1274.64	240.00	95.14
54	1274.64	240.00	95.14
55	1274.64	240.00	95.14
56	1274.64	240.00	95.14
57	1274.64	240.00	95.14
58	1274.64	240.00	95.14
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69	1274.64	240.00	95.14
70	1274.64	240.00	95.14
71	1274.64	240.00	95.14
72	1274.64	240.00	95.14
73	1274.64	240.00	95.14
74	1274.64	240.00	95.14
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76	1274.64	240.00	95.14
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80	1274.64	240.00	95.14
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94	1274.64	240.00	95.14
95	1274.64	240.00	95.14
96	1274.64	240.00	95.14
97	1274.64	240.00	95.14
98	1274.64	240.00	95.14
99	1274.64	240.00	95.14
100	1274.64	240.00	95.14

DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
01	1274.64	240.00	95.14	240.00	95.14
02	1274.64	240.00	95.14	240.00	95.14
03	1274.64	240.00	95.14	240.00	95.14
04	1274.64	240.00	95.14	240.00	95.14
05	1274.64	240.00	95.14	240.00	95.14
06	1274.64	240.00	95.14	240.00	95.14
07	1274.64	240.00	95.14	240.00	95.14
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09	1274.64	240.00	95.14	240.00	95.14
10	1274.64	240.00	95.14	240.00	95.14
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30	1274.64	240.00	95.14	240.00	95.14
31	1274.64	240.00	95.14	240.00	95.14
32	1274.64	240.00	95.14	240.00	95.14
33	1274.64	240.00	95.14	240.00	95.14
34	1274.64	240.00	95.14	240.00	95.14
35	1274.64	240.00	95.14	240.00	95.14
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37	1274.64	240.00	95.14	240.00	95.14
38	1274.64	240.00	95.14	240.00	95.14
39	1274.64	240.00	95.14	240.00	95.14
40	1274.64	240.00	95.14	240.00	95.14
41	1274.64	240.00	95.14	240.00	95.14
42	1274.64	240.00	95.14	240.00	95.14
43	1274.64	240.00	95.14	240.00	95.14
44	1274.64	240.00	95.14	240.00	95.14
45	1274.64	240.00	95.14	240.00	95.14
46	1274.64	240.00	95.14	240.00	95.14
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85	1274.64	240.00	95.14	240.00	95.14
86	1274.64	240.00	95.14	240.00	95.14
87	1274.64	240.00	95.14	240.00	95.14
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89	1274.64	240.00	95.14	240.00	95.14
90	1274.64	240.00	95.14	240.00	95.14
91	1274.64	240.00	95.14	240.00	95.14
92	1274.64	240.00	95.14	240.00	95.14
93	1274.64	240.00	95.14	240.00	95.14
94	1274.64	240.00	95.14	240.00	95.14
95	1274.64	240.00	95.14	240.00	95.14
96	1274.64	240.00	95.14	240.00	95.14
97	1274.64	240.00	95.14	240.00	95.14
98	1274.64	240.00	95.14	240.00	95.14
99	1274.64	240.00	95.14	240.00	95.14
100	1274.64	240.00	95.14	240.00	95.14

SCALE: 1" = 50'  
 ● MGSN BRASS CAP  
 ○ SET 5/8" REBAR IN CONC. W/C P.L.S. 9331  
 — SET 5/8" REBAR W/CAP P.L.S. 9331

**COLORADO WEST SURVEYING**  
 835 COLORADO AVENUE  
 GRAND JUNCTION, COLORADO 245-2767

BROOKWOOD SUBDIV

William Rapp  
675 30 Rd  
Grand Jct, CO 81504

Henry & Sarrah Cahlcrafft  
671 30 Rd  
Grand Jct, CO 81504

Ethan Cadwell  
669 1/2 30 Rd  
Grand Jct, CO 81504

Henry Russell  
665 30 Rd  
Grand Jct, CO 81504

Gary Reeder  
659 30 Rd  
Grand Jct, CO 81504

Harold Garner  
657 30 Rd  
Grand Jct, CO 81504

Gerald Shader  
2997 1/2 Brookwood Ct  
Grand Jct, CO 81504

Don Beason  
2997 1/4 Brookwood Ct  
Grand Jct, CO 81504

Louise Torre  
2997 Brookwood Ct  
Grand Jct, CO 81504

Steve Mollner  
Burke Dallney  
2995 1/2 Brookwood Ct  
Grand Jct, CO 81504

Larry Hammer  
2995 Brookwood Ct  
Grand Jct, CO 81504

K. Muhr  
2998 Bret St  
Grand Jct, CO 81504

Bryan Cross  
2997 Bret St  
Grand Jct, CO 81504

Louise Taylor  
2996 Bret St  
Grand Jct, CO 81504

Harry Ballman  
2995 1/2 Bret St  
Grand Jct, CO 81504

Douglas Grindle  
2994 Bret St  
Grand Jct, CO 81504

~~Cherry Hall~~ Rita & Simone Holquin  
2995 Bret St  
Grand Jct, CO 81504

R. Miles  
2992 1/2 Bret St  
Grand Jct, CO 81504

Greg May  
2993 1/2 Bret St  
Grand Jct, CO 81504

Kirk Walker  
2992 Bret St  
Grand Jct, CO 81504

Robin Lenard  
2993 Bret St  
Grand Jct, CO 81504

Harrison Powell  
2990 1/2 Bret St  
Grand Jct, CO 81504

Paul Miller  
2991 1/2 Bret St  
Grand Jct, CO 81504

Lucille Jentch  
2990 Bret St  
Grand Jct, CO 81504

Collie Miller  
2989 1/2 Bret St  
Grand Jct, CO 81504

Arthur Wilson  
2988 1/2 Bret St  
Grand Jct, CO 81504

Laurei Cline  
2989 Bret St  
Grand Jct, CO 81504

Thomas L. Heuschkel  
2988 Bret St  
Grand Jct, CO 81504

Richard Summers  
2987 1/2 Bret St  
Grand Jct, CO 81504

Bernice M. Walter  
2986 Bret St  
Grand Jct, CO 81504

Millie & Linda Pike  
2987 Bret St  
Grand Jct, CO 81504

Bruce Caldwell  
2984 Bret St  
Grand Jct, CO 81504

Beverly Schaneman  
2985 Bret St  
Grand Jct, CO 81504

Wayne White  
2982 Bret St  
Grand Jct, CO 81504

Kenny Wilson  
2983 1/2 Bret St  
Grand Jct, CO 81504

Jerry Bashford  
2980 1/2 Bret St  
Grand Jct, CO 81504

Charles Slavens  
2983 Bret St  
Grand Jct, CO 81504

Bret Seligman  
2980 Bret St  
Grand Jct, CO 81504

Ramond Greenwald  
2981 1/2 Bret St  
Grand Jct, CO 81504

Stephen Cole  
2978 1/2 Bret St  
Grand Jct, CO 81504

Robert Anderson  
2989 Bret St  
Grand Jct, CO 81504

Earl Widner  
2978 Bret St  
Grand Jct, CO 81504

Patricia Nicholas  
2976 1/2 Bret St  
Grand Jct, CO 81504

Duanne Harris  
2976 Bret St  
Grand Jct, CO 81504

Charlie Cahvarria  
2991 Brookwood Dr  
Grand Jct, CO 81504

Doris Hammer  
2996 1/2 Brookwood Dr  
Grand Jct, CO 81504

Clare Redding  
2996 Brookwood Dr  
Grand Jct, CO 81504

Ed Bernal  
2989 1/2 Brookwood Dr  
Grand Jct, CO 81504

John Hollenbaugh  
2994 Brookwood Dr  
Grand Jct, CO 81504

Dan Phipps  
2989 Brookwood Dr  
Grand Jct, CO 81504

Chris Taylor  
2992 Brookwood Dr  
Grand Jct, CO 81504

Dennis Tobin  
2987 1/2 Brookwood Dr  
Grand Jct, CO 81504

Zanaan Fram  
2990 1/2 Brookwood Dr  
Grand Jct, CO 81504

Lance Smith  
2987 Brookwood Dr  
Grand Jct, CO 81504

Joe Sherr  
2990 Brookwood Dr  
Grand Jct, CO 81504

Jack Williams  
2985 1/2 Brookwood Dr  
Grand Jct, CO 81504

Phillip Swille  
2988 1/2 Brookwood Dr  
Grand Jct, CO 81504

Scott Kline  
2985 Brookwood Dr  
Grand Jct, CO 81504

Susan Vandenhoogt  
2988 Brookwood Dr  
Grand Jct, CO 81504

Catherine Coomer  
2983 1/2 Brookwood Dr  
Grand Jct, CO 81504



John Miller  
2983 Brookwood Dr  
Grand Jct, CO 81504

Larry White  
2986 1/2 Brookwood Dr  
Grand Jct, CO 81504

Lena Mae Scott  
2981 1/2 Brookwood Dr  
Grand Jct, CO 81504

Mary Gear  
2986 Brookwood Dr  
Grand Jct, CO 81504

Joe Leech  
2984 1/2 Brookwood Dr  
Grand Jct, CO 81504

David Clum  
2984 Brookwood Dr  
Grand Jct, CO 81504

Richard & Sylvia Preuss  
2979 1/2 Brookwood Dr  
Grand Jct, CO 81504

Howard Elliot  
2979 Brookwood Dr  
Grand Jct, CO 81504

Vernon Gatley  
2980 Brookwood Dr  
Grand Jct, CO 81504

Terry Lawrence  
2978 Brookwood Dr  
Grand Jct, CO 81504

Gay Noland  
Gary Martin  
2976 Brookwood Dr  
Grand Jct, CO 81504

David & Mary Minholz  
2999 Kia Dr  
Grand Jct, CO 81504

Margaret Miracle  
2998 Kia Dr  
Grand Jct, CO 81504

Richard Heinz  
2991 1/2 Kia Dr  
Grand Jct, CO 81504

James Rather  
2988 Kia Dr  
Grand Jct, CO 81504

Knip & Julie Broe  
2989 1/2 Kia Dr.  
GRAND JUNCTION, CO  
81504

BROOKWOOD SUBDIVISION

(Labels br)

Larry keeps the responses

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  
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 & Mike Pelletier, Community Development Department

RE: **IMPACT REPORT FOR BROOKWOOD ANNEXATION**

DATE: April 14, 1995

On Wednesday, April 5th, a resolution for the referral of the petition to annex the Brookwood 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 May 17th, with second reading on June 7th. The annexation will be effective July 9th. 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 April 28, 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.**

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**BROOKWOOD ANNEXATION LOCATION**

This annexation includes properties located within the Brookwood Subdivision, which is located near the southwest corner of F ¾ and 30 Roads. (see map)

**SUMMARY**

**PARCELS = 99**

**# of Dwelling Units = 86**

**ACRES = 22.57**

**Estimated Population = 182**

The Brookwood Annexation petition is a majority annexation petition. The annexation petition consists of 53 parcels comprising 8.79 acres and 82 owners. There are an additional 46 parcels comprising 7.63 acres and 72 owners included in the Brookwood Annexation. There is an additional 5.50 acres in right-of-way and .69 acres in common open space.

It includes the following right-of-way: (see map)

**North - South Streets**

30 Road; between F $\frac{1}{4}$  and 888.84 feet to the south - western half of the street

**Brookwood Subdivision Streets**

Brookwood Drive  
Brookwood Court  
Kia Drive  
Bret Drive

**Previous County Zoning:** PUD, R1C

**Proposed City Zoning:** Residential Single Family

**Current Land Use:** Residential

(impact.reg)

# Rd miles = .80  
Vacant acres = 1.904

## **MEMORANDUM**

**Date:** April 18, 1995

**To:** Chief Darold Sloan  
Chief of Police

**From:** Captain Martyn Currie  
Operations Division Commander

**Subject:** Impact Statement re: Brookwood Annexation

The Brookwood Annexation is 22.57 acres of land located south of F 3/4 Road and west of 30 Road. including one residence at 412 Northridge Drive. The land current land use is single family residence with 86 dwelling units.

The impact of this individual annexation on the delivery of police service by the Grand Junction Police Department will be negligible.

cc: David Thornton, Community Development Department



Expense

<u>BROOKWOOD</u>	<u>BASE DATA</u>	<u>YEAR 1</u>
POPULATION BASE SERVED	90,000	199
<u>1995 GENERAL FUND BUDGET</u>		
Community Development	\$ 1,024,896	
Police	\$ 6,601,806	
Parks & Rec.	\$ 2,389,634	
<u>PER CAPITA COST</u>		
Community Development	\$ 11	2,263
Police	\$ 73	14,577
Parks & Rec.	\$ 27	5,276
POLICE (M.R.)		
Avg. Cost Per Single Family Acre	\$ 159	
# Of Acres	<u>22.6</u>	
Impact	\$ 3,593	
COMMUNITY DEVELOPMENT (PAM)		
Avg. Cost Per Acre	\$ 103	
# Of Acres	<u>22.6</u>	
Impact	\$ 2,328	
RECREATION (PAM)		
Avg. Cost Per Acre	\$ 69	
# Of Acres	<u>22.6</u>	
Impact	\$ 1,559	

BROOKWOOD ANNEXATION DESCRIPTION

A parcel of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NE 1/4 of said Section 5, thence along the East line of said SE 1/4 NE 1/4 (said East line also being the centerline of 30 Road) N 00°00'03" E a distance of 424.21 feet to the True Point of Beginning of the parcel described herein; thence continuing along the East line of said SE 1/4 NE 1/4 N 00°00'03" E a distance of 888.84 feet to the Northeast corner of said SE 1/4 NE 1/4; thence along the North line of said SE 1/4 NE 1/4 N 89°28'00" W a distance of 33.00 feet to the Northeast corner of Lot 1, Block 1 of Brookwood Subdivision as recorded in Plat Book 13 at Pages 65 and 66 of the records of the Mesa County Clerk and Recorder; thence along the North line of Lots 1 thru 14, Block 1 and Lots 1 thru 5, Block 2 of said Brookwood Subdivision (said North line also being the North line of said SE 1/4 NE 1/4) N 89°28'00" W a distance of 1288.57 feet to the Northwest corner of said Lot 5, Block 2 (said Northwest corner also being the Northwest corner of said SE 1/4 NE 1/4); thence along the West line of Lot 5, Block 2 and Lots 1 thru 3, Block 5 of said Brookwood Subdivision S 00°02'34" W a distance of 403.93 feet to a point; thence along the Southwesterly line of Lots 3 thru 6, Block 5 of said Brookwood Subdivision S 55°01'42" E a distance of 234.85 feet to a point; thence along the Southwesterly line of said Lot 6, Block 5 and Lots 19 thru 17, Block 6 of said Brookwood Subdivision S 45°32'26" E a distance of 273.06 feet to a point; thence along the Southerly line of said Lot 17, Block 6, Lots 16 thru 12, Block 6 of said Brookwood Subdivision S 76°45'07" E a distance of 364.69 feet to a point; thence along the Southerly line of said Lot 12, Block 6 and Lots 11 and 10, Block 6 of said Brookwood Subdivision S 75°05'49" E a distance of 134.95 feet to the Southwest corner of Lot 2, Replat of Lots 7,8 and 9, Block 6, Brookwood Subdivision as recorded in Plat Book 14 at Page 52 of the records of the Mesa County Clerk and Recorder; thence along the Southerly line of said Lot 2 S 75°05'49" E a distance of 61.94 feet to a point; thence continuing along the Southerly line of said Lot 2 S 84°32'56" E a distance of 64.00 feet to the Southwest corner of Lot 6, Block 6 of said Brookwood Subdivision; thence along the Southerly line of Lots 6,5 and 3, Block 6 of said Brookwood Subdivision S 84°32'56" E a distance of 293.84 feet to the Southeast corner of said Lot 3, Block 6; thence S 84°32'56" E a distance of 33.15 feet to the point of beginning. Said parcel contains 22.57 acres more or less.

(BROOKW)

STAFF REVIEW

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FILE: #ANX-95-55 Brookwood Annexation

DATE: March 28, 1995

STAFF: Mike Pelletier

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

LOCATION: Southwest corner of 30 and F 3/4 roads.

APPLICANTS: Residents of the Brookwood Subdivision.

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**EXECUTIVE SUMMARY:** The majority of the homeowners in the Brookwood Subdivision are requesting 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 Brookwood Annexation.

**STAFF ANALYSIS:** Residents of this annexation area are requesting annexation because they want to receive city services. This annexation petition consists of a combination of two annexation petitions. The first petition has a total of 14 owners signing. The second petition consists of 39 parcels with a previously signed Power of Attorney for annexation.

ANNEXATION TOTALS

# of parcels = 99 (86 homes + 13 vacant), plus 4 common open space tracts

# of parcels that signed petition or POA = 53 (53%)\*

# of parcels that did not sign petition or POA = 46 (46%)

# total number of acres in Brookwood Annexation = 22.57

# of acres for annexation = 8.788 (39%)

# of acres against annexation = 7.631 (34%)

# of acres in common open space = .694 (3%)

# of acres in right-of-way = 5.457 (24%)

# of owners for annexation = 82 (53%)\*

# of owners against annexation = 72 (47%)

\*The 4 common open space parcels are owned by all property owners. These 4 parcels were signed for by the Homeowners Board in favor of annexation but are not included in the 53%.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

(brookwood.rpt)



STAFF REVIEW

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FILE: #ANX-95-55 Brookwood Annexation

DATE: May 10, 1995

STAFF: Mike Pelletier

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

LOCATION: Southwest corner of 30 and F 3/4 roads.

APPLICANTS: Residents of the Brookwood Subdivision.

---

**EXECUTIVE SUMMARY:** The majority of the homeowners in the Brookwood Subdivision are requesting annexation. Staff requests that City Council approve by Resolution the Acceptance of Petition and the first reading of the ordinance for the Brookwood Annexation.

**STAFF ANALYSIS:** Residents of this annexation area are requesting annexation because they want to receive city services. This annexation petition consists of a combination of two annexation petitions. The first petition has a total of 14 owners signing. The second petition consists of 39 parcels with a previously signed Power of Attorney for annexation.

ANNEXATION TOTALS

# of parcels = 99 (86 homes + 13 vacant), plus 4 common open space tracts

# of parcels that signed petition or POA = 53 (53%)\*

# of parcels that did not sign petition or POA = 46 (46%)

# total number of acres in Brookwood Annexation = 22.57

# of acres for annexation = 8.788 (39%)

# of acres against annexation = 7.631 (34%)

# of acres in common open space = .694 (3%)

# of acres in right-of-way = 5.457 (24%)

# of owners for annexation = 82 (53%)\*

# of owners against annexation = 72 (47%)

\*The 4 common open space parcels are owned by all property owners. These 4 parcels were signed for by the Homeowners Board in favor of annexation but are not included in the 53%.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

STAFF REVIEW

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FILE: #ANX-95-55 Brookwood Annexation

DATE: May 26, 1995

STAFF: Mike Pelletier

**ACTION REQUESTED:** Staff requests that City Council approve the second reading of the ordinance for the Brookwood Annexation.

LOCATION: Southwest corner of 30 and F 3/4 roads.

APPLICANTS: Residents of the Brookwood Subdivision.

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**EXECUTIVE SUMMARY:** The majority of the homeowners in the Brookwood Subdivision are requesting annexation. Staff requests that City Council approve the second reading of the ordinance for the Brookwood Annexation.

**STAFF ANALYSIS:** Residents of this annexation area are requesting annexation because they want to receive city services. This annexation petition consists of a combination of two annexation petitions. The first petition has a total of 14 owners signing. The second petition consists of 39 parcels with a previously signed Power of Attorney for annexation.

ANNEXATION TOTALS

# of parcels = 99 (86 homes + 13 vacant), plus 4 common open space tracts

# of parcels that signed petition or POA = 53 (53%)\*

# of parcels that did not sign petition or POA = 46 (46%)

# total number of acres in Brookwood Annexation = 22.57

# of acres for annexation = 8.788 (39%)

# of acres against annexation = 7.631 (34%)

# of acres in common open space = .694 (3%)

# of acres in right-of-way = 5.457 (24%)

# of owners for annexation = 82 (53%)\*

# of owners against annexation = 72 (47%)

\*The 4 common open space parcels are owned by all property owners. These 4 parcels were signed for by the Homeowners Board in favor of annexation but are not included in the 53%.

**STAFF RECOMMENDATIONS:**

Staff recommends approval.

STAFF REVIEW

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FILE: #ANX-95-55 Brookwood Annexation  
DATE: May 31, 1995  
STAFF: Mike Pelletier  
REQUEST: Staff requests that Planning Commission recommend a zone of PR4.4 for the Brookwood Annexation.  
LOCATION: Southwest corner of 30 and F 3/4 roads.  
APPLICANT: Residents of the Brookwood Subdivision.

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EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: agriculture  
SOUTH: agriculture/residential  
EAST: residential  
WEST: agriculture

EXISTING ZONING: R1C and PUD

PROPOSED ZONING: PR4.4

SURROUNDING ZONING:

NORTH: RSF-R/AFT (County)  
SOUTH: RSF-5  
EAST: RSF-4/RSF-1  
WEST: RSF-R

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RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists.

STAFF ANALYSIS:

This annexation is scheduled for second reading to approve the ordinance of annexation on June 7, 1995. The subdivision is currently zoned R1C and PUD in the County. Staff recommends a PR4.4 zoning because the existing setbacks and lot sizes do not match any City

zone. The proposed zone will use the existing bulk requirements as determined in the County. They are as follows:

**Bulk Requirements:**

minimum lot area	6,500 sq.ft.
minimum street frontage	30 ft.
maximum height of structure	32 ft.
minimum lot width	60 ft.
minimum side yard setback	
principal structure	10 ft.
accessory structure	10 ft.
minimum rear yard setback	
principal structure	10 ft.
accessory structure	10 ft.
minimum front yard setback	
major hwy	100 ft. FCL
secondary	80 ft. FCL
collector	60 ft. FCL
other	50 ft. FCL

Parcels in Block 2, lots 1a-3 & 5; Block 1, lots 3-14a; Block 3, lots 3-16, 18, 21-33; and Block 4, lots 2-12 have the following exceptions:

- setbacks along public right-of-way have a minimum 20 feet from the property line.
- side yard setback is 15 feet between all structures on adjacent lots with no less than 5 feet from each side of the property line.
- rear yard setback remains at 10 feet from rear property line except in Block 1, lots 3-14a and Block 2, lots 1a-5 where the 20 foot utility and irrigation easement exists.

**STAFF RECOMMENDATION:**

Zone the entire Brookwood Subdivision PR4.4 with the existing bulk requirements as approved by Mesa County.

STAFF REVIEW

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FILE: #ANX-95-55 Brookwood Annexation

DATE: June 15, 1995

STAFF: Mike Pelletier

ACTION REQUESTED: Staff requests that City Council approve on first reading a zone of PR4.4 for the Brookwood Annexation.

LOCATION: Southwest corner of 30 and F 3/4 roads.

APPLICANT: Residents of the Brookwood Subdivision.

EXECUTIVE SUMMARY: This subdivision was annexed on June 7, 1995 and staff recommends zoning the area PR4.4 utilizing existing bulk requirements.

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

- NORTH: agriculture
- SOUTH: agriculture/residential
- EAST: residential
- WEST: agriculture

EXISTING ZONING: R1C and PUD

PROPOSED ZONING: PR4.4

SURROUNDING ZONING:

- NORTH: RSF-R/AFT (County)
- SOUTH: RSF-5
- EAST: RSF-4/RSF-1
- WEST: RSF-R

---

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists.

Larry Timm

November 2, 1994

FIELD(Name)  
FIELD(Address1)  
FIELD(Address2)

Dear FIELD(Name):

You and your Brookwood neighbors are invited to attend an informal meeting with City officials on November 17th, at 7 p.m. at Crossroads United Methodist Church, 599 30 Road. The City has been asked by your homeowners association board to come and answer questions regarding annexation. 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 our coming 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. If you have questions or need additional information before the meeting, please contact myself or Larry Timm, Community Development Director at 244-1430. I look forward to seeing you on the 17th.

Respectfully,

Dave Thornton, AICP  
Senior Planner

cc: City Council  
Mark Achen, City Manager  
Dave Varley, Assistant City Manager  
Dan Wilson, City Attorney  
City Department Heads

(brook.let)

April 11, 1995

1~

Dear Resident,

The purpose of this letter is to update you on the Brookwood annexation. The number of parcels that signed a Power of Attorney or the petition for annexation totalled 53. This leaves 46 parcels that did not sign the petition or give a Power of Attorney. These numbers include the vacant lots within the subdivision.

Since a majority of the property owners signed the POA/petition for annexation, city staff referred to City Council the annexation petition at their April 5, 1995 City Council meeting. To complete the annexation process, City Council will consider accepting the annexation petition on May 17th and approving on first reading, the annexation ordinance. Second reading and a public hearing for the annexation ordinance will be held on June 7, 1995. All meetings will be held at 7:30 p.m. at City Hall, located at 250 North 5th Street. If the annexation is approved, it will become effective July 9, 1995.

The City is required by State Statute to apply zoning to newly annexed areas within 90 days of the annexation. Zoning for the Brookwood Annexation will go to public hearing City Planning Commission on June 6th at 7:00 p.m., City Hall. Following Planning Commission, the zoning will go to City Council on June 21st and July 5th. The July 5th meeting will be a public hearing. Staff will be proposing zoning that is similar to County zoning for the Brookwood Annexation.

We invite all of you to attend any of the meetings and encourage you to attend the public hearing on June 6th, June 7th, and July 5th.

Please call 244-1450 or 244-1451 if you have any questions. Ask for Mike Pelletier, Associate Planner or myself. I look forward to seeing you at the Planning Commission and City Council meetings.

Respectfully,

Dave Thornton  
Senior Planner

update.ltr

May 26, 1995

1~  
2~  
3~

Dear 1~,

As you may know, now that your neighborhood is being considered for annexation into the City of Grand Junction, the City must propose a City Zoning District for your property. Currently your property is zoned R1C or PUD (Residential) in Mesa County. The most equivalent City zone to R1C or PUD with regard to bulk requirements (setbacks, height limitations, minimum lots size, etc.) is RSF-8 (Residential Single Family with a maximum of 8 units per acre). We anticipate no change in density due to this zoning because of the existing infrastructure and homes within the Brookwood Subdivision. Therefore, the City is proposing RSF-8 for all of the Brookwood Annexation.

This proposal will go to the City's Planning Commission at a public hearing on June 6th at 7:00 p.m. at the City/County Auditorium, 250 N. 5th Street, City Hall. The proposed zoning will go to City Council on June 21st and July 5th. The July 5th meeting will be a public hearing. Both meetings start at 7:30 p.m. and are held in the City/County Auditorium (see address above).

I've enclosed a copy of the bulk requirements for the RSF-8 zone district as established in the Grand Junction Zoning and Development Code. The RSF-8 zone allows single family residential uses. Multi-family residential uses are not allowed.

If you have any questions, please contact me at your earliest convenience. You can reach me or leave a message at 244-1450.

Respectfully,

Mike Pelletier  
Associate Planner



You and your Brookwood neighbors are invited to attend an informal meeting with City officials on November 17th, at 7 p.m. at Crossroads United Methodist Church, 599 30 Road. The City has been asked by your homeowners association board to come and answer questions regarding annexation. 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 our coming 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. If you have questions or need additional information before the meeting, please contact myself or Larry Timm, Community Development Director at 244-1430. I look forward to seeing you on the 17th.

Respectfully,

Dave Thornton, AICP  
Senior Planner

cc: City Council  
Mark Achen, City Manager  
Dave Varley, Assistant City Manager  
Dan Wilson, City Attorney  
City Department Heads

(brook.let)

*Dave Thornton*

To: \*City Council Growth,\*Department Heads  
From: David Thornton  
Subject: Brookwood Sub Annexation  
Date: 10/12/94 Time: 9:43a

I just spoke with Jack Scott on the telephone and he has found overwhelming support for annexation of the Brookwood Subdivision located at 30 Road and F 3/4 Road. There are over 70 homeowners that want to be annexed out of approximately 100 lots. Twenty or so of those lots are still vacant and owned by the developer. Jack has found only 2 homeowners and the developer to be opposed to being annexed.

The homeowners board would like the City to schedule a neighborhood meeting sometime in mid November, preferably the 15th or 17th to discuss annexation. After that meeting, Jack is willing to take an annexation petition around to all the residents for signatures.

In looking at my calendar, we already have one neighborhood meeting scheduled for the 15th to discuss annexation possibilities with the Chris-Mar area. My suggestion is to schedule Nov. 17th for Brookwood. Jack has suggested that we hold their meeting at the Methodist Church down the street from them. He will make arrangements for the building once we know the date. He has asked that we send notice to all the residents in Brookwood of the meeting. He is providing us with a mailing list.

Please respond about the date and any thoughts on the matter. Thanks.

Dave

*David*

*This is fine with me.*

*RT*