



**GRAND JUNCTION CITY COUNCIL
MONDAY, NOVEMBER 18, 2019**

**PRE-MEETING (DINNER) 5:30 P.M. ADMINISTRATION CONFERENCE ROOM
WORKSHOP, 6:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

1. Discussion Topics

- a. Redevelopment Area Discussion
- b. Discussion regarding the request by GJ Maverick, LLC to Disconnect from the City and be Excluded from the Persigo 201 Service Area Boundary
- c. 521 Drainage Authority Update

2. Next Workshop Topics

3. Other Business



Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: November 18, 2019

Presented By: Tamra Allen, Community Development Director, Trent Prall, Public Works Director

Department: Community Development

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Redevelopment Area Discussion

EXECUTIVE SUMMARY:

As part of the recent decision on transportation impact fees, Council requested review of the Redevelopment Area that currently provides for a significant reduction of transportation impact fees within the core area of the City. The redevelopment area as adopted by Resolution 15-13 in 2013.

BACKGROUND OR DETAILED INFORMATION:

Resolution 87-04 outlined areas and potential forms of City involvement in providing incentives for infill and redevelopment. In 2013, the City adopted Resolution 15-13 that amended the redevelopment boundary map and created a formula for reducing the required transportation impact fees within the area. The purpose was to encourage infill development as well as redevelopment of underutilized parcels within the designated boundaries as development in this met the following purpose(s):

- Make more efficient use of existing infrastructure including streets, water and sewer lines and other public facilities and services;
- provide opportunities to reduce commuting distance and automobile dependency;
- May help to provide affordable housing within the City; and
- Reduces the demand for and impact from "end of the road" suburban sprawl.

For projects within the Redevelopment Area, the fee is calculated based on the

following formula and is variable depending on the number of building floors (except for single-family units).

$$rTCP = (tTCP/n) \cdot .5$$

Whereby: rTCP = Reduced Transportation Capacity Payment

tTCP = Total Transportation Capacity Payment

n = number of floors

FISCAL IMPACT:

There is no fiscal impact from this discussion. Should direction be received to modify the boundary, future action regarding the modification of the Redevelopment Area will have fiscal impact regarding the amount of transportation impact fees for transportation capital facilities.

Several examples of the fiscal impact on a project specific basis of today's Redevelopment Area are below.

For example, a four story, 96 room hotel outside of the Redevelopment Area at today's fee rate would be \$231,072. If the project is within the Redevelopment Area, the TCP would be \$28,884.

For a three story multi-family apartment project of 48 units outside of the Redevelopment Area at today's TCP fee would be \$84,912. If the project is within the Redevelopment Area, the TCP would be \$14,152.

For a 35,000 square foot, four story office building outside the Redevelopment Area, today's fee would be \$109,935. If the building is within the Redevelopment Area, the TCP would be \$13,741.

SUGGESTED ACTION:

Staff seeks direction from City Council regarding modification to the Redevelopment Boundary.

Attachments

1. RESDOC 4927 Resolution No. 15-13 - 2013 Redevelopment Area
2. RESDOC 2893 Resolution No. 87-04 - 2004 (Modified by Resolution No. 15-13)
3. Redevelopment Area_Aerial

**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. 15-13**

**A RESOLUTION ADOPTING AN AMENDED REDEVELOPMENT BOUNDARY MAP
AND CREATING A FORMULA REDUCING THE TCP REQUIREMENTS WITHIN THE
REDEVELOPMENT AREA**

RECITALS:

In September, 2004 the City Council reviewed and approved the Infill and Redevelopment Implementation Program by adopting policies outlined in Resolution No. 87-04. The Resolution described the framework of the infill and redevelopment program, defined terms and established infill and redevelopment areas.

The implementation of the program was adopted to encourage development of infill parcels and redevelopment of underutilized land within certain areas of the City of Grand Junction for several beneficial reasons. Such development:

- Makes more efficient use of existing infrastructure including streets, water and sewer lines and other public facilities and services;
- Provides opportunities to reduce commuting distance/automobile dependency;
- May help to provide affordable housing within the City; and
- Reduces the demand for and impact from “end of the road” suburban sprawl.

By adopting this resolution, the City Council reaffirms the original policies and guidelines set forth in the Infill and Redevelopment Implementation Program. However, City Council finds that there is a need to amend the Redevelopment Area and add additional clarification that would reduce the Transportation Capacity Payment for new development within the Redevelopment Area.

For the reasons stated in the foregoing recitals, the City Council of the City of Grand Junction does hereby amend the Infill and Redevelopment Implementation Program by the attached Redevelopment Area Map and Transportation Capacity Payment calculation for new development within in the Redevelopment Area.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION,
COLORADO:**

The Infill and Redevelopment Implementation Program is hereby amended as follows:

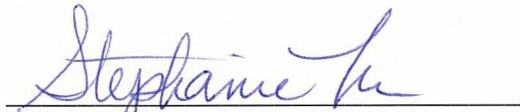
1. The attached Exhibit A is adopted as the new Redevelopment Area Map.
2. The attached Exhibit B is adopted as the calculation to reduce Transportation Capacity Payments for new development within the Redevelopment Area.

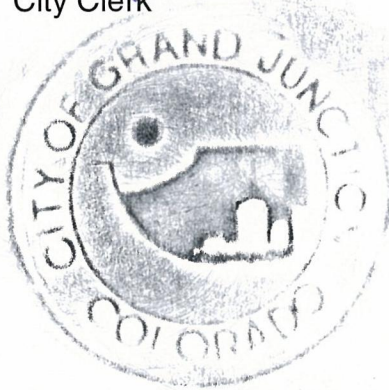
ADOPTED AND APPROVED THIS 6th day of March, 2013.



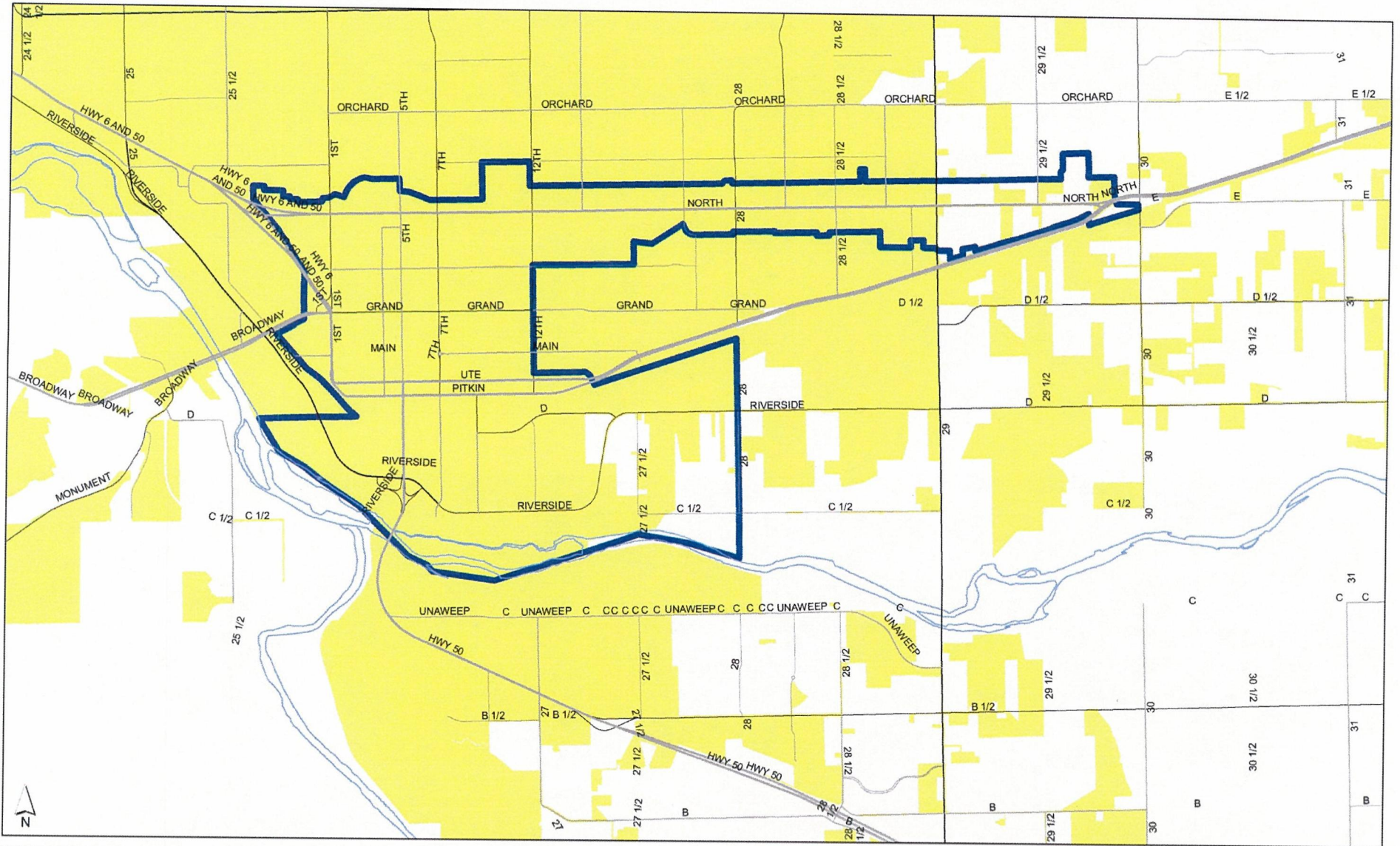
President of the Council

ATTEST:



City Clerk

Redevelopment Boundary Map





 Redevelopment Boundary
 City Limits

Exhibit B

Within the Redevelopment Area any new development would be assessed a TCP using the following calculation:

$$rTCP = (tTCP/n) \cdot .5$$

rTCP – Reduced Transportation Capacity Payment

tTCP – Total Transportation Capacity Payment calculated for all uses within the building

n – The number of floors

**CITY COUNCIL, CITY OF GRAND JUNCTION
RESOLUTION NO. 87-04**

**A RESOLUTION ADOPTING AN INFILL/REDEVELOPMENT
IMPLEMENTATION PROGRAM**

Recitals:

In September, 2002 the City Council reviewed and approved the framework of an infill and redevelopment program. At that time the Council considered definitions of the terms infill and redevelopment. This Resolution furthers that work by and through the adoption of an incentive program that will foster Infill and redevelopment projects as defined by the Council.

In accordance with the adopted definitions, "Infill" relates to vacant parcels partially encircled by development. "Redevelopment" or a "Redevelopment Area" is defined as land/land uses that are in transition and comprise at least two acres containing or consisting of improvements that do not meet current socioeconomic potential.

Implementation of a program to encourage development of Infill parcels and redevelopment of underutilized land within certain areas of the City of Grand Junction is beneficial for several reasons. Such development:

- Makes more efficient use of existing infrastructure including streets, water and sewer lines and other public facilities and services;
- Provides opportunities to reduce commuting distance/automobile dependency;
- May help to provide affordable housing within the City; and
- Reduces the demand for and impact from "end of the road" suburban sprawl.

Additionally, there are other plans and policies of the City that support and encourage the development of an Infill and Redevelopment strategy. Those include:

- The City Council's Strategic Plan 2002 -2012, Shelter and Housing Solution, which encourages affordable housing through infill and redevelopment policies. The objective of this goal was to create infill and redevelopment policies which were accomplished with the adoption of the Growth Plan update (Objective 32). This implementation program furthers the Strategic Plan Objective by

providing several incentives that will encourage the development of affordable housing by possible financial and processing assistance.

- Adoption of an Infill and Redevelopment Policy as part of the City of Grand Junction Growth Plan as amended in May, 2003. The Growth Plan element includes definitions, framework policies and supporting guidelines.

In furtherance of those goals both the City Council and the Planning Commission have:

- Developed a map outlining the boundaries of “Infill areas” within the City;
- Developed a map outlining the boundaries of “Redevelopment areas” within the City;
- Considered a list of criteria for evaluating potential City involvement in Infill and Redevelopment Projects; and
- Considered a list of potential forms of City involvement including possible incentives for private applicants in infill and redevelopment projects.

The City Council has concluded its review and has given direction to the Staff to implement a program so that there may be some flexibility when approached by a project, some opportunity for exploration of incentives and establishment of criteria for City involvement and/or participation on a case by case basis.

By adopting this resolution the Council adopts the attached policies and guidelines and affirms its direction that the Staff follow through with implementation.

Furthermore, the Council instructs the Staff to develop an application process for potential applicants in order that an applicant knows that the City has a plan in place for identifying areas for Infill and Redevelopment ,so that those owners know what is planned or possible and such that consistency and flexibility will be maintained in the policy.

For the reasons stated in the foregoing recitals, the City Council of the City of Grand Junction does hereby adopt the program to implement the infill and redevelopment portion of the Growth Plan including the attached Infill Area Map, Redevelopment Area Map, list of potential forms of City involvement (incentives) and list of criteria for evaluating potential City involvement in infill and redevelopment projects (review criteria).

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The program for implementing the infill and redevelopment policies as outlined in the recitals and guidelines of the City of Grand Junction Growth Plan are hereby adopted.

PASSED AND ADOPTED this 15th day of September 2004 by the City Council of the City of Grand Junction.

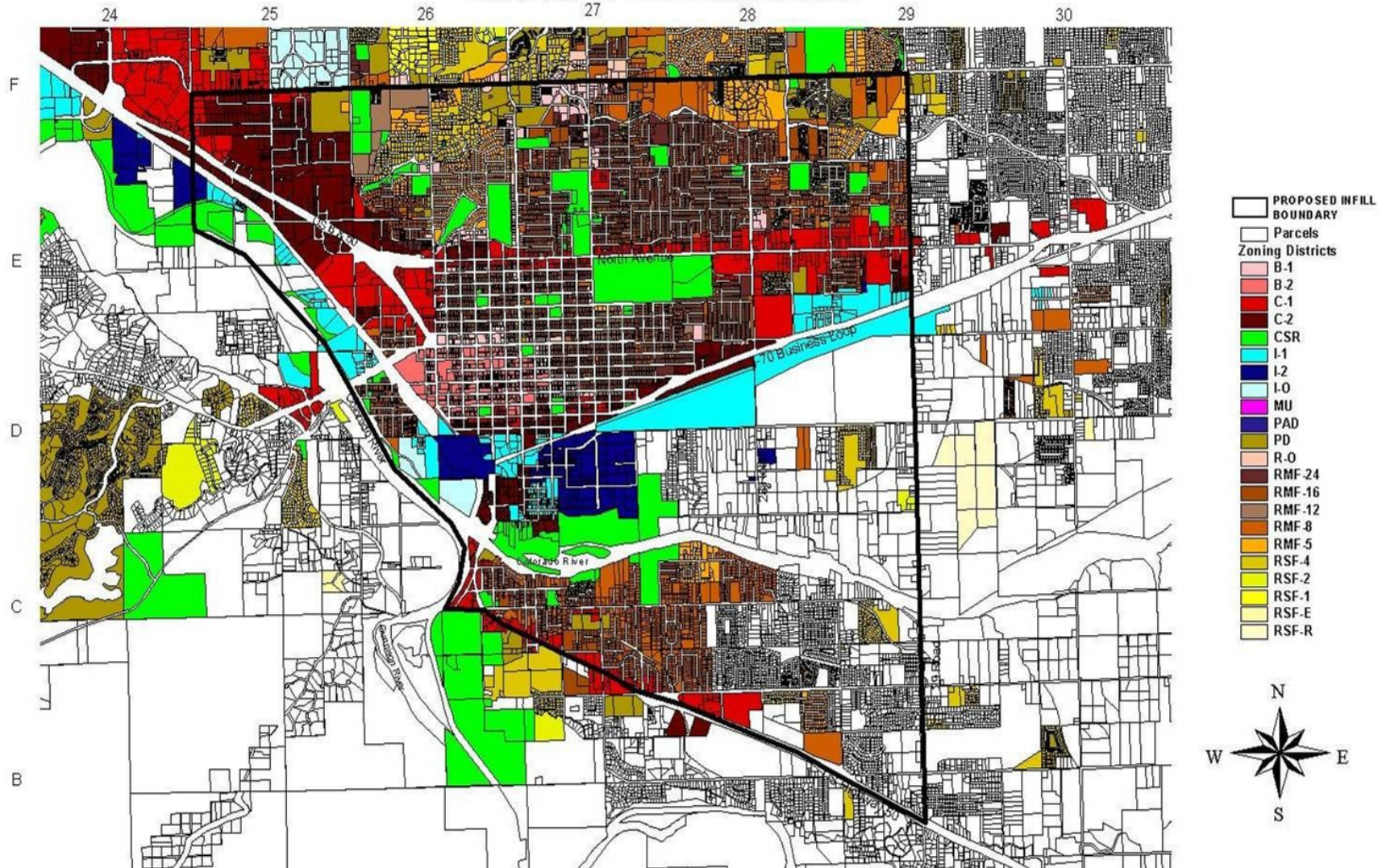
ATTEST:

/s/ Bruce Hill
Bruce Hill
Mayor

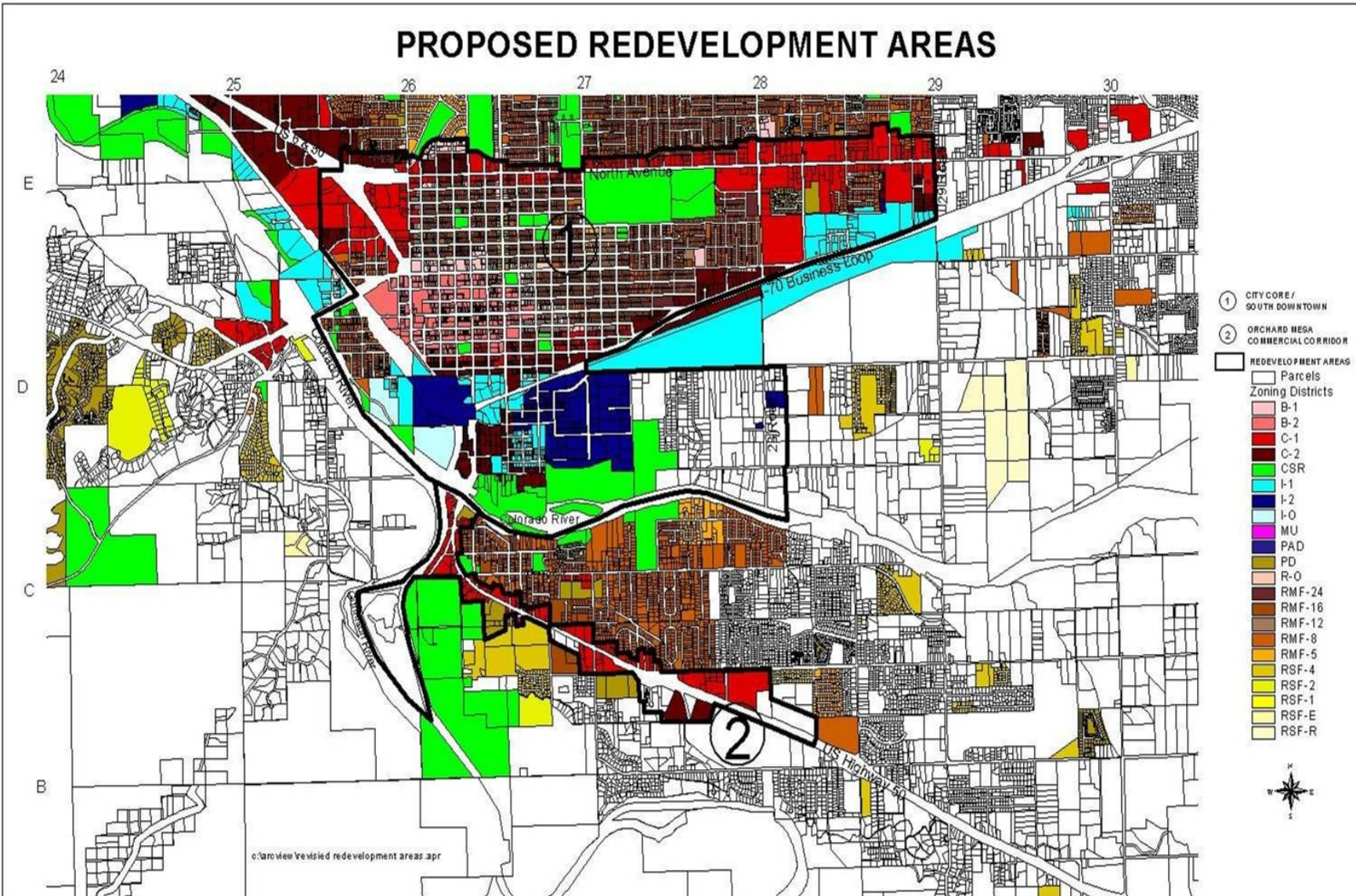
/s/ Stephanie Tuin
Stephanie Tuin
City Clerk

Attachment 2

PROPOSED INFILL BOUNDARY



PROPOSED REDEVELOPMENT AREAS



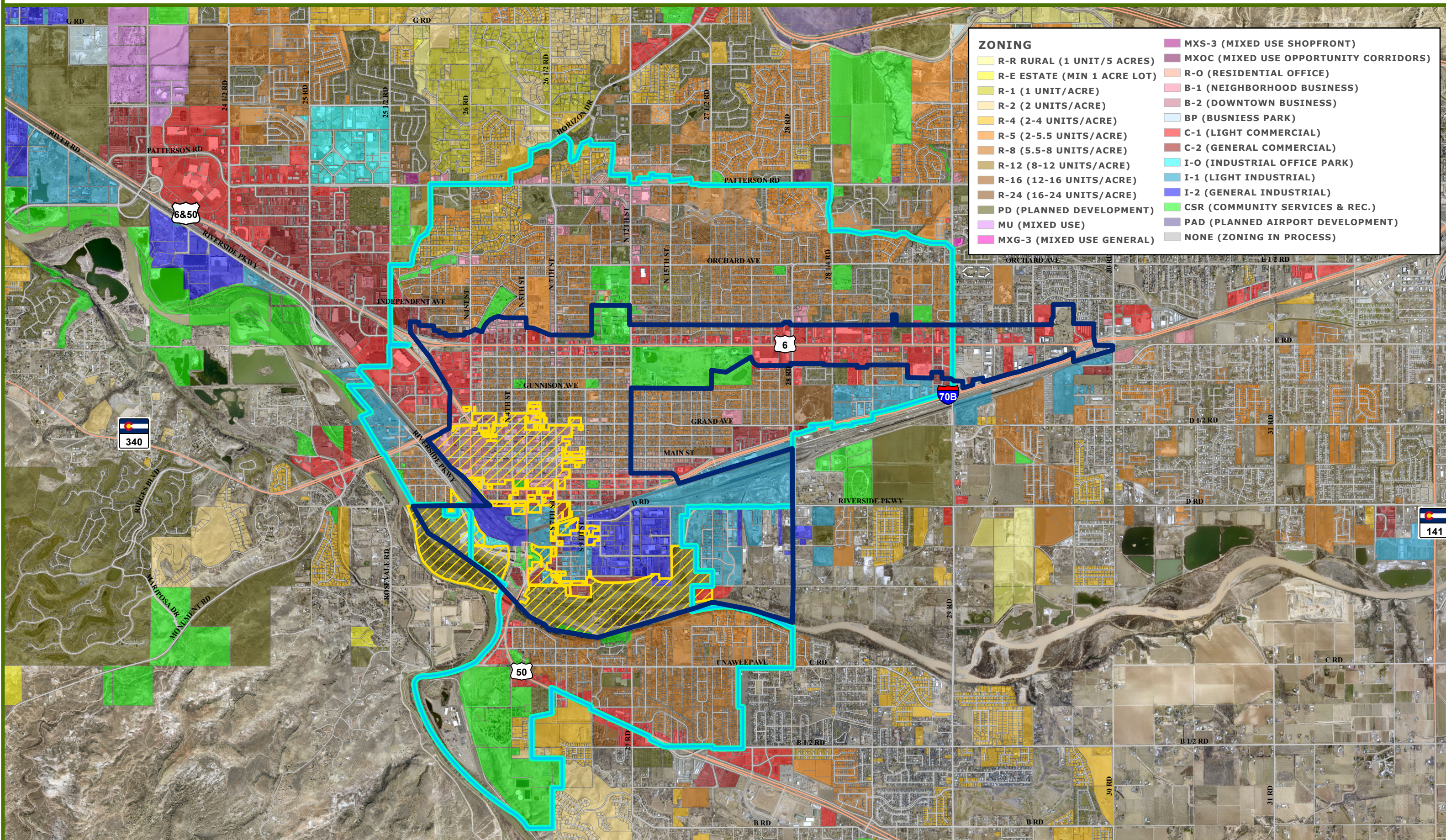
Potential Forms of City Involvement

1. Expedited development review process
2. Assistance with city agency review
3. Deferral of fees (examples may include permitting fees, tap fees and impact fees)
4. Density bonuses for residential projects
5. Proactive city improvements – i.e. “prime the pump” by investing in various city improvements prior to any private development commitment
 - a. Targeting the use of the Transportation Capacity Payment (TCP) funds
 - b. City initiated Limited Improvement District (LID), Business Improvement District (BID), General Improvement District (GID)
 - c. Reimbursement agreements either with the developer or the City (based on incremental development)
 - d. Shuffling priorities within the CIP (within a 3 year bracket, example: storm drainage improvements)
6. Financial participation - because many desired projects are not viable without city participation and/or to reduce the relative land cost for redevelopment versus vacant property
7. Contribution to enhancements / upgrades versus typical standards (for instance upgrading a split face block building treatment to a stone building treatment.)
8. Off-site city improvements required by Code – access, under grounding of utilities, streetscape, etc.
9. City assemblage of development parcels for redevelopment bids

Criteria for Evaluating Potential City Involvement in Infill and Redevelopment Projects

- 1) Is the site within City's geographically mapped area?**
- 2) Does the site meet the definition of "Infill" or "Redevelopment?"**
- 3) Describe how the site is compatible with the surrounding area and meets community values including compatibility with surrounding quality of design and site planning.**
- 4) Describe the project's feasibility. This should include the developer's resume of experience, whether project financing is in place and, for non-residential projects, what tenant commitments are in place.**
- 5) Within a distance of 1,000 feet, list any specific infrastructure projects planned and/or funded) by the City or any proposed off-site contributions anticipated by the proposed project that address existing deficiencies as defined by the City.**
- 6) What is the level of sharing of City vs. private participation for specific enhancement request or code requirements?**
- 7) Does the proposed project include a mixture of uses? If so, describe the types and percentage.**
- 8) Is the proposed project part of an economic development recruitment.**
- 9) Will the proposed project preserve or enhance any historic structure or site? Has the structure / site been inventoried by the City?**
- 10) Does the proposed project include an affordable housing element? If so, provide details including how the project meets different HUD definitions for affordable housing.**
- 11) Does the proposed project go beyond current Code requirements and provide enhanced architectural and design elements?**

REDEVELOPMENT BOUNDARY



ZONING			
 	R-R RURAL (1 UNIT/5 ACRES)	 	MXS-3 (MIXED USE SHOPFRONT)
 	R-E ESTATE (MIN 1 ACRE LOT)	 	MXOC (MIXED USE OPPORTUNITY CORRIDORS)
 	R-1 (1 UNIT/ACRE)	 	R-O (RESIDENTIAL OFFICE)
 	R-2 (2 UNITS/ACRE)	 	B-1 (NEIGHBORHOOD BUSINESS)
 	R-4 (2-4 UNITS/ACRE)	 	B-2 (DOWNTOWN BUSINESS)
 	R-5 (2-5.5 UNITS/ACRE)	 	BP (BUSINESS PARK)
 	R-8 (5.5-8 UNITS/ACRE)	 	C-1 (LIGHT COMMERCIAL)
 	R-12 (8-12 UNITS/ACRE)	 	C-2 (GENERAL COMMERCIAL)
 	R-16 (12-16 UNITS/ACRE)	 	I-O (INDUSTRIAL OFFICE PARK)
 	R-24 (16-24 UNITS/ACRE)	 	I-1 (LIGHT INDUSTRIAL)
 	PD (PLANNED DEVELOPMENT)	 	I-2 (GENERAL INDUSTRIAL)
 	MU (MIXED USE)	 	CSR (COMMUNITY SERVICES & REC.)
 	MXG-3 (MIXED USE GENERAL)	 	PAD (PLANNED AIRPORT DEVELOPMENT)
		 	NONE (ZONING IN PROCESS)



0 0.25 0.5 1 Miles

REDEVELOPMENT AREA

DDA BOUNDARY

CITY WATER SERVICE AREA

Date Created: 11/11/2019





Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: November 18, 2019

Presented By: Tamra Allen, Community Development Director, Randi Kim, Utilities Director

Department: Community Development

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Discussion regarding the request by GJ Maverick, LLC to Disconnect from the City and be Excluded from the Persigo 201 Service Area Boundary

EXECUTIVE SUMMARY:

The City has received a request by GJ Maverick, LLC to consider disconnection from the City and exclusion from the Persigo 201 Service Area Boundary of their 17.5 acre property located at 2428 H Road.

BACKGROUND OR DETAILED INFORMATION:

On August 23, 2018 the County Commission and the City Council sitting jointly as the Persigo Board included the 17.5-acre property ("Maverick property" or "Property") located at 2428 H Road into the Persigo service area.

On August 21, 2019, the City Council approved the annexation of the Property and zoned it for one residential dwelling unit per acre (R-1). The Applicant applied for R-4, four residential dwelling units per acre, zoning but amended its request at the zoning hearing to R-2. The Maverick Property is designated by the Comprehensive Future Land Use Designation as Residential-Medium - 2 to 4 dwelling units per acre.

Subsequent to the zoning and annexation, GJ Maverick LLC, the owner of the Property ("Owner") requested that the City disconnect (de-annex) the Property from the City. The Owner has also requested the Property be excluded from the Persigo 201 Service Boundary. The Owner says that due to the expense of extending sewer service to the Property and the approved zoning density of one dwelling unit per acre, development is

not financially feasible.

The Owner timely filed his request for disconnection and the City Council could make findings to disconnect the Property. If the City does not de-annex the Owner could file a court action.

The City Council may schedule the Owner's requests for debate or decision by the City Council and/or consult with the Persigo Board regarding scheduling with that body.

The Council can consider several options, not limited to the following:

1) Schedule a hearing with the City Council for the disconnection of the GJ Maverick Property followed by a subsequent meeting with the Persigo Board to consider exclusion of the property from the Persigo 201 Service Area Boundary.

2) Schedule a meeting with the Persigo Board to consider exclusion of the property from the Persigo 201 Service Area Boundary followed by a subsequent hearing with the City Council for the disconnection of the GJ Maverick Property.

FISCAL IMPACT:

There is no fiscal impact related to this discussion.

SUGGESTED ACTION:

Staff recommends Council discuss scheduling of the requests.

Attachments

1. Letter of Request
2. Annexation-Recorded 2892882
3. Site Location & Zoning Maps etc.
4. Maverick Staff Report 08.21.2019
5. Staff Report Joint Persigo Meeting - August 23, 2018

LIVINGSTON & MUMBY, LLC

Attorneys at Law

J. Richard Livingston
jrl@lmgjlaw.com

2764 Compass Drive, #200A
Grand Junction, CO 81506
(970) 242-7322 Fax (970) 242-0698

Keith G. Mumby
(1931-2014)

September 30, 2019

Via Email

Tamra Allen
Community Development Director
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Via Email

Randi Kim
Utilities Director
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Maverick Estates Annexation

Dear Directors:

Enclosed please find a copy of Ordinance No. 4852 whereby the property referenced therein was annexed into the City of Grand Junction. The boundary of the 201 sewer district was previously amended to include this property within the 201.

The owner, Maverick Estates, LLC, respectfully requests the City institute appropriate proceedings to de-annex the referenced property from the City of Grand Junction and present the same question of deannexation to the Persigo Board.

Thank you for your time and assistance.

Sincerely yours,

LIVINGSTON & MUMBY, LLC



J. Richard Livingston

JRL:jlc
Enclosure

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4852

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

MAVERICK ESTATES ANNEXATION

APPROXIMATELY 19.608 ACRES LOCATED AT 2428 H ROAD

WHEREAS, on the 17th day of July 2019, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of August 2019; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the property situate in Mesa County, Colorado, and described to wit:

MAVERICK ESTATES ANNEXATION NO. 1

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 50.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for said 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 60.00 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33; thence N

89°50'39" W, along said South line, a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 1,050 Square Feet or 0.024 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 2

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said West right of way, a distance of 210.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 150.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 10.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 50.00 feet; thence N 89°50'39" W, a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 3,300 Square Feet or 0.075 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 3

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'20" E, along said East line, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said East line, a distance of 150.00

feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 345.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 335.00 feet; thence S 89°50'39" E, a distance of 7.50 feet; thence S 00°00'20" W, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet, more or less, to the Point of Beginning.

CONTAINING 6,375 Square Feet or 0.146 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 4

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 28 and the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'39" E along the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence N 00°00'20" E, along said East right of way, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°50'39" W, a distance of 7.50 feet; thence N 00°00'20" E, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 335.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 755.09 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 33; thence S 89°48'31" E, along said North line, a distance of 15.00 feet to a point being the Northwest corner of the NE 1/4 NW 1/4 of said Section 33; thence S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet to a point on the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 23 per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado; thence N 00°07'00" E, along the East line of the West one rod of said SE 1/4 SW 1/4 of said Section 28, a distance of 224.02 feet; thence S 89°53'00" E, a distance of 8.50 feet to a point on the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado; thence S 00°07'00" W, along said West line and its Southerly extension, a distance of 254.04 feet; thence N 89°59'40" W, a distance of 24.94 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 22.00 feet to a

point being the beginning of a 13.50 foot radius curve, concave Northeast, whose long chord bears S 44°17'45" E with a long chord length of 18.86 feet; thence Southeasterly along the arc of said curve, thru a central angle of 88°36'09", an arc length of 20.88 feet to a point being the beginning of a 48.00 foot radius curve, concave West, whose long chord bears S 12°21'48" W with a long chord length of 94.25 feet; thence Southerly and Westerly along the arc of said curve, thru a central angle of 201°55'13", an arc length of 169.16 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 418.18 feet, more or less, to the Point of Beginning.

CONTAINING 26,189 Square Feet or 0.601 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 5

A certain parcel of land lying in the South half of the Southwest Quarter (S1/2 SW 1/4) of Section 28 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 28 and assuming the West line of the SE 1/4 SW 1/4 of said Section 28 bears N 00°07'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet; thence N 00°07'00" W, along the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 28, per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado, a distance of 224.02 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°07'00" E along said East line, a distance of 1096.05 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 28, said point being 16.50 feet East of the Northwest corner of the SE 1/4 SW 1/4 of said Section 28; thence S 89°45'37" E, along the North line of the SE 1/4 SW 1/4 of said Section 28, a distance of 596.17 feet, more or less, to a point on the West line of Lee Estates No. 2, as same is recorded in Book 4950, Page 125, Public Records of Mesa County, Colorado; thence S 00°11'35" W, along said West line and its Southerly projection, a distance of 1349.66 feet to a point on the Southerly right of way for H Road; thence N 89°47'59" W, along said South right of way, a distance of 554.76 feet; thence S 45°05'49" W, a distance of 48.08 feet, more or less, to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 662.24 feet; thence N 89°59'40" W, a distance of 22.00 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 24.94 feet; thence N 00°07'00" E, along the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County,

Colorado, a distance of 254.04 feet; thence N 89°53'00" W, a distance of 8.50 feet, more or less, to the Point of Beginning.

CONTAINING 817,274 Square Feet or 18.762 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.


INTRODUCED on first reading on the 17th day of July, 2019 and ordered published in pamphlet form.

ADOPTED on second reading the 21st day of August, 2019 and ordered published in pamphlet form.



President of the Council

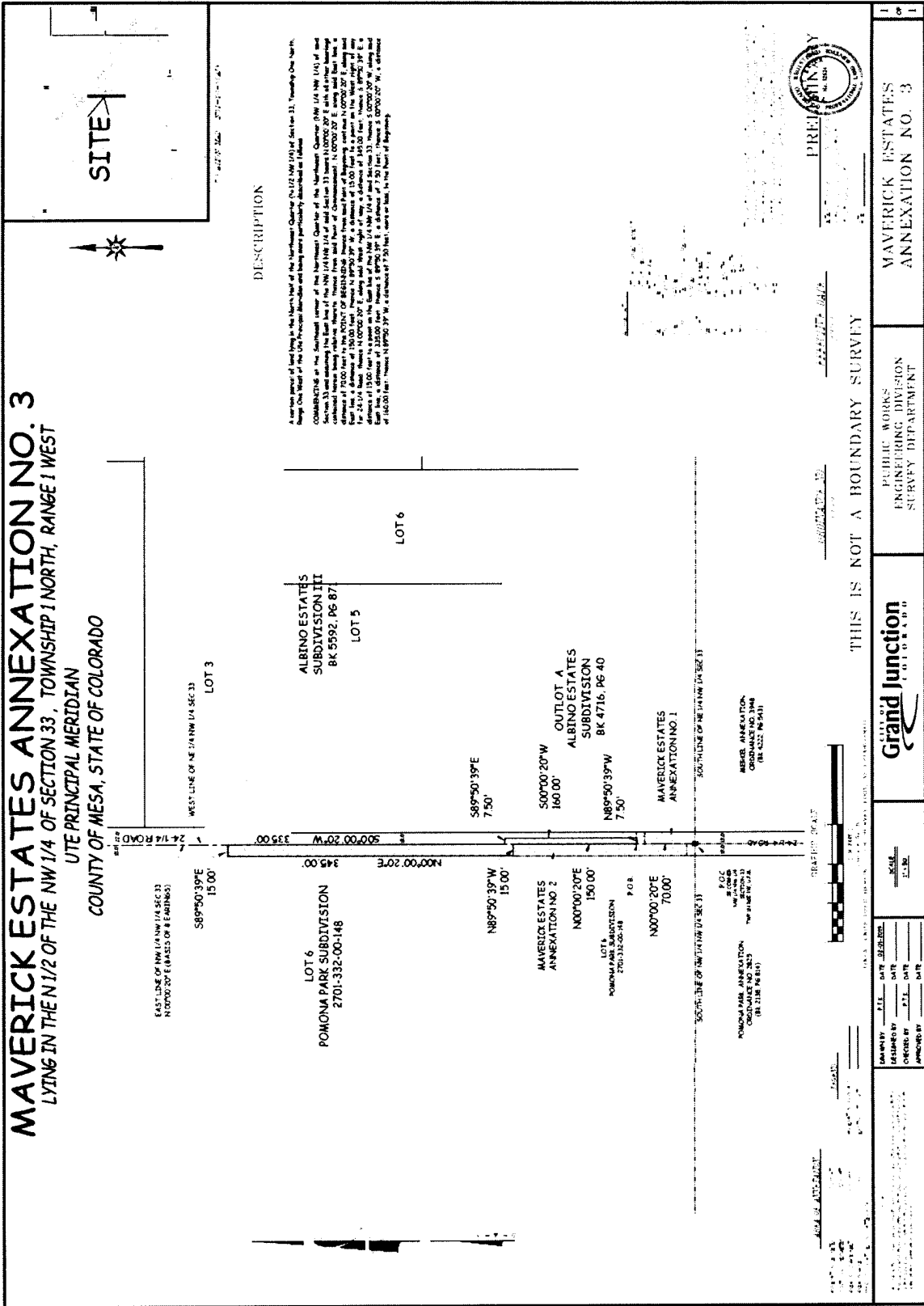
Attest:



City Clerk

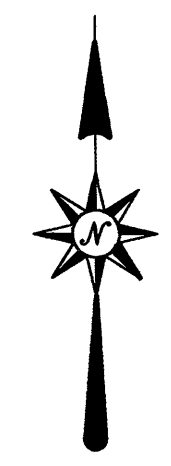
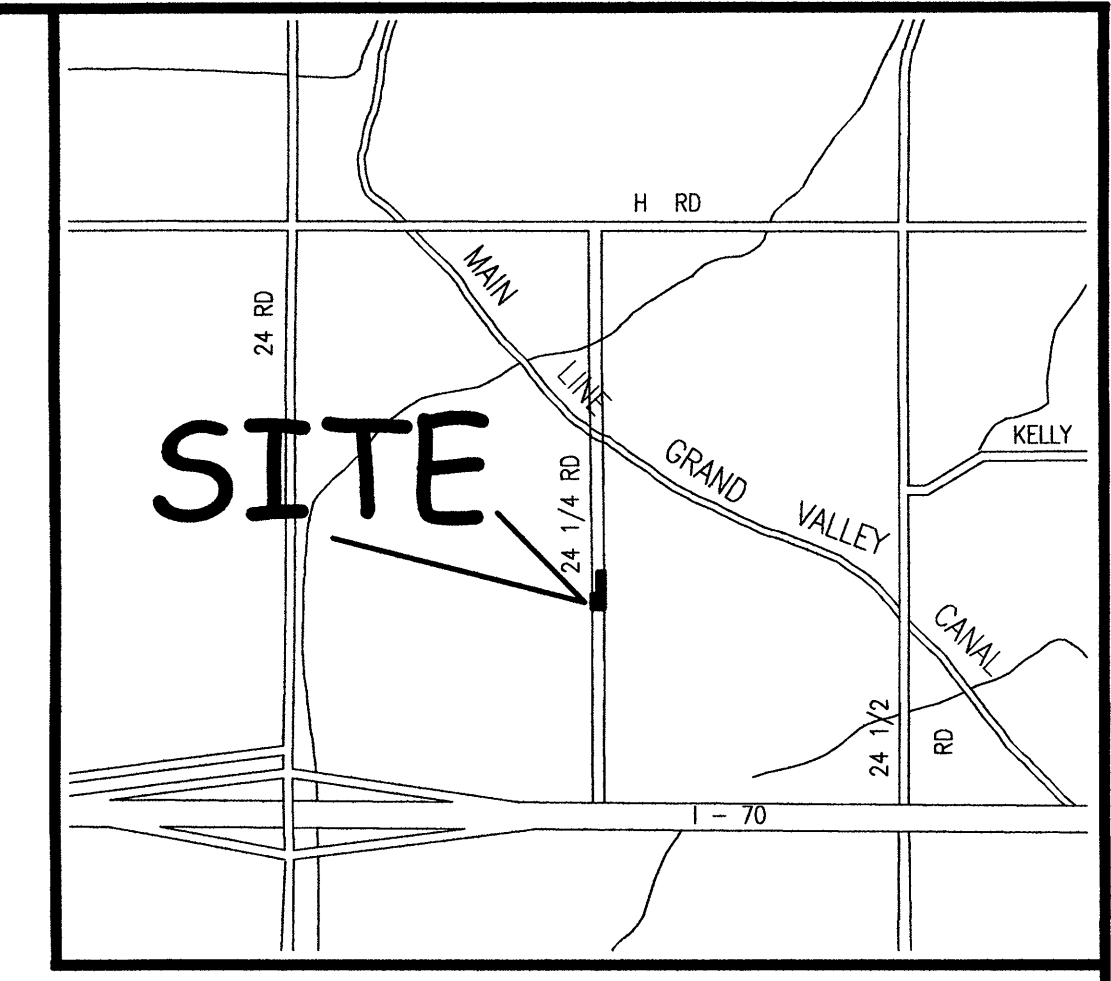


Exhibit C



MAVERICK ESTATES ANNEXATION NO. 1

LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST
 UTE PRINCIPAL MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO

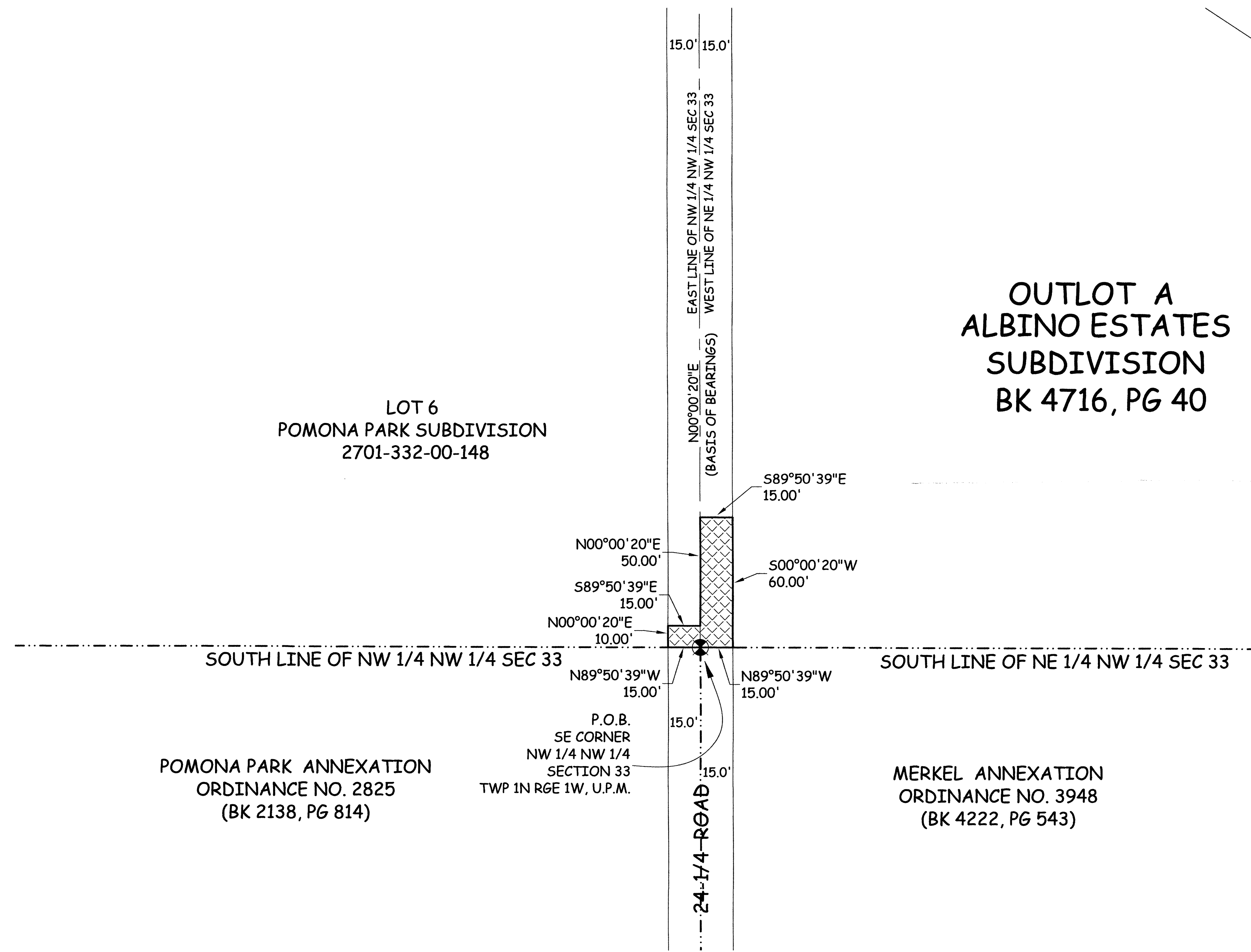


DESCRIPTION

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 50.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for said 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 60.00 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33; thence N 89°50'39" W, along said South line, a distance of 15.00 feet, more or less, to the Point of Beginning.

**OUTLOT A
 ALBINO ESTATES
 SUBDIVISION
 BK 4716, PG 40**

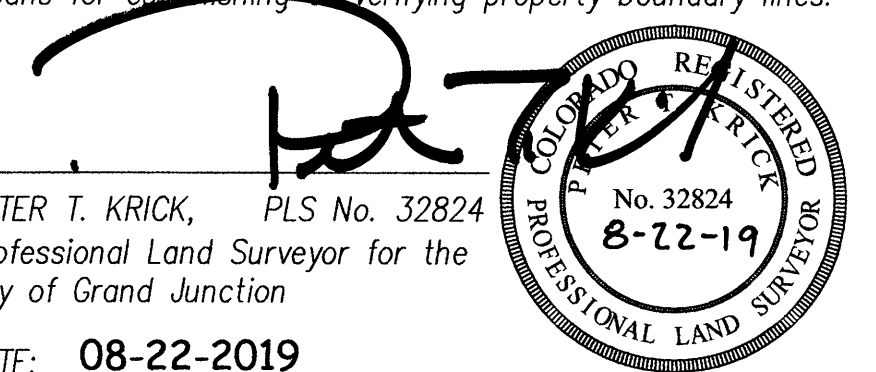


POMONA PARK ANNEXATION
 ORDINANCE NO. 2825
 (BK 2138, PG 814)

MERKEL ANNEXATION
 ORDINANCE NO. 3948
 (BK 4222, PG 543)

- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - U.P.M. UTE PRINCIPAL MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - A= CENTRAL ANGLE
 - RAD. RADIUS
 - AL. ARC LENGTH
 - CHL. CHORD LENGTH
 - CHB. CHORD BEARING
 - BLK. BLOCK
 - PB. PLAT BOOK
 - BK. BOOK
 - PG. PAGE

The Sketch and Description contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: 08-22-2019



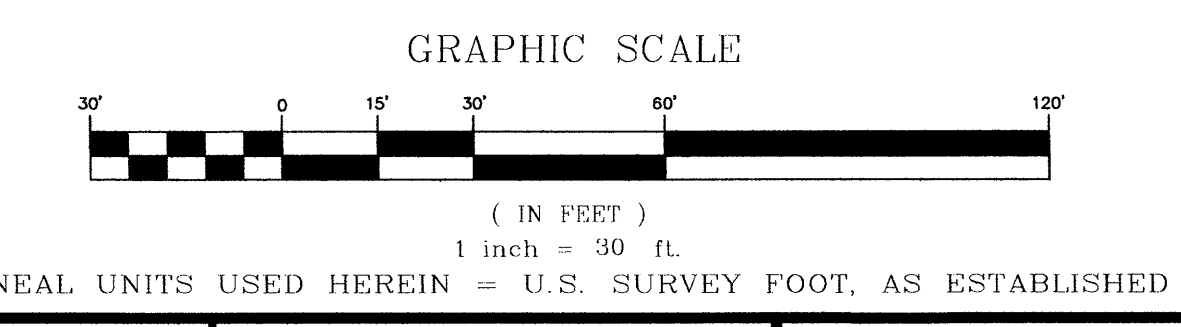
AREA OF ANNEXATION

ANNEXATION PERIMETER	180.00 FT.
CONTIGUOUS PERIMETER	30.00 FT.
AREA IN SQUARE FEET	1,050***
AREA IN ACRES	0.024

***1,050 SQ. FT LIES IN PLATTED R/W

LEGEND

ANNEXATION BOUNDARY	=====
EXISTING CITY LIMITS	-----



ORDINANCE NO.
 4852

EFFECTIVE DATE
 September 22nd, 2019

THIS IS NOT A BOUNDARY SURVEY

Notice:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 30'

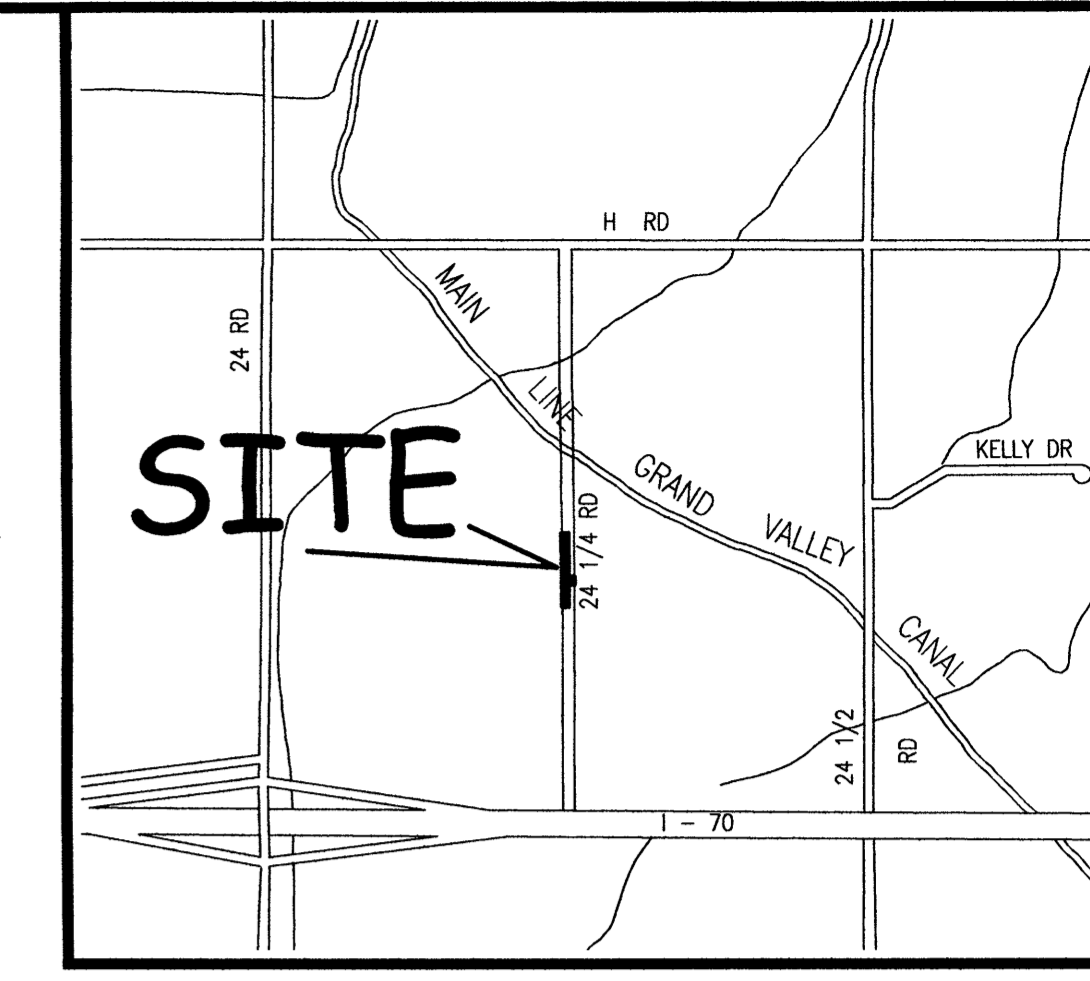


PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY DEPARTMENT

MAVERICK ESTATES
 ANNEXATION NO. 1

MAVERICK ESTATES ANNEXATION NO. 2

LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST
 UTE PRINCIPAL MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

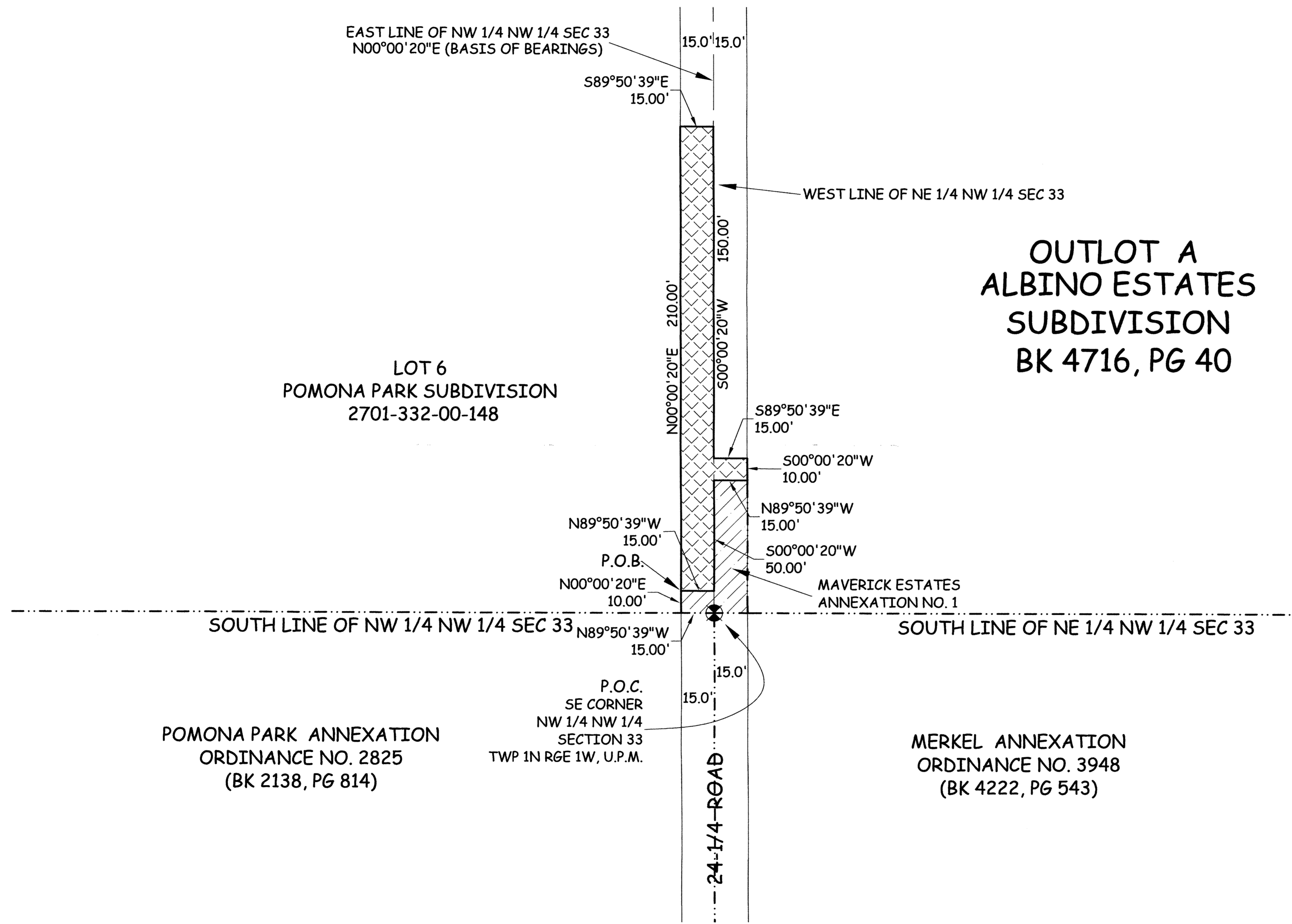
DESCRIPTION

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said West right of way, a distance of 210.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 150.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 10.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 50.00 feet; thence N 89°50'39" W, a distance of 15.00 feet, more or less, to the Point of Beginning.

**OUTLOT A
 ALBINO ESTATES
 SUBDIVISION
 BK 4716, PG 40**

LOT 6
 POMONA PARK SUBDIVISION
 2701-332-00-148

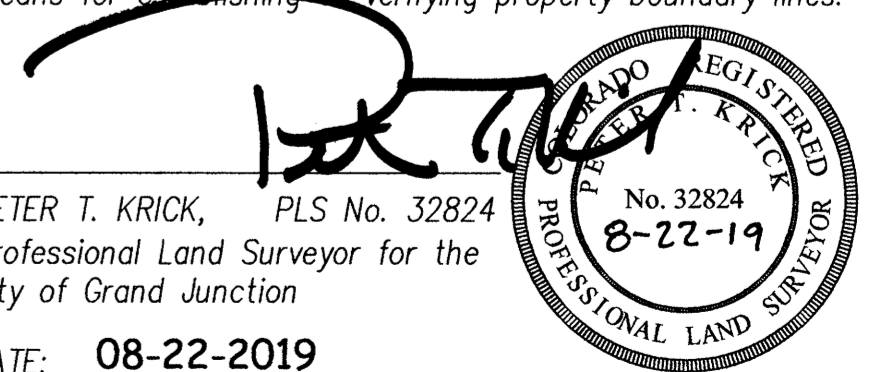


POMONA PARK ANNEXATION
 ORDINANCE NO. 2825
 (BK 2138, PG 814)

MERKEL ANNEXATION
 ORDINANCE NO. 3948
 (BK 4222, PG 543)

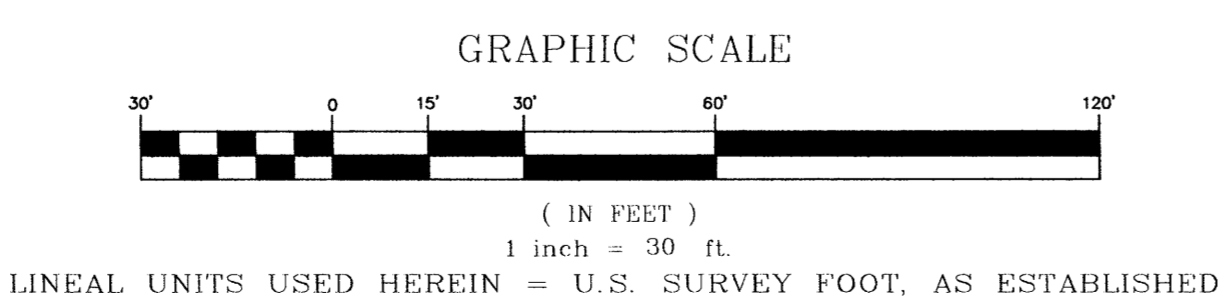
- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - U.P.M. UTE PRINCIPAL MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - Δ= CENTRAL ANGLE
 - RAD. RADIUS
 - AL. ARC LENGTH
 - CHL. CHORD LENGTH
 - CHB. CHORD BEARING
 - BLK. BLOCK
 - PB. PLAT BOOK
 - BK. BOOK
 - PG. PAGE

The Sketch and Description contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: 08-22-2019

AREA OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	480.00 FT.	ANNEXATION BOUNDARY	=====
CONTIGUOUS PERIMETER	80.00 FT.	EXISTING CITY LIMITS	-----
AREA IN SQUARE FEET	3,300**		
AREA IN ACRES	0.075		



ORDINANCE NO.
 4852

EFFECTIVE DATE
 September 22nd, 2019

THIS IS NOT A BOUNDARY SURVEY

Notice:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE	1" = 30'
-------	----------

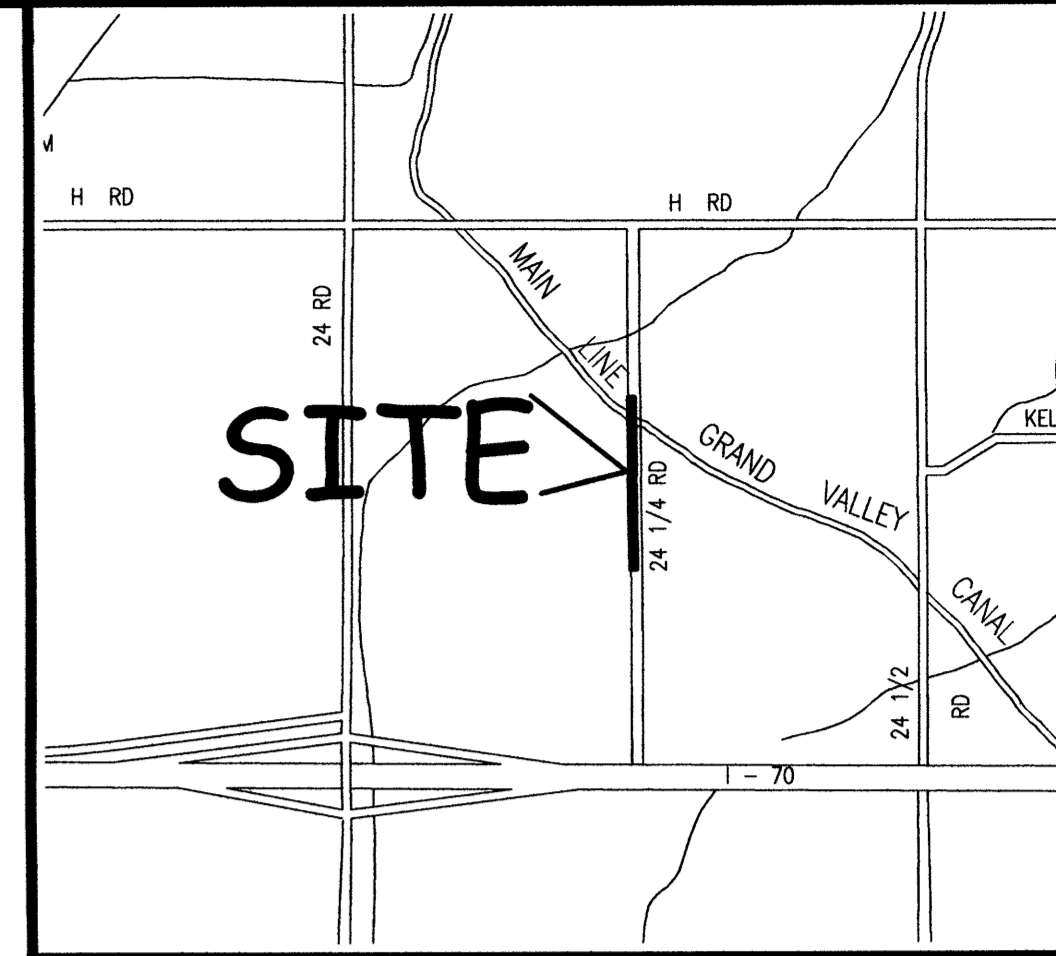


PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY DEPARTMENT

MAVERICK ESTATES
 ANNEXATION NO. 2

MAVERICK ESTATES ANNEXATION NO. 3

LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST
UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

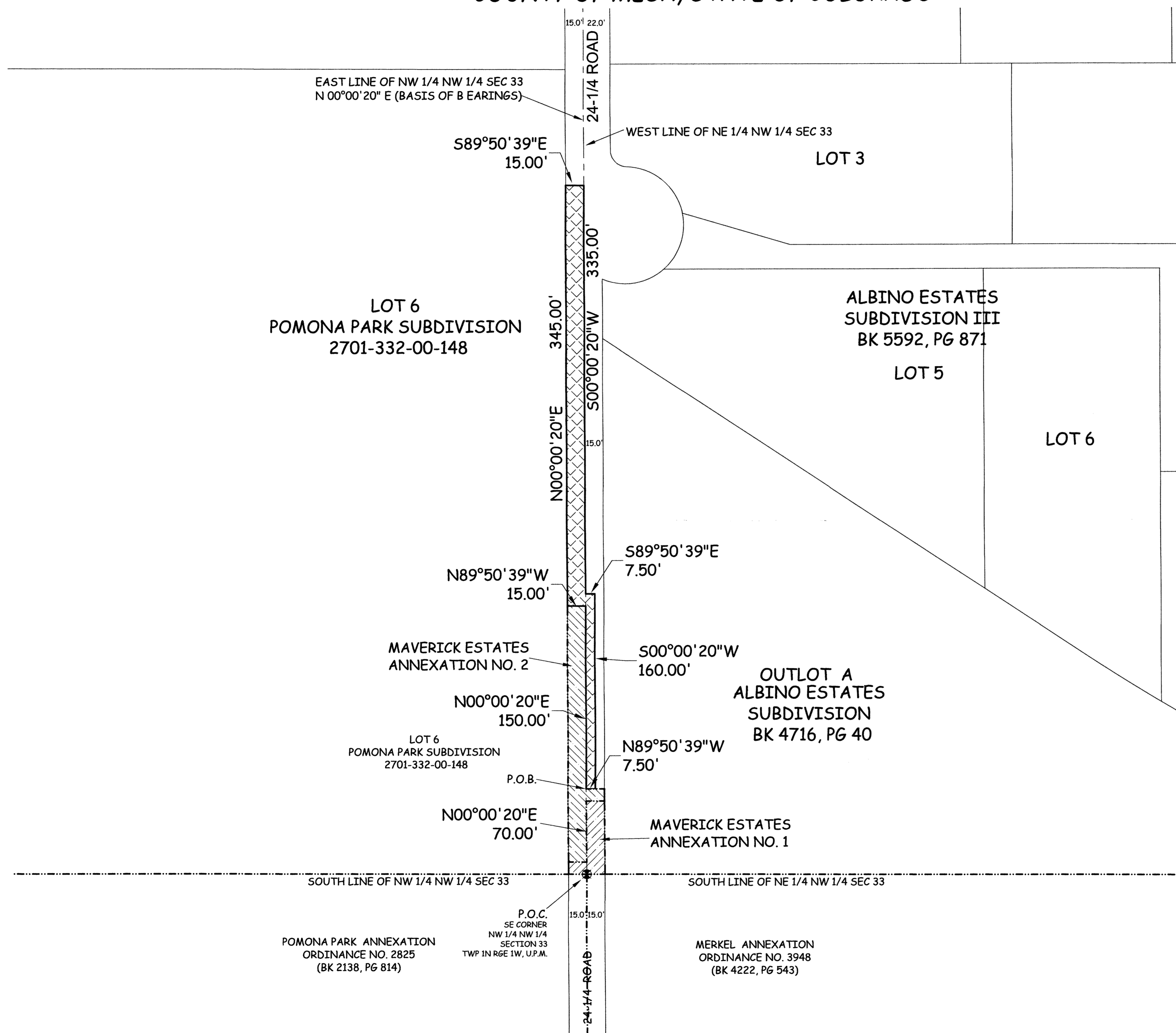


LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

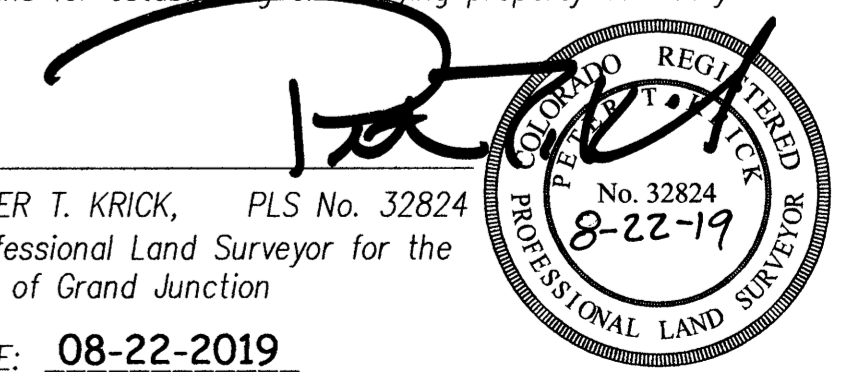
COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto: thence from said Point of Commencement, N 00°00'20" E, along said East line, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said East line, a distance of 150.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 345.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 335.00 feet; thence S 89°50'39" E, a distance of 7.50 feet; thence S 00°00'20" W, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet, more or less, to the Point of Beginning.



ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

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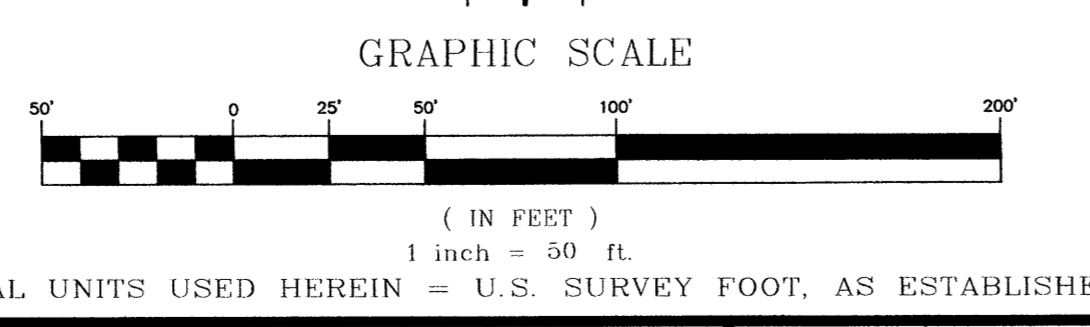


PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: **08-22-2019**

AREA OF ANNEXATION	
ANNEXATION PERIMETER	1,035 FT.
CONTIGUOUS PERIMETER	172.50 FT.
AREA IN SQUARE FEET	6,375***
AREA IN ACRES	0.146
***{6,375 SQ. FT LIES IN PLATTED R/W}	

LEGEND

ANNEXATION BOUNDARY	=====
EXISTING CITY LIMITS	-----



ORDINANCE NO.
4852

EFFECTIVE DATE
September 22nd, 2019

THIS IS NOT A BOUNDARY SURVEY

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 50'



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

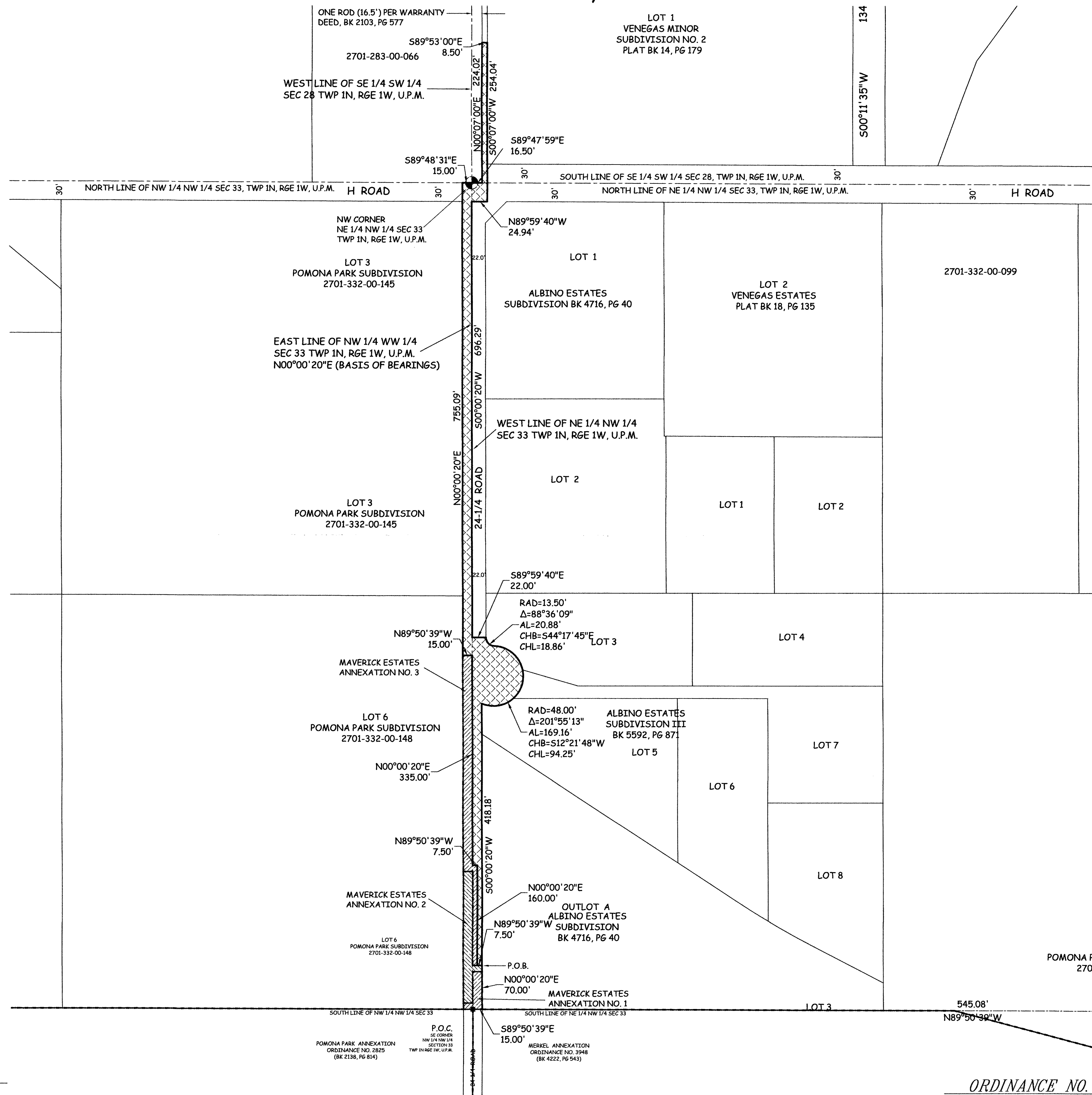
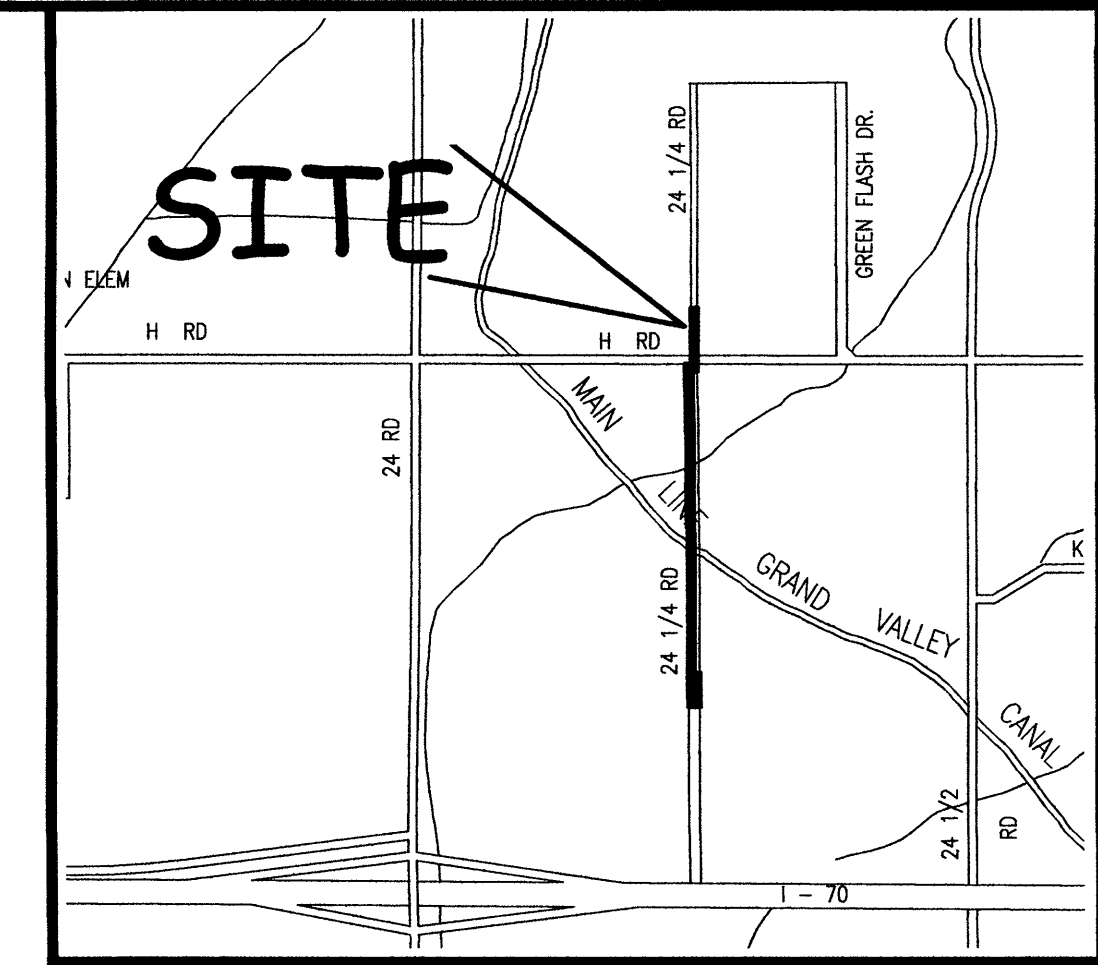
MAVERICK ESTATES
ANNEXATION NO. 3

MAVERICK ESTATES ANNEXATION NO. 4

LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28 AND THE N 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST

UTE PRINCIPAL MERIDIAN

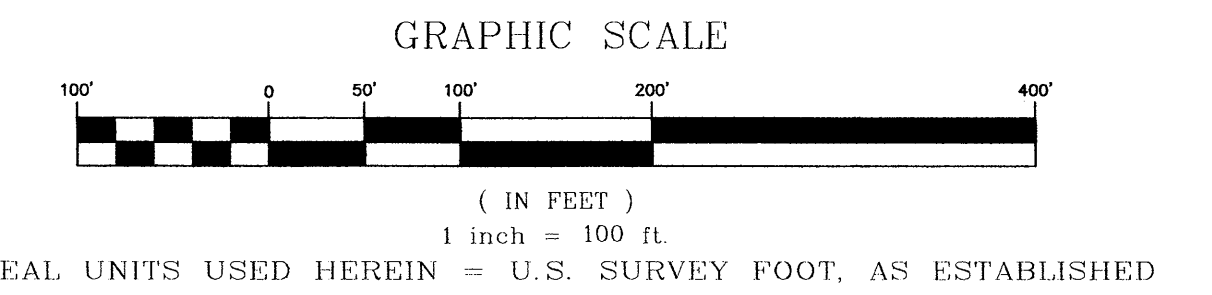
COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 28 and the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

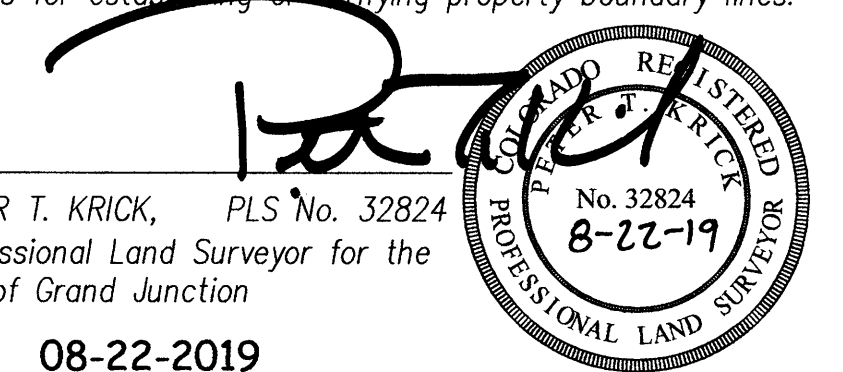
COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'39" E along the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33, a distance of 15.00 feet to the East right of way for 24-1/4 Road; thence N 00°00'20" E, along said East right of way, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°50'39" W, a distance of 7.50 feet; thence N 00°00'20" E, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 335.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 755.09 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 33; thence S 89°48'31" E, along said North line, a distance of 15.00 feet to a point being the Northwest corner of the NE 1/4 NW 1/4 of said Section 33; thence S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet to a point on the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 23 per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado; thence N 00°07'00" E, along the East line of the West one rod of said SE 1/4 SW 1/4 of said Section 28, a distance of 224.02 feet; thence S 89°53'00" E, a distance of 8.50 feet to a point on the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado; thence S 00°07'00" W, along said West line and its Southerly extension, a distance of 254.04 feet; thence N 89°59'40" W, a distance of 24.94 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 22.00 feet to a point being the beginning of a 13.50 foot radius curve, concave Northeast, whose long chord bears S 44°17'45" E with a long chord length of 18.86 feet; thence Southeasterly along the arc of said curve, thru a central angle of 88°36'09", an arc length of 20.88 feet to a point being the beginning of a 48.00 foot radius curve, concave West, whose long chord bears S 12°21'48" W with a long chord length of 94.25 feet; thence Southerly and Westerly along the arc of said curve, thru a central angle of 201°55'13", an arc length of 169.16 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 418.18 feet, more or less, to the Point of Beginning.



ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Sketch and Description contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction

DATE: 08-22-2019

AREA OF ANNEXATION

ANNEXATION PERIMETER	3,149.60 FT.
CONTIGUOUS PERIMETER	525.00 FT.
AREA IN SQUARE FEET	26,189***
AREA IN ACRES	0.601

***26,189 SQ. FT LIES IN PLATTED R/W

LEGEND

ANNEXATION BOUNDARY	=====
EXISTING CITY LIMITS	-----

ORDINANCE NO.
4852

EFFECTIVE DATE
September 22nd, 2019

THIS IS NOT A BOUNDARY SURVEY

Notice:
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DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 100'



PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY DEPARTMENT

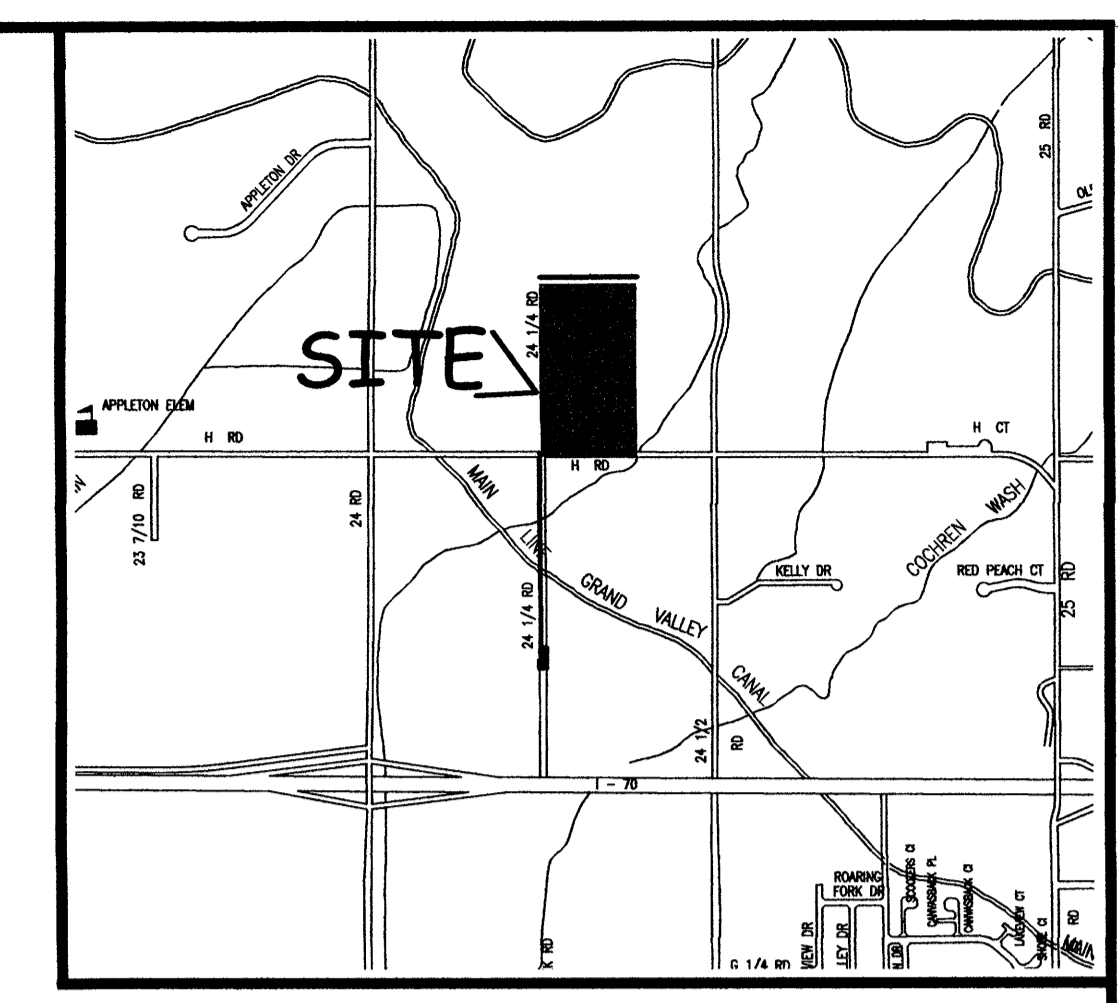
MAVERICK ESTATES
 ANNEXATION NO. 4

MAVERICK ESTATES ANNEXATION NO. 5

LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST

UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

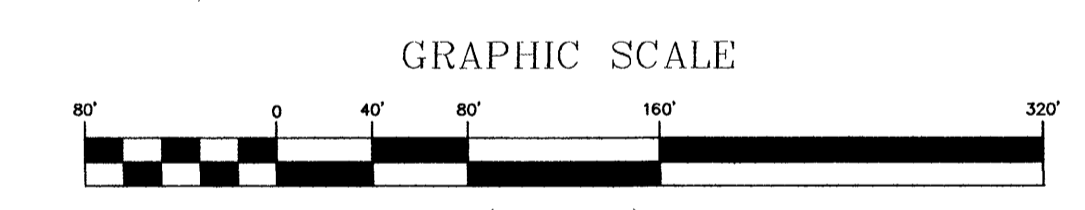
SHEET 1 OF 2



DESCRIPTION

A certain parcel of land lying in the South half of the Southwest Quarter (S1/2 SW 1/4) of Section 28 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 28 and assuming the West line of the SE 1/4 SW 1/4 of said Section 28 bears N 00°07'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet; thence N 00°07'00" W, along the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 28, per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado, a distance of 224.02 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°07'00" E along said East line, a distance of 1096.05 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 28, said point being 16.50 feet East of the Northwest corner of the SE 1/4 SW 1/4 of said Section 28; thence S 89°45'37" E, along the North line of the SE 1/4 SW 1/4 of said Section 28, a distance of 596.17 feet, more or less, to a point on the West line of Lee Estates No. 2, as same is recorded in Book 4950, Page 125, Public Records of Mesa County, Colorado; thence S 00°11'35" W, along said West line and its Southerly projection, a distance of 1349.66 feet to a point on the Southerly right of way for H Road; thence N 89°47'59" W, along said South right of way, a distance of 554.76 feet; thence S 45°05'49" W, a distance of 48.08 feet, more or less, to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 662.24 feet; thence N 89°59'40" W, a distance of 22.00 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 24.94 feet; thence N 00°07'00" E, along the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado, a distance of 254.04 feet; thence N 89°53'00" W, a distance of 8.50 feet, more or less, to the Point of Beginning.

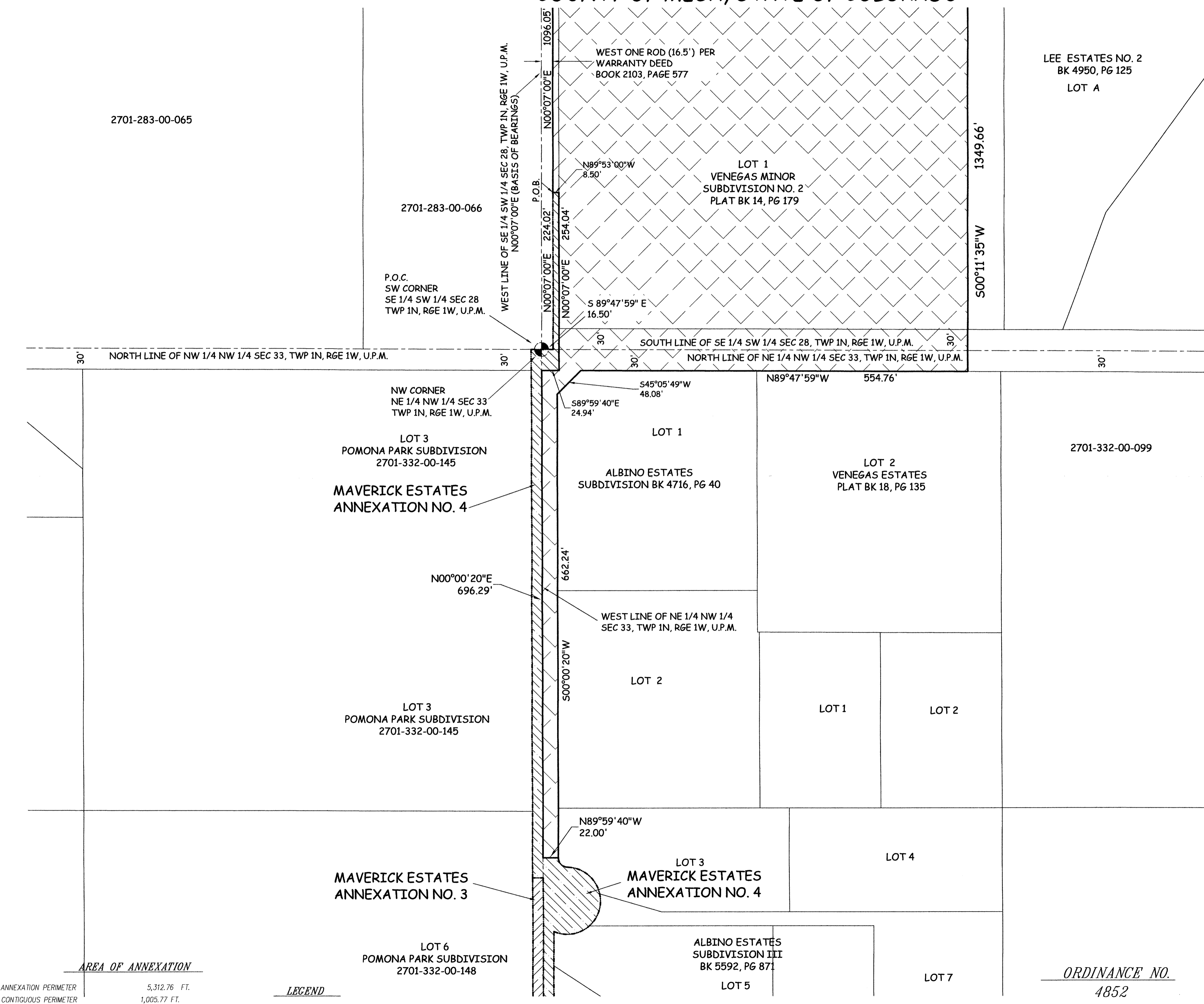


LINEAL UNITS USED HEREIN = U.S. SURVEY FOOT, AS ESTABLISHED

- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - U.P.M. UTE PRINCIPAL MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - Δ= CENTRAL ANGLE
 - RAD RADIUS
 - AL ARC LENGTH
 - CHL CHORD LENGTH
 - CHB CHORD BEARING
 - BLK BLOCK
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE

The Sketch and Description contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

Peter T. Krick
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: 08-22-2019



ORDINANCE NO.
4852

EFFECTIVE DATE
September 22nd, 2019

THIS IS NOT A BOUNDARY SURVEY

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY P.T.K. DATE 02-01-2019
 DESIGNED BY DATE
 CHECKED BY P.T.K. DATE
 APPROVED BY DATE

SCALE
1" = 80'



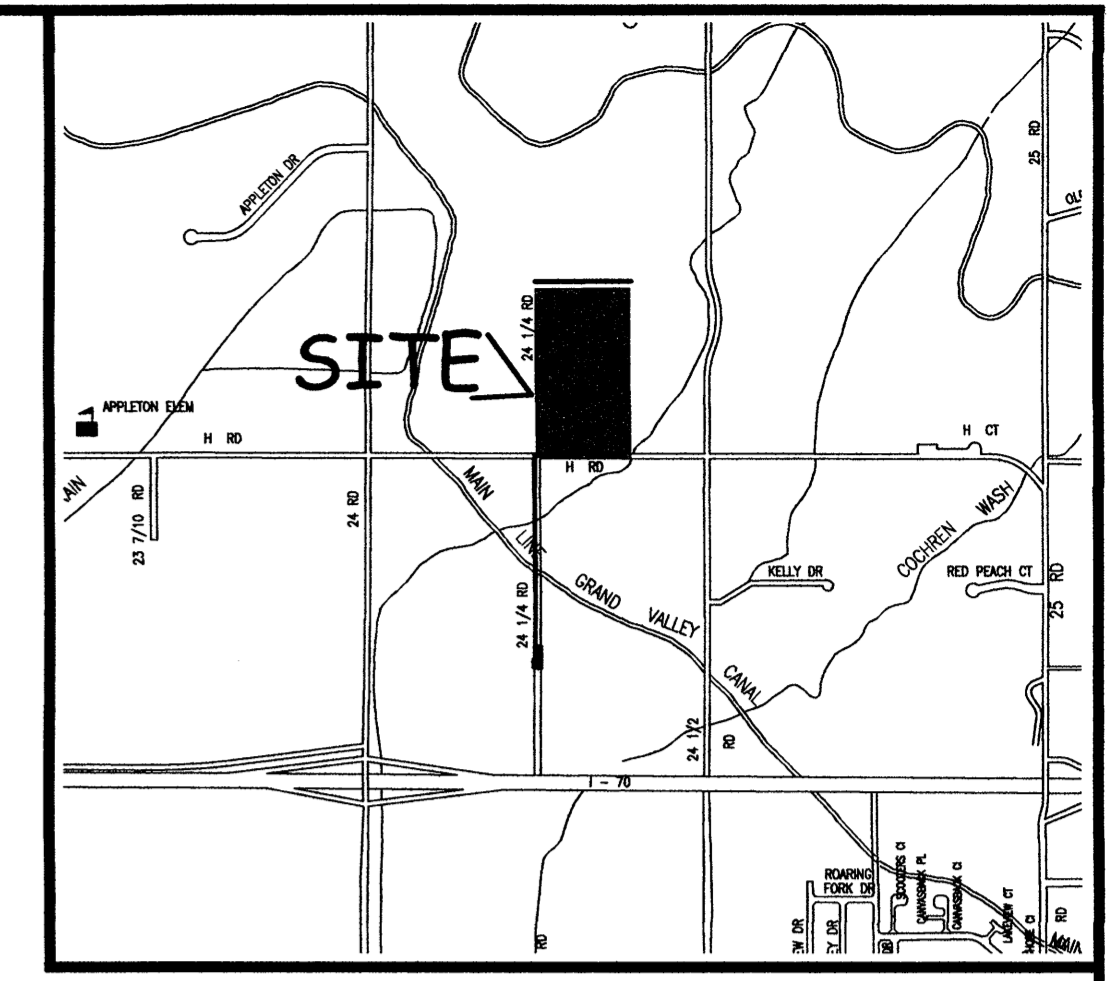
PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

MAVERICK ESTATES
ANNEXATION NO. 5

MAVERICK ESTATES ANNEXATION NO. 5

LYING IN THE S 1/2 OF THE SW 1/4 OF SECTION 28 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST
 UTE PRINCIPAL MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO

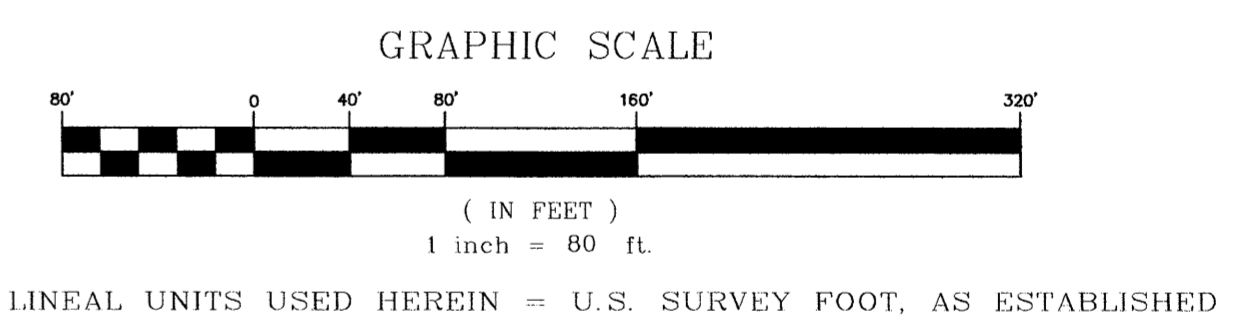
SHEET 2 OF 2



DESCRIPTION

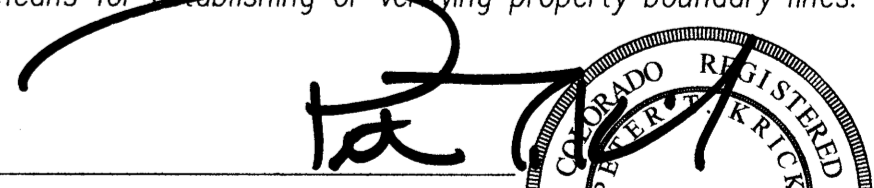
A certain parcel of land lying in the South half of the Southwest Quarter (S1/2 SW 1/4) of Section 28 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 28 and assuming the West line of the SE 1/4 SW 1/4 of said Section 28 bears N 00°07'00" E with all other bearings contained herein being relative thereto: thence from said Point of Commencement, S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet; thence N 00°07'00" W, along the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 28, per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado, a distance of 224.02 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°07'00" E along said East line, a distance of 1096.05 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 28, said point being 16.50 feet East of the Northwest corner of the SE 1/4 SW 1/4 of said Section 28; thence S 89°45'37" E, along the North line of the SE 1/4 SW 1/4 of said Section 28, a distance of 596.17 feet, more or less, to a point on the West line of Lee Estates No. 2, as same is recorded in Book 4950, Page 125, Public Records of Mesa County, Colorado; thence S 00°11'35" W, along said West line and its Southerly projection, a distance of 1349.66 feet to a point on the Southerly right of way for H Road; thence N 89°47'59" W, along said South right of way, a distance of 554.76 feet; thence S 45°05'49" W, a distance of 48.08 feet, more or less, to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 662.24 feet; thence N 89°59'40" W, a distance of 22.00 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 24.94 feet; thence N 00°07'00" E, along the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado, a distance of 254.04 feet; thence N 89°53'00" W, a distance of 8.50 feet, more or less, to the Point of Beginning.

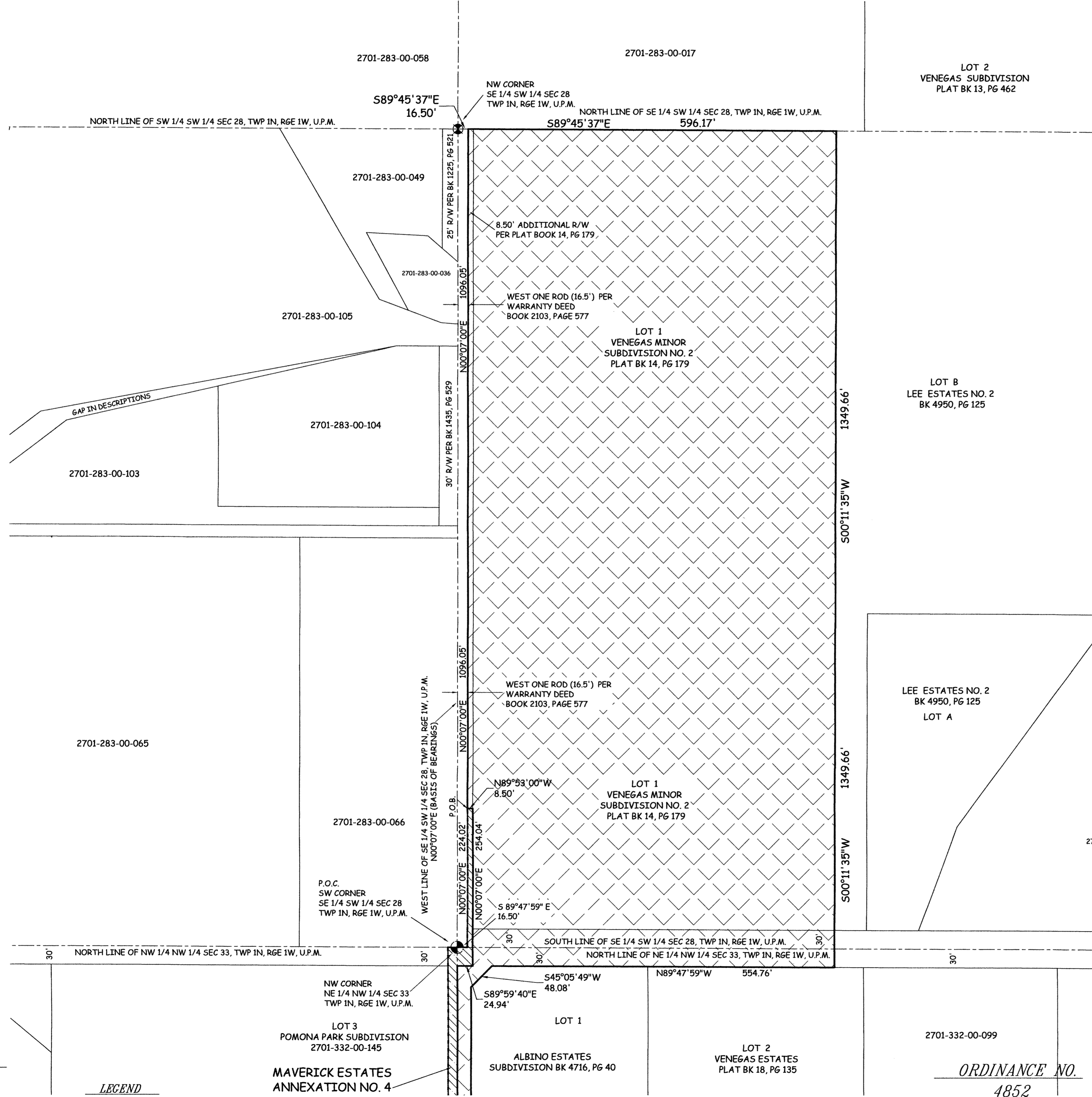


- ABBREVIATIONS**
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 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
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The Sketch and Description contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.


 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 No. 32824
 5-22-14
 PROFESSIONAL LAND SURVEYOR

DATE: 08-22-2019



AREA OF ANNEXATION

ANNEXATION PERIMETER	5,312.76 FT.
CONTIGUOUS PERIMETER	1,005.77 FT.
AREA IN SQUARE FEET	817,274***
AREA IN ACRES	18.762
***60,371 SQ. FT. LIES IN PLATTED AND DEEDED R/W	

LEGEND

ANNEXATION BOUNDARY	=====
EXISTING CITY LIMITS	-----

MAVERICK ESTATES ANNEXATION NO. 4

ORDINANCE NO. 4852

EFFECTIVE DATE September 22nd, 2019

THIS IS NOT A BOUNDARY SURVEY

Notice:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
 1" = 50'



PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY DEPARTMENT

MAVERICK ESTATES
 ANNEXATION NO. 5


Expanded City Limits Location Map




Maverick Estates Annexation



0 125 250 500 Feet


 Annexation Boundary


 City Limits

Maverick Estates Annexation

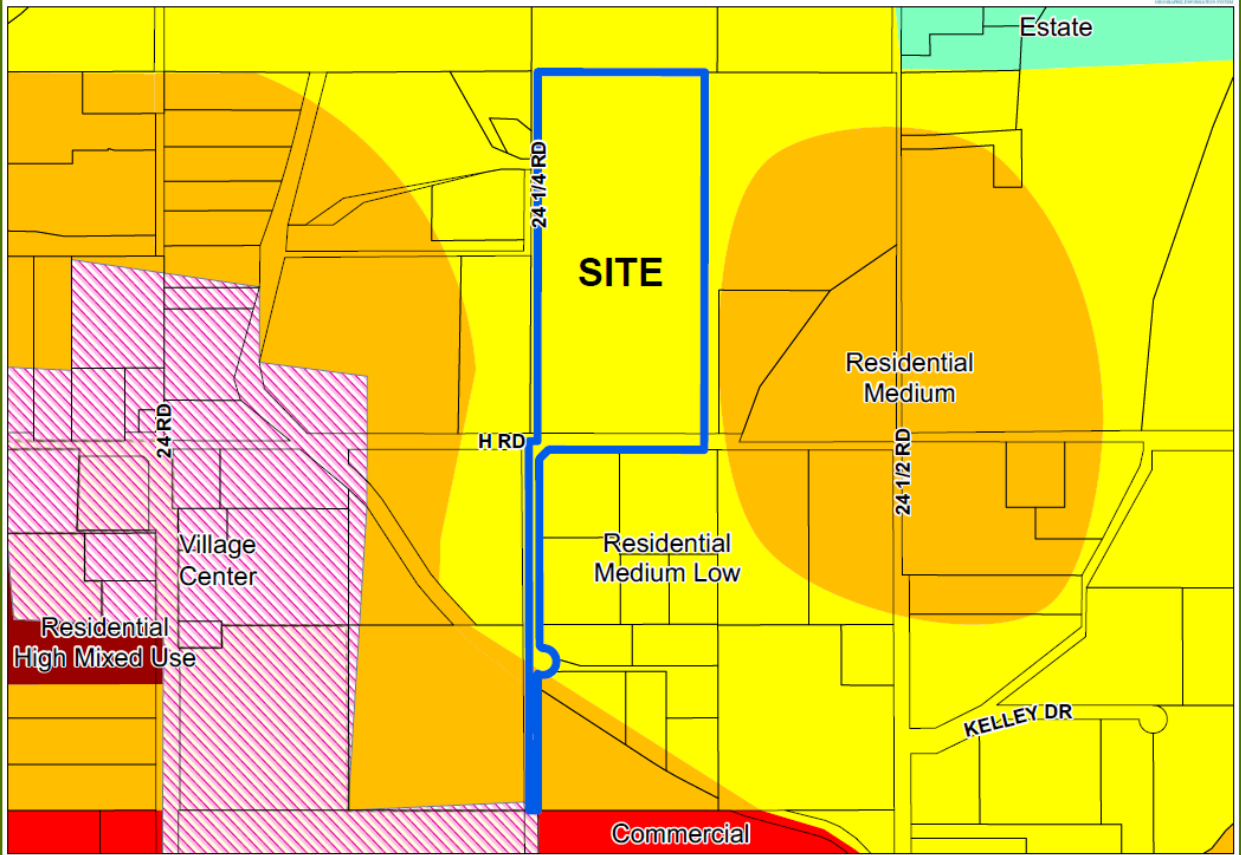


0 125 250 500 Feet

 Annexation Boundary

 City Limits

Maverick Estates Annexation - Future Land Use

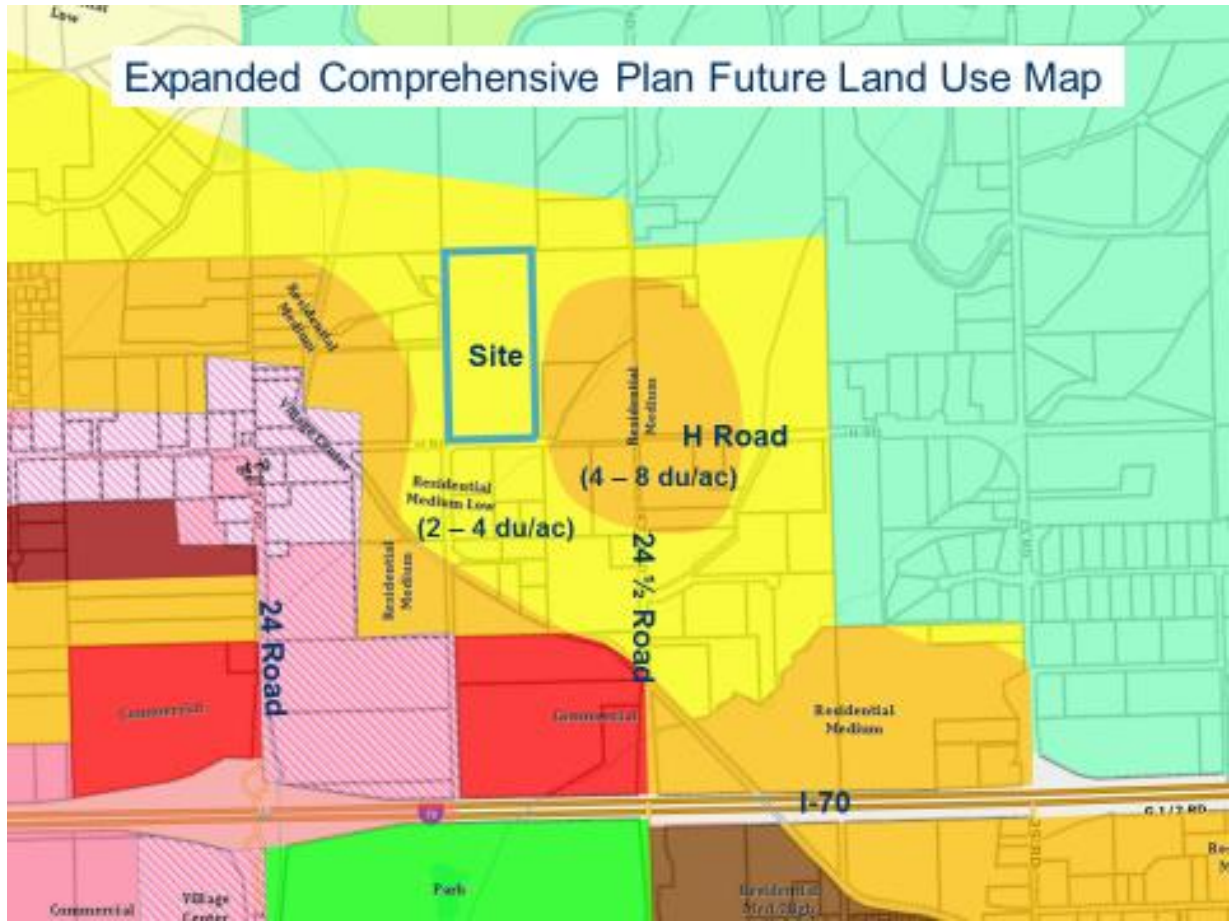


0 125 250 500 Feet

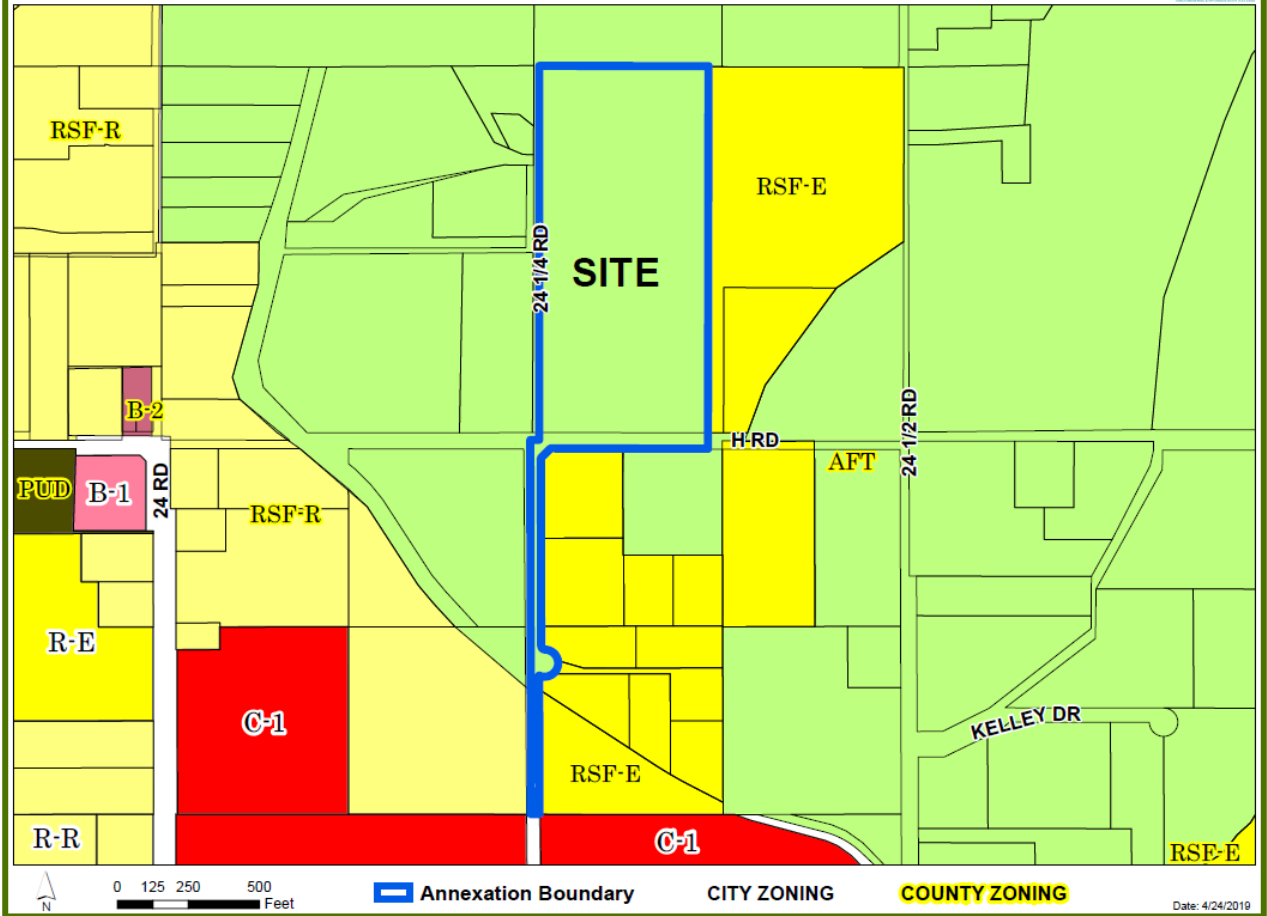
Annexation Boundary

Date: 4/24/2019

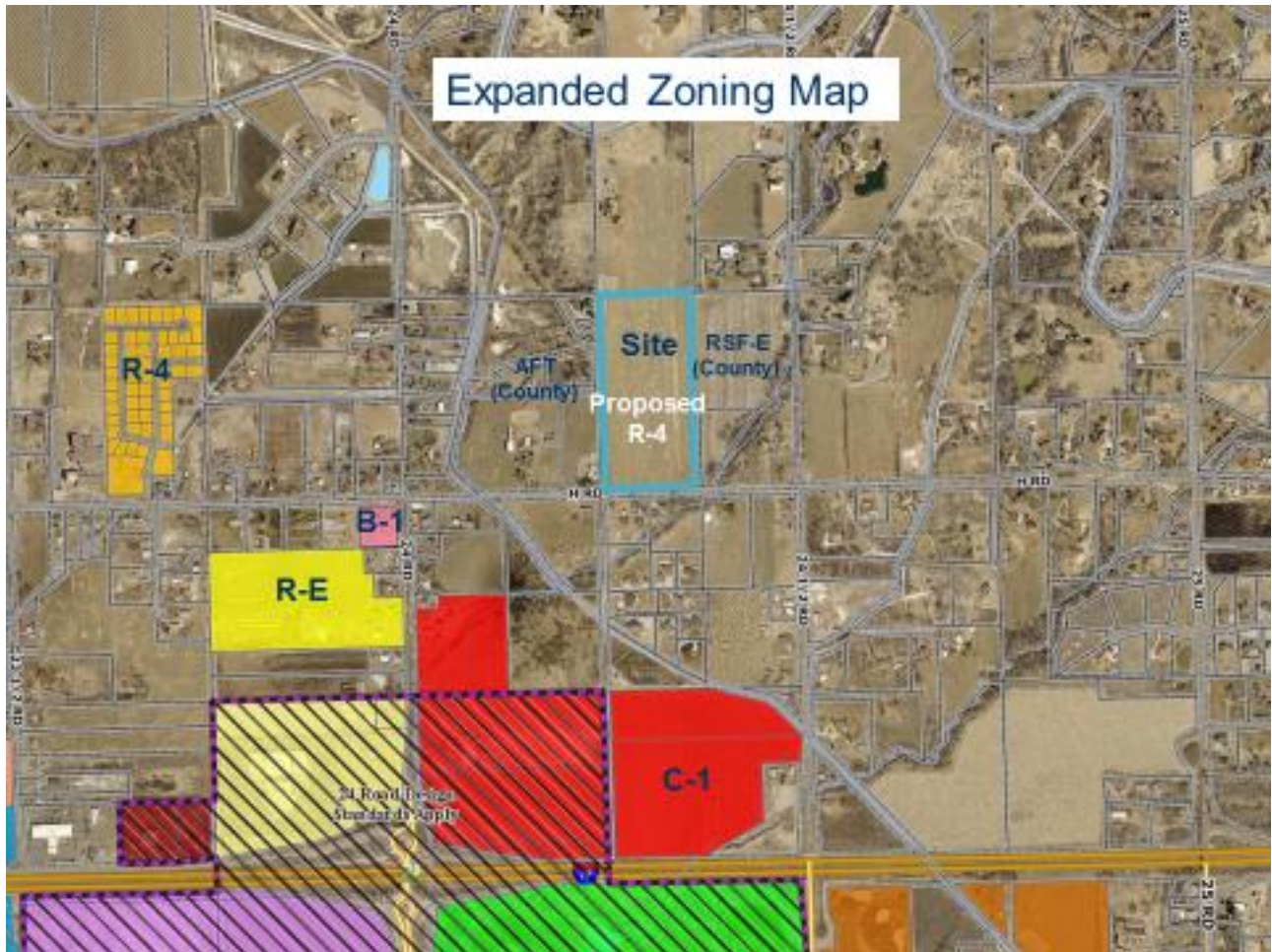
Expanded Comprehensive Plan Future Land Use Map



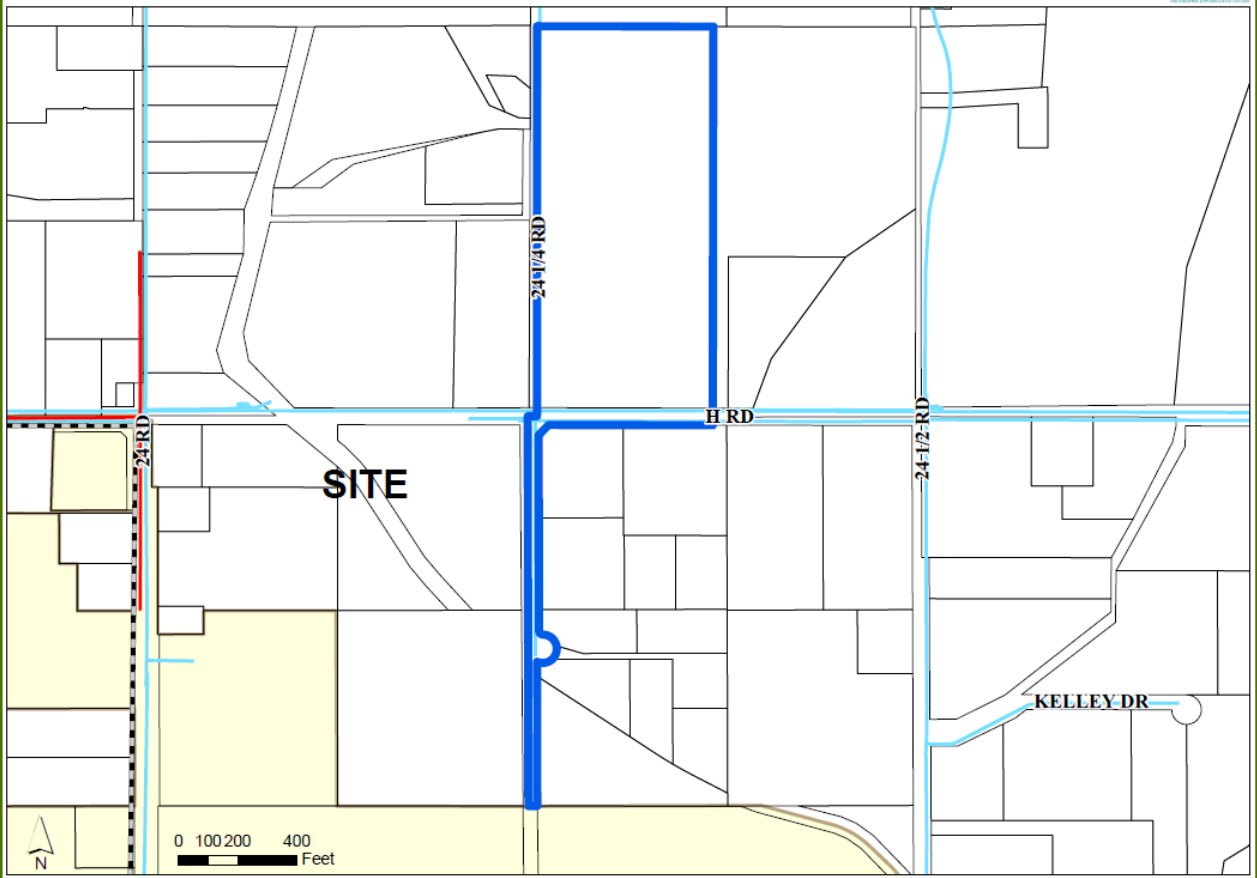
Maverick Estates Annexation - Zoning



Expanded Zoning Map



Maverick Estates Annexation - Utilities



--- QWEST FIBER — SANITARY SEWER — UTE WATER — ANNEXATION — CITY LIMITS



View of property from H Road



Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: August 21, 2019

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

A Resolution Accepting the Petition for Annexation of 19.608 Acres of Land and Ordinances Annexing and Zoning the Maverick Estates Annexation to R-4 (Residential - 4 du/ac), Located at 2428 H Road - Continued from May 1, 2019

RECOMMENDATION:

Planning Commission heard the Zone of Annexation request at its March 26, 2019 meeting and forwarded a recommendation (5 -2) to City Council to zone the property R-4.

EXECUTIVE SUMMARY:

GJ Maverick Investments LLC ("Applicant"), is requesting annexation and a zone of annexation to R-4 (Residential – 4 du/ac) for the Maverick Estates Annexation. The approximately 17.50-acre parcel ("Property") is located on the north side of H Road, between 24 and 24 ½ Roads. The Property is currently vacant but was once a sod farm. The Property has a Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac), R-4 zoning is consistent with this Comprehensive Plan designation.

The hearing for the annexation and zoning was continued to August 21, 2019 to ensure requisite noticing of the annexation for properties along the "flagpole" portion of the annexation. Staff re-noticed in accordance with statute and City Code.

The proposed annexation will be conducted as a five-part "Serial Annexation" as provided by State law. The proposed annexation also includes an additional 2.099-acres of the adjacent 24 ¼ Road and H Road rights-of-way. The owner is requesting

annexation in anticipation of future residential development of the property, which is anticipated to constitute "annexable development" and as such is required to annex in accordance with the 1998 Persigo Agreement.

BACKGROUND OR DETAILED INFORMATION:

The Maverick Estates Annexation consists of one, vacant 17.50-acre parcel of land located at 2428 H Road, and 2.099-acres of the 24 ¼ Road and H Road rights-of-way. The annexation area was modified from previous annexation maps to exclude a 60' wide strip along the eastern boundary of Maverick Estates Annexation No. 5, which was the vacated Green Flash Drive right-of-way, as well as slight modification to Annexation No. 3 and 4 within the 24 ¼ Road right-of-way. The Applicant wishes to annex the property into the City limits in anticipation of future residential development. The Applicant is requesting a zoning for the Property of R-4 (Residential – 4 du/ac).

The Property is currently not in City limits, however it is within the Persigo 201 boundary and is annexable development as defined in the Persigo Agreement. Under the 1998 Persigo Agreement with Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation by the City. The Property owner acknowledges the necessity of annexation and has signed a petition to annex the Property.

This Property was annexed into the Persigo 201 Sewer Service Area by the Mesa County Commissioner's and City Council, acting as the Persigo Board in August, 2018. Sewer is available at the intersection of 24 and H Roads. Connection to sanitary sewer would be the responsibility of the potential developer.

Staff has found, based on review of the petition and knowledge of applicable State law, including the Municipal Annexation Act (C.R.S. 31-12-104) that the Maverick Estates Annexation is eligible to be annexed because:

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;

The Annexation Petition has been signed by the current 100% property owner.

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

The proposed annexation is being conducted as a five-part "Serial Annexation." This method of annexation is allowed by State law and City Staff have ensured that each of the five annexations meets the required one-sixth contiguity to existing City limits per State statute.

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;

The Property is located within the Urban Development Boundary as well as the Persigo 201 Service Area. As identified in the Comprehensive Plan, this area has been contemplated for annexation into the City and is proximate to other properties within City limits. The nearest incorporated property is approximately 1,000 feet from this Property and is located in an area logical for City expansion.

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

The Comprehensive Plan Future Land Use Map identifies the Property as Residential Medium Low (2 - 4 du/ac). The recommended zoning of R-4 is in compliance with this designation. The Property is anticipated to develop at urban level densities (greater than 1 dwelling unit per 2 acres) therefore, has been found that the Property will be urbanizing in the near future.

e) The area is capable of being integrated with the City;

The Property is located within the Persigo 201 Sewer Service Area and capable of being provided wastewater treatment services. In addition, the Property is near areas already served by City service providers and thus Staff finds the Property is capable of being integrated with the City.

f) No land held in identical ownership is being divided by the proposed annexation;

No land under the same ownership is being divided by the proposed annexation.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The property proposed for annexation is less than 20 acres in size.

The proposed annexation and zoning schedule with a summary is attached.

The surrounding area is largely undeveloped or under-developed consisting of larger acreage in a relatively rural setting. The property is currently in the County and retains a County zoning of AFT (Agricultural, Forestry, Transitional) and adjacent properties are also zoned AFT and RSF-E (Residential Single Family – Estate) in the County. Adjacent properties range in size from 1.41 acres to 20.7 acres that contain single-

family detached homes. The subject property has a Future Land Use designation of Residential Medium Low (2 – 4 du/ac).

A Neighborhood Meeting regarding the proposed annexation, zoning and potential subdivision design was held on January 17, 2019 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant and City staff were in attendance along with over eighteen citizens. Main comments and concerns expressed by the attendees centered on the proposed density and the additional traffic that this development will generate. The application for annexation and zoning was submitted to the City on January 18, 2019.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning & Development Code. The subject Property was posted with an application sign on February 15, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on March 15, 2019. Public notice of the Planning Commission public hearing was published March 19, 2019 in the Grand Junction Daily Sentinel. Additional notification cards were also sent to surrounding property owners within 1000 feet of the entire annex area, including the additional annexable right-of-way areas on August 7, 2019 to provide notification of the August 21, 2019 City Council meeting.

ZONING ANALYSIS

The review criteria is set forth in Section 21.02.140 (a). The criteria provides that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or

The property owner has petitioned for annexation into the City limits with a requested zoning district of R-4 which is compatible with the existing Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac). Because the property is being annexed, a City zoning designation is required, based on the Future Land Use Map, R-4 is appropriate. Also, the annexation and zoning is in accordance with the Persigo Agreement between Mesa County and the City of Grand Junction, which states that all new development shall be annexed into the City limits. For these reasons, Staff has found this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The adoption of the Comprehensive Plan in 2010, designated this Property as Residential Medium Low (2 – 4 du/ac). The Applicant is requesting a zone district that is consistent with the density range allowed by the Residential Medium Low category. Property is also located within the Urban Development Boundary and Persigo 201 Sewer Service Area which require annexation for developable properties. The character and/or condition of the area has not changed in recent years as the adjacent residential properties are currently large acreage and have not yet fully developed, however, the requested zone district is compatible with the Comprehensive Plan designation. Staff is unable to identify any apparent change of character and/or condition and therefore, staff finds that this criterion has not been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public and community facilities and services are available to the Property and are sufficient to serve land uses associated with the R-4 zone district. Ute Water is presently available within the H Road right-of-way. City sanitary sewer would need to be extended to the property from the intersection of H and 24 Roads but is viable to extend to this area. The Property can also be served by Xcel Energy natural gas and Grand Valley Power electricity. A short distance away to the west is Appleton Elementary School and further to the southwest along 24 Road is Canyon View Park. Further to the south along Patterson Road are commercial retail centers that includes Mesa Mall, offices, convenience stores with gas islands, restaurants, commercial businesses and a grocery store. Community Hospital is also nearby on G Road.

The area is served by Fire Station #3, however response times are longer than other areas due to the distance from the fire station. Response time is estimated to be 6 to 8 minutes from time of dispatch for an emergency call for service, which is longer than National Fire Protection Association response time standards. The City has been working to address the current and future fire and EMS coverage demands of this area and is planning for a new Fire Station at 23 and H Roads.

Water and sewer services are available to this Property.

This Property is within the Ute Water District service area. There is a 24-inch water line run along the H Road bordering this property.

The Property was approved for inclusion into the Persigo 201 Sewer Service Area by the Persigo Board on 8/23/18. A determination was made at that time that the Property can be served by the Persigo wastewater system. however, the Property does not currently have a sewer connection.

(4) An inadequate supply of suitably designated land is available in the community, as

defined by the presiding body, to accommodate the proposed land use; and/or

The property and surrounding area is designated on the Comprehensive Plan Future Land Use Map as Residential Medium Low (2 – 4 du/ac) with Residential Medium (4 – 8 du/ac) further to the East and West. The proposed zoning designation of R-4 meets with the intent of achieving the desired overall density as provided by the Comprehensive Plan for the property, with this request, to develop at the high end of the Residential Medium Low (2 – 4 du/ac) category. For the area east of 24 Road, currently has no R-4 zoning. The lack of supply for this zone type impedes the ability to provide a density in this area consistent with the range of density as allowed by the Comprehensive Plan. Staff therefore finds that there is an inadequate supply of the requested zoning designations in the area and that the criterion to has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community and area will benefit from this proposed request. Annexation and zoning of the Property will create consistent land use jurisdiction within the City in accordance with the Persigo Agreement with the County. The requested zone will also provide an opportunity for housing within a range of density that is consistent with the Comprehensive Plan to meet the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types and densities; a key principle in the Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. Though other zone districts could also be considered, the R-4 zone district is consistent with the recommendations of the Plan's Future Land Use Map.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium Low (2 – 4 du/ac) for the subject property.

R-R (Residential - Rural)
R-E (Residential - Estate)
R-1 (Residential – 1 du/ac)
R-2 (Residential – 2 du/ac)
R-5 (Residential – 5 du/ac)

In reviewing the other zoning options for the Residential Medium Low designation, all

zoning districts allow single-family detached residential development as an allowed land use. However, the residential zone districts of R-R, R-E and R-1, would have a lower overall maximum density than what the Comprehensive Plan anticipates for this Property and area of the community and the R-5 zone district would allow more density.

Further, the zoning request is consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A: Land use decisions will be consistent with Future Land Use Map.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy C: Increasing the capacity of housing developers to meet housing demand.

FISCAL IMPACT:

The provision of municipal services will be consistent with properties in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation. Based on the current assessed values of the annexation area and prior to development, the City property tax revenue is estimated to be \$51.60 annually. Sales and use tax revenues will be dependent on construction activity and consumer spending on City taxable items for residential and commercial uses.

Currently the Property is in the Grand Junction Rural Fire Protection District (Rural District) which is served by the Grand Junction Fire Department through a contract with the Rural District. The Rural District collects a 5.938 mill levy that generates \$38.30 per year in property taxes that are passed on to the City of Grand Junction per the contract. If annexed, the property will be excluded from the Rural District and the City's 8 mills will generate \$51.60 per year prior to development and an estimated \$16,600 per year after full development (assuming 68 units at an average of \$425,000 per unit) will need to pay for not only fire and emergency medical services but also other City services provided to the area. City services as discussed below are supported by a combination of property taxes and sales/use taxes.

The Fire Department does not have a record of responding to this location for any incidents and with an estimated build out of 68 units, the increase in incident volume is estimated to be minimal at 5-10 fire and EMS calls annually. The area is served by Fire Station #3, however, response times are longer than other areas due to the distance from the fire station. Response time is estimated to be 6-8 minutes from time of

dispatch for an emergent call for service, which is longer than National Fire Protection Association response time standards. The City has been working to address the current and future fire and EMS coverage demands of this area and is planning for a new Fire Station at 23 and H Road.

Streets

24 ¼ Road is a half street with a cul-de-sac that was constructed in 2008 or 2009 as part of Albino Estates Subdivision. There is approximately 19,500 square feet / 850 linear feet of pavement on 24 ¼ Road along with approximately 850 linear feet of 7-foot curb, gutter and sidewalk all in good condition.

A 680 ft. section of H Road is also included in this annexation. The asphalt is approximately 22 feet in width with 2-foot road based shoulders and concluding in borrow ditches. There is presently no curb, gutter, sidewalk or street lights present on H Road. There is approximately 15,000 sq. ft. of pavement in H Road to be maintained that is estimated at a Pavement Condition Index in the low 60's.

Future chip seal costs for these roads is estimated at \$9,500 and is planned as part this area's normal chip seal cycle in the next five years. Annual maintenance cost for the annexation is estimated at approximately \$246/year to sweep, stripe and sign, and maintain the 1550 ft. of borrow ditches. There are no street lights.

The cost to construct the 680 ft. section of H Road to a collector road (3 lanes with curb, gutter, sidewalk and bike lanes both sides) is estimated at \$650,000.

Utilities

Water and sewer services are available to this Property.

This Property is within the Ute Water District service area. There is a 24-inch water line run along the H Road bordering this property.

The Property was approved for inclusion into the Persigo 201 Sewer Service Area by the Persigo Board on 8/23/18. A determination was made at that time that the Property can be served by the Persigo wastewater system. However, the Property does not currently have a sewer connection.

Plant Capacity: Based on a Future Land Use of Residential Medium Low, this 17.38-acre property could be developed with up to 68 dwelling units. The Persigo wastewater treatment plant has sufficient capacity to accommodate this development. The current capacity of the wastewater treatment plant is 12,500,000 gallons per day. The plant currently receives approximately 8 million gallons per day. The anticipated additional flow associated with this project is 12,000 gallons per day.

Staff have determined that the wastewater treatment plant has sufficient capacity to treat the additional wastewater from this property when developed.

Ability to Serve Area: An existing 8-inch sanitary sewer located at H Road and 24 Road, would need to be extended approximately 1,400 feet to serve this Property. There is capacity in the sewer line to accommodate future development of this Property with 68 dwelling units.

Staff has determined that the City has the ability to serve the Property if sewer is extended from H Road and 24 Road to the subject Property.

Sewer Service Charges: Monthly sewer service rates for single family units are \$22.40. These rates have been determined sufficient to cover the cost of service.

SUGGESTED MOTION:

I move to (adopt/deny), Resolution No. 52-19, a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Maverick Estates Annexation, located at 2428 H Road, is eligible for annexation, Ordinance No. 4852, an ordinance annexing territory to the City of Grand Junction, Colorado, Maverick Estates Annexation approximately 19.608-acres, located at 2428 H Road, on final passage and order final publication in pamphlet form and Ordinance No. 4853, an ordinance zoning the Maverick Estates Annexation to R-4 (Residential - 4 du/ac), located at 2428 H Road, on final passage and order final publication in pamphlet form.

Attachments

1. Maverick Estates Annexation Schedule & Summary - August 2019
2. Site Location & Zoning Maps, etc.
3. Planning Commission Minutes - 2019 - March 26
4. Annexation Impact Report to Mesa County
5. Neighborhood Meeting Minutes and Public Comments Received (January - April)
6. Public Correspondence Received (April)
7. Public Correspondence Received (May - August)
8. Public Correspondence Received (8-19-19)
9. Public Correspondence Received (8-21-19)
10. Email from School District (2 - Emails)
11. Mesa County Letter of Concerns - 8-14-19
12. Public Hearing Notice Card
13. Resolution Accepting Petition for Annexation
14. Annexation Ordinance
15. Zoning Ordinance



**JOINT PERSIGO MEETING
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS**

Item #3.a.

Meeting Date: August 23, 2018
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Randi Kim

Information

SUBJECT:

Public Hearing to Consider a Request by GJ Maverick Investments, LLC to Include 17.71 Acres of Property Located at 2428 H Road into the Persigo 201 Sewer Service Area

RECOMMENDATION:

Staff recommends modifying the boundary of the 201 Sewer Service Area to include 17.71 acres of property located at 2428 H Road.

EXECUTIVE SUMMARY:

The applicant, GJ Maverick Investments, LLC, is the owner of the 17.71-acre property located at 2428 H Road and has requested inclusion of the property into the 201 Sewer Service Area Boundary. The applicant is also requesting annexation into the City of Grand Junction. The property is located within the Urban Development Boundary (UDB) with a Future Land Use of Residential Medium Low (RML; 2-4 units per acre). Section 4.11 of the Sewer Rules and Regulations Governing the Management and Operation of the Joint City-County Sewer System provides the criteria for considering modifications to the 201 Sewer Service Area. In accordance with this Rule, Staff have found the information sufficient to make an informed decision on the request. Staff have determined that the subject property meets all of the criteria for inclusion into the 201 Sewer Service Area Boundary. Development of this property to urban residential densities consistent with the Future Land Use of Residential Medium Low will require sanitary sewer service. The Persigo wastewater collection and treatment system has sufficient plant capacity to serve this property, has the ability to serve this area, the City has the necessary ability to control the infrastructure standards, and continued compliance with applicable federal and state law will be ensured. Therefore, Staff

recommends approving the request by the property owner to include the property at 2428 H Road into the 201 sewer service area.

BACKGROUND OR DETAILED INFORMATION:

GJ Maverick Investments, LLC, property owner, has made a request to have their 17.71-acre property at 2428 H Road included in the Persigo 201 Sewer Service Area Boundary. This property is also known as Lot 1 of the Venegas Minor Subdivisions No. 2. The property is currently outside the Persigo 201 Sewer Service Area Boundary. The applicant is also requesting annexation into the City of Grand Junction. The parcel of land is shown within a red border on **Figure 1 - Area Map**.

The property is located within the Urban Development Boundary (UDB) with a Future Land Use of Residential Medium Low (RML; 2-4 units per acre) as shown in **Figure 2**. The Comprehensive Plan identifies this area as one that can be developed at urban densities. The 2010 Comprehensive Plan expanded the Urban Development Boundary to include more of the area north of I-70, including this parcel. This was to address growth pressures the community was facing as well as plan for the next 25+ years of community growth. Following the adoption of the Comprehensive Plan, the Persigo 201 Sewer Service Area Boundary was not changed to align with the Urban Development Boundary. The 1998 Persigo Intergovernmental Agreement provides that the City and County each acknowledge the importance of the adopted master plan and will work to both implement and comply with the adopted plan (Section 11.(a)). Further, the Persigo Agreement provides the parties agree that the Urban Development Boundary and the 201 should be the same (Section 14.(a)).

Procedure for Boundary Modification

Section 4.11 of the Sewer Rules and Regulations Governing the Management and Operation of the Joint City-County Sewer System (adopted June 1, 1994) specifies that “the decision on the question of modification shall be made by the City Council, and if required by applicable law, shall be forwarded to other agencies whose decision is required.” Further, G.38 of the Persigo Intergovernmental Agreement includes a provision for policy decisions (including changes to the boundaries of the 201) to be made at joint Persigo Board meetings.

In accordance with Rule 4.11, a public hearing shall be scheduled with prior notice of such hearing to be published at least twice, 10 days prior to such hearing. The decision on the question of modification shall be made by the City Council, and if required by applicable law, shall be forwarded to other agencies whose decision is required.

Evaluation of Request for Boundary Modification

Rule 4.11 provides “Any person desiring the boundary of the 201 service area to be modified, including a political subdivision, shall begin by making application to the Manager. The application shall include information as the Manager shall require in

order to evaluate the effect of such modification on the plant capacity, the ability of the city to serve such included area, and the ability of the City to control the infrastructure standards which shall apply, and to ensure continued compliance with applicable federal and state law.”

In accordance with Rule 4.11, Staff have made the determination that the information provided is sufficient to make an informed decision on the request for modification. Also in accordance with Rule 4.11, Staff have evaluated the effect of such modification on the 1) plant capacity, 2) the ability of the city to serve such included area, and 3) the ability for the City to control the infrastructure standards, as follows:

1. Plant Capacity: Based on a Future Land Use of Residential Medium Low, this 17.71-acre property could be developed with up to 70 dwelling units. The Persigo wastewater treatment plant has sufficient capacity to accommodate this development. The current capacity of the wastewater treatment plant is 12,500,000 gallons per day. The plant currently receives approximately 8 million gallons per day. The anticipated additional flow associated with this project is 12,000 gallons per day.

Staff have determined that the wastewater treatment plant has sufficient capacity to treat the additional wastewater from this property when developed.

2. Ability to Serve Area: An existing 8-inch sanitary sewer located at H Road and 24 Road, as shown in **Figure 3 – Sewer Service Map**, would need to be extended approximately 1,400 feet to serve this property. There is capacity in the sewer line to accommodate future development of this property with 70 dwelling units.

Staff have determined that the City has the ability to serve the property if sewer is extended from H Road and 24 Road to the subject property.

3. Control of Infrastructure Standards: Adopted standards concerning development and infrastructure shall apply to sewer extended to this property and any sewer service connections to ensure continued compliance with applicable federal and State law.

Staff have determined that the City has the necessary ability to control the infrastructure standards which shall apply, and continued compliance with applicable federal and state law will be ensured.

Therefore, Staff recommends approving the request by the property owner to include the property at 2428 H Road into the 201 sewer service area for the following reasons:

1. Development of this property to urban residential densities consistent with the Future Land Use of Residential Medium Low will require sanitary sewer service.

2. The Persigo wastewater collection and treatment system has sufficient plant capacity to serve this property, has the ability to serve this area, the City has the necessary ability to control the infrastructure standards, and continued compliance with applicable federal and state law will be ensured.

FISCAL IMPACT:

Sewer system expansion to serve this property would occur at the time of subdivision or development approval. The developer would pay the costs needed to extend/expand the system to serve the subdivision or development.

Connections to the sewer system would be subject to the plant investment fee (PIF) intended to pay part of the payments due on bonds for the existing wastewater treatment plant and infrastructure.

SUGGESTED MOTION:

I move to (approve/deny) modifying the boundary of the 201 Sewer Service Area to include 17.71 acres of property located at 2428 H Road.

Attachments

1. 201 Boundary Request 2018 GJ Maverick Maps
2. GJ Maverick Letter Request
3. Persigo letter H rd



Grand Junction City Council

Workshop Session

Item #1.c.

Meeting Date: November 18, 2019

Presented By: Trent Prall, Public Works Director

Department: Public Works - Engineering

Submitted By: Trent Prall, Public Works Director / 521 Drainage Authority Manager

Information

SUBJECT:

521 Drainage Authority Update

EXECUTIVE SUMMARY:

The City of Grand Junction has provided management services for the 521 Drainage Authority since 2010. Mesa County has submitted a proposal to take over service starting the 2nd quarter of 2020. Two options will be discussed: 1) 521 remains intact and contracts with Mesa County for services. 2) Dissolve the 521 and Palisade, Fruita, Grand Junction each contract directly through Memorandums of Understandings (MOUs) with Mesa County for stormwater quality management services.

BACKGROUND OR DETAILED INFORMATION:

The 5-2-1 Drainage Authority (521) was created by an Intergovernmental Agreement on June 14, 2004, pursuant to CRS 29-1-204.2 by and between Mesa County, the Town of Palisade, the City of Grand Junction, the City of Fruita and the Grand Valley Drainage District to provide stormwater related services with and across their respective jurisdictions.

Since 2008, the 521 has provided stormwater management services related to stormwater quality and is responsible for National Pollutant Discharge Elimination System (NPDES) compliance in the areas it serves within Mesa County. The 521 holds the Municipal Separate Storm Sewer System (MS4) permit, complies with NPDES and other environmental regulations and informs the public about stormwater quality.

The original intent of the 521 was to impose a fee and evolve into a functional

organization to manage stormwater quality and quantity concerns. Heretofore the 521 has not adopted a fee but instead has relied on general fund transfers from each of the partnering organizations. Earlier this year the 521 invested \$85,000 on a study to investigate the appropriate governance model and funding source. The study concluded that the 521, as opposed to GVDD, would be an appropriate governance model and a fee will be used to help fund stormwater quality/quantity concerns. There are over 3200 stormwater utilities across the United States and has been a solid funding source addressing drainage needs for many entities.

The 521 Board is hesitant on moving forward with a fee at this time and therefore is contemplating for 2020 the following options to address just stormwater quality:

A. 521 Continues with scope limited to stormwater quality compliance and either 1) Hires own staff; 2) Contracts with Mesa County, or 3) Contracts with City (as has been done since 2010). Keeping the 521 in place, leaves the option for a valley wide fee at some point in future.

B. Dissolve 521 and each entity move forward independently in regards to stormwater compliance.

C. Dissolve 521 and each entity "upload" their stormwater quality permit to Mesa County for stormwater compliance - similar to how the County handles building department permitting. Advantages are that it would be carried out by a dedicated, focused staff and not just an added duty to an current employee(s).

The stormwater quality workload consists of public education and public outreach, stormwater construction permitting, post-construction monitoring/oversight and in the very near future development of plans to address the new Total Maximum Daily Loads (TMDLs) for a few of the Grand Valley's drainages. Option A2 or C means the 521 (or Mesa County) is intact to handle those requirements holistically for the Grand Valley while Option B would require each entity to meet those state mandated requirements on their own.

Mesa County current proposal would serve as either Option A2 (521 stays tact and contracts directly with Mesa County) or Option C (521 dissolves and each entity contracts directly with Mesa County). The 521 board is looking for preference from each entity. The next 521 board meeting will be the week of December 2.

FISCAL IMPACT:

Mesa County's proposal is for \$398,275 for the start up year and \$315,255 for each year there after. If the 521 remains in place, total expenses are estimated at \$440,000. City share would be \$255,000 for 2020 based on methodology that has been used for the last 9 years that blends population served and number of current and anticipated construction permits for each jurisdiction. City staff currently has budgeted \$250,000 for 2020.

SUGGESTED ACTION:

Direction is requested on preference (if any) of options.

Attachments

None