

**GRAND JUNCTION CITY COUNCIL
TWO RIVERS CONVENTION CENTER, 159 MAIN STREET
AGENDA**

WEDNESDAY, MAY 17, 2000, 7:30 P.M.

CALL TO ORDER

Pledge of Allegiance
Invocation - Eldon Coffey, Retired Minister

PRESENTATIONS

DR. EARL HEUSSER, REPRESENTING THE COALITION FOR HISTORICAL MARKERS, AND VIRGINIA GOETZ, REPRESENTING THE MOUNT GARFIELD CHAPTER OF THE DAUGHTERS OF THE AMERICAN REVOLUTION, WILL PRESENT THE PIONEER WOMEN STATUE TO THE CITY COUNCIL FOR PLACEMENT IN EAGLE RIM PARK

PROCLAMATIONS / RECOGNITIONS

PROCLAMATION DECLARING MAY 18-20, 2000 AS "SPECIAL OLYMPICS TRAINING FOR LIFE DAYS" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING MAY 20, 2000 AS "KIDS DAY AMERICA/ INTERNATIONAL" IN THE CITY OF GRAND JUNCTION

PROCLAMATION COMMENDING AND RECOGNIZING MICHAEL HARVEY ON HIS SELECTION AS A STAR OF LIFE

1999 SPECIAL PRESIDENT'S RECYCLER OF THE YEAR AWARD – PRESENTED BY DARREN STARR

PRESENTATION OF NEWLY PROMOTED POLICE DEPARTMENT EMPLOYEES SERGEANT JIM CREASY AND COMMUNICATION SHIFT SUPERVISOR TOM HOLMAN – OATHS OF OFFICE ADMINISTERED BY MAYOR

RECOGNITION OF GRAND VALLEY HIGH SCHOOLS FOR PROGRAMS TO IMPROVE SEAT BELT USAGE – PRESENTATION OF PLAQUES BY PAUL FREY, REPRESENTING THE GRAND JUNCTION POLICE DEPARTMENT AND GRAND JUNCTION TRAFFIC SAFETY COUNCIL

CITIZEN COMMENTS

***Lena Elliott, Concerned Citizen, to Deliver Letter to City Council Regarding Citizen Presentations

* * * CONSENT CALENDAR * * *

1. **Minutes of Previous Meeting** [Attach 1](#)

Action: Approve the Minutes of the Special Meeting April 28, 2000, and the Regular Meeting May 3, 2000

2. **Emerson Park Play Equipment and Safety Surfacing for Installation of a Playground** [Attach 3](#)

The renovation of the playground is needed because of the age and deteriorating condition of the existing equipment. Eight bids were received and opened on April 5, 2000.

Action: Award Contract for Emerson Park Play Equipment and Safety Surfacing for Installation of a Playground to Miracle Recreation Equipment Company, Boulder, CO, in the Amount of \$55,000

Staff presentation: Shawn Cooper, Park Planner

3. **Westlake Park Play Equipment and Safety Surfacing for Installation of a Playground** [Attach 4](#)

The installation of the playground is much needed for the recreational activities of the youth in the Westlake neighborhood. A grant in the amount of \$75,000 has been received from Great Outdoors Colorado for the installation and construction of the facility. Eight bids were received on April 5, 2000.

Action: Award Contract for Westlake Park Play Equipment and Safety Surfacing for Installation of a Playground to Miracle Recreation Equipment Company, Boulder, CO, in the Amount of \$45,000

Staff presentation: Shawn Cooper, Park Planner

4. **Purchase of One Dump Truck for the Public Works Department, Street Cleaning Division** [Attach 5](#)

The following bids were received on April 27, 2000:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Transwest Freightliner, Model 1	Grand Junction	\$66,224
Transwest Freightliner, Model 2	Grand Junction	\$68,419
Hanson Equipment, Inc.	Grand Junction	\$61,101

Action: Authorize the Purchase of One Five Yard Dump Truck for Public Works from Hanson Equipment, Inc. in the Amount of \$61,101

Staff presentation: Tim Moore, Public Works Manager

5. **South Second Street Storm Drain**

[Attach 6](#)

The following bids were received on May 9, 2000:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Sorter Construction, Inc.	Grand Jct.	\$71,366.00
M.A. Concrete Construction, Inc.	Grand Jct.	\$71,482.60
Skyline Contracting, Inc.	Grand Jct.	\$78,184.80
Continental Pipeline Construction	Mesa	\$94,203.85
Engineer's Estimate		\$ 68,535.00

Action: Award Contract for South Second Street Storm Drain to Sorter Construction, Inc. in the Amount of \$71,366.00

Staff presentation: Tim Moore, Public Works Manager

6. **Transportation Improvement Plan (TIP) Amendment for Grand Junction/Mesa County Metropolitan Planning Organization FY 2001-2006**

[Attach 7](#)

The Transportation Improvement Plan is a six-year capital improvement program for the urbanized area of Grand Junction and Mesa County. It is based on the adopted 2020 Regional Transportation Plan. The TIP's purpose is to carry out continuing, comprehensive and cooperative transportation planning.

Resolution No. 40-00 – A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of Fiscal Years 2001-2006 Transportation Improvement Program

**Action: Adopt Resolution No. 40-00*

Staff presentation: Tim Moore, Public Works Manager

7. **Historic Designation of First United Methodist Church (522 White Avenue)**

[Attach 8](#)

The property owner of 522 White Avenue, the First United Methodist Church, is requesting that the building be designated historic in the City Register of Historic Sites, Structures and Districts.

Resolution No. 41-00 – A Resolution Designating the First United Methodist Church in the City Register of Historic Sites, Structures and Districts

*Action: *Adopt Resolution No. 41-00*

Staff presentation: Kristen Ashbeck, Senior Planner

8. **Setting a Hearing on Zoning Headstart Annexation to C-1, Located at 3093 E 1/4 Road** [File #ANX-2000-062] [Attach 9](#)

Request for a Zone of Annexation from County ILCB (Limited Industrial) to C-1 (Light Commercial). The 0.88-acre Headstart Annexation area consists of one parcel. There are no existing structures on the site. The applicant is proposing a day school for the children of migrant workers. State law requires the City to zone newly annexed areas within 90 days of the annexation.

Proposed Ordinance Zoning the Headstart Annexation to C-1 (Light Commercial)

Action: *Adopt Proposed Ordinance on First Reading and Set a Hearing for June 7, 2000*

Staff presentation: Joe Carter, Associate Planner

9. **Setting a Hearing on Zoning Godby Annexation to RSF-R and RSF-E, Located at the Northwest Corner of F 1/2 and 30 1/2 Roads (3048 F 1/2 Road)** [File #ANX-2000-063] [Attach 10](#)

The applicant proposes to annex a 9.3-acre parcel into the City of Grand Junction to allow for a 2-lot minor subdivision. Requested zoning of RSF-R and RSF-E is in conformance with zoning in Airport Critical Zone, which transverses this property. The Planning Commission recommends approval of this request.

Proposed Ordinance Zoning the Godby Annexation to RSF-R and RSF-E

Action: *Adopt Proposed Ordinance on First Reading and Set a Hearing for June 7, 2000*

Staff presentation: Bill Nebeker, Senior Planner

10. **G Road South Enclave Annexation, Located between 25 1/2 Road and 26 1/2 Road and North of Patterson (F) Road and South of G Road** [File #ANX-2000-087] [Attach 11](#)

The 383.71-acre G Road South Enclave Annexation area consists of 221 parcels of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a

period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Resolution No. 42-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as G Road South Enclave, Located Generally between 25 ½ Road and 26 ½ Road and North of Patterson (F) Road and South of G Road and Including a Portion of Land Extending East of 26 ½ Road Near Round Hill Drive and Horizon Drive, and Including but not Limited to All or a Portion of the Following Rights-of-Ways: Fruitridge Drive, Meander Drive, Music Lane, Music Court, Braemar Circle, Fletcher Lane, F ½ Road, Young Street, Young Court, Galley Lane, F ¾ Road, 26 Road, Knoll Ridge Lane, Glen Caro Drive, Cloverdale Drive, Stepside Drive, Myrtle Lane, Dahlia Drive, Larkspur Drive, Crest Ridge Drive, G Road, 26 ½ Road and Horizon Drive, Consisting of Approximately 383.71 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

Action: Adopt Resolution No. 42–00

Staff presentation: Dave Thornton, Principal Planner

11. **Clark/Wilson Enclave Annexation, Located at 2522 and 2524 F 1/2 Road**

[File #ANX-2000-088]

[Attach 12](#)

The 4.85-acre Clark/Wilson Enclave Annexation area consists of two parcels of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Resolution No. 43-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as Clark/Wilson Enclave, Located at 2522 and 2524 F 1/2 Road and Including a Portion of the F 1/2 Road Right-of-Way, Consisting of Approximately 4.85 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

Action: Adopt Resolution No. 43–00

Staff presentation: Dave Thornton, Principal Planner

12. **Sutton/Rickerd Enclave Annexation, Located at 2543 G Road and 689 25 1/2 Road**

[File #ANX-2000-089]

[Attach 13](#)

The 5.73-acre Sutton/Rickerd Enclave Annexation area consists of two parcels of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a

period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Resolution No. 44-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as Sutton/Rickerd Enclave, Located at 2543 G Road and 689 25 ½ Road and Including a Portion of the G Road and 25 ½ Road Rights-of-Way, Consisting of Approximately 5.73 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

**Action: Adopt Resolution No. 44–00*

Staff presentation: Dave Thornton, Principal Planner

13. **P.S. Substation Enclave Annexation, Located at the Southwest Corner of 25 1/2 Road and F 1/2 Road** [File #ANX-2000-090] [Attach 14](#)

The 2.13-acre P.S. Substation Enclave Annexation area consists of one parcel of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Resolution No. 45-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as P.S. Substation Enclave, Located at the Southwest Corner of 25 ½ Road and F ½ Road, Consisting of Approximately 2.13 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

**Action: Adopt Resolution No. 45–00*

Staff presentation: Dave Thornton, Principal Planner

14. **Puckett Enclave Annexation, Located at 2563 F 1/2 Road** [File #ANX-2000-091] [Attach 15](#)

The 1.00-acre Puckett Enclave Annexation area consists of one parcel of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Resolution No. 46-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as Puckett Enclave, Located at 2563 F ½ Road and Including a Portion of the F ½ Road Right-of-Way, Consisting of Approximately 1.00 Acre, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

**Action:* *Adopt Resolution No. 46–00*

Staff presentation: Dave Thornton, Principal Planner

15. **Setting Fees for Animal Control**

[Attach 17](#)

The resolution setting fees is occurring concurrently with the amendment of the Animal Control regulations to reflect current changes in legislation as well as administrative changes. Fees charged for impounding, boarding, adoption, licensure, euthanasia, and deposits are specifically listed by resolution. They are no different from the current fees, but with the amendments to the Animal Control regulations, listing the fees provides notice to the public as to these costs.

Resolution No. 47–00 – A Resolution Amending Chapter 6, Article III of the Code of Ordinances of the City of Grand Junction, Colorado

**Action:* *Adopt Resolution No. 47–00*

Staff presentation: Stephanie Rubinstein, Staff City Attorney

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

16. **Economic Development Incentive to the Chamber of Commerce for West Star Aviation**

[Attach 2](#)

West Star Aviation has met the same criteria used by MCEDC to qualify for an Economic Development Incentive and the Chamber recommends the Council approve \$60,000 from its Economic Development Fund.

Action: *Approve an Incentive for \$60,000 to the Chamber of Commerce for the Business Expansion of West Star Aviation*

Staff presentation: Ron Lappi, Administrative Services Director

17. **Intergovernmental Agreement Creating a Committee to Purchase Development Rights in the Buffer Areas between Grand Junction and Fruita, and Grand Junction and Palisade**

[Attach 16](#)

The agreement creates a Purchase of Development Rights Review Committee. The purpose of the committee is to provide generalized land selection guidance to the purchase of development rights program.

Action: Approve the Intergovernmental Agreement Creating a Committee to Purchase Development Rights in the Buffer Areas between Grand Junction and Fruita, and Grand Junction and Palisade

Staff presentation: Mark Achen, City Manager
David Varley, Assistant City Manager

18. **Public Hearing - Amendment to Animal Control Ordinance** [Attach 18](#)

On November 22, 1999, Mesa County amended its Animal Control regulations, partly in response to Senate Bill 99-112 and partly to make administrative changes, as the regulations have not been updated since 1992. This ordinance is a response to these changes.

Ordinance No. 3248 – An Ordinance Amending Chapter 6, Article III of the Code of Ordinances of the City of Grand Junction, Colorado

**Action: Adopt Ordinance No. 3248 on Second Reading*

Staff presentation: Stephanie Rubinstein, Staff City Attorney

19. **Public Hearing – Funding Projects for the City’s 2000 Community Development Block Grant Program Year** [Attach 19](#)

This is a public hearing to receive input regarding use of the City’s 2000 CDBG Program Year funds and to discuss the funding recommendations.

Action: Approve Funding Projects for the City’s 2000 Community Development Block Grant Program Year and Transfer \$6,014 from the CDBG 1998 Elm Avenue Project to the CDBG 1998 Administration and Planning Project

Staff presentation: David Varley, Acting Community Development Director

~~20. **Public Hearing – Appeal of Planning Commission Decision on Hart Annexation Located at 3015 E ½ Road** [File #ANX 2000-010] [Attach 20](#)~~

~~The Hart Annexation area consists of 15 lots for development as a 15-lot single family residential subdivision. The Planning Commission denied Preliminary Plan Approval to the proposed subdivision. The developer has filed an appeal of the Planning Commission decision.~~

~~*Action: Decision on Appeal*~~

~~Staff presentation: Lisa Gerstenberger, Senior Planner~~

21. **Public Hearing – Hart Annexation Located at 3015 E 1/2 Road**
[File #ANX-2000-010]

[Attach 21](#)

The Hart Annexation area consists of 5.75 acres and is proposed for development as a 15-lot single family subdivision known as Challinor Estates.

a. Resolution Accepting Petition

Resolution No. 48-00 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Hart Annexation is Eligible for Annexation, Located at 3015 E ½ Road and Including a Portion of 30 Road Right-of-Way

**Action: Adopt Resolution No. 48-00*

b. Annexation Ordinance

Ordinance No. 3249 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hart Annexation, Approximately 5.75 Acres, Located at 3015 E ½ Road and a Portion of 30 Road Right-of-Way

**Action: Adopt Ordinance No. 3249 on Second Reading*

Staff presentation: Lisa Gerstenberger, Senior Planner

22. **Public Hearing - Zoning Hart Annexation RSF-4, Located at 3015 E 1/2 Road**
[File #ANX-2000-010]

[Attach 22](#)

The Hart Annexation area consists of 5.75 acres and is proposed for development as a 15-lot single family subdivision known as Challinor Estates. The proposed Zoning is RSF-4 (Residential Single Family with a density not to exceed 4 units per acre).

Ordinance No. 3250 – An Ordinance Zoning Hart Annexation to RSF-4

**Action: Adopt Ordinance No. 3250 on Second Reading*

Staff presentation: Lisa Gerstenberger

23. **Public Hearing - H.B.C.R.S. Annexation Located at 2620 G Road**
[File #ANX-2000-028]

[Attach 23](#)

The 10.6-acre H.B.C.R.S. Annexation area consists of two parcels of land. The proposed zoning for the property is RMF-5.

a. Resolution Accepting Petition

Resolution No. 49-00 – A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, Determining that the Property Known as H.B.C.R.S. Annexation is Eligible for Annexation, Located at 2620 G Road

**Action: Adopt Resolution No. 49-00*

b. Annexation Ordinance

Ordinance No. 3251 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, H.B.C.R.S. Annexation, Approximately 10.6 Acres, Located at 2620 G Road

**Action: Adopt Ordinance No. 3251 on Second Reading*

Staff presentation: Kathy Portner, Planning Manager

24. **Public Hearing - Zoning H.B.C.R.S. Annexation RMF-5, Located at 2620 G Road** [File #ANX-2000-028] [Attach 24](#)

The 10.6-acre H.B.C.R.S. Annexation area consists of two parcels of land. The owners of the properties have signed a petition for annexation. The proposed zoning for the property is RMF-5.

Ordinance No. 3252 – An Ordinance Zoning the H.B.C.R.S. Annexation to RMF-5

**Action: Adopt Ordinance No. 3252 on Second Reading*

Staff presentation: Kathy Portner, Planning Manager

25. **Public Hearing - Reinking Annexations No. 1, No. 2 and No. 3 Located at 541 20 1/4 Road** [File #ANX-2000-030] [Attach 25](#)

The 13-acre Reinking Annexation area consists of one parcel of land, approximately 7.71 acres in size. The remaining acreage is comprised of right-of-way along South Broadway and 20 ¼ Road. There are no existing structures on the site. Once additional right-of-way is dedicated and the required detention pond area is subtracted from the site, 6.81 acres remain for developing an 11 lot single family subdivision. The owner of the property has signed a petition for annexation.

a. Resolution Accepting Petitions

Resolution No. 50–00 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Reinking Annexations No. 1, No. 2 and No. 3 is Eligible for Annexation, Located at 541 20 ¼ Road

**Action: Adopt Resolution No. 50–00*

b. Annexation Ordinances

- (1) Ordinance No. 3253 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Reinking Annexation No. 1, Approximately 0.96 Acres, Located 1347.43 Feet along South Broadway (N/S Direction)
- (2) Ordinance No. 3254 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Reinking Annexation No. 2, Approximately 7.66 Acres, Located 362 Feet along south Broadway (N/S Direction) then West Approximately 1,272.25 Feet along South Broadway (W Direction) then South on 20 1/4 Road for a Distance of Approximately 741.15 Feet, Including the Eastern ½ of the Property Located at 541 20 ¼ Road
- (3) Ordinance No. 3255 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Reinking Annexation No. 3, Approximately 4.38 Acres of the Western Half of the Property Located at 541 20 ¼ Road

**Action: Adopt Ordinances No. 3253, No. 3254 and No. 3255 on Second Reading*

Staff presentation: Lori Bowers, Associate Planner

26. **Public Hearing - Zoning Reinking Annexations No. 1, No. 2 and No. 3 RSF-2, Located at 541 20 1/4 Road** [File #ANX-2000-030] [Attach 26](#)

The 13-acre Reinking Annexation area consists of one parcel of land, approximately 7.71 acres in size. The remaining acreage is comprised of right-of-way along South Broadway and 20 ¼ Road. There are no existing structures on the site. The requested zoning is RSF-2, Residential Single Family, not to exceed 2 units per acre. This is consistent with the Growth Plan for this area.

Ordinance No. 3256 – An Ordinance Zoning Reinking Annexation RSF-2

**Action: Adopt Ordinance No. 3256 on Second Reading*

Staff presentation: Lori Bowers, Associate Planner

27. **Public Hearing - Grand Junction Bible Missionary Church Annexation Located at the Southwest Corner of I-70 and 26 1/2 Road (2648 Cottonwood Drive)** [File #ANX-2000-038] [Attach 27](#)

The 1.45-acre Grand Junction Bible Missionary Church area consists of one parcel of land and portions of Cottonwood Drive and 26 ½ Road. A new church structure is proposed on the vacant site.

a. Resolution Accepting Petition

Resolution No. 51-00 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Grand Junction Bible Missionary Church Annexation is Eligible for Annexation, Located at the Southwest Corner of I-70 and 26 ½ Road (2648 Cottonwood Drive) and Including Portions of the Cottonwood Drive and 26 ½ Road Rights-of-Way

**Action: Adopt Resolution No. 51-00*

b. Annexation Ordinance

Ordinance No. 3257 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Grand Junction Bible Missionary Church Annexation, Approximately 1.45 Acres, Located at the Southwest Corner of I-70 and 26 ½ Road (2648 Cottonwood Drive)

**Action: Adopt Ordinance No. 3257 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

28. **Public Hearing - Zoning Grand Junction Bible Missionary Church Annexation RSF-2, Located at the Southwest Corner of I-70 and 26 1/2 Road (2648 Cottonwood Drive)** [File #ANX-2000-038] [Attach 28](#)

The 1.45-acre Grand Junction Bible Missionary Church area consists of one parcel of land and portions of Cottonwood Drive and 26 ½ Road. A zone of annexation of RSF-2 is consistent with the County Zoning, the Growth Plan Future Land Use Map and surrounding densities. A new church structure is proposed on the vacant site. The Planning Commission has approved the zone of annexation.

Ordinance No. 3258 – An Ordinance Zoning the Grand Junction Bible Missionary Church Annexation to RSF-2

**Action: Adopt Ordinance No. 3258 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

29. **Public Hearing - Zoning White Willows Annexation RSF-2, Located at 2856 C 1/2 Road, 2851 and 2863 D Road** [File #ANX-2000-018] [Attach 29](#)

The applicant requests a zone of annexation to RSF-4 for a 39.56-acre parcel to develop White Willows Subdivision. At its April 11, 2000 hearing, the Planning Commission denied the preliminary plan for the subdivision and denied the request for RSF-4 zoning, but recommended approval of RSF-2 zoning for the previously annexed parcels. The applicant originally appealed these denials but has since withdrawn the appeal.

Ordinance No. 3259 – An Ordinance Zoning White Willows Annexation RSF-2

**Action: Adopt Ordinance No. 3259 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

30. **NON-SCHEDULED CITIZENS & VISITORS**

31. **OTHER BUSINESS**

32. **ADJOURNMENT**

Attach 1

GRAND JUNCTION CITY COUNCIL AND MESA COUNTY COMMISSIONERS

SPECIAL MEETING

April 28, 2000

The Grand Junction City Council and the Board of County Commissioners for Mesa County convened into special session on April 28, 2000 at Two Rivers Convention Center. President of the Council Gene Kinsey and Commission Chair Doralyn Genova convened the meeting at 7:59 a.m. Those present were City Councilmembers Cindy Enos-Martinez, Earl Payne, Janet Terry and Gene Kinsey, and County Commissioners Kathryn Hall, Doralyn Genova and Jim Baughman. City Staff members Ron Lappi, Administrative Services Director, Trent Prall, Utilities Engineer, Greg Trainor, Utilities Manager, City Manager Mark Achen and City Clerk Stephanie Nye were also present. Mesa County Staff members Bob Jasper, County Administrator, Kurt Larson, Planning Director, Pete Baier, Public Works Director and Elizabeth Rowan, Assistant County Administrator were also present.

REPORTS

201 Sewer Service Area 2000 Boundary

County Public Works Director Pete Baier displayed a map showing the final version of the 201 Sewer Service Boundary. He stated the urban growth boundary is the same as the 201 boundary. He will bring a resolution to each body for adoption and signature. It will then be forwarded to the State.

Elizabeth Rowan, County Administrative Services, said the resolution will be a joint resolution between the City and County.

Councilmember Terry asked if small copies of the map would be made available. Mr. Baier assured her that could be done.

Bob Jasper, County Administrator, clarified that the urban growth boundary is the same as the two boundaries for Clifton Water #1 and #2 plus the Persigo 201 boundary.

Mr. Baier said the 201 can be changed by both bodies under the Persigo Agreement.

Commissioner Jim Baughman asked if the airport land was taken out of the 201 boundary. Mr. Baier said yes, but the area deleted was only the runways.

Panorama Improvement District

Pete Baier said City and County staff have been approaching the Panorama Improvement District near the Safeway store on the Redlands. The thought is to absorb the district under the Persigo system. They currently have lagoons near the bluffs and down close to the Colorado River. A simple draft agreement has been drawn up on what services the Persigo system would provide and what services the residents would provide:

- (1) Persigo System would connect the lagoons to the lift station;
- (2) Decommission the lagoons;
- (3) Upgrade the two lift stations.

City Utilities Manager Greg Trainor said the collection system and manholes are in good shape. The main concern is the lift stations which would be upgraded to similar type of equipment for all the other lift stations.

Commissioner Genova asked for the cost of upgrading. City Utilities Engineer Trent Prall said the largest lift station would cost \$45,000 with \$10,000 on the second lift station. He said the total would be \$157,000 (\$60,000 for lift stations, \$50,000 to decommission the lagoons and \$47,000 for the lines). The cost would cover 400 homes.

Mr. Baier said Persigo would supply all the future maintenance as well. Using Persigo funding, finance terms would allow payment over a five-year time span at 6% interest. A public hearing would be scheduled for the property owners affected.

The residents would be responsible for:

- (1) \$750 Plant Investment Fee per residence; the reserves of the current Panorama District would offset some costs;
- (2) Reduction in part of their mill levy (the sanitation portion of the mill levy);
- (3) Ownership of the system transfers from the improvement district to the Persigo System. This allows service to other residences in the future. Approximately 600 homes in the boundary could possibly have septic problems.

Trent Prall said, assuming the City and County pick up the \$157,000 cost, the difference to the residents is \$500 per home. Trent Prall said Persigo funds pick up all the expenses to physically connect their system to Persigo. The \$750 Plant Investment Fee would be underwritten by the improvement district's reserve balance. Financing that amount over five years at 6% would be \$116/home per year. Another option would be to add \$9.47 to the monthly sewer bill for a five-year period.

Mr. Baier said attorneys on both sides will review the draft agreement and the blanks in the agreement will be completed. The mill levy reduction would be determined and a meeting could be scheduled with the residents for discussion and a vote.

Councilmember Payne felt the Panorama District Board supports the agreement and will be able to convince the residents. County Administrator Bob Jasper agreed and said it will help extend out into some of the neighborhoods and solve some of the septic problems.

Councilmember Payne asked how far the extension would go. Utilities Manager Greg Trainor said it would go right across Broadway. It would give more options for river crossings. The Redlands Village area and the north area are two problem areas.

Mr. Trainor said the red dots on the map represent the failed systems. Commissioners Hall and Genova said data showing the number of frequently pumped septic systems would result in a lot more dots on the map.

Rate Study Schedule

Greg Trainor said he is required to examine sewer rates every five years. \$50,000 has been allocated for a study. The last study was done in 1996. Requests for Proposal will be distributed for a rate study next week to include examination of the rates, plant investment fees, and operating financial policies that govern the joint wastewater system. He expects to have a draft response back by the 15th of September and a final report by the middle of November, 2000.

Councilmember Terry asked if a decision on adjustments will be made at that time. Mr. Trainor said yes. He said 2 ½% rate increases are built into the financial analysis planned every year beginning 2001. There has been no wastewater increase for five years, mainly because the system has done very well in terms of new customers. Also, the operating expenses in the wastewater system has not escalated at 4%/year as anticipated. The current rate is \$11.22. A 2½% rate increase would result in a rate of \$11.69. The average rate of systems Statewide (both large and small) is \$18.00. The average rate for systems similar to the Persigo System is \$25.00.

Mr. Jasper said a rate study will also identify all sources of revenue historically.

Commissioner Baughman noted the sewer bonds will be paid of in 2005. Mr. Trainor confirmed that to be correct and said it will improve the financial situation of the sewer fund substantially. That is one of the reasons the sewer fund would be able to proceed with such a program as septic system elimination. The \$900,000 being paid per year in debt service will be eliminated in 2005.

Commissioner Baughman recalled previous discussions of a potential need for an addition to the Persigo Wastewater Treatment Plan, with a possibility of a future bond issue for expansion. Mr. Trainor said that issue was never tied to repayment of the

bonds. There has always been continued maintenance for the existing plant plus additions and expansions via plant components. The plant is now 16 years old. The last rate study resulted in an examination by a consultant to look at various components of the Wastewater Treatment Plant relative to capacity. The recommendations of the consultant were included in existing long-term financial plans. Over the next 20 years, portions of the plant will be replaced and upgraded as they reach their capacity. This year \$1,900,000 is being spent to add a third clarifier to the plant. Bids on that construction will be opened on May 23, 2000. The next major upgrade is budgeted for 2005 or 2006. Upgrades of various portions of the plant have been budgeted for in order to accomplish plant expansion over the next 25 years.

City Administrative Services Director Ron Lappi said the City/County system may never require bonding for expansion. City Manager Mark Achen noted the traditional way to expand plant capacity is to bond. However, the Utility Staff has found efficient means to keep rates steady and still build resources for capital investment for continual upgrades of the system.

Bob Jasper said initial federal monies also helped in the original construction cost. City Manager Achen said federal assistance was typical in that time period (1980 to 1990).

Utilities Manager Trent Prall said the original plant was designed for 270,000 people at maximum expansion.

Commissioner Baughman recalled that approximately 70% of the plant's current capacity was being used currently. Trent Prall confirmed approximately 72% of capacity is being used with another 30% available without additional component upgrades and expansions.

Greg Trainor said, when projecting the growth in the valley, another upgrade should not be required until 2011. He said when a plant reaches 88% of its capacity, the next component needs to be planned. When it reaches 95%, the component needs to be under construction. The sewer system is quite healthy. The City and County are working together and customers seem to be ready to hook onto the wastewater system recognizing their septic systems are failing in the Redlands and north area. A number of neighborhood meetings have revealed this need. Neighbors are coming in as groups trying to deal with the failing septic problem. It helps the City and County capitalize on this opportunity. They plan to spend \$1 million/year until 2005, then \$1.5 million/year until 2010 to plan, design and construct piped sewer systems in these neighborhoods. The City and County will consider assisting those neighborhoods by paying 30% of their individual cost. As an example, each resident would pay back approximately \$6,000 of a \$9,000 charge to hook up to the sewer. The bonds are paid off in 2005 leaving a \$6 million balance. After 2005, the sewer fund balance continues to escalate. Mr. Trainor reaffirmed that the health of the sewer fund is not in jeopardy.

City Administrative Services Director Ron Lappi explained that the \$1 million/year is the financing mechanism for providing the capital to extend sewer. The \$1 million provides

the resources to fund the expansion. The people benefiting by it pay 70% of that money back. Only 30% of the funds end up as a subsidy or incentive.

Councilmember Terry asked if improvement district option would be provided only to those with failing septic systems. Mr. Trainor said the priority would be those neighborhoods with failed systems. The primary objective would be to eliminate septic systems with the idea that even though they aren't failing today, they will be later.

Commissioner Genova said the upgrades must be built under the Clean Water Act because they are still tied in to federal monies.

Mr. Trainor said they are expecting a positive response from the neighborhoods. Newspaper coverage in the form of a press release is expected, as well as meeting with the neighborhoods.

Commissioner Baughman asked if everyone in the designated area must pay for the improvement district even if they choose not to hook onto the line. Mr. Trainor said typically improvement district assessments are paid by all property owners within the district. The Plant Investment Fee would not be required until they actually hooked onto the line.

Mayor Kinsey suggested structuring the payback schedule in such a way that it will encourage early payback. An example would be the City and County paying 25% of the cost if the property owner finances it, and 30% of the cost if paid back immediately. Commissioner Genova suggested also pointing out the 6% interest charge to the property owners. Ron Lappi clarified that the improvement districts are currently financed at 8% interest.

Bob Jasper said more discussion needs to take place on what the interest rate should be. He felt, in today's climate, the interest rate could be a little lower and still maintain healthy funds, but rates may climb also. He suggested tying the rate to a prevailing interest rate.

Commissioner Genova felt it is a step in the right direction. She felt making 29 Road one of their major trunk lines in the Persigo System would cover all bases.

Pete Baier said 29 Road is a joint City/County road. The City has taken the lead on the design and the County is a financial participant. Two major sewer lines (Fruitvale and Central Grand Valley) come down 29 Road. It doesn't make sense to have two lines in there since a single line can be installed as part of the Persigo System. It would not be owned by a special district but operated and owned by Persigo. Central Grand Valley is in favor, but Fruitvale is opposed to this proposal.

Commissioner Genova said the ownership was not an issue with most special districts. Their feeling was a new line is needed and should be one trunk line. During initial discussions on the Persigo Agreement, that was one of the things that all three of the

districts were concerned with. Fruitvale District was the only one who felt they had to have ownership. The other two (Central Grand Valley and Orchard Mesa) generally agreed that only a single line should be installed.

City Manager Achen said they were agreeable to Persigo taking responsibility for the sewer line. He queried if that gives the districts a financial windfall and without anything in return.

Councilmember Terry asked if the 29 Road line has been budgeted. Mr. Baier said no, it is more of a concept right now. It concerns main trunk lines and not the smaller interceptor lines.

Councilmember Terry asked if the districts have monies available for repair and replacement. Mr. Baier said they have a fund each year for repair and replacement. Councilmember Terry felt the districts should have to pay for part of the work being proposed.

City Manager Achen said an alternative would be to increase the districts' fee as Persigo takes over more lines. It would be an incentive for the districts to dissolve with no negative impact on the users. Commissioner Genova agreed.

Councilmembers Enos-Martinez and Terry left the meeting at 8:59 a.m.

Commissioner Genova asked why Fruitvale District isn't more receptive to the plan. Greg Trainor said they haven't been pushed for improvements that need to be made in their district. They take pride in their \$1/month sewer bill. There is a joint project with Fruitvale District that will cost them quite a bit of money as well as the 29 Road project. That may be enough to convince them to favor the plan.

City Manager Mark Achen left the meeting at 9:00 a.m.

Ron Lappi commented on incentives for people to connect to the districts. One is through the absolute dollar amount of the incentive (30%). The other way is to give them a reduced interest rate. Both incentives could be offered. It depends on what motivates the property owners to petition and form an improvement district to connect to the sewer system. He felt there is a relationship between the absolute dollar incentive versus an incentive on the interest rate. The percentage on the interest rate subsidy only affects a smaller group of property owners.

Trent Prall asked them to keep in mind that the 8% interest is still cheaper than outside financing.

Bob Jasper felt there is consensus of the governing bodies on 30% participation. The interest rate issue can be considered through the rate study.

Mr. Lappi wasn't sure the interest rate would be considered in the rate study. Mr. Jasper suggested asking the consultants to give some scenarios to consider.

Mayor Kinsey said the 8% is as much based on an incentive factor as actual cost to the City. Mr. Lappi agreed. He said the sewer fund is currently earning approximately 6½% on the fund balance. A year from now it could be 7½%.

Mayor Kinsey agreed that the general consensus is to proceed with the program at a 30% subsidy, and the final interest rate can be determined later.

Commissioner Genova summarized that the Rate Study and the Panorama proposal can go forward. Also 29 Road. Pete Baier said more information will be collected.

Trent Prall said a formal vote of Council is required. He suggested this item go on the City Council agenda for the May 3, 2000 meeting. Councilmembers still present agreed.

ADJOURNMENT

The meeting was adjourned at 9:07 a.m.

Stephanie Nye, CMC
City Clerk

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

May 3, 2000

The City Council of the City of Grand Junction, Colorado, convened into regular session the 3rd day of May, 2000, at 7:30 p.m. at Two Rivers Convention Center. Those present were Cindy Enos-Martinez, Earl Payne, Janet Terry, Reford Theobold, and President of the Council Gene Kinsey. Jack Scott and Jim Spehar were absent. Also present were City Manager Mark Achen, Assistant City Attorney John Shaver, and City Clerk Stephanie Nye.

Council President Kinsey called the meeting to order and Councilmember Enos-Martinez led in the Pledge of Allegiance. The audience remained standing during the invocation by Scott Hogue, First Baptist Church.

PROCLAMATION DECLARING MAY, 2000, AS “TEEN COURT MONTH” IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING MAY 13, 2000, AS “GRAND JUNCTION LETTER CARRIERS STOCK THE COMMUNITY FOOD BANKS DAY” IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING MAY 14-22, 2000, AS “EMERGENCY MEDICAL SERVICES WEEK” IN THE CITY OF GRAND JUNCTION

BOY SCOUT TROOP 363 IN AUDIENCE

Mayor Kinsey recognized Boy Scout Troop 363 present at tonight's meeting.

ELECTION OF MAYOR AND MAYOR PRO TEMPORE

Mayor Kinsey stated the Grand Junction City Charter requires the election of President of the Council and President of the Council Pro Tempore annually in May.

It was moved by Councilmember Theobold and seconded by Councilmember Terry that Gene Kinsey be elected to a second term as Mayor/President of the Council and Cindy Enos-Martinez be elected to a second term as Mayor Pro Tem/President of the Council Pro Tem.

It was moved by Councilmember Payne that Gene Kinsey be elected to a second term as Mayor/President of the Council and Jack Scott be elected as Mayor Pro Tem/President of the Council Pro Tem. There was no second to the motion.

Councilmember Terry commented that Mayor Kinsey has represented the City extremely well and she recognized the work he has put into the position of Mayor. He has always offered thoughtful input and true guidance for Council and its constituents. She appreciated his past service and hoped he will accept the nomination.

Councilmember Enos-Martinez said she felt that is the feeling of much of the Council. Councilmember Theobald agreed, and complimented Mayor Pro Tem Enos-Martinez for her work as well. Councilmember Payne concurred.

Councilmember Payne withdrew his motion in order to vote first on the position of Mayor. Councilmember Theobald withdrew his motion also.

Upon motion by Councilmember Theobald, seconded by Councilmember Terry and carried, Gene Kinsey was elected as Mayor/President of the Council for a second term.

Upon motion by Councilmember Theobald, seconded by Councilmember Terry and carried, Cindy Enos-Martinez was elected as Mayor Pro Tem/President of the Council Pro Tem for a second term.

City Clerk Stephanie Nye did not administer the oaths of office at the meeting to the Mayor and Mayor Pro Tem as both were continuing terms.

CONSENT ITEMS

Councilmember Payne noted Consent Item #2 is amended by an additional \$5,000 to come from the Arts Commission for the addition of Chipeta to the Chief Ouray Statue.

Upon motion by Councilmember Terry, seconded by Councilmember Enos-Martinez and carried by roll call vote, the following Consent Items # 1 through #13, as amended, were approved:

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the Regular Meeting April 19, 2000 and Special Meeting April 28, 2000

2. **City Hall Artwork for Elevator Atrium Lobby**

The Commission recommends that City Council approve the purchase of two sculptures for the City Hall elevator atrium lobby, a six-foot rendition of Ute Leader Chief Ouray by Grand Junction artist Pat Olson created in about twenty layers of stainless steel (similar in style to the former Country Jam singers statue) and a six-foot bronze entitled "Contemplation" by Denver artist Dennis Sohoki. The Chief Ouray statue will include his wife Chipeta.

Action: Approve Purchase of Two City Hall Sculptures in the Amount of \$16,500 plus \$5,000 from the Arts Commission

3. **Setting a Hearing on Amendment to Animal Control Ordinance**

On November 22, 1999, Mesa County amended its Animal Control regulations, partly in response to Senate Bill 99-112 and partly to make administrative changes, as the regulations have not been updated since 1992. This ordinance is a response to these changes.

Proposed Ordinance Amending Chapter 6, Article III of the Code of Ordinances of the City of Grand Junction, Colorado

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 17, 2000

4. **Disposal of Fire Apparatus**

The Colorado EMS Foundation provided three 1999 E-One Fire Engines and one 1999 SVI Heavy Rescue unit to the City in March 2000. The new units replaced a 1991 KME Fire Engine, 1983 Pirsch Fire Engine, and 1975 Mack Heavy Rescue Unit. The Colorado EMS Foundation has requested that the City consider donation of the 1983 Pirsch Fire Engine to Gateway Fire Department and the 1975 Mack Heavy Rescue unit to Palisade Fire Department.

Action: Direct the City Manager to Dispose of Used Fire Apparatus by:

- (1) *The Sale of One 1991 KME Fire Engine*
- (2) *Donation of a 1983 Pirsch Fire Engine to Gateway Fire Protection District*
- (3) *Donation of a 1975 Mack Support Unit to Palisade Fire Department*

5. **Bunting Avenue Storm Drain Project Materials**

The following bids were received on April 27, 2000:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Grand Junction Pipe and Supply	Grand Junction	52,343.96
Engineer's Estimate		\$52,317.68

Action: Award Contract for Concrete Pipe and Related Materials for the Bunting Avenue Storm Drain Project to Grand Junction Pipe and Supply Company in the Amount of \$52,343.96

6. **Purchase of Five Half-Ton Pickup Trucks for the Public Works Department**

The following bids were received on April 20, 2000:

Contractor	From	Bid Amount
Hellman Motor Company	Delta, CO	\$82,275
Western Slope Auto Company	Grand Junction, CO	\$81,725

Action: Award Contract for the Purchase of Five New 2000 Model SWB Regular Cab Half-Ton 4x2 Pickup Trucks to Western Slope Auto Company in the Amount of \$81,725 for the Public Works Department

7. **Intent to Create Alley Improvement District No. ST-00, Phase B**

A petition has been submitted requesting a Local Improvement District be created to reconstruct the east-west alley from 10th to 11th Streets, Colorado to Ute Avenues. This petition has been signed by 59% of the owners of the properties that would be assessed. The proposed resolution is the first step in the formal process of creating the proposed Improvement District. A hearing to allow public comment is scheduled for June 7, 2000.

Resolution No. 36-00 – A Resolution Declaring the Intention of the City Council of the City of Grand Junction, Colorado, to Create within Said City Alley Improvement District No. ST-00, Phase B, Authorizing the City Engineer to Prepare Details and Specifications for the Same, and Giving Notice of a Hearing

Action: Adopt Resolution No. 36-00 and Set a Hearing for June 7, 2000

8. **Setting a Hearing on Zoning Hart Annexation RSF-4, Located at 3015 E 1/2 Road** [File #ANX-2000-010]

The Hart Annexation area consists of 5.75 acres and is proposed for development as a 15 lot single family subdivision known as Challinor Estates. The proposed Zone of Annexation for the property is RSF-4, Residential Single Family with a density not to exceed 4 units per acre. The proposed density is in keeping with the goals of the Growth Plan.

Proposed Ordinance Zoning Hart Annexation RSF-4

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 17, 2000

9. **Setting a Hearing on Zoning Reinking Annexations No. 1, No. 2 and No. 3 RSF-2, Located at 541 20 1/4 Road** [File #ANX-2000-030]

The 13-acre Reinking Annexation area consists of one parcel of land, approximately 7.71 acres in size. The remaining acreage is comprised of right-of-way along South Broadway and 20 ¼ Road. There are no existing structures on the site. Once additional right-of-way is dedicated and the required detention pond area is subtracted from the site, 6.81 acres remain for developing an 11 lot single family subdivision. The owner of the property has signed a petition for annexation. The requested zoning is RSF-2, Residential Single Family, not to exceed 2 units per acre. This is consistent with the Growth Plan for this area.

Proposed Ordinance Zoning Reinking Annexation RSF-2

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 17, 2000

10. **Setting a Hearing on Zoning H.B.C.R.S. Annexation RMF-5, Located at 2620 G Road** [File #ANX-2000-028]

The 10.6-acre H.B.C.R.S. Annexation area consists of two parcels of land. The owners of the properties have signed a petition for annexation. The proposed zoning for the property is RMF-5.

Proposed Ordinance Zoning H.B.C.R.S. Annexation to RMF-5

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 17, 2000

11. **Setting a Hearing on Zoning Grand Junction Bible Missionary Church Annexation RSF-2, Located at the Southwest Corner of I-70 and 26 1/2 Road (2648 Cottonwood Drive)** [File #ANX-2000-038]

The 1.45-acre Grand Junction Bible Missionary Church area consists of one parcel of land and portions of Cottonwood Drive and 26 ½ Road. A zone of annexation of RSF-2 is consistent with the County Zoning, the Growth Plan Future Land Use Map and surrounding densities. A new church structure is proposed on the vacant site.

Proposed Ordinance Zoning Grand Junction Bible Missionary Church Annexation to RSF-2

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 17, 2000

12. **Setting a Hearing on Zoning White Willows Annexation RSF-2, Located at 2856 C 1/2 Road, 2851 and 2863 D Road** [File #ANX-2000-018]

The applicant requests a zone of annexation to RSF-4 for a 39.56-acre parcel to develop White Willows Subdivision. At its April 11, 2000 hearing, the Planning Commission denied the preliminary plan for the subdivision and denied the request for RSF-4 zoning, but recommended approval of RSF-2 zoning for the previously annexed parcels. The applicant has appealed the denial and the RSF-2 zone change. The appeal will be heard at the May 17, 2000 City Council hearing.

Proposed Ordinance Zoning White Willows Annexation RSF-2

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 17, 2000

13. **Setting a Hearing on Godby Annexations No. 1 and No. 2, Located at the Northwest Corner of F 1/2 and 30 1/2 Roads (3048 F 1/2 Road)**
[File #ANX-2000-063]

The applicant proposes to annex a 9.3-acre parcel into the City of Grand Junction. The annexation consists of one parcel of land and portions of F 1/2 Road. The application has been filed in conjunction with a minor subdivision request for two lots.

a. **Referral of Petition for Annexation, Setting a Hearing and Exercising Land Use Control and Jurisdiction**

Resolution No. 37-00 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control – Godby Annexation, a Serial Annexation Comprising Godby Annexation No. 1 and Godby Annexation No. 2, Located at the Northwest Corner of F 1/2 and 30 1/2 Roads (3048 F 1/2 Road)

Action: Adopt Resolution No. 37-00 and Set a Hearing on June 7, 2000

b. **Set a Hearing on Annexation Ordinances**

- (1) Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Godby Annexation No. 1, Approximately 0.50 Acres Located Exclusively in the F 1/2 Road Right-of-way East of 30 Road
- (2) Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Godby Annexation No. 2, Approximately 10.11 Acres Located at the Northwest Corner of F 1/2 Road and 30 1/2 Road, Including Portions of the F 1/2 Road and Unplatted 30 1/2 Road Rights-of-Way

Action: Adopt Proposed Ordinances on First Reading and Set a Hearing for June 7, 2000

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

PUBLIC HEARING – MILLER ANNEXATIONS NO. 1, NO. 2 AND NO. 3 LOCATED AT 2978 GUNNISON AVENUE [FILE #ANX-2000-037]

The 2.29-acre Miller Annexation area consists of one parcel of land (Lot 8, Banner Industrial Park Subdivision); 0.16 acres of right-of-way from 30 Road (for a distance of 100 feet) to Gunnison Avenue; then 0.58 acres of the right-of-way of Gunnison Avenue to the subject parcel (approximately 13,355 feet). The owners of the property have signed a petition for annexation and a request for site plan review. The Planning Commission is recommending the zoning of I-1 (light industrial) to accommodate their gymnastics building with a special use permit.

The public hearing opened at 8:00 p.m.

Lori Bowers, Associate Planner, Community Development Department, reviewed this item. She stated the owners of the property signed a petition for annexation and that the petition and the property is eligible for annexation and complies with state statutes. Staff recommends acceptance of the petition and approval of the annexation.

Petitioner, David Miller, 620 Hamlet, said he and his wife would like to put up a 36,000 square foot building for his wife's gymnastics business. The current building is inadequate. The building has large square footage with high ceilings and is appropriate for industrial zoning.

There were no other comments. The hearing was closed at 8:02 p.m.

a. Resolution Accepting Petition

Resolution No. 39-00 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Miller Annexations No. 1, No. 2 and No. 3 is Eligible for Annexation, Located at 2978 Gunnison Avenue

b. Annexation Ordinances

- (1) Ordinance No. 3243 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 1, Approximately 0.16 Acres, Located at 2978 Gunnison Avenue
- (2) Ordinance No. 3244 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 2, Approximately 0.58 Acres, Located at 2978 Gunnison Avenue

- (3) Ordinance No. 3245 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 3, Approximately 1.55 Acres, Located at 2978 Gunnison Avenue

Upon motion by Councilmember Theobold, seconded by Councilmember Payne and carried by roll call vote, Resolution No. 39-00 was adopted and Ordinances No. 3243, 3244 and 3245 were adopted on second reading and ordered published.

PUBLIC HEARING - ZONING MILLER ANNEXATION I-1, LOCATED AT 2978 GUNNISON AVENUE [FILE #ANX-2000-037]

The 2.29-acre Miller Annexation area consists of one parcel of land. The Planning Commission is recommending the zoning of I-1 (Light Industrial) to accommodate the applicant's gymnastics building with a special use permit.

The hearing was opened at 8:03 p.m.

Lori Bowers, Community Development Department, reviewed this item. She stated this parcel is identified in the Growth Plan for commercial and industrial uses. The zoning designation of I-1 allows health and athletic clubs with a special use permit and that it should be granted (under the old Code). This zoning district also allows light manufacturing as well as heavy warehousing and high impact uses. A gymnastics building does not require heavy truck or rail traffic, although it requires higher square footage per student and higher ceilings. The petition meets the criteria of Sections 4-11 and 4-4-4 of the Zoning & Development Code (old). The Planning Commission and Staff recommend approval.

Councilmember Theobold asked about the required special use permit. Ms. Bowers said it is a part of the site plan review. The permit is issued administratively and Staff is comfortable with it.

Petitioner David Miller, felt the business is needed in this area. His wife's approximately 70 to 100 clients are from the area between 28 and 32 Roads and he felt it fits in with the need in that area.

There were no other comments. The public hearing was closed at 8:07 p.m.

Ordinance No. 3246 – An Ordinance Zoning the Miller Annexation to a Light Industrial (I-1) District

Upon motion by Councilmember Terry, seconded by Councilmember Enos-Martinez and carried by roll call vote, Ordinance No. 3246 was adopted on second reading and ordered published.

PUBLIC HEARING - FIRST SUPPLEMENTAL APPROPRIATION FOR 2000

The request is to appropriate specific amounts for several of the City's accounting funds as specified in the ordinance. Over 96% of the \$5.3 million in revisions are carry-forward requests. A composite listing of the new appropriation request is provided. The standard carry-forward items are capital equipment and capital improvement projects. Amounts for operating expenditures are generally not allowed to be carried forward, the exceptions being incomplete contractual obligations, expenses directly linked to grants or donations and for specific projects (i.e. to complete the Zoning Code Revision).

The public hearing opened at 8:08 p.m.

Ron Lappi, Administrative Services and Finance Director, reviewed this item. The majority of appropriation (96% of \$5.3 million) is all carry forward projects. A few changes were made since the first reading of the proposed ordinance. A revised report was distributed to Council.

There were no public comments. The hearing was closed at 8:10 p.m.

Ordinance No. 3247 – An Ordinance Making Supplemental Appropriations to the 2000 Budget of the City of Grand Junction

Upon motion by Councilmember Payne, seconded by Councilmember Terry and carried by roll call vote, Ordinance No. 3247 was adopted on second reading and ordered published.

SEPTIC SYSTEM ELIMINATION PROGRAM (SSEP)

Staff wants to revisit previous discussions regarding a program eliminating over 1800 septic systems within the Persigo 201 area. The main issue of debate is cost and whether or not a contribution from the Persigo Sewer Fund would be appropriate. A contribution would help encourage residents to participate in a local improvement district to bring sewer to their property line and eliminate potential public health threats from failing septic systems.

Mark Relph, Public Works Director, reviewed this item. Previous discussions with the County Commissioners were summarized by Mr. Relph and the funds proposed to be expended for the program. Approximately 1800 septic systems throughout the County are being proposed to be eliminated with the use of the sewer funds to offset 1/3 of the cost for the citizens. The proposed joint City/County resolution will allocate \$1 million annually for the years 2001 to 2005, and increasing the amount to \$1.5 million for the years 2006 to 2010 to help fund the creation of improvement districts for property owners needing connection to the Persigo Wastewater Treatment Plant. He noted the competitive rates and financial stability of the sewer fund and wastewater treatment plant. The present monthly rates are \$11.42. A 2½% rate increase annually is anticipated in the long-range financial plan. However the increase is only used when truly needed. The

average statewide rate is \$18.87/month. The average rate for communities the size of Grand Junction is \$24.37/month. The rates in this valley are very competitive and well below any state average.

Councilmember Theobold understood the projected \$1 million and later \$1.5 million will be used toward retrofitting a trunk line or main line in the streets of the subdivision. He asked Mr. Relph what the 30% of the cost payment would pay for. Mark Relph said it's the actual cost of construction of the sewer main in the road. The entire cost of the individual lines from the homes to the sewer main being constructed would be the responsibility of the property owners.

City Manager Achen said 70% of the annual amount expended will come back in the form of assessments, so the net cost to the fund for every million is \$300,000 (30%).

Councilmember Theobold asked about an average cost using Redlands Village as an example of a septic subdivision. Mr. Relph said the cost to the residents can vary but he estimated \$1,000 to \$1,500 plus the \$750 Plant Investment Fee.

Councilmember Terry said the neighborhood will have to agree to form a special district and that is the portion being subsidized. Their individual line is their cost and is not affected by this program. Mark Relph said that is correct. They must pay the Plant Investment Fee, plus the physical connection from the main line to the house.

Councilmember Theobold asked how the share was determined. Mark Relph said they calculate the total number of users that are part of the district. They must form an improvement district in order to take advantage of the underwriting. The 30% is the incentive to participate in improvement districts.

Councilmember Theobold said a system failure will be the only reason they would want to go forward with an improvement district. Mark Relph said neighbors with failed systems help educate their neighbors without failed systems, and can show them the long-term benefits of connecting to the sewer plant.

Councilmember Terry asked how the information will be provided to the potential neighborhoods. She felt this program is similar to current alley improvement districts, and may become quite popular. Mark Relph said some neighborhoods are waiting for tonight's decision, as well as the County Commissioners decision, but they do need to notify others who are unaware of the proposal.

Councilmember Theobold asked if the program will only be for neighborhoods with septic systems, or if Panorama will be eligible. Mark Relph said they are pursuing another issue with Panorama as they have a collection system of their own. Funds for improvement districts would not go towards any Panorama proposal. City Manager Achen said they are working with Mesa County to create a proposal for that particular situation to encourage Panorama to participate as well.

Councilmember Payne said the resolution is a joint City/County resolution and has been discussed by both government bodies.

Councilmember Terry thought it was a great plan.

Councilmember Theobald said this has been a long time coming.

Mayor Kinsey said the Persigo Wastewater Sewer Plant has been so well managed with upgrades and capacity that the funds are available to subsidize some of the costs.

Resolution No. 38-00 – A Joint City and County Resolution Establishing Septic System Elimination Program

Upon motion by Councilmember Payne, seconded by Councilmember Terry and carried, Resolution No. 38-00 was adopted and Staff was directed on the appropriateness of underwriting proposed local improvement districts.

ADJOURNMENT

The meeting adjourned into executive session at 8:25 p.m. to discuss property negotiations.

Stephanie Nye, CMC
City Clerk

Attach 2

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Business Expansion Incentive		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	Ron Lappi	Admin Services Director	
Presenter Name:	Ron Lappi	Admin Services Director	
	Workshop	X	Formal Agenda

Subject: Economic Incentive to the Chamber of Commerce for West Star Aviation.

Summary: West Star has met the same criteria used by MCEDC to qualify for an Economic Development Incentive and the Chamber recommends the Council approve \$60,000 from our Economic Development Fund.

Background Information: The Chamber of Commerce Incentive Committee has previously recommended that the City Council approve an incentive of \$60,000 to West Star Aviation based on the creation of 60 new jobs and the investment of \$3.5 million in capital improvements.

Budget: Sufficient funds are available in our Economic Development Fund.

Action Requested/Recommendation: Approve an incentive for \$60,000 to the Chamber for the business expansion of West Star Aviation.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop
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Attach 3

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Emerson Park Play Equipment and Safety Surfacing for Installation of a Playground		
Meeting Date:	May 17, 2000		
Date Prepared:	May 9, 2000		
Author:	Shawn W. Cooper	Park Planner	
Presenter Name:	Shawn W. Cooper	Park Planner	
	Workshop	X	Formal Agenda

Subject:

Award contract to Miracle Recreation Equipment Company. Located at 7174 Four Rivers Road, Boulder, Colorado 80301, to supply play equipment and safety surfacing for the renovation of the playground at Emerson Park, in the amount of \$55,000.

Summary:

Council is requested to authorize the City Manager to sign a contract with Miracle Recreation Equipment Company to provide the play equipment and safety surface materials for the renovation of the playground at Emerson Park. Miracle Recreation Equipment Company was the best-qualified proposal of the eight received and publicly read at 2:00 p.m. on April 5, 2000 at the City's purchasing department. The renovation of the playground is needed because of the age and deteriorating condition of the existing equipment.

Background Information:

The renovation of Emerson Park's playground is another phase in upgrading the City's park facilities. The department has been replacing one or two of the old wooden play structures in the parks every year as part of the annual CIP budget. The old wooden equipment has deteriorated and weathered over the years and no longer meet safety regulations. New current safety and accessibility regulations require the replacement of the older equipment. The proposed equipment was selected from eight proposals and graded on value ranking/weighted matrix. Total number of play features proposed, reliability, color selection, layout, level of accessibility, creativity and diversity of ages are some of the criteria that were utilized in making this selection.

Budget:

Current funding is allocated from the 2000 budget for these improvements within the "Park Development – Existing Parks" acct. #2011-711-80350-G23200.

Action Requested/Recommendation:

Authorize the City Manager to enter into a contract on behalf of the City of Grand Junction with Miracle Recreation Equipment Company in the amount of \$55,000 to supply play equipment and safety surfacing materials as specified for the renovation of the playground at Emerson Park.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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Attach 4

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	Westlake Park Play Equipment and Safety Surfacing for Installation of a Playground	
Meeting Date:	May 17, 2000	
Date Prepared:	May 9, 2000	
Author:	Shawn W. Cooper	Park Planner
Presenter Name:	Shawn W. Cooper	Park Planner
	Workshop	X Formal Agenda

Subject:

Award contract to Miracle Recreation Equipment Company, located at 7174 Four Rivers Road, Boulder, Colorado 80301, to supply play equipment and safety surfacing for the installation of a playground at Westlake Park, in the amount of \$45,000.

Summary:

Council is requested to authorize the City Manager to sign a contract with Miracle Recreation Equipment Company to provide the play equipment and safety surface materials for the installation of a playground at Westlake Park. Miracle Recreation Equipment Company was the best-qualified proposal of the eight received and publicly read at 2:00 p.m. on April 5, 2000 at the City's purchasing department. The installation of the playground is much needed for the recreational activities of the youth in the Westlake neighborhood. A grant in the amount of \$75,000 has been received from Great Outdoors Colorado for the installation and construction of the facility. The balance of the grant funding will be utilized to construct a border and drainage system with the playground, as well as benches, picnic tables and other amenities in conjunction with the playground.

Background Information:

The construction of this playground is another phase of the on-going development of Westlake Park. During 1999, a sprinkler system and grass was installed on the western portion of the park. Currently, bids are being reviewed for the installation of a trail system linking the parking lot and skatepark to the playground and restroom area. The playground is needed in the neighborhood to help provide a wider range of play activities for the youth in the area. Presently, there is no playground in the area except for the equipment at Pomona Elementary and it is inaccessible during school days for public use. It is also not easy to get to from most of the neighborhood. The proposed equipment was selected from eight proposals and graded on a value ranking/weighted matrix. Total number of play features proposed, reliability, color selection, layout, level

of accessibility, creativity and diversity of ages are some of the criteria that were utilized in making this selection.

Budget:

Current funding is allocated from the 2000 budget for these improvements within the “Park Development – Existing Parks” acct. #2011-711-80350-G16800.

Action Requested/Recommendation:

Authorize the City Manager to enter into a contract on behalf of the City of Grand Junction with Miracle Recreation Equipment Company in the amount of \$45,000 to supply play equipment and safety surfacing materials as specified for installation at Westlake Park.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	<input type="text"/>
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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Attach 5

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Award of Contract for one (1) new Five Yard Dump Truck		
Meeting Date:	May 17, 2000		
Date Prepared:	May 8, 2000		
Author:	Susan J. Hyatt	Title: Senior Buyer	
Presenter Name:	Tim Moore	Title: Public Works Manager	
	Workshop	X	Formal Agenda

Subject: Purchase of one new five yard dump truck.

Summary: Bids were received and opened on April 27, 2000 for **Bid No. 30B-00-RW**. The low bid was submitted by **Hanson Equipment, Inc.** in the amount of **\$61,101**.

Background Information: This project consists of the purchase of one new dump truck for the Public Works Department, Street Cleaning Division to replace existing unit number 1123.

The following bids were received for this project:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Transwest Freightliner Model 1	Grand Jct.,	\$66,224
Transwest Freightliner Model 2	Grand Jct.,	\$68,419
Hanson Equipment, Inc.	Grand Jct.,	\$61,101

Approved Dollars Budgeted:
\$69,420.00

Action Requested/Recommendation: City Council motion authorizing the purchase of one new dump truck for Public Works with **Hanson Equipment Inc.** in the amount of **\$61,101**.

Citizen Presentation:	X	No	Yes
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Report results back to Council:	X	No	Yes	When:	
Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop	

Attach 6

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Award of Construction Contract for South Second Street Storm Drain		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	T. Kent Harbert	Project Engineer	
Presenter Name:	Greg Trainor	Utilities Manager	
	Workshop	X	Formal Agenda

Subject: Award of a Construction Contract for **South Second Street Storm Drain** to **Sorter Construction, Inc.** in the amount of **\$71,366.00**.

Summary: Bids were received and opened on May 9, 2000, for **South Second Street Storm Drain**. The low bid was submitted by **Sorter Construction, Inc.** in the amount of **\$71,366.00**.

Background Information: This project consists of the installation of storm drains in South Second Street from Ute Avenue to South Avenue and in Pitkin Avenue from First Street to Second Street. The purpose is increase the capacity of the storm drainage system in this area and to disconnect some existing storm drain inlets from combination sewer lines and connect them to storm drain lines.

The project is being paid for out of the sewer fund because the elimination of combined-sewer inlets benefits the sewage treatment plant. Since projects such as this benefit both the storm drainage and the sanitary sewer systems, some are paid with sewer funds and others with storm drainage funds, rather than apportioning the benefits and costs in each individual project.

Work is scheduled to begin on or about June 5, 2000 and continue for 3 weeks with an anticipated completion date of June 23, 2000. The storm drainage work will be completed prior to when the Colorado Department of Transportation is scheduled to overlay Ute Avenue and Pitkin Avenue.

The following bids were received for this project:

<u>Contractor</u>	<u>From</u>	<u>Bid</u>
Sorter Construction, Inc.	Grand Jct.	\$71,366.00
M.A. Concrete Construction, Inc.	Grand Jct.	\$71,482.60
Skyline Contracting, Inc.	Grand Jct.	\$78,184.80

Continental Pipeline Construction, Mesa	\$94,203.85
Engineer's Estimate	\$ 68,535.00

Budget:

Project Costs:

Construction	\$71,366
Design, Inspection and Administration (Estimate)	<u>7,000</u>
Total Project Costs	<u>\$78,366</u>

Funding:

Fund 905 – Sewer Line Replacement, 2000 budget	\$271,360
Spent or encumbered to date	(184,386)
South Second Street Storm Drain	<u>(78,366)</u>
Balance remaining:	<u>\$ 8,608</u>

Action Requested/Recommendation: City Council motion authorizing the City Manager to execute a Construction Contract for the **South Second Street Storm Drain with Sorter Construction, Inc.** in the amount of **\$71,366.00**.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
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Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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Attach 7

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	TIP Amendment for FY 2001-2006	
Meeting Date:	May 17, 2000	
Date Prepared:	May 2, 2000	
Author:	Cliff Davidson	RTPO Director
Presenter Name:	Tim Moore	Public Works Manager
	Workshop	X Formal Agenda

Subject: Update to the Grand Junction/Mesa County Metropolitan Planning Organization FY 2001-2006 Transportation Improvement Plan (TIP)

Summary: The attached report includes a breakdown of all the amended federally-funded transportation-related projects within the urban boundary. Staff from the City of Grand Junction, Mesa County and CDOT Region 3 have been consulted and concur with all the proposed amendments. All local funding changes have been made under separate budgets in City & County Public Works, as well as in CDOT Region 3's Engineering budget. Authority is granted to the MPO for TIP amendments under Section F, paragraphs 2a, 2b and 2c of the Grand Junction Urbanized Area Memorandum of Agreement dated July 2, 1984.

Background Information: The Transportation Improvement Plan (TIP) is a six-year capital improvement program for the urbanized area of Grand Junction and Mesa County. It is based on the adopted 2020 Regional Transportation Plan. The TIP's purpose is to carry out continuing, comprehensive, and cooperative transportation planning by:

- Coordinating projects in the urbanized area initiated by individual City, County, and State agencies.
- Defining the costs of these projects and the available financial resources.
- Prioritizing the projects to make the best use of available resources.

The TIP satisfies regulations jointly issued by the Federal Transit Administration (FTA) and Federal Highway Administration (FHWA). An approved regional plan (2020) and TIP are necessary to maintain federal funding for highways and streets within the planning area and for federal assistance on transit programs.

The TIP is developed cooperatively by the Grand Junction/Mesa County Metropolitan Planning Organization (MPO) and contains all federally funded transportation projects in the urbanized area initiated by Mesa County, Grand Junction, or the Colorado Department of Transportation (CDOT). Annual adjustments of funds are made as required with input from the City, County, and CDOT.

The FY 2001-2006 TIP Update is required to reflect the federally-funded transportation-related projects within the Federal Aid Urban Boundary for fiscal years 2001 through 2004 and includes the following:

- S.H. 340 – Redlands Parkway to 1st Street, intersection improvements
- Upgrade I-70 Interchanges
- S.H. 340 – Ridges Blvd. To Redlands Parkway, capacity improvements
- Ute & Pitkin, safety and roadway improvements
- Redlands Parkway West/Reconstruction, capacity improvements
- South Camp Trail Phase II - \$63,000 Grand Junction/Mesa Co. match
- 29 Road Phase II & III - \$386,000 Grand Junction/Mesa Co. match
- Operating and Capital Assistance for Grand Valley Transit - \$50,000 Per year Grand Junction

Budget:

Action Requested/Recommendation: Approve the joint resolution endorsing the proposed updates in the attached report to the Grand Junction/Mesa County Metropolitan Planning Organization FY 2001-2006 Transportation Improvement Plan.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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MCC# _____
GJCC# _____

RESOLUTION

**A JOINT RESOLUTION OF THE COUNTY OF MESA AND THE CITY OF GRAND
JUNCTION CONCERNING ADOPTION OF FISCAL YEARS 2001-2006
TRANSPORTATION IMPROVEMENT PROGRAM**

WHEREAS, The City and County have been designated by the Governor as the Metropolitan Planning Organization for the Grand Junction/Mesa County Urbanized Area; and

WHEREAS, Part 2 of Article 1 of Title 29, Colorado Revised Statutes authorizes the parties to contract with one another to make the most efficient and effective use of their powers and responsibilities; and

WHEREAS, The City and County realize the importance of both short and long range planning in the development of an efficient transportation system, and are both aware that it is the responsibility of the Metropolitan Planning Organization to perform those planning functions; and

WHEREAS, The City and County, in their performance of those planning functions for the Urbanized Area, wish to use Federal Highway Administration transportation planning funds in coordination with the Colorado Department of Transportation;

NOW, THEREFORE, BE IT JOINTLY RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO AND THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the Fiscal Years 2001-2006 Transportation Improvement Plan, hereunto attached, is adopted by the Board of County Commissioners of the County of Mesa, Colorado on _____, and by the City Council of the City of Grand Junction, Colorado on _____.

CITY OF GRAND JUNCTION

COUNTY OF MESA

Mayor
Grand Junction City Council

Chair of the Board
Mesa County Board of Commissioners

____ day of _____, 2000

____ day of _____, 2000

Attest:

Attest:

City Clerk

County Clerk

TRANSPORTATION IMPROVEMENT PROGRAM
UPDATE FOR THE
GRAND JUNCTION/MESA COUNTY URBANIZED AREA

OCTOBER 1, 2000 TO SEPTEMBER 30, 2006

PREPARED BY THE
MESA COUNTY
REGIONAL OFFICE
TRANSPORTATION PLANNING

IN COOPERATION WITH THE
COLORADO DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION DEVELOPMENT

CITY OF GRAND JUNCTION

MESA COUNTY

AND THE

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
FEDERAL TRANSIT ADMINISTRATION

April, 2000

INTRODUCTION

The Transportation Improvement Program (TIP) is a six-year capital improvement program for the urbanized area of Grand Junction and Mesa County. The Grand Junction/Mesa County Metropolitan Planning Organization (MPO) is charged with carrying out continuing, comprehensive and cooperative transportation planning by:

□ Coordinating projects in the urbanized area initiated by individual City, County, and State agencies;

- Defining the costs of these projects and the available financial resources;
- Prioritizing the projects to make the best use of available resources.

The TIP serves not only the need in this area for an efficient transportation system, but also satisfies regulations jointly issued by the Federal Transit Administration (FTA) and Federal Highway Administration (FHWA), regarding the content and purpose of the program. Amendments to an approved TIP are necessary (as per Section F, paragraphs 2a, 2b, and 2c of the Grand Junction Urbanized Area Memorandum of Agreement dated July 2, 1984) to maintain federal funding for highways and streets within the planning area, and for federal assistance on transit programs. It is developed by the Mesa County Regional Transportation Planning Office (RTPO) acting as the MPO.

CONTENTS

The TIP shall contain all federally funded transportation projects in the urbanized area initiated by Mesa County, Grand Junction or by the Colorado Department of Transportation (CDOT). It is also necessary to include operating and/or capital grants from the U.S. Department of Transportation's Federal Transit Administration to agencies (public or private) in the urbanized area. The urbanized area (or Federal Aid Urban Boundary) is defined by the boundary of the Metropolitan Planning Organization (MPO).

In 1985 the City and the County began a two-year cycle for sharing of Small Urban Program funds. This allows the money to be used more effectively on larger projects. Annual adjustments of funds were made as required with input from the City, County and CDOT. Beginning in 1992, the City and County began to apply for these funds jointly and coordinate their planned improvements in such a way as to maximize the efficiency of the funds expended.

FORMAT

Format for the TIP is specified by federal and state requirements. Projects are broken out by:

1. Funding Source - (STP, FTA, etc.)
2. Priority - The projects are listed by priority in the first year of the program.

Each project must identify the location, description, responsible agency, general purpose, whether the project has received or will receive federal/state funding beyond the program period, and the breakdown of funding by year and by source. This format is standardized by CDOT for all urbanized areas. The general purpose relates to whether the project either furthers the goals of the State of Colorado's 20-year Transportation Plan.

PROCESS

The projects in the TIP are originally proposed for inclusion by the implementing agencies. Projects are then considered by members of the Transportation Technical Advisory Committee (TTAC), which is composed of representatives from all public agencies involved in construction or operation of transportation systems in the Grand Junction Urbanized area.

After review of the program, the TIP is forwarded to the Transportation Policy Advisory Committee (TPAC), composed of local representatives from the Grand Junction City Council, the Mesa County Board of Commissioners, the Federal Highway Administration (FHWA), State Air Quality Control Commission and the local Transportation Commissioner and the. The TPAC may refer the program back to the TTAC or endorse the program and place it before the Mesa County Commissioners and the Grand Junction City Council for their approval. The Council and the County Commissioners will either approve the program or refer it back to the TPAC for consideration. A copy of the final document is sent to CDOT for review and approval.

Finally, the TIP is sent to the Governor for his approval and forwarded to the Federal Highway Administration and the Environmental Protection Agency for concurrence and/or comments. The FTA Region VIII office in Denver, Colorado also receives a copy of the approved document.

Amendments to the TIP are required when there are major changes in the cost of a project or when there are additions to or deletions of projects within the TIP. These are approved in the same manner as the program. Flexibility is required to allow for construction cost changes or for the allocation of additional Federal or State funds.

**TRANSPORTATION IMPROVEMENT PROGRAM
FY 2001-2006**

ROADWAY IMPROVEMENTS

Location: Mesa County

Project Description: Redlands Parkway to 1st Street/Intersection Safety

Responsible Government: CDOT Region 3

Past Funding: N Future Funding: Y Long Range: Y TSM: N

Budget Year	2001	2002	2003	2001-2003	2004-2006
State	\$200,000.00	\$950,000.00	\$0.00	\$1,150,000.00	\$0.00
Local	0.00	0.00	0.00	0.00	0.00
TOTAL	\$200,000.00	\$950,000.00	\$0.00	\$1,150,000.00	\$0.00

Location: Mesa County

Project Description: Upgrade I-70 Interchanges/Safety-Roadway

Responsible Government: CDOT Region 3

Past Funding: N Future Funding: Y Long Range: Y TSM: N

Budget Year	2001	2002	2003	2001-2003	2004-2006
State	\$25,000.00	\$0.00	\$200,000.00	\$225,000.00	\$6,800,000.00
Local	0.00	0.00	0.00	0.00	0.00
TOTAL	\$25,000.00	\$0.00	\$200,000.00	\$225,000.00	\$6,800,000.00

Location: Mesa County

Project Description: Ridges Blvd to Redlands Parkway/Reconstruction - Added Capacity

Responsible Government: CDOT Region 3

Past Funding: N Future Funding: Y Long Range: Y TSM: N

Budget Year	2001	2002	2003	2001-2003	2004-2006
State	\$0.00	\$0.00	\$0.00	\$0.00	\$2,800,000.00
Local	0.00	0.00	0.00	0.00	0.00
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$2,800,000.00

Location: Mesa County

Project Description: Ute & Pitkin/Safety-Roadway

Responsible Government: CDOT Region 3

Past Funding: N Future Funding: Y Long Range: Y TSM: N

Budget Year	2001	2002	2003	2001-2003	2004-2006
State	\$0.00	\$0.00	\$0.00	\$0.00	\$300,000.00
Local	0.00	0.00	0.00	0.00	0.00
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$300,000.00

Location: Mesa County

Project Description: Redlands Parkway West/Reconstruct - Added Capacity

Responsible Government: CDOT Region 3

Past Funding: Y Future Funding: Y Long Range: Y TSM: N

Budget Year	2001	2002	2003	2001-2003	2004-2006
State	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00
Local	0.00	0.00	0.00	0.00	0.00
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00

ENHANCEMENT

Location: Mesa County

Project Description: South Camp Trail Phase II/Enhancements

Responsible Government: Mesa County/Grand Junction

Past Funding: Y Future Funding: Y Long Range: Y TSM: N

Budget Year	2001	2002	2003	2001-2003	2004-2006
Federal	\$0.00	\$251,000.00	\$0.00	\$251,000.00	\$0.00
Local	0.00	63,000.00	0.00	63,000.00	0.00
TOTAL	\$0.00	\$314,000.00	\$0.00	\$314,000.00	\$0.00

URBAN

Location: Mesa County

Project Description: 29 Road Improvements Phase II

Responsible Government: Mesa County/Grand Junction

Past Funding: N Future Funding: Y Long Range: Y TSM: N

Budget Year	2001	2002	2003	2001-2003	2004-2006
Federal	\$467,000.0 0	\$359,000.00	\$297,000.0 0	\$1,123,000.0 0	\$0.00
Local	115,000.00	88,000.00	72,000.00	275,000.00	0.00
TOTAL	\$582,000.0 0	\$447,000.00	\$369,000.0 0	\$1,398,000.0 0	\$0.00

Location: Mesa County

Project Description: 29 Road Improvements Phase III

Responsible Government: Mesa County/Grand Junction

Past Funding: N Future Funding: Y Long Range: Y TSM: N

Budget Year	2001	2002	2003	2001-2003	2004-2006
Federal	\$0.00	\$0.00	\$73,000.00	\$73,000.00	\$381,000.00
Local	0.00	0.00	18,000.00	18,000.00	93,000.00
TOTAL	\$0.00	\$0.00	\$91,000.00	\$91,000.00	\$474,000.00

TRANSIT

Location: Mesa County

Project Description: Operating and Capital Assistance for Grand Valley Transit

Responsible Government: Mesa County

Past Funding: Y Future Funding: Y Long Range: Y TSM: N

Budget Year	2001	2002	2003	2001-2003	2004-2006
Federal	\$442,000.0 0	\$587,000.0 0	\$555,000.0 0	\$1,568,000.0 0	\$1,665,000.0 0
Local	295,000.00	331,000.00	323,000.00	945,000.00	969,000.00
TOTAL	\$737,000.0 0	\$918,000.0 0	\$878,000.0 0	\$2,513,000.0 0	\$2,634,000.0 0

~End of FY 2001-2006 TIP~

Attach 8

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Historic Designation of First United Methodist Church		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	Kristen Ashbeck	Senior Planner	
Presenter Name:	Same	Same	
	Workshop	X	Formal Agenda

Subject: HBD-2000-002.01: Historic Designation of First United Methodist Church

Summary: The property owner of 522 White Avenue, the First United Methodist Church, is requesting that the building be designated historic in the City Register of Historic Sites, Structures and Districts.

Background Information: City Council adopted Section 7-4, Historic Preservation, in the Zoning and Development Code in 1994 which established a City Register of Historic Sites, Structures and Districts, to which eligible historic resources may be designated. The criteria by which the Historic Preservation Board and Council shall review a proposed designation are specified in the ordinance.

The following pages describe the characteristics of the church building at 522 White Avenue which justify its designation and detail the particular features of the building that should be preserved. Given this description, the Historic Preservation Board finds that the building meets the following designation criteria outlined in Section 7-4 F. of the Zoning and Development Code:

- Structure is at least 50 years old;
- Exemplifies specific elements of an architectural style or period;
- Enhances the sense of identity of the City;
- Is an established and familiar visual feature of the City.

Budget: N/A

Action Requested/Recommendation: Adopt resolution designating the property in the City Register of Historic Sites, Structures and Districts. The Historic Preservation Board recommended approval of the designation at its May 1, 2000 meeting.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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CITY OF GRAND JUNCTION, COLORADO

Resolution No. -2000

DESIGNATING THE FIRST UNITED METHODIST CHURCH IN THE
CITY REGISTER OF HISTORIC SITES, STRUCTURES AND DISTRICTS

WHEREAS, the City Council has established by Ordinance 2765 a City Register of Historic Sites, Structures and Districts in order to officially recognize historic resources of local significance; and

WHEREAS, the property owner of the First United Methodist Church is aware of and consents to the designation of this property as a local historic resource; and

WHEREAS, the Historic Preservation Board has reviewed the First United Methodist Church for conformance to the adopted criteria for designating historic resources and finds that the building meets the following criteria: 1) Structure is at least 50 years old; 2) exemplifies specific elements of an architectural style or period; 3) enhances the sense of identity of the City; and 4) is an established and familiar visual feature of the City; and

WHEREAS, the Historic Preservation Board has recommended approval to the City Council of the historic designation of the First United Methodist Church at its May 1, 2000 meeting.

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

That the First United Methodist Church building located at 522 White Avenue is hereby designated a historic building in the City Register of Historic Sites, Structures and Districts.

PASSED and APPROVED this 17th day of May, 2000.

ATTEST:

City Clerk

President of Council





Attach 9

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Headstart Annexation Zone to C-1		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	Joe Carter	Associate Planner	
Presenter Name:	Joe Carter	Associate Planner	
	Workshop	X	Formal Agenda

Subject: ANX-2000-062, Headstart Annexation, First reading of the Zone of Annexation.

Summary: Request for a Zone of Annexation from County ILCB – Limited Industrial (County) to C-1 – Light Commercial. The 0.88-acre Headstart Annexation area consists of 1 parcel. There are no existing structures on the site. The applicant is proposing a day school for the children of migrant workers. The owners of the property have signed a petition for annexation. State law requires the City to zone newly annexed areas within 90 days of the annexation.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the first reading of the ordinance for the zone of annexation for the Headstart Annexation and set a hearing for June 7th, 2000.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop
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AGENDA TOPIC: ANX-2000-062, Headstart Annexation, First reading of the Zone of Annexation.

SUMMARY: Request for a Zone of Annexation from County ILCB – Limited Industrial (County) to C-1 – Light Commercial. The 0.88-acre Headstart Annexation area consists of 1 parcel. There are no existing structures on the site. The applicant is proposing a day school for the children of migrant workers. The owners of the property have signed a petition for annexation. State law requires the City to zone newly annexed areas within 90 days of the annexation.

<i>BACKGROUND INFORMATION</i>			
Location:		3093 E ¼ Road	
Applicants:		Merritt Construction, Petitioner David Smuin, Representative	
Existing Land Use:		Vacant	
Proposed Land Use:		Commercial	
Surrounding Land Use:	North	Commercial	
	South	Commercial	
	East	Commercial	
	West	Commercial	
Existing Zoning:		ILCB – Limited Industrial (County)	
Proposed Zoning:		C-1	
Surrounding Zoning:	North	Planned Commercial – (City)	
	South	ILCB – Limited Industrial (Mesa County)	
	East	C-1 – (City)	
	West	C-1 – (City)	
Growth Plan Designation:		Commercial	
Zoning within density range?		X	Yes
			No

ACTION REQUESTED: Approval of first reading of the Zone of Annexation.

Staff Analysis:

Zone of Annexation

The proposed Zone of Annexation for the Weld-Co Headstart property is C-1, Light Commercial. The proposed use and zone designation is in keeping with the goals of the Growth Plan.

Rezoning Criteria

Since this project is being reviewed under the *old Zoning and Development Code*, the Zone of Annexation must be evaluated using the criteria noted in Sections 4-4-4 and 4-11 of the Zoning and Development Code. The criteria are as follows for Section 4-4-4:

- A.** Was the existing zone an error at the time of adoption? This would be a new City zone of annexation with no previous zoning actions taken by the City, therefore, no error in zoning is apparent.
- B.** Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.? The area around this property has been developed and is used commercial purposes.
- C.** Is there an area of community need for the proposed rezone? The Growth Plan designates this property for commercial use, which indicates a community need.
- D.** Is the proposed rezone compatible with the surrounding area or will there be adverse impacts? The proposed rezone is compliant with City requirements for new development and would not pose adverse impacts to the surrounding areas.
- E.** Will there be benefits derived by the community, or area, by granting the proposed rezone? Yes. The proposed development can be considered in-fill due to the extent of surrounding development.
- F.** Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies? Yes, the proposed development has been designed to be compliant.
- G.** Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Adequate facilities are available in the area and could reasonably be extended.

The criteria are as follows for Section 4-11:

A. Adverse impacts to the developed density of established neighborhoods shall be considered. The proposal is compatible with area development and the Growth Plan.

The relationship of the property to the urban core area or to established subcores shall be considered. The property is located within a developed area and should therefore have this urban intensity

The following annexation schedule is being proposed.

STAFF RECOMMENDATION:

Staff recommends [approval of the zone of annexation to C-1 – Light Commercial](#).

PLANNING COMMISSION RECOMMENDATION:

Approval of the [C-1 – Light Commercial](#), Zone of Annexation for the following reasons:

- C-1 – Light Commercial zone district meets the recommended land use categories as shown through the Growth Plan, as well as the Growth Plans goals and policies.
- C-1 – Light Commercial zone district meets the criteria found in Section 4-4-4 and 4-11 of the ‘old’ Zoning and Development Code.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

**Zoning the [Headstart Annexation to City C-1 Light Commercial](#),
Located at [3093 E ¼ Road](#)**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended [approval of applying a Light Commercial \(C-1\) zone district to this annexation for the following reasons:](#)

- [C-1 zone district meets the recommended land use categories as shown on the future land use map of the Growth Plan, and the Growth Plan's goals and policies.](#)
- [C-1 zone district meets the criteria found in Sections 4-4-4 and 4-11 of the Zoning and Development Code.](#)

After public notice and public hearing before the Grand Junction City Council, City Council finds that the [C-1 zone](#) district be established.

The Planning Commission and City Council find that the [C-1 zoning](#) is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following parcel shall be zoned [Light Commercial \(C-1\)](#)

**[PERIMETER BOUNDARY LEGAL DESCRIPTION
HEADSTART ANNEXATION](#)**

Lot 2, 31 Road Business Park, (Plat Book 12, Page 353) NE ¼ SE ¼, Section 9, T1S, R1E, U.M. Mesa County, Colorado

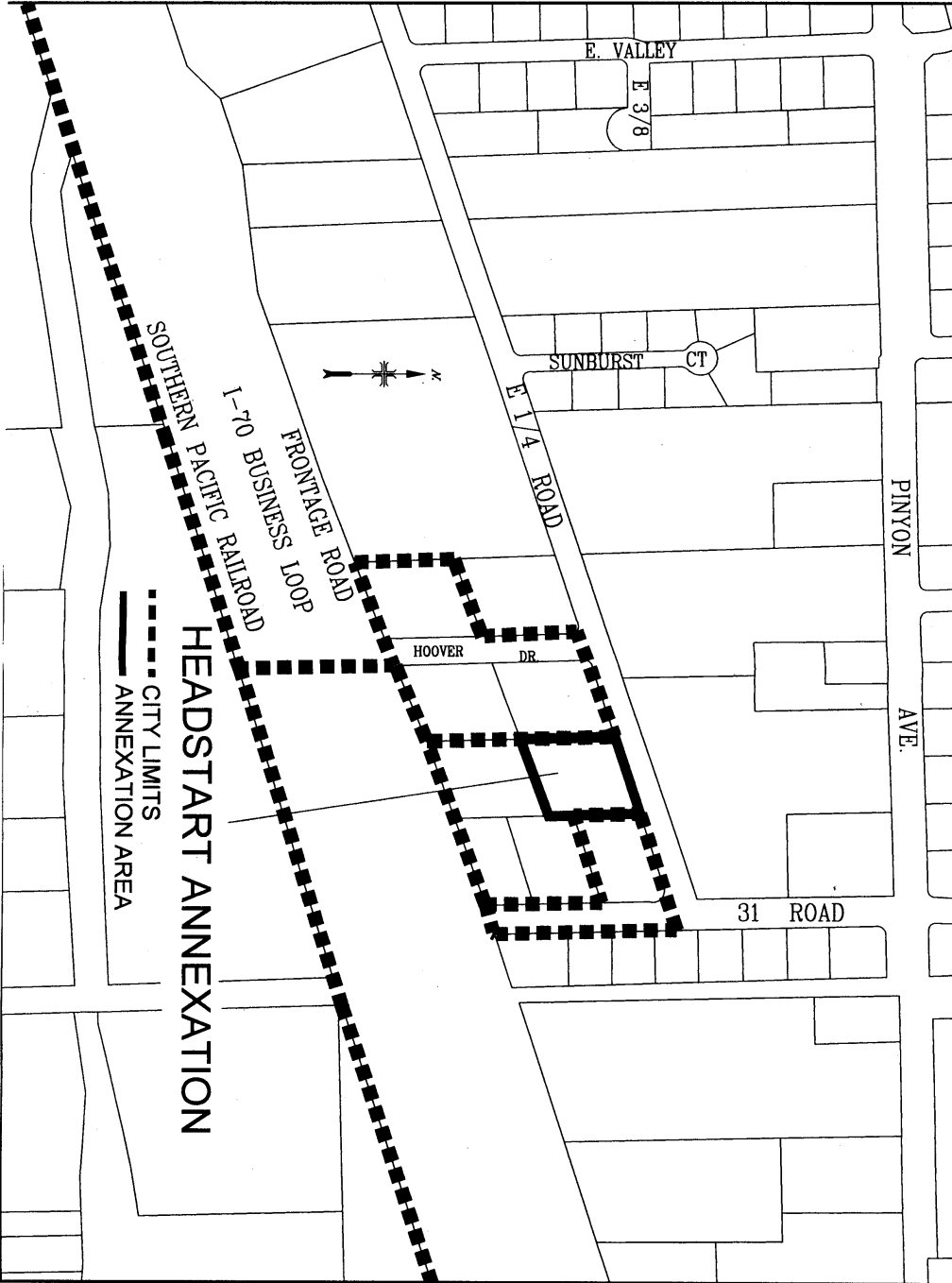
Introduced on first reading this 17th day of May, 2000.

PASSED and ADOPTED on second reading this ____ day of June, 2000.

President of the Council

ATTEST:

City Clerk



Attach 10

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Godby Zone of Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 9, 2000		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: First reading of ordinance for Godby Annexation RSF-R and RSF-E; located at the northwest corner of F ½ and 30 ½ Roads (3048 F ½ Road); File ANX-2000-063.

Summary: The applicant proposes to annex a 9.3-acre parcel into the City of Grand Junction to allow for a two-lot minor subdivision. Requested zoning of RSF-R and RSF-E is in conformance with zoning in Airport Critical Zone, which transverses this property. At its May 9, 2000 hearing the Planning Commission recommended approval of this request.

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: Adopt ordinance on first reading and schedule a hearing for June 7, 2000.

Citizen Presentation:	X	No		Yes If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:	X	Consent		Indiv. Consideration		Workshop
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<i>BACKGROUND INFORMATION</i>			
Location:		NW Corner F ½ & 30 ½ Road (3048 F ½ Rd)	
Applicants:		David Godby & Tracy Peeples	
Existing Land Use:		Single family home	
Proposed Land Use:		No change proposed	
Surrounding Land Use:	North	Single Family/Agricultural	
	South	Single Family/Agricultural	
	East	Single Family/Agricultural	
	West	Single Family/Agricultural	
Existing Zoning:		County AFT	
Proposed Zoning:		RSF-R & RSF-E	
Surrounding Zoning:	North	AFT (Mesa County) – 5 acre lots	
	South	AFT (Mesa County) – 5 acre lots	
	East	AFT (Mesa County) – 5 acre lots	
	West	AFT (Mesa County) – 5 acre lots	
Growth Plan Designation:		Residential Medium Low: 2 to 4 units per acre	
Zoning within density range?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Staff Analysis:

The 9.3 acre parcel encompassing Godby Minor Subdivision is predominantly located within the Airport Critical Zone. All but approximately 1 acre at the northwest corner of F ½ and 30 ½ Road is located in this overlay zone. The Zoning and Development Code prohibits a density of greater than one dwelling per 5 acres in the critical zone boundaries. For this reason the Godby Minor Subdivision and zone of annexation is configured to comply with the critical zone requirements.

Lot 1 is almost entirely located within the critical zone boundaries and is over 5 acres in size. This lot shall be rezoned RSF-R consistent with maximum densities allowed in Airport Critical Zones and consistent with the existing County zoning of AFT. Lot 2 is required to be at least 2.5 acres in size to maintain its non-urban character and allow sufficient area for a septic system. This lot is proposed to be rezoned to RSF-E, which has a two acre minimum lot size. Two homes existing on the site will remain, one on each lot. The westernmost home, shown on the site plan as a doublewide trailer, is

located on the parcel through a County hardship variance. When the subdivision was first submitted for review the applicant proposed to remove this home. Now the applicant proposes to keep the home. The common line between lot 1 and 2 has been adjusted around the home. However insufficient setbacks have been provided between the home and the eastern lot line. The lot shall be adjusted to provide a minimum 50 foot side yard setback, while maintaining at least 2.5 acres within lot 2.

Due to the low-density nature of this subdivision and its minimal impact on adjacent streets, no street improvements are required with this minor subdivision. Adequate right-of-way per the Major Street Plan is being dedicated by this plat for future street widening by others.

The minor subdivision triggers the need for sewer and a fire hydrant. Sewer is not located within 400 feet of the parcel so staff and the Central Grand Valley Sanitation District are supportive of a waiver of the sewer requirement. Domestic water is available to the site from Clifton Water facilities. A 16-inch water line along F ½ Road is adequate for the installation of a fire hydrant, but Clifton Water estimates that the cost of the hydrant would exceed \$10,000. Since both homes are existing on the parcel the City Fire Department is supportive of a waiver of the fire hydrant requirement as long as a fire suppression system is installed in a new structure if the mobile home was to be removed and a new structure built.

The Planning Commission recommended that a note be placed on the plat requiring a fire suppression system in any new residential structure on either lots unless a fire hydrant is installed on adjacent properties within 250 feet in the meantime.

The waiver of sewer and fire hydrant requests will be heard by the City Council at the public hearing for second reading of the zone of annexation ordinance. The Planning Commission approved the minor subdivision request.

At its May 9, 2000 hearing the Planning Commission found that the proposed RSF-R and RSF-E zoning meets the criteria established in Section 4-11 of the Grand Junction Zoning and Development Code as noted below:

Section 4-11

- A. Adverse impacts to the developed density of established neighborhoods shall be considered.** The property's location within the Airport Critical Zone requires a lower density on this parcel than is allowed under the Growth Plan designation. The proposed zone of annexation has almost negligible impacts on adjacent neighborhoods.
- B. The relationship of the property to the urban core area or to established subcores shall be considered.** This criterion applies to commercial development.

RECOMMENDATION: At its May 9, 2000 hearing the Planning Commission recommended approval of this request.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

ZONING THE GODBY ANNEXATION TO RSF-R AND RSF-E, LOCATED AT THE
NORTHWEST CORNER OF F ½ AND 30 ½ ROADS (3048 F ½ ROAD)

Recitals.

The following property has been annexed to the City of Grand Junction as the Godby Annexation Nos. 1 and 2 and requires a zone of annexation.

The original application requested that the property be zoned from County AFT to RSF-R and RSF-2 (Residential rural with a density not to exceed one dwelling per five acres and Residential single family with a density not to exceed two dwellings per acre). The Planning Commission recommended that the zone of annexation be RSF-R for proposed Lot 1, Godby Minor Subdivision and RSF-E (Residential estate with a density not to exceed one dwelling per two acres) on proposed Lot 2.

The City of Grand Junction Growth Plan Future Land Use Map designates this area for Residential Medium Low-Density 2-4 dwelling units per acre. The location of the Airport Critical Zone on the property prevents zoning to this higher density.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 4-11 of Grand Junction Zoning and Development Code and recommended approval of this zone change to RSF-R and RSF-E at its May 9, 2000 hearing.

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

Council finds that the proposed Zone of Annexation meets the criteria as set forth in Section 4-11 of the Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from County AFT to City RSF-R and RSF-E:

Proposed Lot 1 – RSF-R

A parcel of land located in the SE ¼ SE ¼ NW ¼ of Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at a found Mesa County survey marker being the C ¼ corner of said Section 4, the basis of bearing being N00°12'56"W along the east line of said SE ¼ SE ¼ NW ¼ to another found Mesa County survey marker being the C-N 1/16 corner of said Section 4; thence S89°59'35"W a distance of 535.40 feet, along the south line of said SE ¼ SE ¼ NW ¼;

thence N00°11'46"W a distance of 30.00 feet to the Point of Beginning;
thence N00°11'46"W a distance of 180.00 feet;
thence S89°59'35"W a distance of 125.00 feet;
thence N00°11'46"W a distance of 446.13 feet to the north line of said SE ¼ SE ¼ NW ¼;
thence S89°59'35"E a distance of 431.56 feet along said north line;
thence S00°12'56"E a distance of 489.08 feet;
thence N89°59'35"E a distance of 75.03 feet;
thence S00°12'56"E a distance of 136.95 feet;
thence S89°59'35"W a distance of 381.40 feet to the Point of Beginning:
Said parcel contains 5.9 acres more or less.

Proposed Lot 2 – RSF-E

A parcel of land located in the SE ¼ SE ¼ NW ¼ of Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at a found Mesa County survey marker being the C ¼ corner of said Section 4, the basis of bearing being N00°12'56"W along the east line of said SE ¼ SE ¼ NW ¼ to another found Mesa County survey marker being the C-N 1/16 corner of said Section 4;
thence N00°12'56"W a distance of 30.00 feet along said east line;
thence S89°59'35"W a distance of 26.00 feet to the Point of Beginning;
thence S89°59'35"W a distance of 127.59 feet;
thence N00°12'56"E a distance of 136.95 feet;
thence S89°59'35"W a distance of 75.03 feet;
thence N00°12'56"W a distance of 489.08 feet to the north line of said SE ¼ SE ¼ NW ¼;
thence S89°59'35"E a distance of 198.62 feet along said north line;
thence S00°12'56"E a distance of 625.98 feet to the Point of Beginning:
Said parcel contains 2.7 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this day of 2000.

PASSED on SECOND READING this day of 2000.

ATTEST:

City Clerk

President of City Council

Attach 11

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	G Road South Enclave Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Resolution for Notice of Intent to Annex and exercising land use jurisdiction immediately for the G Road South Annexation. The proposed annexation area is generally located between 25 ½ Road and 26 ½ Road between G Road and F Road and with a portion of the area extending east of 26 ½ Road near Round Hill Drive and Horizon Drive. File ANX-2000-087

Summary: The 383.71 acre G Road South Enclave Annexation area consists of 221 parcels of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution for the notice of intent to annex and exercise land use immediately for the G Road South Enclave Annexation.

Citizen Presentation:	X	No		Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:	X	Consent		Indiv. Consideration		Workshop
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BACKGROUND INFORMATION					
Location:		Located generally between 25 ½ Road and 26 ½ Road and north of Patterson (F) Road and south of G Road and including a portion of land extending East of 26 ½ Road near Round Hill Dr. and Horizon Dr.			
Applicants:		City of Grand Junction Staff Rep: Dave Thornton			
Existing Land Use:		Residential and Agricultural			
Proposed Land Use:		No Change			
Surrounding Land Use:	North	Residential and Agricultural			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		RSF-R, RSF-1, PUD at approx. 2 units/acre (County)			
Proposed Zoning:		RSF-R, RSF-1, RSF-2			
Surrounding Zoning:	North	RSF-2 (Mesa County) RSF-4 (City)			
	South	RSF-4 (City)			
	East	RSF-1 and RSF-4 (City)			
	West	RSF-4 and PD (City)			
Growth Plan Designation:		Residential Low Density: .5 to 2 acre lot sizes Residential Medium Low: 2 to 4 units/acre Residential Medium density: 4 to 8 units/acre Residential Medium High: 8 to 12 units/acre Public/Institutional			
Zoning within density range?		X	Yes	X	No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 383.71 acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The G Road South Enclave has been enclaved since May 7, 1995

The G Road South Enclave is one of five annexations located south of G Road being considered at the same time for annexation. There are two enclave annexations located north of G Road that will also be considered this year and will come before City Council beginning in six to eight weeks from now.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on April 27th. Letters have been sent to affected property owners and residents throughout the process.

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

RECOMMENDATION:

Approval

G ROAD SOUTH ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2000-087	
Location:	Located generally between 25 ½ Road and 26 ½ Road and north of Patterson (F) Road and south of G Road and including a portion of land extending East of 26 ½ Road near Round Hill Dr. and Horizon Dr.	
Tax ID Number:	See address list	
Parcels:	221	
Estimated Population:	405	
# of Parcels (owner occupied):	168	
# of Dwelling Units:	176	
Acres land annexed:	383.71 acres for annexation area	
Developable Acres Remaining:	80 acres	
Right-of-way in Annexation:	See Map	
Previous County Zoning:	RSF-R, RSF-1, PUD at approx. 2 units/acre (County)	
Proposed City Zoning:	(RSF-R) Residential Single Family Rural not to exceed 1 unit per 5 acres (RSF-1) Residential Single-Family not to exceed 1 unit per acre (RSF-2) Residential Single Family not to exceed 2 unit per acre	
Current Land Use:	Residential and Agricultural	
Future Land Use:	Same	
Values:	Assessed:	= \$ 3,522,713
	Actual:	= \$ 34,821,960
Census Tract:	10	
Address Ranges:	See Map	
Special Districts:	Water:	Ute Water
	Sewer:	
	Fire:	Grand Junction Rural Fire
		Grand Junction Drainage District
	Drainage:	
	School:	District 51
	Pest:	

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 17th [day of May, 2000](#), the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS**

G ROAD SOUTH ENCLAVE

**LOCATED GENERALLY BETWEEN 25 ½ ROAD AND 26 ½ ROAD AND NORTH OF
PATTERSON (F) ROAD AND SOUTH OF G ROAD AND INCLUDING A PORTION
OF LAND EXTENDING EAST OF 26 ½ ROAD
NEAR ROUND HILL DRIVE AND HORIZON DRIVE**

**AND INCLUDING BUT NOT LIMITED TO ALL OR A PORTION OF THE FOLLOWING
RIGHTS-OF-WAYS: FRUITRIDGE DRIVE, MEANDER DRIVE, MUSIC LANE, MUSIC
COURT, BRAEMAR CIRCLE, FLETCHER LANE,
F ½ ROAD, YOUNG STREET, YOUNG COURT, GALLEY LANE, F ¾ ROAD, 26
ROAD, KNOLL RIDGE LANE, GLEN CARO DRIVE, CLOVERDALE DRIVE,
STEPASIDE DRIVE, MYRTLE LANE, DAHLIA DRIVE, LARKSPUR DRIVE, CREST
RIDGE DRIVE, G ROAD, 26 ½ ROAD, AND HORIZON DRIVE**

CONSISTING OF APPROXIMATELY 383.71 ACRES

**WILL BE CONSIDERED FOR ANNEXATION
TO THE CITY OF GRAND JUNCTION, COLORADO,**

AND EXERCISING LAND USE CONTROL

WHEREAS, on the 17th day of May, 2000, the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the G Road South Enclave and more particularly described as follows:

A parcel of land situate in Section 2 and 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 2; thence S 00°00'00" W along the north-south centerline of said Section 2 a distance of 1977.00 feet to a point; thence N 90°00'00" E a distance of 481.12 feet to the northwest corner of Lot 8 of Round Hill Subdivision; thence S 00°00'00" W along the west line of said Lot 8 a distance of 251.65 feet to the southwest corner of said Lot 8; thence along the northwesterly right of way line for F 1/2 Road the following 3 courses:

- 1) 461.32 feet along the arc of a curve concave to the southeast, having a radius of 560.00 feet, a delta angle of 47°11'58" and a long chord bearing S 55°35'59" W a distance of 448.39 feet to a point;
- 2) S 32°00'00" W a distance of 87.40 feet to a point;
- 3) 40.32 feet along the arc of a curve to the right, having a radius of 39.83 feet, a delta angle of 58°00'00" and a long chord bearing S 61°00'00" W a distance of 38.62 feet to a point on the east right of way line for 26 1/2 Road;

thence S 00°00'00" W along the east right of way line for said 26 1/2 Road a distance of 60.00 feet to a point; thence N 89°51'00" E a distance of 320.00 feet to the southeast corner of Lot 4 of said Round Hill Subdivision; thence S 00°00'00" W a distance of 314.00 feet to the south right of way line for the Grand Valley Highline Canal; thence N 89°45'20" W along the south right of way line for said Grand Valley Highline Canal a distance of 318.54 feet to a point on the east right of way line for said 26 1/2 Road; thence S 00°00'00" W along said east right of way line a distance of 159.52 feet to a point; thence N 90°00'00" E a distance of 235.46 feet to a point; thence S 00°00'00" W a distance of 99.00 feet to a point; thence S 52°30'57" E along the southwesterly right of way of the abandoned Grand River Valley Railroad a distance of 500.30 feet to a point on the southerly right of way line for Horizon Drive; thence S 53°51'00" W along the southerly right of way line for said Horizon Drive a distance of 771.91 feet to a point on the east right of way line for said 26 1/2 Road; thence N 00°00'00" W along said east right of way line a distance of 13.24 feet to a point; thence N 90°00'00" W a distance of 10.00 feet to a point on said east right of way line; thence N 00°00'00" W along the east right of way line for said 26 1/2 Road a distance of 160.49 feet to a point on the northwesterly edge of the Grand Valley Canal; thence N 53°51'00" E along the northwesterly edge of said Grand Valley Canal a distance of 231.51 feet to a point; thence N 00°00'00" W a distance of 50.00 feet to a point; thence N 84°05'00" W a distance of 143.00 feet to a point; thence N 90°00'00" W a distance of 104.70 feet to a point on the west right of way line for said 26 1/2 Road; thence N 00°00'00" W along said west right of way line a distance of 292.30 feet to a point intersecting the west right of way line for said 26 1/2 Road and the north right of way line for Northacres Road; thence N 90°00'00" W a distance of 1131.93 feet to a point; thence N 00°02'00" W a distance of 134.80 feet to a point; thence N 85°37'21" W along the southerly right of way line for the Grand Valley Canal a distance of 151.25 feet to a point; thence N 00°02'00" W a distance of 3.49 feet to a point on the south side of the maintenance road for the Grand Valley Canal; thence along the south side of the maintenance road of said Grand Valley Canal the following 7 courses:

- 1) N 72°35'00" W a distance of 113.28 feet to a point;
- 2) N 48°23'00" W a distance of 354.14 feet to a point;
- 3) N 65°30'00" W a distance of 103.40 feet to a point;
- 4) S 88°23'00" W a distance of 56.66 feet to a point;
- 5) S 58°43'00" W a distance of 109.72 feet to a point;
- 6) S 48°09'00" W a distance of 449.29 feet to a point;
- 7) S 74°09'00" W a distance of 378.13 feet to a point on the section line common with Section 2 and Section 3;

thence N 90°00'00" E a distance of 280.50 feet to a point; thence S 00°02'00" E a distance of 656.50 feet to a point; thence N 90°00'00" E a distance of 66.06 feet to a

point; thence S 00°02'00" E a distance of 260.09 feet to a point; thence N 90°00'00" W a distance of 346.50 feet to a point on the section line common with said Section 2 and Section 3; thence S 00°00'00" W along said common section line a distance of 670.28 feet to a point; thence S 87°41'00" W a distance of 462.25 feet to a point; thence N 00°00'00" W a distance of 90.72 to a point; thence N 34°10'00" W a distance of 21.11 feet to a point; thence N 65°53'00" W a distance of 78.20 feet to a point; thence S 87°57'00" W a distance of 147.62 feet to a point on the centerline for 25 7/8 Road; thence crossing the west 1/2 of said 25 7/8 Road S 88°17'28" W a distance of 31.50 feet to a point; thence along the southerly right of way line for Meander Drive the following 8 courses:

- 1) 21.49 feet along the arc of a curve concave to the southeast, having a radius of 37.50 feet, a delta angle of 32°50'20" and a long chord bearing S 53°33'30" W a distance of 21.20 feet to a point;
- 2) S 37°08'00" W a distance of 102.17 feet to a point;
- 3) 176.75 feet along the arc of a curve to the right, having a radius of 100.00 feet, a delta angle of 101°16'13" and a long chord bearing S 87°46'00" W a distance of 154.60 feet to a point;
- 4) N 41°36'00" W a distance of 72.60 feet to a point;
- 5) 32.14 feet along the arc of a curve to the left, having a radius of 50.00 feet, a delta angle of 36°49'47" and a long chord bearing N 60°00'54" W a distance of 31.39 feet to a point;
- 6) N 78°26'00" W a distance of 70.60 feet to a point;
- 7) 105.50 feet along the arc of a curve to the right, having a radius of 75.00 feet, a delta angle of 80°35'46" and a long chord bearing N 38°08'00" W a distance of 97.00 feet to a point;
- 8) N 02°10'00" E a distance of 34.50 feet to a point;

thence S 48°28'00" W a distance of 210.00 feet to a point on the east line of the SW 1/4 SE 1/4 of said Section 3; thence S 79°58'00" W a distance of 405.40 feet to a point; thence N 90°00'00" W a distance of 261.40 feet to a point on the west line of the E 1/2 SW 1/4 SE 1/4 of said Section 3; thence N 00°00'35" W along said west line a distance of 933.43 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said south line a distance of 658.51 feet to the SE 1/16 corner of said Section 3; thence N 00°09'22" W along the east line of the NW 1/4 SE 1/4 of said Section 3 a distance of 1311.06 feet to the CE 1/16 corner of said Section 3; thence N 00°01'06" W a distance of 30.00 feet to a point on the north right of way line for F 1/2 Road; thence N 00°01'06" W a distance of 116.47 feet to a point on the southwesterly right of way line for the Grand Valley Canal; thence N 61°15'48" W along said southwesterly right of way line a distance of 482.36 feet to a point; thence leaving said southwesterly right of way line N 00°27'24" W a distance of 384.66 feet to a point; thence N 29°56'46" W a distance of 195.69 feet to a point; thence N 00°02'42" E a distance of 399.30 feet to a point on the north line of the SW 1/4 NE 1/4 of said Section 3; thence S 89°59'00" W a distance of 531.70 feet to a point; thence N 00°00'00" W a distance of 617.70 feet to a point on the south boundary line of Grisier-Ritter Minor Subdivision; thence N 89°59'37" E along said south boundary line a distance of 521.00 feet to the southeast corner of said Grisier-Ritter Minor Subdivision; thence N 00°00'00" W along the east boundary line of said Grisier-Ritter Subdivision a distance of 688.50 feet to a point on the north line of the NE 1/4 of

Section 3; thence N 89°55'53" E along the north line of said NE 1/4 a distance of 1848.39 feet to the northeast corner of said Section 3; thence N 90°00'00" E along the north line of the NW 1/4 of Section 2 a distance of 2635.76 feet to the N 1/4 corner of said Section 2 and point of beginning, containing 406.83 acres more or less.

Excepting the Patterson/Sholes Enclave Annexation containing 8.92 acres more or less and excepting the Northfield Estates Enclave Annexation containing 14.20 acres more or less.

G Road South Enclave Annexation contains a net acreage of 383.71 acres more or less.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

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

1. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.
2. That the ordinance annexing the subject area for introduction and first reading on the 21st day of June, 2000 with second reading of the proposed annexation ordinance on July 5, 2000.
3. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this ___ day of _____, 2000.

Attest:

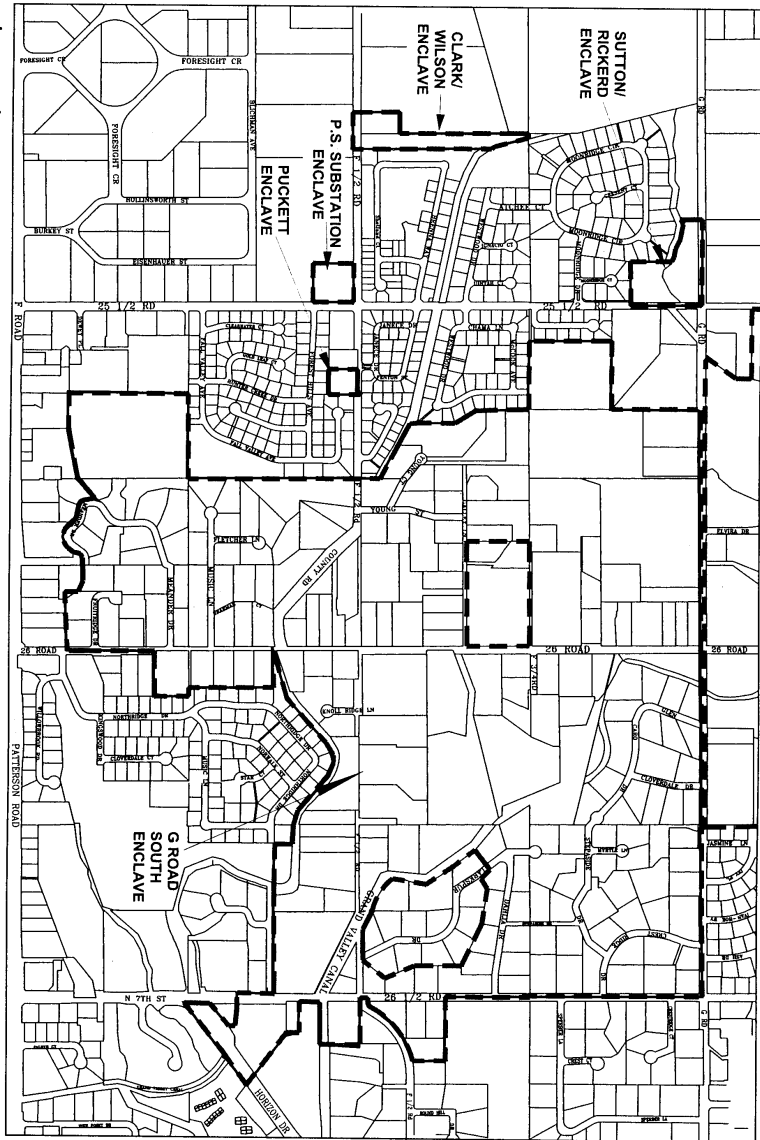
President of the Council

City Clerk

PUBLISHED
May 19, 2000
May 26, 2000

June 2, 2000
June 9, 2000

POMONA PARK ENCLAVES / G ROAD SOUTH AREA



THIS MAP WAS DEVELOPED BY THE CITY OF GRAND JUNCTION FOR USE BY THE CITY ONLY. THE CITY DOES NOT GUARANTEE OR PROMISE THAT IT IS ACCURATE FOR VARIOUS TECHNICAL REASONS.

CITY OF GRAND JUNCTION, COLORADO

FOR INFORMATION PLEASE CONTACT THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT TECHNICAL SERVICES DIVISION
 12000 CITY OF GRAND JUNCTION ROAD, SUITE 11, 2008
 970/258-4010

Attach 12

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Clark/Wilson Enclave Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Resolution for Notice of Intent to Annex and exercising land use jurisdiction immediately for the Clark/Wilson Annexation. The proposed annexation area is located at 2522 and 2524 F ½ Road. File ANX-2000-088

Summary: The 4.85 acre Clark/Wilson Enclave Annexation area consists of two parcels of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution for the notice of intent to annex and exercise land use immediately for the Clark/Wilson Enclave Annexation.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop
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<i>BACKGROUND INFORMATION</i>			
Location:		2522 and 2524 F ½ Road	
Applicants:		City of Grand Junction Staff Rep: Dave Thornton	
Existing Land Use:		Residential and Agricultural	
Proposed Land Use:		No Change	
Surrounding Land Use:	North	Residential and Agricultural	
	South	Industrial Park	
	East	Residential	
	West	Residential and Agricultural	
Existing Zoning:		RSF-R (County)	
Proposed Zoning:		RSF-R	
Surrounding Zoning:	North	PD (City)	
	South	Industrial Office Park I-O (City)	
	East	PD (City)	
	West	PD (City)	
Growth Plan Designation:		Residential Medium density: 4 to 8 units/acre	
Zoning within density range?		Yes	X No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 4.85 acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The Clark/Wilson Enclave has been enclaved since May 7, 1995

The Clark/Wilson Enclave is one of five annexations located south of G Road being considered at the same time for annexation. There are two enclave annexations located north of G Road that will also be considered this year and will come before City Council beginning in six to eight weeks from now.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on April 27th. Letters have been sent to affected property owners and residents throughout the process.

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

RECOMMENDATION:

Approval

CLARK/WILSON ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2000-088
Location:	2522 and 2524 F ½ Road
Tax ID Number:	2945-032-00-026 and 2945-032-00-118
Parcels:	2
Estimated Population:	5
# of Parcels (owner occupied):	2
# of Dwelling Units:	2
Acres land annexed:	4.85 acres for annexation area
Developable Acres Remaining:	2 acres
Right-of-way in Annexation:	346' north of F ½ Rd, See Map
Previous County Zoning:	RSF-R (County)
Proposed City Zoning:	(RSF-R) Residential Single Family Rural not to exceed 1 unit per 5 acres
Current Land Use:	Residential and Agricultural
Future Land Use:	Same
Values:	Assessed: = \$ 12,360
	Actual: = \$ 126,850
Census Tract:	10
Address Ranges:	2522 and 2524 F ½ Road
Special Districts:	Water: Ute Water
	Sewer:
	Fire: Grand Junction Rural Fire Grand Junction Drainage District
	Drainage:
	School: District 51
	Pest:

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 17th day of May, 2000, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS**

CLARK/WILSON ENCLAVE

LOCATED AT 2522 AND 2524 F ½ ROAD

**AND INCLUDING A PORTION OF THE
F ½ ROAD RIGHT-OF-WAY**

CONSISTING OF APPROXIMATELY 4.85 ACRES

**WILL BE CONSIDERED FOR ANNEXATION
TO THE CITY OF GRAND JUNCTION, COLORADO,**

AND EXERCISING LAND USE CONTROL

WHEREAS, on the 17th day of May, 2000, the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the Clark/Wilson Enclave and more particularly described as follows:

A parcel of land situate in the NW 1/4 and SW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CW 1/16 corner of Section 3; thence N 89°57'00" W along the south line of the SW 1/4 NW 1/4 of said Section 3 a distance of 165.00 feet to the True Point of Beginning for the parcel described herein; thence N 00°01'03" W a distance of 330.00 feet to a point; thence S 89°57'00" E a distance of 165.00 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 3; thence N 00°01'03" W along the west line of said SE 1/4 NW 1/4 a distance of 981.62 feet to the NW 1/16 corner of said Section 3; thence S 89°31'00" E along the north line of the SE 1/4 NW 1/4 of said Section 3 a distance of 64.52 feet to a point on the northeasterly right of way line for the Grand Valley Canal; thence S 13°57'04" E along the northeasterly right of way line for said Grand Valley Canal a distance of 213.81 feet to a point; thence leaving said northeasterly right of way line S 00°01'03" E a distance of 1123.68 feet to a point; thence S 89°57'00" E along a line 20.00' south of and parallel with the north line of the NE 1/4 SW 1/4 of said Section 3 a distance of 64.92 feet to a point; thence S 00°05'40" W a distance of 13.00 feet to a point on the south right of way line for F 1/2 Road; thence N 89°57'00" W along said south right of way line a distance of 345.89 feet to a

point; thence N 00°01'03" W a distance of 33.00 feet to a point on the north line of the NW 1/4 SW 1/4 of said Section 3 and point of beginning.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

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

3. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.
4. That the ordinance annexing the subject area for introduction and first reading on the 21st day of June, 2000 with second reading of the proposed annexation ordinance on July 5, 2000.
3. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this ___ day of _____, 2000.

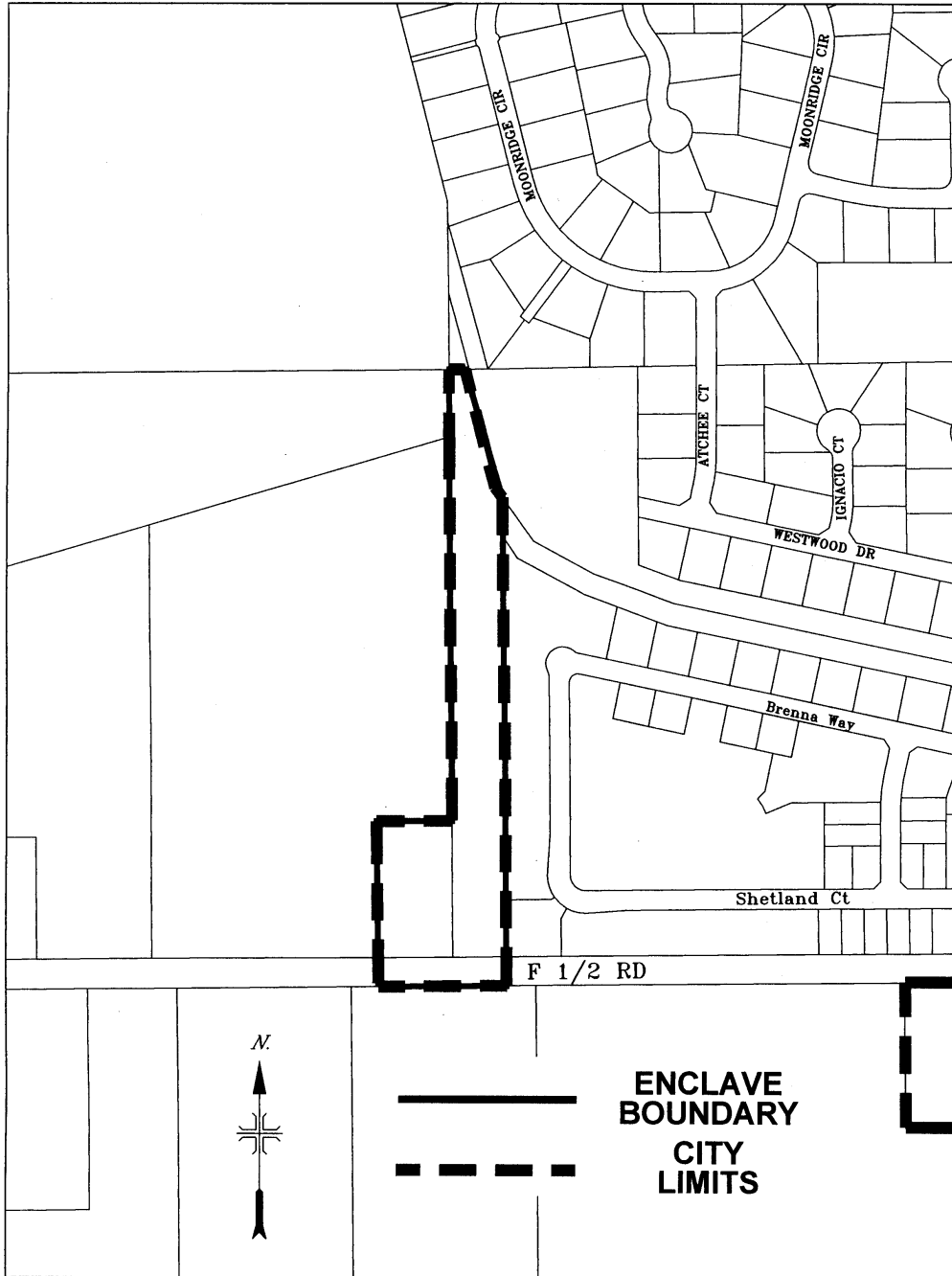
Attest:

President of the Council

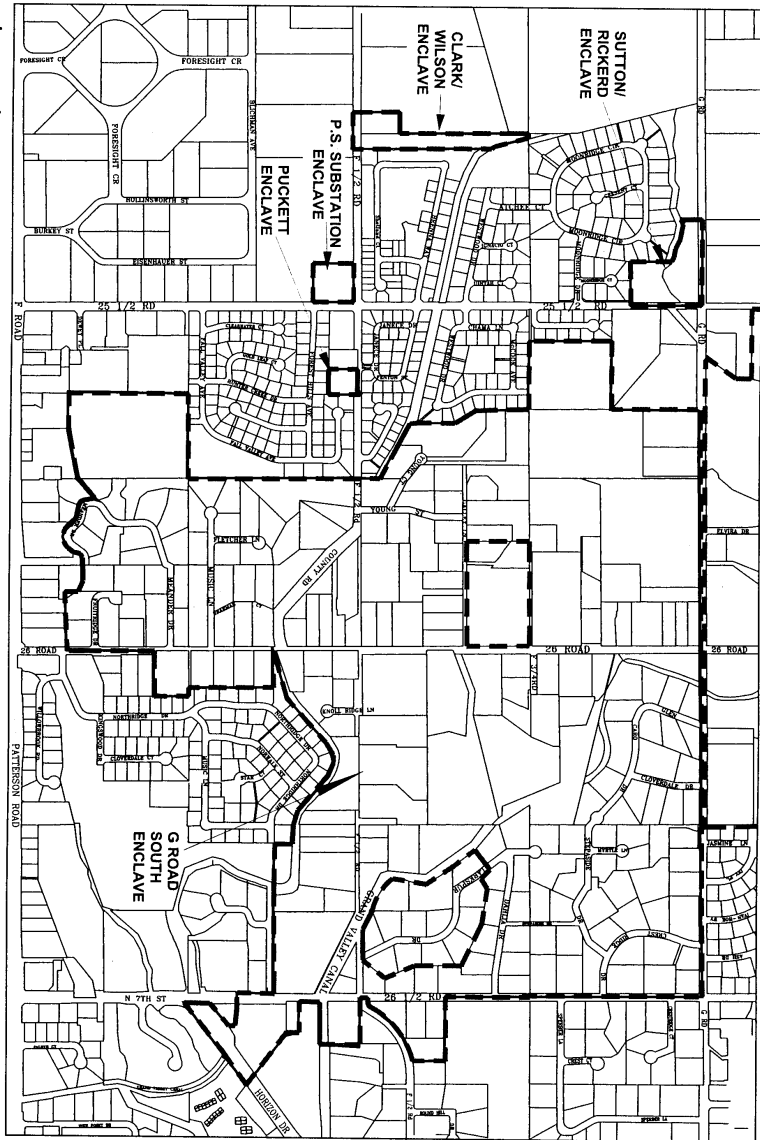
City Clerk

<i>PUBLISHED</i>
May 19, 2000
May 26, 2000
June 2, 2000
June 9, 2000

CLARK / WILSON ENCLAVE ANNEXATION



POMONA PARK ENCLAVES / G ROAD SOUTH AREA



Legend

- CITY LIMITS
- ENCLAVE BOUNDARY

CITY OF GRAND JUNCTION, COLORADO

THIS MAP WAS DEVELOPED BY THE CITY OF GRAND JUNCTION FOR USE BY THE CITY ONLY. THE CITY DOES NOT GUARANTEE OR PROMISE THAT IT IS ACCURATE FOR VARIOUS TECHNICAL REASONS.

FOR INFORMATION PLEASE CONTACT THE CITY OF GRAND JUNCTION, COMMUNITY DEVELOPMENT DEPARTMENT TECHNICAL SERVICES DIVISION, 1000 CITY OF GRAND JUNCTION, GRAND JUNCTION, CO 81505. 970/256-4010

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Sutton/Rickerd Enclave Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Resolution for Notice of Intent to Annex and exercising land use jurisdiction immediately for the Sutton/Rickerd Annexation. The proposed annexation area is located at 2543 G Road and 689 25 ½ Road. File ANX-2000-089

Summary: The 5.73 acre Sutton/Rickerd Enclave Annexation area consists of two parcels of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution for the notice of intent to annex and exercise land use immediately for the Sutton/Rickerd Enclave Annexation.

Citizen Presentation:	X	No		Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:	X	Consent		Indiv. Consideration		Workshop
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<i>BACKGROUND INFORMATION</i>			
Location:		2543 G Road and 689 25 ½ Road	
Applicants:		City of Grand Junction Staff Rep: Dave Thornton	
Existing Land Use:		Residential and Agricultural	
Proposed Land Use:		No Change	
Surrounding Land Use:	North	Church, Residential and Agricultural	
	South	Residential	
	East	Residential	
	West	Residential and Agricultural	
Existing Zoning:		RSF-R (County)	
Proposed Zoning:		RSF-R	
Surrounding Zoning:	North	RSF-4 (City)	
	South	PD and RSF-4 (City)	
	East	RSF-2 and RSF-4 (City)	
	West	PD (City)	
Growth Plan Designation:		Residential Medium density: 4 to 8 units/acre	
Zoning within density range?		Yes	X No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 5.73 acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The Sutton/Rickerd Enclave has been enclaved since May 7, 1995

The Sutton/Rickerd Enclave is one of five annexations located south of G Road being considered at the same time for annexation. There are two enclave annexations located north of G Road that will also be considered this year and will come before City Council beginning in six to eight weeks from now.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on April 27th. Letters have been sent to affected property owners and residents throughout the process.

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

RECOMMENDATION:

Approval

SUTTON/RICKERD ENCLAVE ANNEXATION SUMMARY

File Number:		ANX-2000-087
Location:		2543 G Road and 689 25 ½ Road
Tax ID Number:		2945-032-00-020 and 2945-032-00-092
Parcels:		2
Estimated Population:		5
# of Parcels (owner occupied):		2
# of Dwelling Units:		2
Acres land annexed:		5.73 acres for annexation area
Developable Acres Remaining:		2 acres
Right-of-way in Annexation:		659' south ½ of G Rd & 558' west ½ of 25 ½ Road, See Map
Previous County Zoning:		RSF-R (County)
Proposed City Zoning:		(RSF-R) Residential Single Family Rural not to exceed 1 unit per 5 acres
Current Land Use:		Residential and Agricultural
Future Land Use:		Same
Values:	Assessed:	= \$ 21,180
	Actual:	= \$ 217,470
Census Tract:		10
Address Ranges:		2543 thru 2549 G Road (odd only) 689 thru 699 25 ½ Road (odd only)
Special Districts:	Water:	Ute Water
	Sewer:	
	Fire:	Grand Junction Rural Fire
	Drainage:	Grand Junction Drainage District
	School:	District 51
	Pest:	

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 17th [day of May, 2000](#), the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS**

SUTTON/RICKERD ENCLAVE

LOCATED AT 2543 G ROAD AND 689 25 ½ ROAD

**AND INCLUDING A PORTION OF THE
G ROAD AND 25 ½ ROAD RIGHTS-OF-WAYS**

CONSISTING OF APPROXIMATELY 5.73 ACRES

**WILL BE CONSIDERED FOR ANNEXATION
TO THE CITY OF GRAND JUNCTION, COLORADO,**

AND EXERCISING LAND USE CONTROL

WHEREAS, on the 17th day of May, 2000, the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the Sutton/Rickerd Enclave and more particularly described as follows:

A parcel of land situate in the NE 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 corner of Section 3; thence S 00°16'55" E along the north-south centerline of said Section 3 a distance of 558.13 feet to a point; thence S 89°43'05" W a distance of 336.55 feet to the northwest corner of Lot 39 of Moonridge Falls Filing No. One Subdivision; thence N 00°16'55" W a distance of 313.02 feet to the northeast corner of Outlot C of Moonridge Falls Filing No. Two Subdivision; thence along the centerline of Leach Creek the following 5 courses:

- 1) N 69°35'56" W a distance of 54.46 feet to a point;
- 2) N 78°00'00" W a distance of 50.00 feet to a point;
- 3) N 63°00'00" W a distance of 77.00 feet to a point;
- 4) N 78°00'00" W a distance of 120.00 feet to a point;
- 5) S 67°00'00" W a distance of 40.07 feet to a point on the west line of the E 1/2 NE 1/4 NW 1/4 of said Section 3;

thence N 00°16'09" W along the west line of said E 1/2 NE 1/4 NW 1/4 a distance of 170.01 feet to a point on the north line of said Section 3; thence N 89°43'41" E along the north line of said Section 3 a distance of 658.97 feet to the N 1/4 corner of said Section 3 and point of beginning.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

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

5. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.
6. That the ordinance annexing the subject area for introduction and first reading on the 21st day of June, 2000 with second reading of the proposed annexation ordinance on July 5, 2000.
3. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this ___ day of _____, 2000.

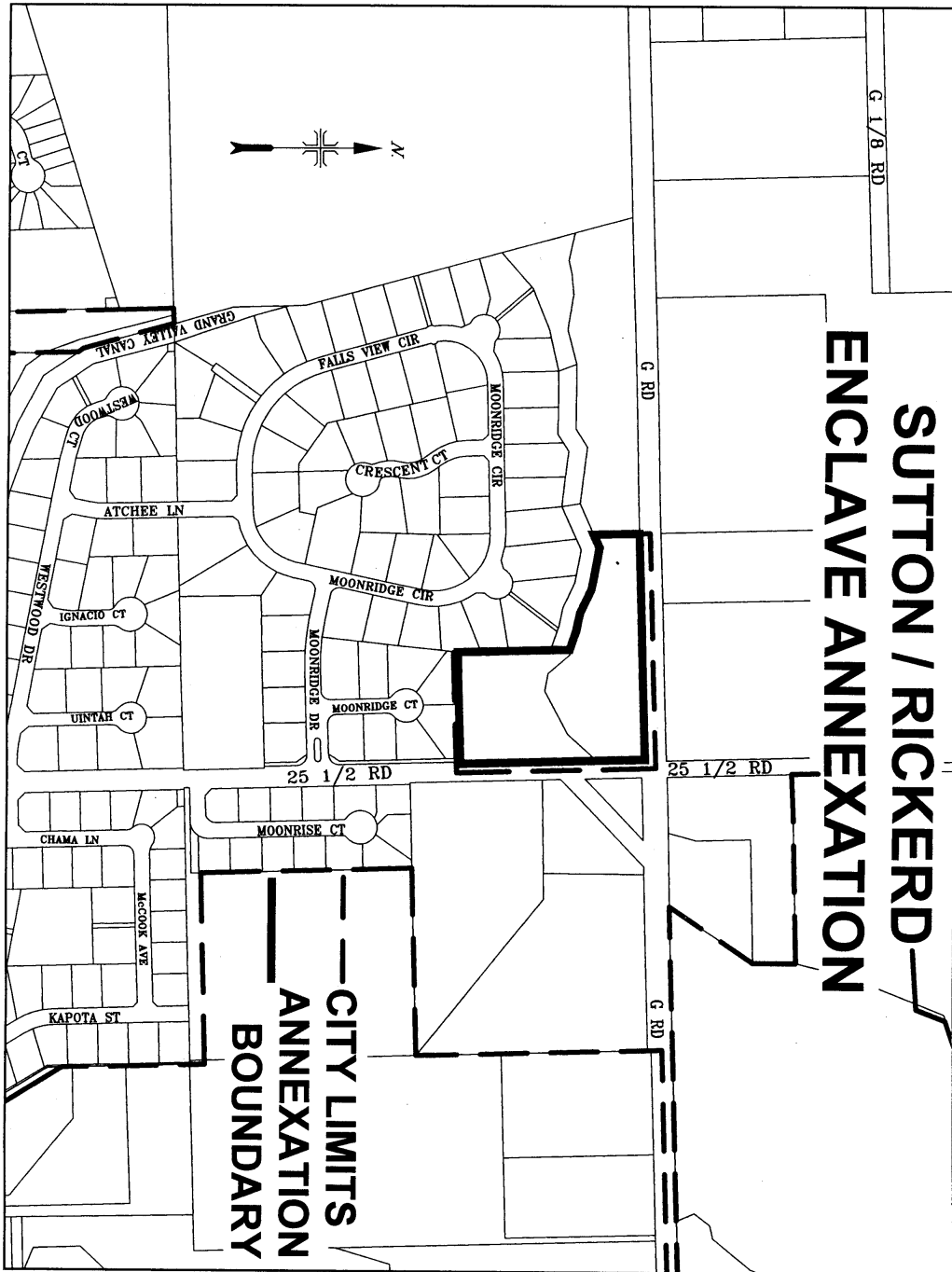
Attest:

President of the Council

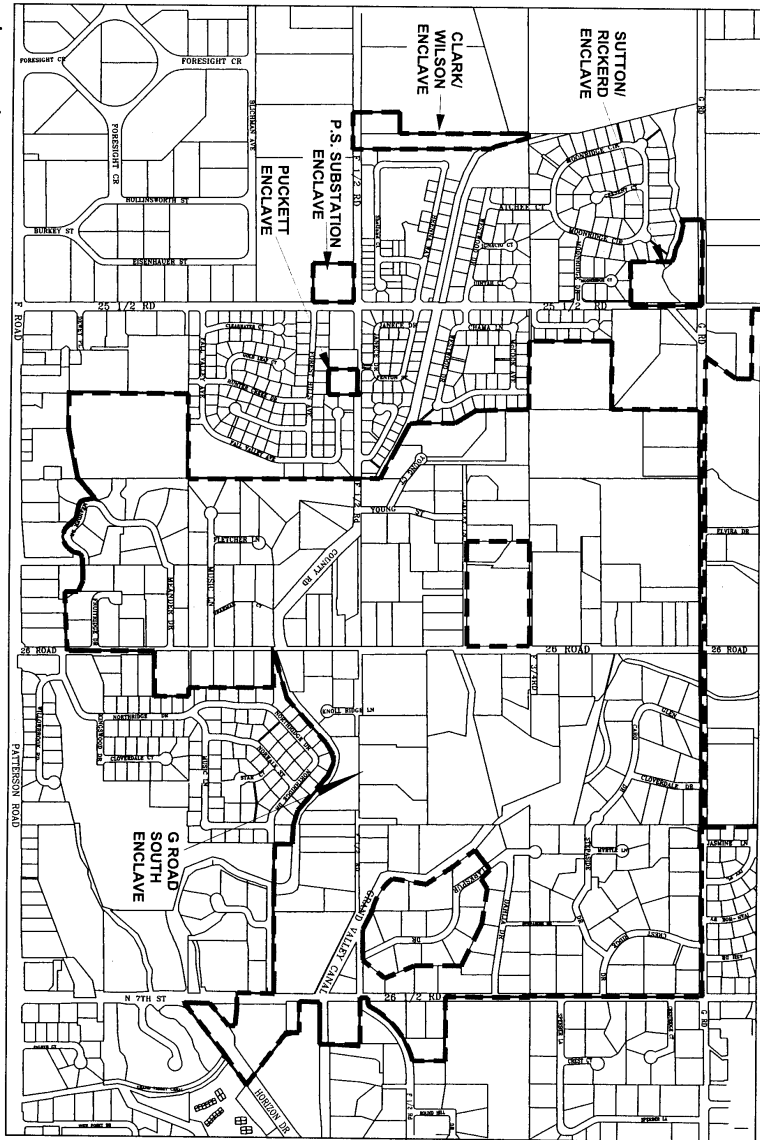
City Clerk

<i>PUBLISHED</i>
May 19, 2000
May 26, 2000
June 2, 2000
June 9, 2000

SUTTON / RICKERD ENCLAVE ANNEXATION



POMONA PARK ENCLAVES / G ROAD SOUTH AREA



THIS MAP WAS DEVELOPED BY THE CITY OF GRAND JUNCTION FOR USE BY THE CITY ONLY. THE CITY DOES NOT GUARANTEE OR PROMISE THAT IT IS ACCURATE FOR VARIOUS TECHNICAL REASONS.

CITY OF GRAND JUNCTION, COLORADO

FOR INFORMATION PLEASE CONTACT THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT TECHNICAL SERVICES DIVISION
 12000 CITY OF GRAND JUNCTION ROAD, SUITE 11, 2008
 970/258-4010

Attach 14

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	P.S. Substation Enclave Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Resolution for Notice of intent to Annex and exercising land use jurisdiction immediately for the P.S. Substation Enclave Annexation. The proposed annexation area is located at the SW corner of 25 ½ Road and F ½ Road. File ANX-2000-090

Summary: The 2.13 acre P.S Substation Enclave Annexation area consists of one parcel of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution for the notice of intent to annex and exercise land use immediately for the P.S. Substation Enclave Annexation.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop
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CITY OF GRAND JUNCTION

DATE: May 17, 2000

CITY COUNCIL

STAFF PRESENTATION: Dave Thornton

<i>BACKGROUND INFORMATION</i>					
Location:		SW corner of 25 ½ Road F ½ Road			
Applicants:		City of Grand Junction Staff Rep: Dave Thornton			
Existing Land Use:		Public Service Substation			
Proposed Land Use:		No Change			
Surrounding Land Use:	North	Residential			
	South	Industrial/Office			
	East	Residential			
	West	Industrial/Office			
Existing Zoning:		Planned Industrial (County)			
Proposed Zoning:		Industrial Office Park (I-O)			
Surrounding Zoning:	North	Planned Development (PD)			
	South	Industrial Office Park (I-O)			
	East	Industrial Office Park (I-O)			
	West	Planned Development (PD)			
Growth Plan Designation:		Commercial/Industrial			
Zoning within density range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 2.13 acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The P.S. Substation Enclave has been enclaved since May 7, 1995

The P.S. Substation Enclave is one of five annexations located south of G Road being considered at the same time for annexation. There are two enclave annexations

located north of G Road that will also be considered this year and will come before City Council beginning in six to eight weeks from now.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on April 27th. Letters have been sent to affected property owners and residents throughout the process.

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

RECOMMENDATION:

Approval

P.S. SUBSTATION ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2000-090
Location:	SW corner 25 ½ Road and F ½ Road
Tax ID Number:	2945-033-00-158
Parcels:	1
Estimated Population:	0
# of Parcels (owner occupied):	0
# of Dwelling Units:	0
Acres land annexed:	2.123 acres for annexation area
Developable Acres Remaining:	0
Right-of-way in Annexation:	None
Previous County Zoning:	Planned Industrial
Proposed City Zoning:	Industrial Office Park (I-O)
Current Land Use:	Public Service Substation
Future Land Use:	Same
Values:	Assessed: = \$ Unknown
	Actual: = \$ Unknown
Census Tract:	10
Address Ranges:	Up to 2549 F ½ Road (odd only) Up to 649 25 ½ Road (odd only)
Special Districts:	Water: Ute Water
	Sewer:
	Fire: Grand Junction Rural Fire Grand Junction Drainage District
	Drainage:
	School: District 51
	Pest:

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 17th [day of May, 2000](#), the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS**

P.S. SUBSTATION ENCLAVE

LOCATED AT THE SW CORNER OF 25 1/2 ROAD AND F 1/2 ROAD

CONSISTING OF APPROXIMATELY 2.13 ACRES

**WILL BE CONSIDERED FOR ANNEXATION
TO THE CITY OF GRAND JUNCTION, COLORADO,**

AND EXERCISING LAND USE CONTROL

WHEREAS, on the 17th day of May, 2000, the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the P.S. Substation Enclave and more particularly described as follows:

A parcel of land situate in the NE 1/4 SW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 3; thence N 90°00'00" W along the north line of the NE 1/4 SW 1/4 of said Section 3 a distance of 30.00 feet to a point; thence S 00°00'00" W a distance of 20.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" W along the west right of way line for 25 1/2 Road a distance of 315.00 feet to a point; thence leaving said west right of way line N 90°00'00" W a distance of 295.00 feet to a point; thence N 00°00'00" E a distance of 315.00 feet to a point on the south right of way line for F 1/2 Road; thence N 90°00'00" E along said south right of way line a distance of 295.00 feet to the point of beginning.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R. S.

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

7. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.
8. That the ordinance annexing the subject area for introduction and first reading on the 21st day of June, 2000 with second reading of the proposed annexation ordinance on July 5, 2000.
3. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this ___ day of _____, 2000.

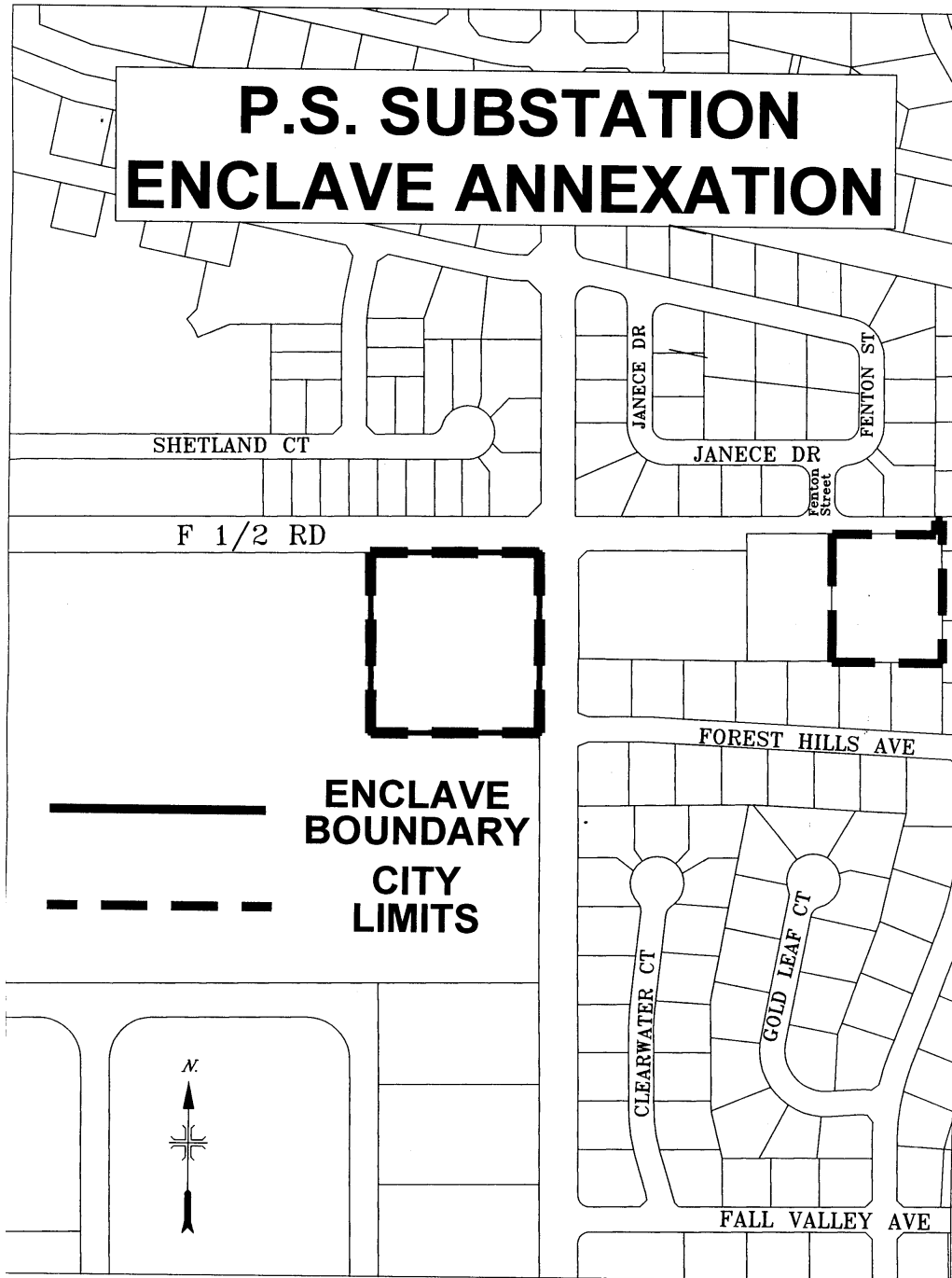
Attest:

President of the Council

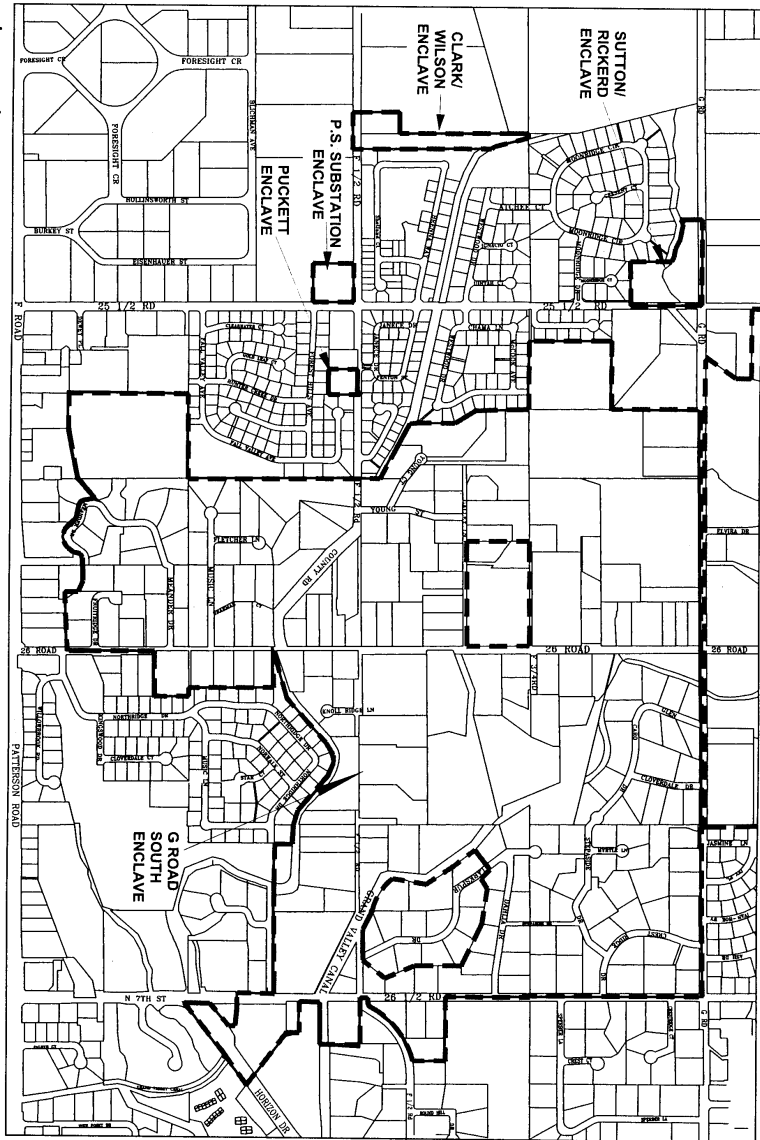
City Clerk

<i>PUBLISHED</i>
May 19, 2000
May 26, 2000
June 2, 2000
June 9, 2000

P.S. SUBSTATION ENCLAVE ANNEXATION



POMONA PARK ENCLAVES / G ROAD SOUTH AREA



Legend

--- CITY LIMITS
 — ENCLAVE BOUNDARY



THIS MAP WAS DEVELOPED BY THE CITY OF GRAND JUNCTION FOR USE BY THE CITY ONLY. THE CITY DOES NOT GUARANTEE OR PROMISE THAT IT IS ACCURATE FOR VARIOUS TECHNICAL REASONS.

CITY OF GRAND JUNCTION, COLORADO

FOR INFORMATION PLEASE CONTACT THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT TECHNICAL SERVICES DIVISION
 12000 CITY OF GRAND JUNCTION ROAD, BOX 11, 81502
 970/258-4010

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Puckett Enclave Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Resolution for Notice of Intent to Annex and exercising land use jurisdiction immediately for the Puckett Annexation. The proposed annexation area is located at 2563 F ½ Road. File ANX-2000-091

Summary: The 1.00 acre Puckett Enclave Annexation area consists of one parcel of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution for the notice of intent to annex and exercise land use immediately for the Puckett Enclave Annexation.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop
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CITY OF GRAND JUNCTION

DATE: May 17, 2000

CITY COUNCIL

STAFF PRESENTATION: Dave Thornton

BACKGROUND INFORMATION			
Location:		2563 F ½ Road	
Applicants:		City of Grand Junction Staff Rep: Dave Thornton	
Existing Land Use:		Residential	
Proposed Land Use:		No Change	
Surrounding Land Use:	North	Residential	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:		RSF-R (County)	
Proposed Zoning:		RSF-R	
Surrounding Zoning:	North	PD (residential)	
	South	PD (residential)	
	East	PD (residential)	
	West	PD (residential)	
Growth Plan Designation:		Residential Medium Low density: 2 to 4 units/acre	
Zoning within density range?		<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes
		<input checked="" type="checkbox"/>	<input type="checkbox"/> No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing one acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The Puckett Enclave has been enclaved since May 7, 1995

The Puckett Enclave is one of five annexations located south of G Road being considered at the same time for annexation. There are two enclave annexations

located north of G Road that will also be considered this year and will come before City Council beginning in six to eight weeks from now.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on April 27th. Letters have been sent to affected property owners and residents throughout the process.

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

RECOMMENDATION:

Approval

PUCKETT ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2000-091
Location:	2563 F ½ Road
Tax ID Number:	2945-034-00-125
Parcels:	1
Estimated Population:	2
# of Parcels (owner occupied):	1
# of Dwelling Units:	1
Acres land annexed:	1.00 acres for annexation area
Developable Acres Remaining:	None
Right-of-way in Annexation:	194' south ½ of F ½ Road, See Map
Previous County Zoning:	RSF-R (County)
Proposed City Zoning:	(RSF-R) Residential Single Family Rural not to exceed 1 unit per 5 acres
Current Land Use:	Residential
Future Land Use:	Same
Values:	Assessed: = \$ 10,110
	Actual: = \$ 103,780
Census Tract:	10
Address Ranges:	2563 F ½ Road
Special Districts:	Water: Ute Water
	Sewer:
	Fire: Grand Junction Rural Fire Grand Junction Drainage District
	Drainage:
	School: District 51
	Pest:

**NOTICE OF HEARING
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NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 17th [day of May, 2000](#), the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS**

PUCKETT ENCLAVE

LOCATED AT 2563 F ½ ROAD

**AND INCLUDING A PORTION OF THE
F ½ ROAD RIGHT-OF-WAY**

CONSISTING OF APPROXIMATELY 1.00 ACRES

**WILL BE CONSIDERED FOR ANNEXATION
TO THE CITY OF GRAND JUNCTION, COLORADO,**

AND EXERCISING LAND USE CONTROL

WHEREAS, on the 17th day of May, 2000, the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the Puckett Enclave and more particularly described as follows:

A parcel of land situate in the NW 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 3; thence N 89°53'37" E along the north line of the NW 1/4 SE 1/4 of said Section 3 a distance of 478.29 feet to the True Point of Beginning of the parcel described herein; thence N 89°53'37" E along the north line of said NW 1/4 SE 1/4 a distance of 193.60 feet to a point; thence leaving said north line S 00°06'23" E a distance of 225.00 feet to a point; thence S 89°53'37" W a distance of 193.60 feet to a point; thence N 00°06'23" W a distance of 225.00 feet to the point on the north line of the NW 1/4 SE 1/4 of said Section 3 and point of beginning.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

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

9. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.
10. That the ordinance annexing the subject area for introduction and first reading on the 21st day of June, 2000 with second reading of the proposed annexation ordinance on July 5, 2000.
3. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this ___ day of _____, 2000.

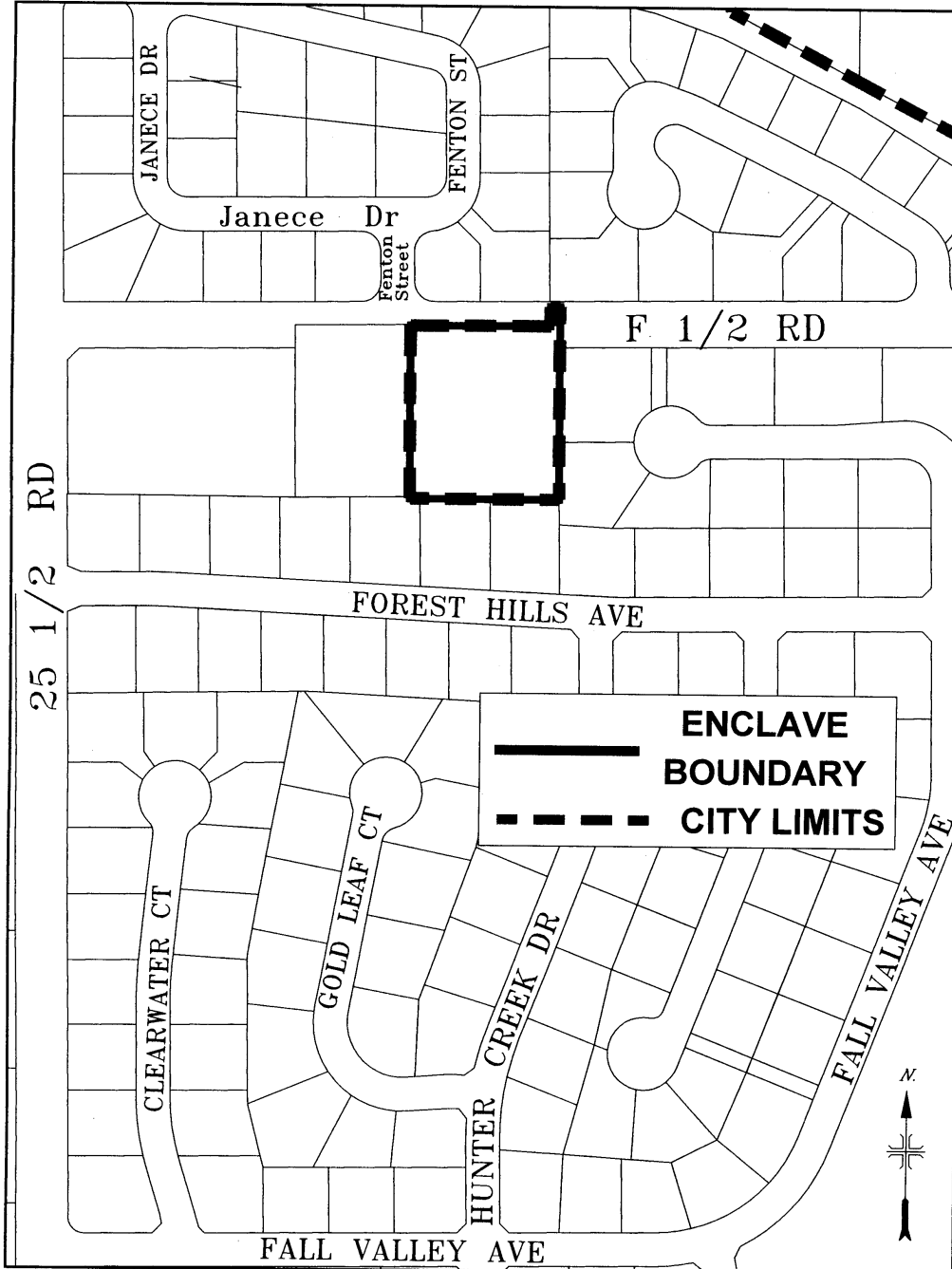
Attest:

President of the Council

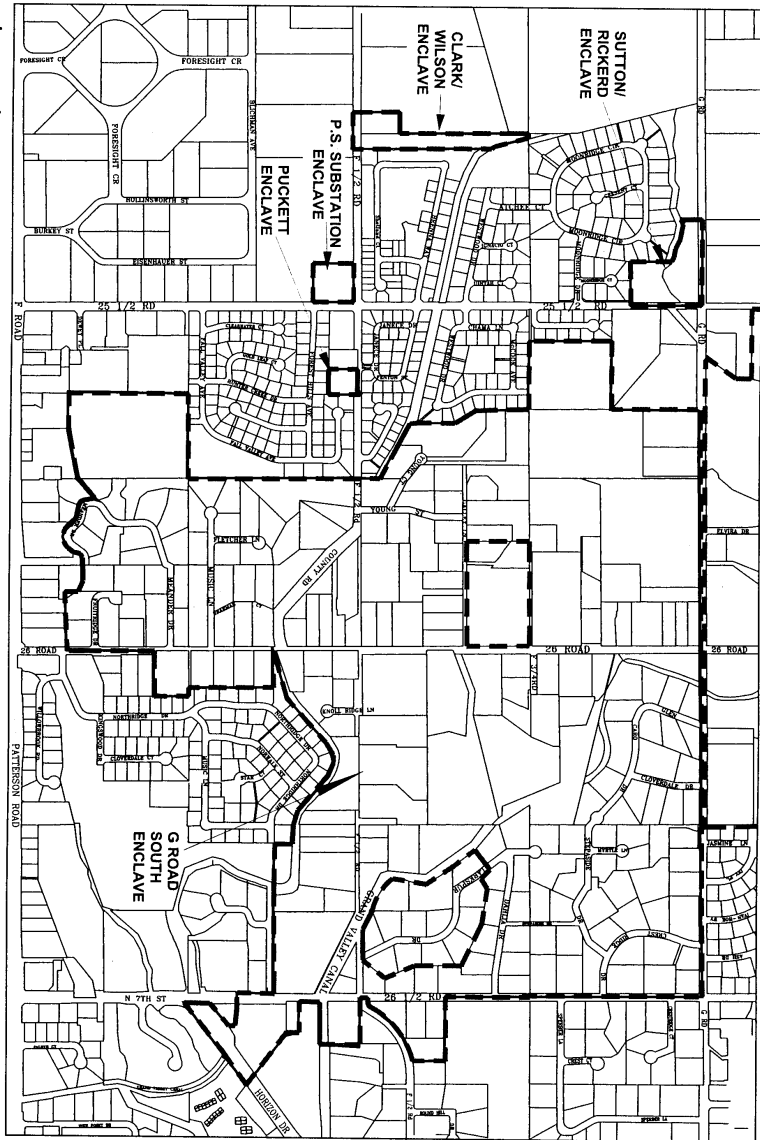
City Clerk

<i>PUBLISHED</i>
May 19, 2000
May 26, 2000
June 2, 2000
June 9, 2000

PUCKETT ENCLAVE ANNEXATION



POMONA PARK ENCLAVES / G ROAD SOUTH AREA



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CITY OF GRAND JUNCTION, COLORADO

FOR INFORMATION PLEASE CONTACT THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT TECHNICAL SERVICES DIVISION
 12000 CITY OF GRAND JUNCTION ROAD, SUITE 11, 2008
 970/258-4010

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Purchase of Development Rights IGA		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	David Varley	Mesa County Administration	
Presenter Name:	David Varley Mark Achen	Assistant City Manager City Manager	
Workshop		X	Formal Agenda

Subject: Intergovernmental Agreement creating a committee to purchase development rights in the buffer areas between Grand Junction and Fruita and Grand Junction and Palisade.

Summary: This is an intergovernmental agreement between Mesa County, Grand Junction, Fruita and Palisade. This agreement creates a Purchase of Development Rights Review Committee. The purpose of this committee is to provide generalized land selection guidance to the purchase of development rights program.

Background Information: The governments of Mesa County, Grand Junction, Fruita and Palisade have met together in several growth summit meetings. One of the ideas discussed at these meetings is to preserve land in the buffer areas between the different jurisdictions. One way to preserve such land is through the purchase of development rights. A joint effort between these four governments is being developed to begin purchasing development rights. This IGA creates a committee which will help purchase these rights. Membership of this committee consists of each party annually appointing one member from among its respective governing body. This committee will establish criteria for determining from which property to purchase development rights, will review proposed projects and will authorize the Mesa County Land Conservancy to negotiate the purchase of the rights. On March 27, a grant for funds to purchase development rights within the cooperative planning areas of the Grand Valley was submitted to Great Outdoors Colorado.

Budget: This City has committed \$50,000 in contingency funds towards this project. This money will be used as part of a match for the GOCO grant.

Action Requested/Recommendation: Recommend approval of the Intergovernmental Agreement.

Citizen Presentation:	X	No	Yes	If Yes,	
Name:					
Purpose:					
Report results back to Council:		No	Yes	When:	
Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop	

PURCHASE OF DEVELOPMENT RIGHTS REVIEW COMMITTEE GUIDANCE OVERVIEW

PURPOSE

The purpose of the Purchase Development Rights Review Committee is to provide generalized land selection guidance to the Purchase of Development Rights Program by:

- 1) establishing criteria for determining from which properties within the Grand Valley community separators it is most appropriate to pursue purchasing development rights;
- 2) reviewing proposed projects in light of the established criteria and authorize the Mesa County Land Conservancy to negotiate the purchase(s), and;
- 3) monitoring the purchases and reporting back to each governing body on a quarterly basis.

GUIDING PRINCIPLES

- 1) Purchase from willing seller only.
- 2) Pay only fair market value.
- 3) Require landowner to donate a minimum of 25% of the appraised value.
- 4) Utilize priority criteria to evaluate potential properties.
- 5) Balance the selection of projects over time and among community separators.
- 6) Landowner must agree to promote benefits of the program.

EVALUATION CRITERIA

See matrix

To be included on the list of priority projects the evaluation of the land must include an affirmative answer to at least one question in each of the evaluation categories. Properties with a higher number of affirmative responses are considered higher priority.

Categories:

- Agricultural Stability
- Landscape Attributes
- Facilities

PURCHASE OF DEVELOPMENT RIGHTS COMMITTEE AGREEMENT

THIS AGREEMENT, entered into this 15th day of May 2000 by and between MESA COUNTY, COLORADO, a Body Politic organized under and existing by virtue of the laws of the State of Colorado and the TOWN OF PALISADE, COLORADO, the CITY OF FRUITA, COLORADO and the CITY OF GRAND JUNCTION, COLORADO.

WHEREAS, this agreement is entered under the authority authorized by Title 29, Article 20, Colorado Revised Statutes, as amended, and;

WHEREAS, the Board of County Commissioners of Mesa County, the Palisade Town Board of Trustees, the Fruita City Council and the Grand Junction City Council find it is for the mutual benefit of all parties and in the interest of the public and affected land owners to cooperatively plan for the purchase of development rights within the Mesa County Cooperative Planning Areas established by MCA 98-10 and 98-11 , and;

WHEREAS, the Board of County Commissioners of Mesa County, the Palisade Town Board of Trustees and the Grand Junction City Council entered a Cooperative Planning Agreement (MCA 98-10) on February 9, 1998 and;

WHEREAS, the Board of County Commissioners of Mesa County, the Fruita City Council and the Grand Junction City Council entered a Cooperative Planning Agreement (MCA 98-11) on February 9, 1998 and;

WHEREAS, the Board of County Commissioners of Mesa County adopted a resolution on April 5, 1999 supporting voluntary land conservation techniques (MCM #99-68) which directed staff to pursue “funding mechanisms and partnerships available for preserving open lands with an emphasis on enhancing the rural character of the cooperative planning areas” and “ work cooperatively with the County’s municipalities and other potential partners to establish joint open space funding for acquisition of important land and/or development rights throughout Mesa County” and;

WHEREAS, the Board of County Commissioners, the Palisade Town Board of Trustees, the Fruita City Council and the Grand Junction City Council have conducted three Growth Management Summits since July 1999 and;

WHEREAS, on March 9, 2000 at Growth Management Summit #3, representatives of Board of County Commissioners of Mesa County, the Palisade Town Board of Trustees, the Fruita City Council and the Grand Junction City Council directed their staffs to develop an intergovernmental agreement creating a Purchase of Development Rights Review Committee and;

WHEREAS, on March 27, 2000, the Board of County Commissioners, the Palisade Town Council, the Fruita City Council and the Grand Junction City Council, and the Mesa County Land Conservancy jointly applied to the Great Outdoor Colorado for a grant to purchase development rights within the cooperative planning areas of the Grand Valley, and;

WHEREAS, the Mesa Countywide Land Use Plan expresses countywide goals, policies, and actions to provide guidance in land use decision making, and;

WHEREAS, the above Plan and the Grand Junction Growth Plan have the following as a policy statement:

Grand Junction and Mesa County will coordinate with the Town of Palisade to establish and maintain a transition area between Grand Junction and Palisade that includes the proposed area of joint concern....

and;

WHEREAS, the adopted Fruita Community Plan (May 23, 1994) includes a goal to “establish positive regional relations,” that is consistent with the concept of establishing a cooperative planning area between Grand Junction and Fruita, and;

WHEREAS, the Board of County Commissioners will enter a contract with the Mesa County Land Conservancy to provide services to negotiate with landowners for the purchase of their development right.

NOW, THEREFORE, in consideration of the covenants and obligations herein expressed, it is agreed by and between the parties as follows:

1. This intergovernmental agreement shall pertain to the geographic area labeled as “cooperative planning areas” on MCA #s 98-10 and 98-11.
2. A Purchase of Development Rights Review Committee (“Committee” herein after) is necessary and appropriate to consider which properties should be considered most appropriate for the parties to pursue purchasing development rights.
3. A Purchase of Development Rights Review Committee is hereby created:
 - a. Membership/Term

Each party shall annually appoint one member from among its respective governing body to serve on the committee.
A limited voting member shall be selected from the Mesa County Technical Resource Advisory Committee. Such member shall be authorized to vote only to break a tie vote.
 - b. Role/Responsibilities
 1. Establish criteria for determining from which properties within Mesa County it is most appropriate for the parties to pursue purchasing development rights.
 2. Act pursuant to by-laws as attached in Exhibit “A.”
 3. Review proposed projects in light of the established criteria and authorize the Mesa County Land Conservancy to negotiate the purchase(s).
 4. Monitor the purchases and report back to each party on a quarterly basis.

c. Guiding Principles

1. Purchase from willing seller only.
2. Pay only fair market value.
3. Require landowner to donate a minimum of 25% of the appraised value.
4. Utilize priority criteria to evaluate potential properties.
5. Balance the selection of projects over time and among community separators.
6. Landowner must agree to promote benefits of the program.

4. Mesa County Board of County Commissioners will bill the other parties for reimbursement of committed funds for the Purchase of Development Rights program and will seek grant opportunities to assist with the program.

5. Venue for any dispute hereunder shall be in the District Court of Mesa County, Colorado.

6. This agreement may be amended in writing subject to the approval of all parties.

Board of County Commissioners
County of Mesa, State of Colorado

By: _____

Attest:

Monika Todd, Clerk and Recorder

Town of Palisade

By: _____

Attest:

City of Grand Junction

By: _____

Attest:

Stephanie Nye, City Clerk

City of Fruita

By: _____

Attest:

Attach 17

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Animal Control Resolution Setting Fees		
Meeting Date:	May 17, 2000		
Date Prepared:	May 10, 2000		
Author:	Stephanie Rubinstein	Staff City Attorney	
Presenter Name:	Stephanie Rubinstein	Staff City Attorney	
	Workshop	X	Formal Agenda

Subject: Animal Control Resolution Setting Fees

Summary: Fees charged for impounding, boarding, adoption, licensure, euthanasia, and deposits are specifically listed by this resolution. They are no different from the current fees, but with the amendments to the Animal Control regulations, listing the fees provides notice to the public as to these costs.

Background Information: The resolution setting fees is occurring concurrently with the amendment of the Animal Control regulations to reflect current changes in legislation, as well as administrative changes.

Budget: None

Action Requested/Recommendation: Approval of Resolution on Consent.

Citizen Presentation:	X	No		Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:	X	Consent		Indiv. Consideration		Workshop
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RESOLUTION NO. _____

**A RESOLUTION AMENDING CHAPTER 6, ARTICLE III OF THE
CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO**

RECITALS: The changes reflect the policy of the City Council of protecting the health, safety and welfare of the citizens of the City of Grand Junction, and requiring that animal owners take full responsibility for their animals.

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

Chapter 6, Articles III of the Code of Ordinances of the City of Grand Junction, be amended as follows:

That a new Section 6-66(d) be added to read:

Charges and fees for seizure, impoundment, boarding, licensing, veterinarian care, and adoption of an animal shall be cumulatively assessed to any animal owner according to the following schedules.

- i. Impound Fees
 - a. Dog.....\$25.00
 - b. Cat.....\$25.00
 - c. Other Animals.....\$15.00

- ii. Boarding Fees
 - a. Dogs.....\$6.00 a day
 - b. Cats.....\$6.00 a day
 - c. Others, Actual Cost with (minimum).....\$4.00 a day
 - d. Quarantine Animals.....\$7.50 a day

- iii. Adoption Fees
 - a. Dogs.....\$6.00
 - b. Cats.....\$6.00

- iv. License Fees
 - a. Original.....\$5.00
 - b. Lost Tag Replacement.....\$3.00

- v. Euthanasia Fee.....\$20.00

- vi. Deposits
 - a. Spay/Neuter.....\$25.00
 - b. Rabies Vaccination.....\$10.00
 - c. Deposit of both a spay/neuter deposit and a rabies vaccination deposit shall be required for the adoption of an animal.
 - d. Deposit of a rabies vaccination shall be required for redemption of an unvaccinated animal.
 - e. Deposits shall be returned upon proof of a spay/neuter and vaccination as applicable. If no proof of the required action is presented to Animal Control by the date prescribed on the sterilization contract and/or vaccination contract, the deposit shall be forfeited.

- vii. Veterinary Care
Actual, reasonable costs of necessary veterinary treatment.

PASSED AND ADOPTED this _____ day of _____, 2000.

President of the Council

ATTEST:

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:		Animal Control Ordinance Revisions	
Meeting Date:		May 17, 2000	
Date Prepared:		April 21, 2000	
Author:		Stephanie Rubinstein	Staff City Attorney
Presenter Name:		Stephanie Rubinstein	Staff City Attorney
	Workshop	X	Formal Agenda

Subject: Animal Control Ordinance

Summary: The proposed changes to our current Animal Control ordinances are as follows:

- a. In the past, the City has required rabies vaccinations yearly. Senate Bill 99-112 states that animal owners cannot be required to vaccinate their animals more often than is recommended in the "Compendium of Animal Rabies Control," which is produced by the National Association of State Public Health Veterinarians, Inc. This compendium recommends vaccinations which have a duration of three years. The ordinance changes the requirement from yearly vaccinations to vaccinations which are in accordance with the "Compendium of Animal Rabies Control."
- b. The minimum period where an animal which has been impounded becomes the custody of Animal Control is changed from 72 hours to 5 days.
- c. The requirements for the humane disposal of an animal who is in the custody of Animal Control and is sick or injured and in pain or contagious to other animals are added. The current ordinance reads simply that the animal may be "immediately disposed of." The amendment requires that Animal first get the opinion of a veterinarian that the animal is experiencing extreme pain or suffering and Animal Control must exhaust reasonable efforts to contact the owner within 24 hours.
- d. In one Section (6-63(g)), the term "Animal Regulation Officer" is used. To keep uniformity with the rest of the ordinance, this term has been amended to "Animal Control Officer."

- e. The current ordinance provides that if an animal is determined by the court to be vicious, then it *shall* be humanely disposed of by euthanasia. The amendment changes this to “may.”
- f. The amended ordinance removes the requirement that transfer of ownership, if the animal is being adopted from Animal Control, shall not be effected until sterilization has occurred has been removed.
- g. Persons who were charged with enforcement of this ordinance were listed as those persons designated by Council. This section has been amended to specifically include Animal Control Officers and the Director of Animal Control.
- h. In the current ordinances, only the fines for a penalty assessment (meaning the ticket may be mailed in, instead of requiring the defendant to go to court) are listed. Two new sections are added to provide fines for violations which are not penalty assessments. These sections also provide that if an animal is charged with three or more violations of these ordinances in two years, or there is a conviction of a charge where there is bodily injury to a person or another animal, the court may order that the animal be destroyed.
- i. A new section is added to provide that as a condition of sentencing, the court may require the defendant to pay costs of prosecution and Animal Control Center fees and costs. In addition, suspension of sentence may be provided upon conditions which would work to protect the public or abate a public nuisance.
- j. Two administrative sections are added: (1) That if one provision of these ordinances are found to be invalid, the other provisions are still valid; (2) The City and Animal Control shall not be held responsible for injury resulting from administration of these ordinances.
- k. By resolution, fees charged for impounding, boarding, adoption, licensure, euthanasia, and deposits are specifically listed.

Background Information: On November 22, 1999, Mesa County amended its Animal Control regulations, partly in response to Senate Bill 99-112 and partly to make administrative changes, as the regulations have not been updated since 1992. This ordinance is a response to these changes.

Budget: None

Action Requested/Recommendation: Approval of Ordinance on Final Reading

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 6, ARTICLE III OF THE
CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO**

RECITALS: On November 22, 1999, the Mesa County Commissioners revised the Animal Control Regulations, partly in response to Senate Bill 99-112, which changed the requirements regarding animal rabies vaccinations. Additionally, before this date, the Animal Control Ordinances have not been revised since 1992. These changes were made to sections referring to Rabies Control, Impoundment and Disposition of Animals, and Penalties for violation of said articles. The changes reflect the policy of the City Council of protecting the health, safety and welfare of the citizens of the City of Grand Junction, and requiring that animal owners take full responsibility for their animals.

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

Chapter 6, Articles III of the Code of Ordinances of the City of Grand Junction, be amended as follows:

That Section 6-58 (a) be repealed and a new Section 6-58 (a) be added to read:

Vaccination Required. No person shall own, keep or harbor in the City any dog or cat over four months of age unless such dog or cat is vaccinated against rabies. All dogs and cats vaccinated at four months of age or older shall be revaccinated thereafter in accordance with the recommendation in the "Compendium of Animal Rabies Control" as promulgated by the National Association of State Public Health Veterinarians. After vaccinating a cat or dog for rabies, the veterinarian shall give the owner written certification of such vaccination. Any dog or cat owner who moves into the City and owns any dog or cat four months of age or older, including for purposes of this Section shall comply with this Article within thirty days afterward. If any dog or cat has bitten any person or animal within the last ten days, the owner of said dog or cat shall report that fact to the vaccinating veterinarian and to the animal control facility, and no rabies vaccine shall be administered to that dog or cat until after the ten-day observation period.

That Section 6-63 (d)(1) be repealed and a new Section 6-63 (d) be added to read:

Minimum period. Any animal impounded at Animal Control which is not reclaimed by the owner shall be held by Animal Control for a minimum of five (5) days after acquisition by Animal Control, before it may become available for adoption or otherwise disposed of at the discretion of Animal Control. If the owner does not properly claim

and redeem the animal within this period of impoundment, the animal may be subject to disposition under Section 6-64.

That Section 6-63(d)(2) be repealed and a new Section 6-63(d)(2) be added to read:

Sick or injured animal. An impounded animal which is sick or injured and in pain or contagious to other animals, and which is not identifiable to an owner, is subject to a minimal impoundment period and may immediately be humanely disposed of through euthanasia, if (1) in the opinion of a veterinarian the animal is experiencing extreme pain or suffering; and (2) Animal Control has exhausted reasonable efforts to contact the owner for up to 24 hours.

That Section 6-63 (g) be repealed and a new Section 6-63 (g) be added to read:

Impoundment Alternatives. Nothing in this Section shall be construed to prevent an Animal Control Officer from taking whatever action is reasonably necessary to protect his person or members of the public from injury by any animal.

That Section 6-64 (c)(1) be repealed and a new Section 6-64 (c)(1) be added to read:

A dog found to be vicious by any court, as defined by Subsection 6-57 (1), (2), (3), or (4) of this Article, may be finally disposed of by humane euthanasia.

That Section 6-64 (d) be amended to remove:

Transfer of ownership of the dog or cat shall not be effected until sterilization has occurred.

That Section 6-65 (a) be repealed and a new Section 6-65 (a) be added to read:

Responsibility. This provisions of this Article shall be enforced within the City by the Director of Animal Control, Animal Control Officers, and any other person however administratively assigned or titled, as authorized by the Grand Junction City Council. Enforcement by the City employees shall be limited to City limits and such additional areas as the Council may designate by Contract or Resolution pursuant to C.R.S. 30-15-101 (2). Animal Control Officers shall be deemed "peace officers" without regard to certification requirements, as authorized by C.R.S. 30-15-105. The City Attorney shall prosecute at his discretion any violation of this Article.

That a new Section _____ shall be added to read:

Any violation of Sections 6-58, 6-59, 6-60, 6-61, 6-63 (f), 6-64 (d), 6-65 (d), 6-65 (e), or 6-65 (f), of this Article and any subsections thereof which do not involve bodily injury to any person or animal, shall be punishable upon conviction by a fine of not more than five-hundred dollars (\$500.00). If the dog owner has been convicted of three or more violations of any Section of this Article not involving bodily injury within a two year

period, the court may impose a sentence of imprisonment in the county jail for not more than ninety (90) days in addition to any fine and may order the destruction of the animal.

That a new Section _____ shall be added to read:

Any violation of Sections 6-58, 6-59, 6-60, 6-61, 6-63 (f), 6-64 (d), 6-65 (d), 6-65 (e), or 6-65 (f) of this Article and any subsections thereof which involve bodily injury to any person or bodily injury or death to an animal by a dog or other pet animal shall be punishable upon conviction by a fine of not less than two-hundred fifty dollars (\$250.00) nor more than one-thousand dollars (\$1,000.00), or by imprisonment of not less than three (3) months nor more than twelve (12) months, or by both such fine and imprisonment for each separate offense. In addition, the Court may order the destruction of the dog upon conviction of the owner of any violation with bodily injury.

That a new Section _____ be added to read:

- A. In addition to payment of any fine or other punishment, a violator shall be required as a condition of sentencing to pay the Animal Control Center all applicable fees and charges pursuant to Section 6-68, and cost of prosecution as be required by the Court.
- B. Suspension of any penalty or punishment may be conditioned upon compliance with any reasonable order or condition designed to protect the public or abate a public nuisance caused by an owner's animal. Such conditions may include but are not limited to those set forth in Section 6-64 (c).

That a new Section _____ be added to read:

If any provision of this Chapter or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or application of this Chapter which can be given effect without the invalid provisions or applications, and to this end, the provisions of this Resolution are declared to be severable.

That a new Section _____ be added to read:

The City of Grand Junction City Council, the Health Officer, Animal Control Officers, or any other employees, persons or agents authorized to enforce the provisions of this Chapter shall not be held responsible for any accident or subsequent disease or for any loss or damages resulting from administration of this Chapter.

Introduced this 3rd day of May, 2000.

Passed and adopted this _____ day of _____, 2000.

President of the Council

ATTEST:

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	CDBG Annual Action Plan for 2000	
Meeting Date:	May 17, 2000	
Date Prepared:	May 10, 2000	
Author:	Dave Thornton	Principal Planner
Presenter Name:	David Varley	Acting Community Development Director
	Workshop	X Formal Agenda

Subject: Public Hearing to discuss funding projects for the City’s 2000 Community Development Block Grant Program Year.

Summary: This is a public hearing to receive input regarding use of the City’s 2000 CDBG Program Year funds and to discuss the funding recommendations made by the City Council CDBG Committee.

Background Information: This is a required public hearing to receive input regarding use of our annual CDBG entitlement funds. A second public hearing will be held on June 7, 2000 to adopt the Annual Update to the City’s Consolidated Plan. The City has received ten applications for projects requesting CDBG funds. These requests total \$1,296,914 and the City expects to receive \$489,000 for the 2000 program year. A summary list of all requested projects is attached along with a brief description of each project and a listing of previous years’ funding.

On May 8, 2000 a committee of three Council Members met to discuss the funding requests. This committee recommends that the Council fund the following projects for the 2000 program year.

1. GRAND VALLEY CATHOLIC OUTREACH HOMELESS DAYCENTER
ACQUISITION \$130,000: This will fund the entire purchase price of the existing building the day center is currently occupying.
2. THE LINDEN BUILDINGS REHABILITATION PROJECT \$55,000: This project is to rehab existing market rate units for conversion to permanently affordable units. CDBG dollars will be used for rehabilitation and for temporary/lost rent (relocation costs) during the rehabilitation period and will leverage \$ 191,500 in other funds.
3. RIVERSIDE DRAINAGE IMPROVEMENTS PHASE II \$200,000: Phase I was funded with 1999 CDBG program year funds. Phase II will complete the project.
4. HEADSTART CLASSROOM/FAMILY CENTER ADDITION AND REMODEL PROJECT \$104,000: CDBG funds will be used to add a 400 sq. ft. addition to the existing facility. Upgrading the facility and adding a small addition will allow for the creation of a 1500 sq. ft classroom, new additional office space, upgrading

accessibility in front of the building and to the bathrooms, adding new exterior siding, replacing windows and doors, etc.

In addition, Staff is requesting to transfer a balance of \$6,014 of unspent funds from the 1998 Elm Avenue sidewalk and drainage project to the 1998 Administration and Planning Activity CDBG Account. These funds will be carried over and used in Program Year 2000 for Administration and Planning activities including hiring a consultant to develop a new five-year Consolidated Plan for Grand Junction in 2001.

Budget: CDBG

Action Requested/Recommendation:

1. Request a public hearing be conducted to receive input on the use of the City's 2000 CDBG funds.
2. Request Council approve funding these four projects for the City's 2000 CDBG Program Year Action Plan and transfer \$6,014 from the CDBG 1998 Elm Avenue project to the CDBG 1998 Administration and Planning project.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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2000 CDBG PROGRAM YEAR SUMMARY OF REQUESTS AND RECOMMENDED FUNDING

WHO	WHAT	FUNDS REQUESTED	MINIMUM REQUESTED	CC SUBCOMMITTEE RECOMMENDATION
1. Homeless Day Center	Acquire existing building	\$97,500	\$80,000	\$130,000.00
2. The Linden Buildings	Rehab existing duplexes	\$55,000	\$55,000	\$55,000.00
3. Project 91	Acquire 91 units	\$200,000	\$125,000	
4. Riverside Drainage II	Phase II of drainage project	\$200,000	\$200,000	\$200,000.00
5. Two Rivers Elevator	New Elevator	\$85,000	\$85,000	
6. Adult 27-10 Facility	Acquire a building	\$100,000	\$50,000	
7. Hilltop Child Care Center	Renovation/remodel	\$44,414	\$44,414	
8. Rocky Mtn – Grand Manor Apts.	Renovation/remodel	\$250,000	\$100,000	
9. Partners Education/Rec Center	Acquire a building	\$150,000	\$100,000	
10. Head Start Classroom/Family Center	Addition/remodel	\$115,000	\$90,000	\$104,000.00
	TOTAL	\$1,296,914	\$929,414	\$489,000.00

FUNDS AVAILABLE = \$489,000

CITY OF GRAND JUNCTION

1. Catholic Outreach Homeless Day Center - This activity has been funded for their building lease and utility costs by the City with CDBG funding since 1996. The request this year is to fund the purchase of the building by Catholic Outreach to ensure a permanent location for this important service. **Funds being requested are \$97,500**

Minimum requested \$80,000

2. Energy Office Affordable Housing Rehabilitation Project (The Linden Buildings) - This project is to rehab existing market rate units for conversion to permanently affordable units. CDBG dollars will be used for rehabilitation and for temporary/lost rent (relocation costs) during the rehabilitation period. A \$191,500 grant from the Colorado Division of Housing for acquisition of these units located from 1838 to 1848 Linden Avenue is contingent upon receiving this CDBG grant. **Funds being requested are \$55,000**

Minimum requested \$55,000

3. Energy Office Affordable Housing Acquisition and Preservation Project (Project 91)

This project is to acquire 91 affordable units and preserve them as permanent affordable rental housing. **Funds being requested are \$200,000**

Minimum requested \$125,000

4. City of Grand Junction Projects

- Riverside Neighborhood Drainage Improvements Phase II. Phase I was funded with 1999 CDBG program year funds.

Total funds being requested are \$200,000.

Minimum requested \$200,000

- Two Rivers Convention Center Elevator

Total funds being requested are \$85,000.

Minimum requested \$85,000

5. Colorado West Mental Health Adult 27-10 Facility – CDBG funds are being requested to acquire a building for use as a 27-10 facility. A 27-10 facility is a temporary holding facility for individuals with mental illness, substance abuse problems, or psychiatric problems. A 27-10 has the capacity for involuntary hold in a locked unit, seclusion, constraint of an individual who is in danger to themselves or others. A 27-10 facility would serve as a place for law enforcement officers to “drop off” individuals for diagnosis and treatment. **Funds being requested are \$100,000**

Minimum requested \$50,000

6. Hilltop Community Resources, Inc. Kiddin' Around Child Care Center – Funding from CDBG would allow Hilltop to remodel and update the Kiddin' Around Child Care Center at 2897 North Avenue. The existing childcare center is part of Mesa County's Workforce Center which assists parents entering the workplace with employment and training opportunities by providing quality affordable childcare.

Total funds being requested are \$44,414

Minimum requested \$44,414

7. Rocky Mountain Mutual Housing Association, Inc. Grand Manor Apartments Rehabilitation/Renovation Project – funds being requested to renovate the existing 111 unit Grand Manor Apartments, 2828 Orchard Avenue. Renovation includes painting, installing new plumbing fixtures, new vinyl and carpet as needed, also stoves, refrigerators, dishwashers will be replaced as needed. The entry doors will be replaced on the units with new insulated doors.

Total funds being requested are \$250,000

Total funds

Minimum requested \$100,000

8. Mesa Youth Services, Inc. PARTNERS Education and Recreation Center Project – CDBG funds will be used to purchase a new facility at 607 S. 7th Street which will be used to provide human services to youth from high risk environments, their families and juvenile offenders. Their current facility at 2nd and Colorado, owned by DDA will be torn down in early 2001 for the construction of a hotel.

Total funds being requested are \$150,000

Total funds

Minimum requested \$100,000

9. Rocky Mountain SER Western Slope Head Start Program Upgrade of Riverside Classroom & Family Center Project – CDBG funds will be used to add a 400 sq. ft. addition to the existing facility. Upgrading the facility and adding a small addition will allow for the creation of an additional 1500 sq. ft classroom, new additional office space, upgrading accessibility in front of the building and to the bathrooms, adding new exterior siding, replacing windows and doors, etc.

Total funds being requested are \$115,000

Total funds being

Minimum requested \$90,000

GRAND TOTAL REQUESTED \$1,296,914

(not including Administration below)

10. Administration of CDBG Program - City Staff administers the CDBG program. Due to unused administration funds available from previous CDBG program years, the amount of Administration funds being requested for 2000 is much less than previous program years. The 1998 Elm Avenue sidewalk and drainage project was competed under budget and the \$6,014 remaining needs to be reprogrammed by City Council into another project. Staff recommends that these remaining funds be transferred into the 1998 Administration account which can be used for administration costs incurred during

the 2000 program year. No additional dollars for administration are being requested from the 2000 program year funds.

Funds being requested are \$6,014

CDBG FUNDS TO BE RECEIVED	\$489,000
1998 funds to be reprogrammed	6,014
2000 Administration Costs (City)	<u>- 6,014</u>
FUNDS AVAILABLE FOR PROJECTS	\$489,000

History of the City of Grand Junction CDBG Projects

1996 Program Year

- Project 96-2: Four residential lots were purchased in the Helena Subdivision on Orchard Mesa by Habitat for Humanity. \$80,000 grant.
- Project 96-3: Catholic Outreach Homeless Day Center at 302 Pitkin Avenue - Operational Costs. \$30,000 grant.
- Project 96-4: CDBG Administration Costs to run program. \$44,000 grant
- Project 96-5: Grand Junction Housing Authority residential housing acquisition (Lincoln Apartments) for use as low/moderate income housing. \$330,000 grant.

1996 CDBG GRANT TOTAL \$484,000

1997 Program Year

- Project 97-1: Catholic Outreach Homeless Day Center at 302 Pitkin Avenue - Lease and Operational Costs. \$10,000 grant.
- Project 97-2: Marillac Clinic Elevator, Handicap Accessible Bathroom and Exterior Stucco Construction at 2333 North 6th Street. \$90,000 Grant.
- Project 97-3: South Avenue Reconstruction from 5th Street to 7th Street. \$330,000 Grant.
- Project 97-4:
 - 1) CDBG Administration Costs to run program. \$47,000 total grant.
 - 2) Analysis of Impediments to Fair Housing Study. \$10,000 allocated to spend from 1997 Administration budget.

1997 CDBG GRANT TOTAL \$477,000

1998 Program Year

- Project 98-1: Catholic Outreach Homeless Day Center at 302 Pitkin Avenue - Lease and Operational Costs. \$17,131 grant.
- Project 98-2: Colorado West Mental Health Transitional Living Center. \$25,000 grant. This project is a new activity that will provide transitional housing and social support to young adults between 18 and 21 with mental health issues.
- Project 98-3: Salvation Army Hope House. \$25,000 grant. Hope House Shelter (transitional housing) for women and children.
- Project 98-4: Mesa Developmental Services Group Home Rehabilitation Project. \$200,000 grant. This grant will help fund rehabilitation of 4 group homes located within the City limits.
- Project 98-5: Elm Avenue sidewalk and Drainage improvements. \$157,869 grant. Sidewalk construction and drainage improvements will be completed on Elm Avenue between 15th Street and 28 Road.
- Project 98-6: CDBG Administration Costs to run program. \$44,000 grant.

1998 CDBG GRANT TOTAL \$469,000

1999 Program Year

- Project 99-1: Grand Junction Housing Authority Community Homeless Shelter (Acquisition) - This project will acquire a shelter facility that will serve homeless individuals within the City limits. \$205,000
 - Project 99-2: Catholic Outreach Homeless Day Center – The Day Center is operated by the Grand Valley Catholic Outreach and provides various services for homeless persons. \$16,000.
 - Project 99-3: Salvation Army Hope House – This project provides food, shelter and services to needy women and children. \$25,000
 - Project 99-4: Riverside Neighborhood Drainage Improvements Project Phase I. \$200,000
 - Project 99-5: Program Administration - This project includes the expenses to plan, program and administer the City's CDBG Program. \$26,000
- 1999 PROGRAM TOTAL \$472,000

TOTAL CDBG DOLLARS ALLOCATED = \$1,902,000

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Hart Annexation, ANX-2000-010		
Meeting Date:	May 17, 2000		
Date Prepared:	May 17, 2000		
Author:	Lisa Gerstenberger	Senior Planner	
Presenter Name:	As above	As above	
	Workshop	X	Formal Agenda

Subject: Appeal of the Planning Commission denial of the Preliminary Plan for the Challinor Estates subdivision, located at 3015 E ½ Road.

Summary: The Hart Annexation area consists of 5.75 acres and is proposed for development as a 15 lot single family subdivision known as Challinor Estates. The Planning Commission denied Preliminary Plan Approval to the proposed subdivision. The developer has filed an appeal of the Planning Commission decision.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Consideration of the appeal of the Planning Commission decision to deny the request for Preliminary Plan Approval for the Challinor Estates subdivision.

Citizen Presentation:	No	X	Yes	If Yes,
Name:	Mr. And Mrs. Hart, property owners.			
Purpose:				

Report results back to Council:	X	No	Yes	When:
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Placement on Agenda:	Consent	X	Indiv. Consideration	Workshop
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CITY OF GRAND JUNCTION

DATE: May 17, 2000

CITY COUNCIL

STAFF PRESENTATION: Lisa Gerstenberger

AGENDA TOPIC: Appeal of the Planning Commission denial of the Preliminary Plan for the Challinor Estates subdivision, located at 3015 E 1/2 Road.

SUMMARY: The Hart Annexation area consists of 5.75 acres and is proposed for development as a 15 lot single family subdivision known as Challinor Estates. The Planning Commission denied Preliminary Plan Approval to the proposed subdivision. The developer has filed an appeal to the City Council of the Planning Commission decision.

<i>BACKGROUND INFORMATION</i>				
Location:		3015 E 1/2 Road		
Applicants:		Shirley Hart, Owner Mark D. Young, Representative		
Existing Land Use:		Residential/Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Grand Valley Canal		
	East	Residential		
	West	Residential/Vacant		
Existing Zoning:		County R-2 (4 units per acre)		
Proposed Zoning:		RSF-4		
Surrounding Zoning:	North	County R-2 (4 units per acre)		
	South	Grand Valley Canal		
	East	County R-2 (4 units per acre)		
	West	County R-2 (4 units per acre)		
Growth Plan Designation:		Residential Med./Low: 2 to 3.9 units per acre		
Zoning within density range?		X	Yes	No

ACTION REQUESTED: Consideration of the appeal of the Planning Commission denial of the Preliminary Plan for the Challinor Estates subdivision.

Staff Analysis:

APPEAL OF PLANNING COMMISSION DENIAL FOR PRELIMINARY PLAN APPROVAL

Project Background/Summary

The Challinor Estates subdivision is surrounded by existing residential development and vacant property which is zoned County R-2, 4 units per acre, and the Grand Valley Canal. The Future Land Use Map of the Growth Plan designates this area as Residential Medium – Low density, 2 to 3.9 units per acre. The proposed zoning of RSF-4 is in compliance with the Growth Plan and is compatible with the neighborhood. Staff and the Planning Commission support the RSF-4 zoning.

Access/Streets

The subdivision would be accessed from E ½ Road as a temporary measure until the property to the west developed; access would then be provided through Skylark Street with the entrance on E ½ Road being closed and converted to a cul-de-sac. The temporary measure is being proposed because the spacing requirements of TEDS cannot be met with the current location of the proposed Challinor Court at E ½ Road. All internal streets would be completed as Urban Residential streets. Because the TEDS requirement for spacing between intersections is not met and the Preliminary Plan does not fully comply with TEDS standards, staff is unable to support the development as proposed.

Lot Configuration and Bulk Requirements

The lot size and bulk requirements are in accordance with the RSF-4 zone district.

Drainage/Irrigation/Utilities

Drainage will be directed to a detention pond at the southeastern corner of the subdivision located along the Grand Valley Canal.

Potable water will be supplied by the Clifton Water District, sewer services will be provided by the Central Grand Valley Sanitation District.

Irrigation water will be provided by Palisade Irrigation District to the development.

STAFF RECOMMENDATION

Because the proposed Preliminary Plan does not comply with the standards set forth in the TEDS manual, staff is unable to support the development as proposed. If approval is to be considered, staff would recommend compliance with the comments of the CD Department Senior Planner and Development Engineer as noted on the attached report dated April 11, 2000.

PLANNING COMMISSION RECOMMENDATION

After discussion of the request for Preliminary Plan Approval, and consideration of the traffic impact, current traffic conditions and the concerns of area residents, the Planning Commission voted 6-1 to deny the request for Preliminary Plan Approval for the Challinor Estates subdivision.

The current property owners, Mr. and Mrs. Hart, have requested that their property **not be annexed** into the City if the appeal of the Planning Commission decision is not overturned. If the Challinor Estates subdivision is not approved, the Harts do not wish to be annexed and have requested that City Council not proceed with their petition for annexation.

ANX-2000-010, CHALLINOR ESTATES
April 11, 2000

Lisa Gerstenberger, Senior Planner

1. Show building envelopes for lots 8, 9 and 10 on the final plat/plan to demonstrate that there is sufficient buildable area on each lot.
2. Tract A: The slope along the canal must not exceed 2% so that a bicycle/pedestrian path can be constructed.
3. The 8' concrete sidewalk and v-pan must be separated within the 12' pedestrian easement that runs along lots 8 and 9 to the canal.
4. Appropriate signage must be installed on the pedestrian easement which identifies it as Public Access.
5. A sign must be prominently displayed at the intersection of Challinor Court and E1/2 Road stating that Challinor Court will be closed at some point in the future when the property to the west develops at Skylark Street. Access for Challinor Estates will then be provided through Skylark Street only. A note with this statement must be on the final plat when recorded. The specific wording must be approved by the CD Department prior to inclusion on the final plat and prior to being posted on the site.
6. The private driveways on E 1/2 Road (Hart residence) must be closed when E 1/2 Road is improved.

Rick Dorris, Development Engineer
DRAINAGE REPORT

The SWMM and the SSID checklists require that the information below be addressed at preliminary, not delayed until final. No major surprises are suspected so this item can remain on the schedule for the April 11th planning commission meeting. **HOWEVER, A REVISED PRELIMINARY DRAINAGE REPORT MUST BE SUBMITTED AND APPROVED WITHIN TWO WEEKS AFTER CITY COUNCIL APPROVAL OR THE FINAL SUBMITTAL WILL NOT BE ACCEPTED FOR REVIEW.**

1. Discuss the major basin in sections I, II, and III of the report per SSID checklist PRE-DR.
2. Is there any off-site drainage flowing onto the site, Maybe from E.5 Road?
3. The irrigation ditch on the west side of the site appears to collect runoff from the north side of E.5 road. Does it? Provide enough investigation at preliminary to resolve whether or not this is a problem. At final this will need to be quantified and all improvements designed for the 100-year storm.
4. Address maintenance issues in section III per SSID.
5. In section IV, please be more specific. Is the Rational Method to be used for hydrology? Will the Modified Rational Method be used to size the detention basin? Were there any previous drainage studies for the area? Do the drainage studies from any of the surrounding developments have any impact on this site?
6. State if the site is or isn't in a 100-year floodplain.

7. See the attached SSID checklist for the Preliminary Major Basin Drainage Map.

PLANS

11. The 8' path is called out as a v-pan and pathway. The drainage way and the path must be separate. Water continually on a walkway is a safety hazard, particularly in the winter. This detail can be worked out at final but the drainage must be handled separately from the path.

12. It isn't clear that the split rail fence will be placed in front of the two driveways. Please clearly show where the fence will be placed. The City agreed to let the Hart's retain their two driveways for the time being. At the latest, these driveways will be closed when the City reconstructs E.5 road. It is possible that they will be closed sooner.

18. The City does not support this application since the road doesn't line up with Peachwood and the intersection spacing does not meet TEDS. The arrangement for the cul-de-sac is acceptable as shown if the Planning Commission and City Council approve the project. Money must be paid to the City, prior to planning clearance, to construct the curb, gutter, and sidewalk to complete the cul de sac and remove the asphalt out to E.5 Road.

20. A letter is still needed, at Preliminary, stating that the GVIC will enter into a discharge agreement with the developer provided all GVIC conditions are met. **THIS IS REQUIRED BEFORE THE PC HEARING.**

Attach 21

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Hart Annexation, ANX-2000-010		
Meeting Date:	May 17, 2000		
Date Prepared:	May 17, 2000		
Author:	Lisa Gerstenberger	Senior Planner	
Presenter Name:	As above	As above	
	Workshop	X	Formal Agenda

Subject: Resolution for Acceptance of Petition to Annex and Second reading of the Annexation Ordinance for the [Hart Annexation located at 3015 E 1/2 Road](#).

Summary: [The Hart Annexation area consists of 5.75 acres and is proposed for development as a 15 lot single family subdivision known as Challinor Estates.](#)

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: [Approval of the resolution for acceptance of petition for annexation and second reading of the annexation ordinance.](#)

Citizen Presentation:		No	X	Yes	If Yes,
Name:	Mr. and Mrs. Hart, property owners.				
Purpose:					

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:	Consent	X	Indiv. Consideration	Workshop
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<i>BACKGROUND INFORMATION</i>			
Location:		3015 E 1/2 Road	
Applicants:		Shirley Hart, Owner Mark D. Young, Representative	
Existing Land Use:		Residential/Vacant	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Grand Valley Canal	
	East	Residential	
	West	Residential/Vacant	
Existing Zoning:		County R-2 (4 units per acre)	
Proposed Zoning:		RSF-4	
Surrounding Zoning:	North	County R-2 (4 units per acre)	
	South	Grand Valley Canal	
	East	County R-2 (4 units per acre)	
	West	County R-2 (4 units per acre)	
Growth Plan Designation:		Residential Med./Low: 2 to 3.9 units per acre	
Zoning within density range?		X	Yes
			No

ACTION REQUESTED: Approval of resolution for acceptance of the petition for annexation and second reading of the annexation ordinance.

Staff Analysis:

ACCEPTANCE OF THE ANNEXATION PETITION

It is staff's professional opinion, based on review of the petition and knowledge of applicable state law, including Municipal Annexation Act pursuant to C.R.S. 31-12-104, that the Hart Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;

- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

ANNEXATION – SECOND READING OF THE ANNEXATION ORDINANCE

The applicant signed an annexation petition for their property located at 3015 E ½ Road in conjunction with a development proposal for Challinor Estates, consisting of 15 residential lots. This annexation consists of annexing **5.75 acres** of land. The Preliminary Plan for Challinor Estates was denied by the Planning Commission. The current property owners, Mr. and Mrs. Hart, have requested that their property **not be annexed** into the City if the appeal of the Planning Commission decision is not overturned. If the Challinor Estates subdivision is not approved, the Harts do not wish to be annexed and have requested that City Council not proceed with their petition for annexation. We have discussed this annexation issue with the Harts. While the “letter of the law” of the Persigo Agreement does allow annexation, we feel the spirit of the Agreement would suggest that annexation not occur if there is no development taking place.

STAFF RECOMMENDATION

Staff would recommend accepting the annexation petition and approval of the annexation only if Challinor Estates is approved for development. If there is no development of the property, staff would not recommend that annexation proceed.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. __-00

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS

HART ANNEXATION

IS ELIGIBLE FOR ANNEXATION

**LOCATED AT 3015 E 1/2 ROAD
AND INCLUDING A PORTION OF 30 ROAD RIGHT-OF-WAY**

WHEREAS, on the 5th day of April, 2000, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
HART ANNEXATION**

A parcel of land situate in the in the SW 1/4 of Section 9, the SE 1/4 of Section 8 and in the NW 1/4 of Section 16 all in Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of Section 9; thence N 90°00'00" E along the north line of the NW 1/4 SW 1/4 of said Section 9 a distance of 49.00 feet to the True Point of Beginning of the parcel described herein; thence N 90°00'00" E along the north line of said NW 1/4 SW 1/4 a distance of 942.50 feet to a point; thence leaving said north line S 00°00'00" W a distance of 980.20 feet to a point on the northerly right of way line for Grand Valley Canal; thence along the northerly right of way line for said Grand Valley Canal the following 4 courses:

N 34°11'25" W a distance of 174.55 feet;

N 41°24'49" W a distance of 142.30 feet;

N 50°45'53" W a distance of 89.01 feet;

N 65°52'10" W a distance of 35.43 feet;

thence leaving said northerly right of way line N 00°08'56" W a distance of 657.32 feet to a point; thence S 90°00'00" W along a line 1.00 feet south of and parallel with the north line of the NW 1/4 SW 1/4 of said Section 9 a distance of 646.30 feet to a point; thence S 00°00'00" W a distance of 24.00 feet to a point; thence S 45°00'00" W a distance of 14.14 feet to a point on the east right of way line for 30 Road; thence S 00°00'00" E along said east right of way line a distance of 964.77 feet to a point; thence leaving said east right of way line S 90°00'00" W a distance of 40.00 feet to a point on the west line of the NW 1/4 SW 1/4 of said Section 9; thence S 00°00'00" E along the west line of said NW 1/4 SW 1/4

a distance of 320.00 feet to the S 1/16 corner on the west line of said Section 9; thence N 90°00'00" E along the north line of the SW 1/4 SW 1/4 of said Section 9 a distance of 40.00 feet to a point on the east right of way line for said 30 Road; thence along said east right of way line S 00°15'00" E a distance of 946.80 feet to a point on the northerly right of way line for I-70B; thence along the northerly right of way line for said I-70B the following 2 courses:

N 30°19'00" W a distance of 19.96 feet;

S 89°45'00" W a distance of 29.00 feet;

thence S 00°15'00" E along a line 1.00 feet east of and parallel with the west line of the SW 1/4 SW 1/4 of said Section 9 a distance of 390.30 feet to a point on the south line of said SW 1/4 SW 1/4; thence S 00°00'00" E along a line 1.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of Section 16 a distance of 24.07 feet to a point; thence along a line 6.00 feet north of and parallel with the southerly right of way line for I-70B the following 3 courses:

N 90°00'00" E a distance of 387.72 feet;

N 72°52'00" E a distance of 351.09 feet;

N 72°50'00" E a distance of 2000.00 feet;

thence S 17°10'00" E a distance of 5.00 feet to a point; thence along a line 1.00 feet north of and parallel with the southerly right of way line for said I-70B the following 3 courses:

S 72°50'00" W a distance of 2000.00 feet;

S 72°52'00" W a distance of 351.85 feet;

S 90°00'00" W a distance of 389.47 feet to a point on the west line of the NW 1/4 NW 1/4 of said Section 16;

thence N 00°00'00" W along the west line of said NW 1/4 NW 1/4 a distance of 29.07 feet to the northwest corner of said Section 16; thence N 00°15'00" W along the west line of the SW 1/4 SW 1/4 of Section 9 a distance of 395.30 feet to a point; thence leaving said west line N 89°45'00" E a distance of 39.00 feet to a point; thence N 00°15'00" W along a line 1.00 feet west of and parallel with the east right of way line for 30 Road a distance of 923.53 feet to a point; thence S 90°00'00" W a distance of 40.00 feet to a point; thence N 00°15'00" W along a line 1.00 feet west of and parallel with the east line of the SE 1/4 SE 1/4 of Section 8 a distance of 1.00 feet to a point on the north line of said SE 1/4 SE 1/4; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east line of the NE 1/4 SE 1/4 of said Section 8 a distance of 321.00 feet to a point; thence N 90°00'00" E a distance of 40.00 feet to a point; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east right of way line for said 30 Road a distance of 964.18 feet to a point; thence N 45°00'00" E a distance of 14.14 feet to a point; thence N 00°00'00" E a distance of 24.59 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of May, 2000; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the

said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ____ day _____, 2000.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

**HART ANNEXATION
APPROXIMATELY 5.75 ACRES
LOCATED AT 3015 E ½ ROAD AND A PORTION OF 30 ROAD RIGHT-OF-WAY**

WHEREAS, on the 5th day of April, 2000, 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 17th day of May, 2000; 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
HART ANNEXATION**

A parcel of land situate in the in the SW 1/4 of Section 9, the SE 1/4 of Section 8 and in the NW 1/4 of Section 16 all in Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of Section 9; thence N 90°00'00" E along the north line of the NW 1/4 SW 1/4 of said Section 9 a distance of 49.00 feet to the True Point of Beginning of the parcel described herein; thence N 90°00'00" E along the north line of said NW 1/4 SW 1/4 a distance of 942.50 feet to a point; thence leaving said north line S 00°00'00" W a distance of 980.20 feet to a point on the northerly right of way line for Grand Valley Canal; thence along the northerly right of way line for said Grand Valley Canal the following 4 courses:

N 34°11'25" W a distance of 174.55 feet;
N 41°24'49" W a distance of 142.30 feet;
N 50°45'53" W a distance of 89.01 feet;
N 65°52'10" W a distance of 35.43 feet;

thence leaving said northerly right of way line N 00°08'56" W a distance of 657.32 feet to a point; thence S 90°00'00" W along a line 1.00 feet south of and parallel with the north line of the NW 1/4 SW 1/4 of said Section 9 a distance of 646.30 feet to a point; thence S 00°00'00" W a distance of 24.00 feet to a point; thence S 45°00'00" W a distance of 14.14 feet to a point on the east right of way line for 30 Road; thence S 00°00'00" E along said east right of way line a distance of 964.77 feet to a point; thence leaving said east right of way line S 90°00'00" W a distance of 40.00 feet to a point on the west line of the NW 1/4 SW 1/4 of said Section 9; thence S 00°00'00" E along the west line of said NW 1/4 SW 1/4 a distance of 320.00 feet to the S 1/16 corner on the west line of said Section 9; thence N 90°00'00" E along the north line of the SW 1/4 SW 1/4 of said Section 9 a distance of 40.00 feet to a point on the east right of way line for said 30 Road; thence along said east right of way line S 00°15'00" E a distance of 946.80 feet to a point on the northerly right of way line for I-70B; thence along the northerly right of way line for said I-70B the following 2 courses:

N 30°19'00" W a distance of 19.96 feet;

S 89°45'00" W a distance of 29.00 feet;

thence S 00°15'00" E along a line 1.00 feet east of and parallel with the west line of the SW 1/4 SW 1/4 of said Section 9 a distance of 390.30 feet to a point on the south line of said SW 1/4 SW 1/4; thence S 00°00'00" E along a line 1.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of Section 16 a distance of 24.07 feet to a point; thence along a line 6.00 feet north of and parallel with the southerly right of way line for I-70B the following 3 courses:

N 90°00'00" E a distance of 387.72 feet;

N 72°52'00" E a distance of 351.09 feet;

N 72°50'00" E a distance of 2000.00 feet;

thence S 17°10'00" E a distance of 5.00 feet to a point; thence along a line 1.00 feet north of and parallel with the southerly right of way line for said I-70B the following 3 courses:

S 72°50'00" W a distance of 2000.00 feet;

S 72°52'00" W a distance of 351.85 feet;

S 90°00'00" W a distance of 389.47 feet to a point on the west line of the NW 1/4 NW 1/4 of said Section 16;

thence N 00°00'00" W along the west line of said NW 1/4 NW 1/4 a distance of 29.07 feet to the northwest corner of said Section 16; thence N 00°15'00" W along the west line of the SW 1/4 SW 1/4 of Section 9 a distance of 395.30 feet to a point; thence leaving said west line N 89°45'00" E a distance of 39.00 feet to a point; thence N 00°15'00" W along a line 1.00 feet west of and parallel with the east right of way line for 30 Road a distance of 923.53 feet to a point; thence S 90°00'00" W a distance of 40.00 feet to a point; thence N 00°15'00" W along a line 1.00 feet west of and parallel with the east line of the SE 1/4 SE 1/4 of Section 8 a distance of 1.00 feet to a point on the north line of said SE 1/4 SE 1/4; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east line of the NE 1/4 SE 1/4 of said Section 8 a distance of 321.00 feet to a point; thence N 90°00'00" E a distance of 40.00 feet to a point; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east right of way line for said 30 Road a distance of 964.18 feet to a point; thence N 45°00'00" E a distance of 14.14 feet to a point; thence N 00°00'00" E a distance of 24.59 feet to the point of beginning.

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

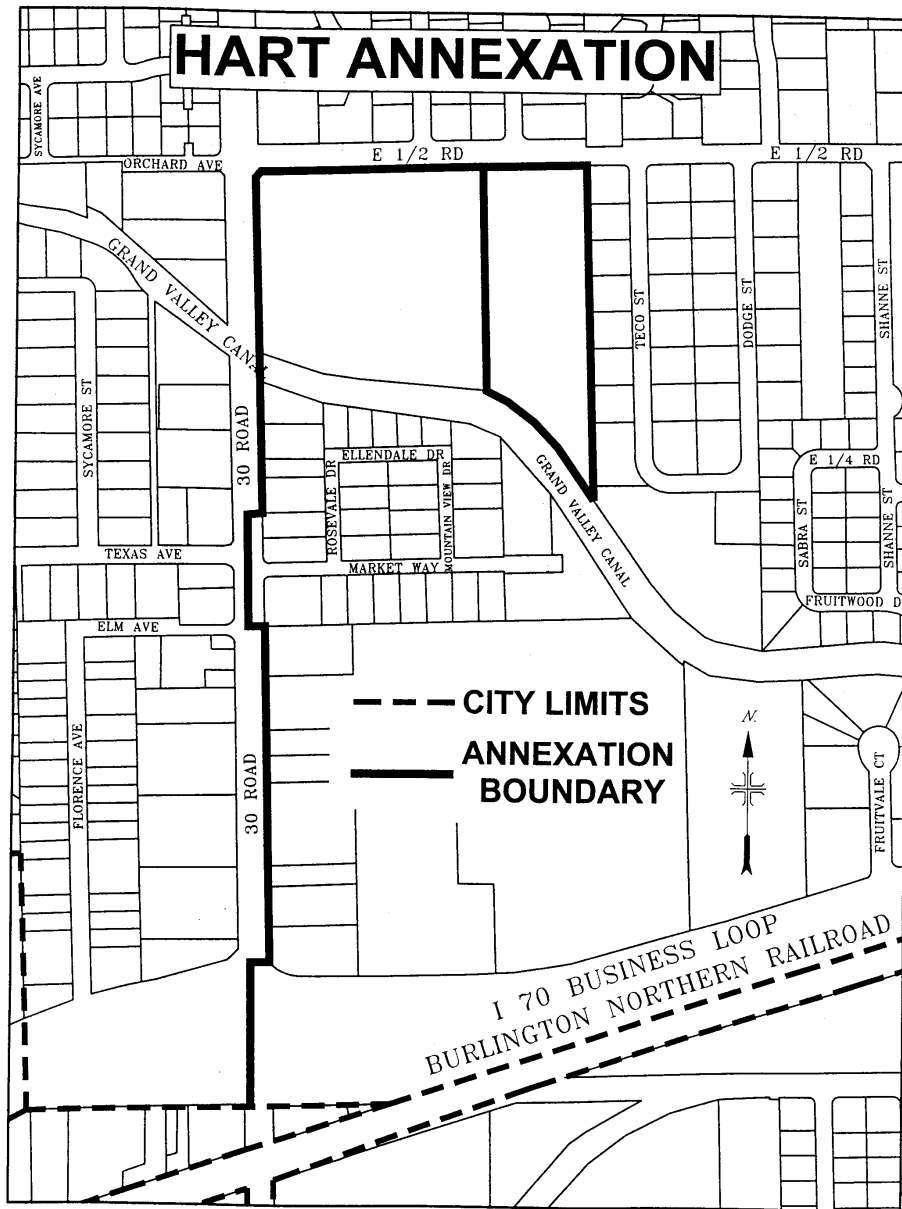
INTRODUCED on first reading on the 5th day of April, 2000.

ADOPTED and ordered published this ___ day of _____, 2000.

Attest:

President of the Council

City Clerk



Attach 22

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Hart Annexation, ANX-2000-010		
Meeting Date:	May 17, 2000		
Date Prepared:	May 17, 2000		
Author:	Lisa Gerstenberger	Senior Planner	
Presenter Name:	As above	As above	
	<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Formal Agenda

Subject: Second reading of the ordinance zoning the [Hart Annexation, located at 3015 E 1/2 Road, to RSF-4.](#)

Summary: [The Hart Annexation area consists of 5.75 acres and is proposed for development as a 15 lot single family subdivision known as Challinor Estates. The proposed zoning is RSF-4.](#)

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: [Approval of second reading of the Zone of Annexation ordinance.](#)

Citizen Presentation:		No	<input checked="" type="checkbox"/> X	Yes	If Yes,
Name:	Mark D. Young and Mr. and Mrs. Hart				
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/> X	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/> X	Indiv. Consideration	<input type="checkbox"/>	Workshop
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AGENDA TOPIC: Second reading of the ordinance zoning the [Hart Annexation, located at 3015 E 1/2 Road, to RSF-4.](#)

SUMMARY: The Hart Annexation area consists of 5.75 acres and is proposed for development as a 15 lot single family subdivision known as Challinor Estates. The proposed zoning is RSF-4.

<i>BACKGROUND INFORMATION</i>			
Location:		3015 E 1/2 Road	
Applicants:		Shirley Hart, Owner Mark D. Young, Representative	
Existing Land Use:		Residential/Vacant	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Grand Valley Canal	
	East	Residential	
	West	Residential/Vacant	
Existing Zoning:		County R-2 (4 units per acre)	
Proposed Zoning:		RSF-4	
Surrounding Zoning:	North	County R-2 (4 units per acre)	
	South	Grand Valley Canal	
	East	County R-2 (4 units per acre)	
	West	County R-2 (4 units per acre)	
Growth Plan Designation:		Residential Med./Low: 2 to 3.9 units per acre	
Zoning within density range?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Yes	No

ACTION REQUESTED: [Approval of second](#) reading of the ordinance zoning the Hart Annexation.

Staff Analysis:

ZONING THE HART ANNEXATION:

The proposed zone for the Hart Annexation is RSF-4, Residential Single Family with a density not to exceed 4 units per acre. The proposed density is in keeping with the goals of the Growth Plan.

REZONING CRITERIA:

The Zone of Annexation must be evaluated using the criteria noted in Sections 4-4-4 and 4-11 of the Zoning and Development Code. The criteria are as follows for Section 4-4-4:

- H. **Was the existing zone an error at the time of adoption?** This would be a new City zone with no previous zoning actions taken by the City, therefore, no error in zoning is apparent.
- I. **Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?** The area around this property has been developed and is used for single family residential purposes.
- J. **Is there an area of community need for the proposed rezone?** The Growth Plan designates this property for Residential use which would indicate a community need.
- K. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?** The proposed rezone is compliant with City requirements for new development and would not pose adverse impacts to the surrounding areas.
- L. **Will there be benefits derived by the community, or area, by granting the proposed rezone?** Yes. The future development within the proposed zone would utilize or extend existing utilities in the area and provide development consistent with the Growth Plan.
- M. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?** Yes, the proposed zoning is in conformance with the Growth Plan.
- N. **Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?** Adequate facilities are available in the area and could be reasonably be extended.

The criteria are as follows for Section 4-11:

- B. **Adverse impacts to the developed density of established neighborhoods shall be considered.** The proposal is compatible with area development and the Growth Plan.
- C. **The relationship of the property to the urban core area or to established subcores shall be considered.** The property is located within a developing area and should therefore have urban densities.

STAFF RECOMMENDATION

Staff recommends approval of RSF-4 zoning.

PLANNING COMMISSION RECOMMENDATION

Approval of the RSF-4 zoning, for the following reasons:

1. RSF-4 zone district meets the recommended land use categories as shown through the Growth Plan, as well as the Growth Plan's goals and policies.
2. RSF-4 zone district meets the criteria found in Sections 4-4-4 and 4-11 of the Zoning and Development Code.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

**Ordinance Zoning the Hart Annexation to RSF-4
(Residential Single Family with a density not to exceed 4 units per acre)**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying a RSF-4 zone district to this annexation for the following reasons:

- The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area.
- The zone district meets the criteria found in Section 4-4-4 and Section 4-11 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 zone district be established.

The Planning Commission and City Council find that the RSF-4 zoning is in conformance with the stated criteria of Section 4-4-4 and Section 4-11 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be zoned RSF-4, Residential Single Family with a density not to exceed 4 units per acre zone district:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
HART ANNEXATION**

A parcel of land situate in the in the SW 1/4 of Section 9, the SE 1/4 of Section 8 and in the NW 1/4 of Section 16 all in Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of Section 9; thence N 90°00'00" E along the north line of the NW 1/4 SW 1/4 of said Section 9 a distance of 49.00 feet to the True Point of Beginning of the parcel described herein; thence N 90°00'00" E along the north line of said NW 1/4 SW 1/4 a distance of 942.50 feet to a point; thence leaving said north line S 00°00'00" W a distance of 980.20 feet to a point on the northerly right of way line for

Grand Valley Canal; thence along the northerly right of way line for said Grand Valley Canal the following 4 courses:

- 1) N 34°11'25" W a distance of 174.55 feet;
- 2) N 41°24'49" W a distance of 142.30 feet;
- 3) N 50°45'53" W a distance of 89.01 feet;
- 4) N 65°52'10" W a distance of 35.43 feet;

thence leaving said northerly right of way line N 00°08'56" W a distance of 657.32 feet to a point; thence S 90°00'00" W along a line 1.00 feet south of and parallel with the north line of the NW 1/4 SW 1/4 of said Section 9 a distance of 646.30 feet to a point; thence S 00°00'00" W a distance of 24.00 feet to a point; thence S 45°00'00" W a distance of 14.14 feet to a point on the east right of way line for 30 Road; thence S 00°00'00" E along said east right of way line a distance of 964.77 feet to a point; thence leaving said east right of way line S 90°00'00" W a distance of 40.00 feet to a point on the west line of the NW 1/4 SW 1/4 of said Section 9; thence S 00°00'00" E along the west line of said NW 1/4 SW 1/4 a distance of 320.00 feet to the S 1/16 corner on the west line of said Section 9; thence N 90°00'00" E along the north line of the SW 1/4 SW 1/4 of said Section 9 a distance of 40.00 feet to a point on the east right of way line for said 30 Road; thence along said east right of way line S 00°15'00" E a distance of 946.80 feet to a point on the northerly right of way line for I-70B; thence along the northerly right of way line for said I-70B the following 2 courses:

- 1) N 30°19'00" W a distance of 19.96 feet;
- 2) S 89°45'00" W a distance of 29.00 feet;

thence S 00°15'00" E along a line 1.00 feet east of and parallel with the west line of the SW 1/4 SW 1/4 of said Section 9 a distance of 390.30 feet to a point on the south line of said SW 1/4 SW 1/4; thence S 00°00'00" E along a line 1.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of Section 16 a distance of 24.07 feet to a point; thence along a line 6.00 feet north of and parallel with the southerly right of way line for I-70B the following 3 courses:

- 1) N 90°00'00" E a distance of 387.72 feet;
- 2) N 72°52'00" E a distance of 351.09 feet;
- 3) N 72°50'00" E a distance of 2000.00 feet;

thence S 17°10'00" E a distance of 5.00 feet to a point; thence along a line 1.00 feet north of and parallel with the southerly right of way line for said I-70B the following 3 courses:

- 1) S 72°50'00" W a distance of 2000.00 feet;
- 2) S 72°52'00" W a distance of 351.85 feet;
- 3) S 90°00'00" W a distance of 389.47 feet to a point on the west line of the NW 1/4 NW 1/4 of said Section 16;

thence N 00°00'00" W along the west line of said NW 1/4 NW 1/4 a distance of 29.07 feet to the northwest corner of said Section 16; thence N 00°15'00" W along the west line of the SW 1/4 SW 1/4 of Section 9 a distance of 395.30 feet to a point; thence leaving said west line N 89°45'00" E a distance of 39.00 feet to a point; thence N 00°15'00" W along a line 1.00 feet west of and parallel with the east right of way line for 30 Road a distance of 923.53 feet to a point; thence S 90°00'00" W a distance of 40.00 feet to a point; thence N 00°15'00" W along a line 1.00 feet west of and parallel with the east line of the SE 1/4 SE 1/4 of Section 8 a distance of 1.00 feet to a point on the north

line of said SE 1/4 SE 1/4; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east line of the NE 1/4 SE 1/4 of said Section 8 a distance of 321.00 feet to a point; thence N 90°00'00" E a distance of 40.00 feet to a point; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east right of way line for said 30 Road a distance of 964.18 feet to a point; thence N 45°00'00" E a distance of 14.14 feet to a point; thence N 00°00'00" E a distance of 24.59 feet to the point of beginning.

Housing type, density and bulk standards shall be for the RSF-4 zone district.

Introduced on first reading this 3rd day of May, 2000.

PASSED and ADOPTED on second reading this ____ day of May, 2000.

President of the Council

ATTEST:

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	H.B.C.R.S. Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 11, 2000		
Author:	Kathy Portner	Planning Manager	
Presenter Name:	Kathy Portner	Planning Manager	
	Workshop	X	Formal Agenda

Subject: Acceptance of Annexation Petition and Second reading of the annexation ordinance for the [H.B.C.R.S. Annexation, located at 2620 G Road, RMF-5](#)

Summary: [The 10.6-acre H.B.C.R.S. Annexation area consists of two parcels of land. The owners of the properties have signed a petition for annexation. The proposed zoning for the property is RMF-5.](#)

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: Council acceptance of the annexation petition and approval of the second reading of the annexation ordinance.

Citizen Presentation:		No	X	Yes	If Yes,
Name: Applicant					
Purpose:					
Report results back to Council:		X	No	Yes	When:
Placement on Agenda:		Consent	X	Indiv. Consideration	Workshop

AGENDA TOPIC: Resolution for Acceptance of Petition to Annex/Second reading of the annexation ordinance for the H.B.C.R.S. Annexation located at 2620 G Road.

SUMMARY: The 10.6-acre H.B.C.R.S. Annexation area consists of two parcels of land. There are no existing structures on the site. The owners of the properties have signed a petition for annexation.

<i>BACKGROUND INFORMATION</i>					
Location:		2620 G Road			
Applicants:		Sam Baldwin, Owner Ted Ciavonne, Representative			
Existing Land Use:		Vacant Field			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Vacant			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R1-B (County) – 2 units per acre.			
Proposed Zoning:		RSF-5			
Surrounding Zoning:	North	R1-B (Mesa County) – 2 units per acre			
	South	R1-B (Mesa County) – 2 units per acre			
	East	RSF-4 (City) – 4 units per acre			
	West	R1-B (Mesa County) – 2 units per acre			
Growth Plan Designation:		Residential Medium: 4 to 7.9 units per acre			
Zoning within density range?		X	Yes		No

ACTION REQUESTED: It is recommended that City Council approve the resolution accepting the petition to annex and second reading of the annexation for the H.B.C.R.S. Annexation.

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 10.6 acres of land. The property is now being annexed into the City of Grand Junction.

It is staff's professional opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the H.B.C.R.S. Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
April 5th	Referral of Petition to Annex & 1 st Read (30 Day Notice)
April 11th	Planning Commission considers Zone of Annexation
May 3rd	First Reading on Zoning by City Council
May 17th	Public hearing on Annexation and Zoning by City Council
June 18th	Effective date of Annexation and Zoning

RECOMMENDATION:

Approval

H.B.C.R.S. ANNEXATION SUMMARY

File Number:	ANX-2000-028
Location:	2620 G Road
Tax ID Number:	2701-353-00-068 & 2701-353-00-025
Parcels:	2
Estimated Population:	0
# of Parcels (owner occupied):	0
# of Dwelling Units:	0
Acres land annexed:	10.6 acres for annexation area
Developable Acres Remaining:	10.6 acres
Right-of-way in Annexation:	No right-of-way annexed
Previous County Zoning:	County R1-B (2 units per acre)
Proposed City Zoning:	(RSF-5) Residential Single-family not to exceed 5 units per acre
Current Land Use:	Vacant
Future Land Use:	Residential
Values:	Assessed: = \$ 27,470
	Actual: = \$ 94,730
Census Tract:	10
Address Ranges:	Between 2612 G Road and 2630 G Road (even #'s only)
Special Districts:	Water: Ute Water
	Sewer:
	Fire: Grand Junction Rural Fire Grand Junction Drainage District
	Drainage:
	School:
	Pest: District 51

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION
ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS, DETERMINING THAT THE PROPERTY
KNOWN AS**

**H.B.C.R.S. ANNEXATION
LOCATED at 2620 G Road
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 5th day of April, 2000, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A parcel of land situate in the SW 1/4 SW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of the SW 1/4 SW 1/4 of Section 35; thence N 00°00'00" W along the east line of said SW 1/4 SW 1/4 a distance of 30.00 feet to the southwest corner of Lot 6, Block 4 of Sunset Terrace Replat Subdivision and True Point of Beginning of the parcel described herein; thence S 90°00'00" W along a line 30.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of said Section 35 a distance of 603.40 feet to a point; thence N 00°00'00" W a distance of 352.00 feet to a point; thence S 90°00'00" W a distance of 55.85 feet to a point; thence N 18°42'28" E a distance of 466.13 feet to a point on the north line of the south 823.50 feet of the SW 1/4 SW 1/4 of said Section 35; thence N 90°00'00" E along the north line of the south 823.50 feet of said SW 1/4 SW 1/4 a distance of 509.74 feet to the northeast corner of the south 823.50 feet of said SW 1/4 SW 1/4; thence S 00°00'00" W along the east line of the SW 1/4 SW 1/4 of said Section 35 (said east line also being the west boundary line for Sunset Terrace Replat Subdivision) a distance of 793.50 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of May, 2000; and

WHEREAS, THE Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ___ day of _____, 2000.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

H.B.C.R.S. ANNEXATION

APPROXIMATELY 10.6 ACRES

LOCATED AT 2620 G ROAD

WHEREAS, on the 5th day of April, 2000 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 17th day of May, 2000; 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:

A parcel of land situate in the SW 1/4 SW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of the SW 1/4 SW 1/4 of Section 35; thence N 00°00'00" W along the east line of said SW 1/4 SW 1/4 a distance of 30.00 feet to the southwest corner of Lot 6, Block 4 of Sunset Terrace Replat Subdivision and True Point of Beginning of the parcel described herein; thence S 90°00'00" W along a line 30.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of said Section 35 a distance of 603.40 feet to a point; thence N 00°00'00" W a distance of 352.00 feet to a point; thence S 90°00'00" W a distance of 55.85 feet to a point; thence N 18°42'28" E a

distance of 466.13 feet to a point on the north line of the south 823.50 feet of the SW 1/4 SW 1/4 of said Section 35; thence N 90°00'00" E along the north line of the south 823.50 feet of said SW 1/4 SW 1/4 a distance of 509.74 feet to the northeast corner of the south 823.50 feet of said SW 1/4 SW 1/4; thence S 00°00'00" W along the east line of the SW 1/4 SW 1/4 of said Section 35 (said east line also being the west boundary line for Sunset Terrace Replat Subdivision) a distance of 793.50 feet to the point of beginning.

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

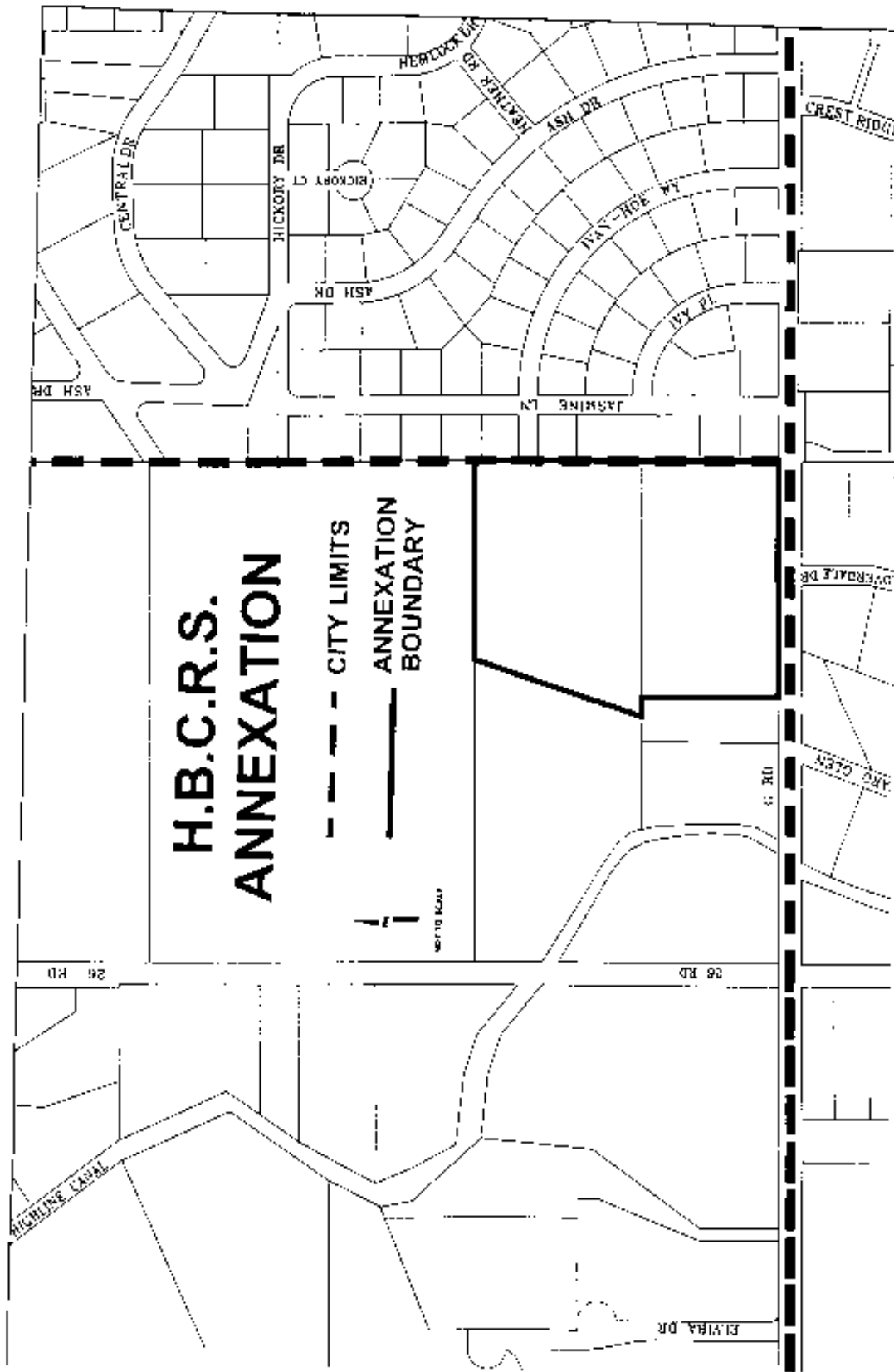
INTRODUCED on first reading on the 5th day April, 2000.

ADOPTED and ordered published this ___ day of _____, 2000.

Attest:

President of the Council

City Clerk



**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	H.B.C.R.S. Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 11, 2000		
Author:	Kathy Portner	Planning Manager	
Presenter Name:	Kathy Portner	Planning Manager	
	<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Formal Agenda

Subject: Second reading of the ordinance zoning the [H.B.C.R.S. Annexation](#), located at [2620 G Road, RMF-5](#)

Summary: [The 10.6-acre H.B.C.R.S. Annexation area consists of two parcels of land. The owners of the properties have signed a petition for annexation. The proposed zoning for the property is RMF-5.](#)

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: It is recommended that City Council [approve](#) the second reading of the zoning ordinance.

Citizen Presentation:		No	<input checked="" type="checkbox"/> X	Yes	If Yes,
Name: Applicant					
Purpose:					
Report results back to Council:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> No	<input type="checkbox"/> Yes	When:
Placement on Agenda:		<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop

AGENDA TOPIC: #ANX-2000-028, H.B.C.R.S. Zoning the H.B.C.R.S. Annexation

SUMMARY: The H.B.C.R.S. Annexation consists of two parcels of land totaling approximately 10.6 acres. Located east of 26 Road and north of G Road, the parcel is adjacent to residential development on the south and east sides. The owners of the properties have signed a petition for annexation. The proposed zoning is RMF-5.

ACTION REQUESTED: Request to zone the H.B.C.R.S. Annexation RMF-5.

<i>BACKGROUND INFORMATION</i>				
Location:		2620 G Road		
Applicants:		Sam Baldwin, Owner Ted Ciavonne, Representative		
Existing Land Use:		Vacant Field		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Vacant		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R1-B (County) – 2 units per acre.		
Proposed Zoning:		RSF-5		
Surrounding Zoning:	North	R1-B (Mesa County) – 2 units per acre		
	South	R1-B (Mesa County) – 2 units per acre		
	East	RSF-4 (City) – 4 units per acre		
	West	R1-B (Mesa County) – 2 units per acre		
Growth Plan Designation:		Residential Medium: 4 to 7.9 units per acre		
Zoning within density range?		X	Yes	No

Staff Analysis:

Zone of Annexation

The proposed zoning for the H.B.C.R.S. annexation is RMF-5, Residential Multi-family with a density not to exceed 5 units per acre. This zoning density is in keeping with the Growth Plan.

Rezoning Criteria

The zoning of the annexation must be evaluated using the criteria noted in Sections 4-4-4 and 4-11 of the Zoning and Development Code. The criteria are as follows for Section 4-4-4:

- O.** Was the existing zone an error at the time of adoption? This would be a new City zoning with no previous zoning actions taken by the City, therefore, no error in zoning is apparent.
- P.** Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.? The area around this property has been developed and is used for single family residential purposes.
- Q.** Is there an area of community need for the proposed rezone? The Growth Plan designates this property for Residential use which would indicate a community need.
- R.** Is the proposed rezone compatible with the surrounding area or will there be adverse impacts? The proposed rezone is compliant with City requirements for new development and would not pose adverse impacts to the surrounding areas.
- S.** Will there be benefits derived by the community, or area, by granting the proposed rezone? Yes. The proposed development can be considered in-fill due to the extent of surrounding development.
- T.** Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies? Yes, the proposed zone is within the designated growth plan densities of 4 to 7.9 units per acre.
- U.** Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Adequate facilities are available in the area and could reasonably be extended.

The criteria are as follows for Section 4-11:

- D.** Adverse impacts to the developed density of established neighborhoods shall be considered. The proposal is compatible with area development and the Growth Plan.

- E. **The relationship of the property to the urban core area or to established subcores shall be considered. [The property is located within the Urban Growth Boundary and should have urban densities.](#)**

Project Background/Summary

Currently, these parcels are zoned County R1-B or 2 units per acre. The Growth Plan designates this area as Residential Medium density of 4 to 7.9 units per acre. Surrounding zoning to the north, east and west are also designated at Residential Medium density with 4 to 7.9 units per acre. The development to the south is zoned Residential Medium – Low with densities of one (1) unit per ½ to 2 acres. The applicants are requesting a zoning of RMF-5 with densities not to exceed 5 units per acre, which is within the Growth Plan density and is compatible with the surrounding area. If the zoning is approved, the applicant will be submitting a Preliminary Plan for review.

STAFF RECOMMENDATION:

[Staff recommends approval of RMF-5 Zoning.](#)

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the RMF-5 zoning.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No.

**ZONING THE H.B.C.R.S ANNEXATION RMF-5
LOCATED AT 2620 G ROAD**

Recitals:

The property located at 2620 G Road is currently zoned County R-1-B (Residential, 2 units per acre). The owner has requested annexation and a zoning of RMF-5. The RMF-5 is within the Growth Plan designation of 4 to 7.9 units per acre and is compatible with the surrounding area.

The Planning Commission considered the request and recommended a zoning of RMF-5.

The City Council, having considered the Planning Commission recommendation, concurs with the Planning Commission's recommendation and finds that the RMF-5 zoning meets the rezoning criteria in section 4-4-4 in the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA OF LAND DESCRIBED BELOW IS HEREBY ZONED RMF-5:

A parcel of land situate in the SW 1/4 SW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of the SW 1/4 SW 1/4 of Section 35; thence N 00°00'00" W along the east line of said SW 1/4 SW 1/4 a distance of 30.00 feet to the southwest corner of Lot 6, Block 4 of Sunset Terrace Replat Subdivision and True Point of Beginning of the parcel described herein; thence S 90°00'00" W along a line 30.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of said Section 35 a distance of 603.40 feet to a point; thence N 00°00'00" W a distance of 352.00 feet to a point; thence S 90°00'00" W a distance of 55.85 feet to a point; thence N 18°42'28" E a distance of 466.13 feet to a point on the north line of the south 823.50 feet of the SW 1/4 SW 1/4 of said Section 35; thence N 90°00'00" E along the north line of the south 823.50 feet of said SW 1/4 SW 1/4 a distance of 509.74 feet to the northeast corner of the south 823.50 feet of said SW 1/4 SW 1/4; thence S 00°00'00" W along the east line of the SW 1/4 SW 1/4 of said Section 35 (said east line also being the west boundary line for Sunset Terrace Replat Subdivision) a distance of 793.50 feet to the point of beginning.

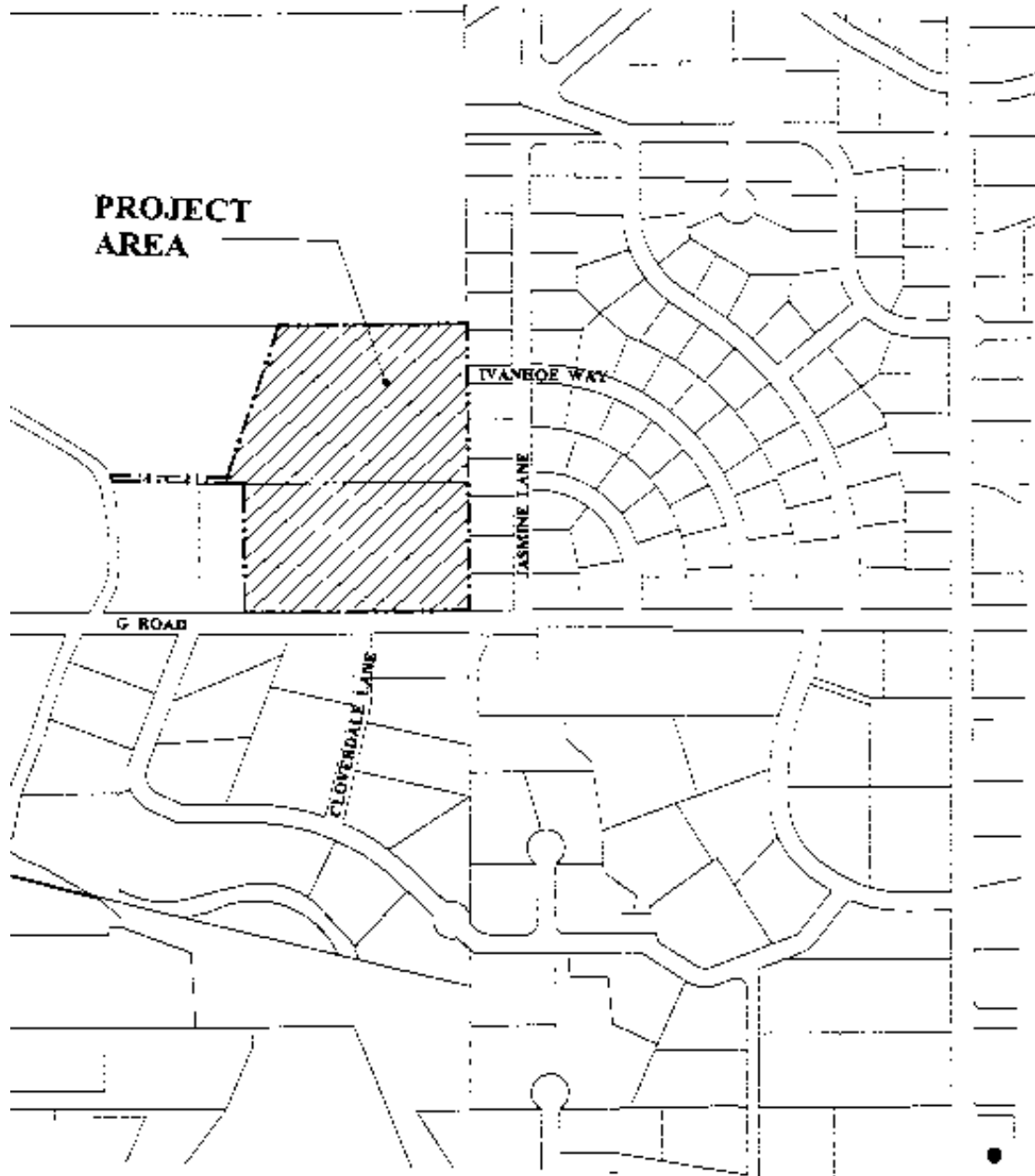
INTRODUCED for FIRST READING this 3rd day of May, 2000.

PASSED on SECOND READING this ____ day of _____, 2000.

ATTEST:

City Clerk

President of City Council



**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Reinking Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 9, 2000		
Author:	Lori V. Bowers	Associate Planner	
Presenter Name:	Lori V. Bowers	Associate Planner	
	Workshop	X	Formal Agenda

Subject: Public Hearing for acceptance of the Annexation Petition and second reading of the Annexation Ordinance for the Reinking Annexation located at 541 20 ¼ Road.

Summary: The 13-acre Reinking Annexation area consists of one parcel of land, approximately 7.71 acres in size. The remaining acreage is comprised of right-of-way along South Broadway and 20 ¼ Road. There are no existing structures on the site. Once additional right-of-way is dedicated and the required detention pond area is subtracted from the site, 6.81 acres remain for developing an 11 lot single family subdivision. The owner of the property has signed a petition for annexation.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Hold a public hearing for the acceptance of the annexation petition by approving on second reading the Annexation Ordinance for the Reinking Annexation located at 541 20 ¼ Road.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:	Consent	X	Indiv. Consideration	Workshop
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AGENDA TOPIC: Public Hearing for the acceptance of the Annexation Petition and second reading of the annexation ordinance for the Reinking Annexation located at 541 20 ¼ Road.

SUMMARY: The 13-acre Reinking Annexation area consists of one parcel of land, approximately 7.71 acres in size. The remaining acreage is comprised of right-of-way along South Broadway and 20 ¼ Road. There are no existing structures on the site. Once additional right-of-way is dedicated and the required detention pond area is subtracted from the site, 6.81 acres remain for developing an 11 lot single family subdivision. The owner of the property has signed a petition for annexation.

<i>BACKGROUND INFORMATION</i>			
Location:		541 20 ¼ Road	
Applicants:		Dr. Roger F Reinking, Owner Mr. Mike Joyce, Representative	
Existing Land Use:		Vacant field	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:		R1-B (County) – 2 units per acre.	
Proposed Zoning:		RSF-2	
Surrounding Zoning:	North	R1-B (Mesa County) – 2 units per acre	
	South	R1-B (Mesa County) – 2 units per acre	
	East	R1-B (Mesa County) – 2 units per acre	
	West	R1-B (Mesa County) – 2 units per acre	
Growth Plan Designation:		Residential Low: 2 to 4 units per acre	
Zoning within density range?		X	Yes
			No

ACTION REQUESTED: It is recommended that City Council hold a public hearing and accept the annexation petition and approve on second reading the annexation ordinance for the Reinking Annexation located at 541 20 ¼ Road.

Staff Analysis:

ANNEXATION:

The applicant, Dr. Roger F. Reinking, has signed a petition for annexation, thereby making it a petition signed by 100 percent of all property owners included within the annexation boundary. Contiguity is obtained from the previous Robertson Annexation. This annexation area consists of annexing 13 acres of land. The request for annexation comes from a request to subdivide a 7.71-acre parcel for single family development. A preliminary plan is currently under review. The property is now being annexed into the City of Grand Junction.

It is the professional opinion, of Community Development Department staff member David Thornton, based on his review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Reinking Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation schedule is being followed:

<i>ANNEXATION SCHEDULE</i>	
April 5th	Referral of Petition to Annex & 1 st Read (30 Day Notice)
April 11th	Planning Commission considers Zone of Annexation
May 3rd	First Reading on Zoning by City Council
May 17th	Public hearing on Annexation and Zoning by City Council
June 18th	Effective date of Annexation and Zoning

RECOMMENDATION: Accept the annexation petition for and [approve on Second Reading the Annexation Ordinance for the Reinking Annexation, located at 541 20 ¼ Road.](#)

REINKING. ANNEXATION SUMMARY

File Number:	ANX-2000-030	
Location:	541 20 ¼ Road	
Tax ID Number:	2947-223-00-159	
Parcels:	1	
Estimated Population:	25.3	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	13 acres for annexation area	
Developable Acres Remaining:	6.81 acres	
Right-of-way in Annexation:	1800 feet along South Broadway (N/S direction) 1272 feet along South Broadway (E/W direction) 789 feet along 20 ¼ Road	
Previous County Zoning:	County R1-B (2 units per acre)	
Proposed City Zoning:	(RSF-2) Residential Single-family not to exceed 2 units per acre	
Current Land Use:	Vacant	
Future Land Use:	Residential	
Values:	Land: = \$1220	
	Improvements: = \$0	
Census Tract:	1402	
Address Ranges:	535-539 20 ½ Road / 2017 – 2024 Reinking Court	
Special Districts:	Water:	Ute Water
	Sewer:	
	Fire:	City of Grand Junction Fire
	Drainage & Irrigation	Redlands Water & Power
	School:	District 51
	Pest:	

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION,
MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN AS
REINKING ANNEXATION NO. 1, NO. 2 AND NO. 3
IS ELEGIBLE FOR ANNEXATION**

LOCATED at 541 20 1/4 Road

WHEREAS, on the 5th day of April, 2000, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

PERIMETER BOUNDARY LEGAL DESCRIPTION REINKING ANNEXATION

A serial annexation comprising Reinking Annexation No. 1,
Reinking Annexation No. 2 and Reinking Annexation No. 3

REINKING ANNEXATION NO.1

A parcel of land situate in the SW 1/4 and in the SE 1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the CS 1/16 corner of said Section 22; thence S 00°54'20" E along the north-south centerline of said Section 22 a distance of 447.60 feet to a point; thence leaving said north-south centerline S 89°05'40" W a distance of 30.00 feet to a point on the west right of way line for 20 1/2 Road (South Broadway); thence N 00°54'20" W along the west right of way line for said 20 1/2 Road (South Broadway) a distance of 15.00 feet to a point; thence leaving said west right of way line N 89°05'40" E a distance of 15.00 feet to a point; thence N 00°54'20" W along a line 15.00 feet west of and parallel with the north-south centerline of said Section 22 a distance of 1347.43 feet to a point; thence N 89°05'40" E a distance of 55.00 feet to a point on the east right of way line for said 20 1/2 Road (South Broadway); thence S 00°54'20" E along said east right of way line a distance of 531.54 feet to a point; thence leaving said east right of way line N 89°52'20" W a distance of 40.00 feet to a point on the north-south centerline of said Section 22; thence S 00°54'20" E along said north-south centerline a distance of 384.00 feet to the point of beginning.

REINKING ANNEXATION NO.2

A parcel of land situate in Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the CW 1/16 corner of Section 22; thence N 01°10'14" W a distance of 20.00 feet to a point on the north right of way line for South Broadway; thence along the north right of way line for South Broadway the following 3 courses:

N 89°40'40" E a distance of 298.75 feet to a point;

N 00°53'16" W a distance of 20.00 feet to the southwest corner of Lot 12, Block 1 of Saddleback Subdivision;

N 89°40'40" E a distance of 973.50 feet to the southeast corner of Lot 1 of S & G Minor Subdivision;

thence N 89°40'40" E a distance of 33.00 feet to a point on the east line of the NW 1/4 of said Section 22; thence S 00°53'16" E along the east line of said NW 1/4 a distance of 20.00 feet to a point; thence N 89°33'32" E a distance of 40.00 feet to a point; thence S 00°54'20" E a distance of 45.00 feet to the northwest corner of Lot 1 of The Overlook Subdivision; thence S 00°54'20" E along the east right of way line for 20 1/2 Road (South Broadway) a distance of 362.13 feet to a point; thence leaving east right of way line S 89°05'40" W a distance of 55.00 feet to a point; thence S 00°54'20" E along a line 15.00 feet west of and parallel with the east line of the SW 1/4 of said Section 22 a distance of 1347.43 feet to a point; thence S 89°05'40" W a distance of 15.00 feet to a point on the west right of way line for said 20 1/2 Road (South Broadway); thence along said west right of way line the thence N 89°40'40" E a distance of 33.00 feet to a point on the east line of the NW 1/4 of said Section 22; thence S 00°53'16" E along the east line of said NW 1/4 a distance of 20.00 feet to a point; thence N 89°33'32" E a distance of 40.00 feet to a point; thence S 00°54'20" E a distance of 45.00 feet to the northwest corner of Lot 1 of The Overlook Subdivision; thence S 00°54'20" E along the east right of way line for 20 1/2 Road (South Broadway) a distance of 362.13 feet to a point; thence leaving east right of way line S 89°05'40" W a distance of 55.00 feet to a point; thence S 00°54'20" E along a line 15.00 feet west of and parallel with the east line of the SW 1/4 of said Section 22 a distance of 1347.43 feet to a point; thence S 89°05'40" W a distance of 15.00 feet to a point on the west right of way line for said 20 1/2 Road (South Broadway); thence along said west right of way line the following 13 courses:

N 00°54'20" W a distance of 54.08 feet to a point;

S 89°16'40" W a distance of 10.00 feet to a point;

N 00°54'20" W a distance of 148.99 feet to a point;

N 89°16'40" E a distance of 10.00 feet to a point;

N 00°54'20" W a distance of 120.06 feet to a point;

20.94 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta of 60°00'00" and a long chord bearing N 30°54'20" W a distance of 20.00 feet;

N 00°54'20" W a distance of 207.02 feet to a point;

S 69°42'20" E a distance of 10.73 feet to a point;

N 00°54'20" W a distance of 801.37 feet to a point;

S 89°16'40" W a distance of 10.00 feet to a point;

N 00°54'20" W a distance of 235.00 feet to a point;

N 89°16'40" E a distance of 10.00 feet to a point;

N 00°54'20" W a distance of 125.21 feet to the northeast corner of Lot 1, Block 1 of Tiara Rado Subdivision; thence along the south right of way line for South Broadway the following 7 courses:

S 89°40'40" W a distance of 300.54 feet to a point;

S 00°09'20" E a distance of 10.00 feet to a point;

S 89°40'40" W a distance of 372.71 feet to a point;

20.94 feet along a curve concave to the southwest, having a radius of 20.00 feet, a delta angle of 60°00'00" and a long chord bearing N 60°19'20" W a distance of 20.00 feet;

S 89°40'40" W a distance of 87.44 feet to a point;

S 00°09'20" E a distance of 10.00 feet to a point;

S 89°40'40" W a distance of 467.50 feet to the northwest corner of Lot 3, Block 3 of said Tiara Rado

Subdivision; thence S 00°09'20" E along the east right of way line for 20 1/4 Road a distance of 789.73 feet to a point; thence leaving the east right of way line for said 20 1/4 Road N 89°47'20" W a distance of 55.00 feet to a point on the west right of way line for said 20 1/4 Road; thence leaving said west right of way line N 89°47'20" W a distance of 273.53 feet to a point; thence N 00°09'54" E a distance of 532.43 feet to a point; thence N 89°37'40" E a distance of 270.55 feet to a point on the west right of way line for said 20 1/4 Road; thence along the west right of way line for said 20 1/4 Road the following 3 courses:

N 00°09'20" W a distance of 85.38 feet to a point;

N 89°50'40" E a distance of 15.00 feet to a point;

N 00°09'20" W a distance of 208.72 to a point on the north line of the NW 1/4 SW 1/4 of said Section 22;

thence N 89°50'40" E along the north line of said NW 1/4 SW 1/4 a distance of 10.00 feet to the CW 1/16 corner of said Section 22 and point of beginning.

REINKING ANNEXATION NO. 3

A parcel of land situate in the SW 1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CW 1/16 corner of Section 22; thence S 89°50'40" W along the north line of the NW 1/4 SW 1/4 of said Section 22 a distance of 10.00 feet to a point; thence along the west right of way line for 20 1/4 Road the following 3 courses:

S 00°09'20" E a distance of 208.72 feet to a point;

S 89°50'40" W a distance of 15.00 feet to a point;

S 00°09'20" E a distance of 85.38 feet to a point;

thence leaving the west right of way line for 20 1/4 Road S 89°37'40" W a distance of 270.55 feet to the True Point of Beginning of the parcel described herein; thence S 00°09'54" W a distance of 532.43 feet to a point; thence N 89°47'20" W a distance of 360.00 feet to a point; thence N 00°10'00" E a distance of 528.76 feet to a point; thence N 89°37'40" E a distance of 360.00 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of May, 2000; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with the City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

That said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ___ day of _____, 2000.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

REINKING ANNEXATION NO. 1

APPROXIMATELY 0.96 ACRES

LOCATED 1347.43 FEET ALONG SOUTH BROADWAY (N/S direction)

WHEREAS, on the 5th day of April, 2000 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 17th day of May, 2000; 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:

REINKING ANNEXATION NO.1

A parcel of land situate in the SW 1/4 and in the SE 1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the CS 1/16 corner of said Section 22; thence S 00°54'20" E along the north-south centerline of said Section 22 a distance of 447.60 feet to a point; thence leaving said north-south centerline S 89°05'40" W a distance of 30.00 feet to a point on the west right of way line for 20 1/2 Road (South Broadway); thence N 00°54'20" W along the west right of way line for said 20 1/2 Road (South Broadway) a distance of 15.00 feet to a point; thence leaving said west right of way line N 89°05'40" E a distance of 15.00 feet to a point; thence N 00°54'20" W along a line 15.00 feet west of and parallel with the north-south centerline of said Section 22 a distance of 1347.43 feet to a point; thence N 89°05'40" E a distance of 55.00 feet to a point on the east right of way line for said 20 1/2 Road (South

Broadway); thence S 00°54'20" E along said east right of way line a distance of 531.54 feet to a point; thence leaving said east right of way line N 89°52'20" W a distance of 40.00 feet to a point on the north-south centerline of said Section 22; thence S 00°54'20" E along said north-south centerline a distance of 384.00 feet to the point of beginning.

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

INTRODUCED on first reading on the 5th day April, 2000.

ADOPTED and ordered published this day of , 2000.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

REINKING ANNEXATION NO. 2

**APPROXIMATELY 7.66 ACRES
LOCATED 362 FEET ALONG SOUTH BROADWAY (N/S direction) then WEST,
APPROXIMATELY 1,272.25 FEET ALONG SOUTH BROADWAY (W direction) then
SOUTH on 20 ¼ ROAD FOR A DISTANCE OF APPROXIMATELY 741.15 FEET,
INCLUDING THE EASTERN HALF OF THE PROPERTY
LOCATED AT 541 20 ¼ ROAD**

WHEREAS, on the 5th day of April, 2000, 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 17th day of May, 2000; 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:

REINKING ANNEXATION NO.2

A parcel of land situate in Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the CW 1/16 corner of Section 22; thence N 01°10'14" W a distance of 20.00 feet to a point on the north right of way line for South Broadway; thence along the north right of way line for South Broadway the following 3 courses:
N 89°40'40" E a distance of 298.75 feet to a point;
N 00°53'16" W a distance of 20.00 feet to the southwest corner of Lot 12, Block 1 of Saddleback Subdivision;

N 89°40'40" E a distance of 973.50 feet to the southeast corner of Lot 1 of S & G Minor Subdivision;

thence N 89°40'40" E a distance of 33.00 feet to a point on the east line of the NW 1/4 of said Section 22; thence S 00°53'16" E along the east line of said NW 1/4 a distance of 20.00 feet to a point; thence N 89°33'32" E a distance of 40.00 feet to a point; thence S 00°54'20" E a distance of 45.00 feet to the northwest corner of Lot 1 of The Overlook Subdivision; thence S 00°54'20" E along the east right of way line for 20 1/2 Road (South Broadway) a distance of 362.13 feet to a point; thence leaving east right of way line S 89°05'40" W a distance of 55.00 feet to a point; thence S 00°54'20" E along a line 15.00 feet west of and parallel with the east line of the SW 1/4 of said Section 22 a distance of 1347.43 feet to a point; thence S 89°05'40" W a distance of 15.00 feet to a point on the west right of way line for said 20 1/2 Road (South Broadway); thence along said west right of way line the following 13 courses:

N 00°54'20" W a distance of 54.08 feet to a point;

S 89°16'40" W a distance of 10.00 feet to a point;

N 00°54'20" W a distance of 148.99 feet to a point;

N 89°16'40" E a distance of 10.00 feet to a point;

N 00°54'20" W a distance of 120.06 feet to a point;

20.94 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta of 60°00'00" and a long chord bearing N 30°54'20" W a distance of 20.00 feet;

N 00°54'20" W a distance of 207.02 feet to a point;

S 69°42'20" E a distance of 10.73 feet to a point;

N 00°54'20" W a distance of 801.37 feet to a point;

S 89°16'40" W a distance of 10.00 feet to a point;

N 00°54'20" W a distance of 235.00 feet to a point;

N 89°16'40" E a distance of 10.00 feet to a point;

N 00°54'20" W a distance of 125.21 feet to the northeast corner of Lot 1, Block 1 of Tiara Rado Subdivision; thence along the south right of way line for South Broadway the following 7 courses:

S 89°40'40" W a distance of 300.54 feet to a point;

S 00°09'20" E a distance of 10.00 feet to a point;

S 89°40'40" W a distance of 372.71 feet to a point;

20.94 feet along a curve concave to the southwest, having a radius of 20.00 feet, a delta angle of 60°00'00" and a long chord bearing N 60°19'20" W a distance of 20.00 feet;

S 89°40'40" W a distance of 87.44 feet to a point;

S 00°09'20" E a distance of 10.00 feet to a point;

S 89°40'40" W a distance of 467.50 feet to the northwest corner of Lot 3, Block 3 of said Tiara Rado Subdivision; thence S 00°09'20" E along the east right of way line for 20 1/4 Road a distance of 789.73 feet to a point; thence leaving the east right of way line for said 20 1/4 Road N 89°47'20" W a distance of 55.00 feet to a point on the west right of way line for said 20 1/4 Road; thence leaving said west right of way line N 89°47'20" W a distance of 273.53 feet to a point; thence N 00°09'54" E a distance of 532.43 feet to a point; thence N 89°37'40" E a distance of 270.55 feet to a point on the west right of way line for said 20 1/4 Road; thence along the west right of way line for said 20 1/4 Road the following 3 courses:

N 00°09'20" W a distance of 85.38 feet to a point;

N 89°50'40" E a distance of 15.00 feet to a point;
N 00°09'20" W a distance of 208.72 to a point on the north line of the NW 1/4 SW 1/4 of
said Section 22;
thence N 89°50'40" E along the north line of said NW 1/4 SW 1/4 a distance of 10.00 feet
to the CW 1/16 corner of said Section 22 and point of beginning.

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

INTRODUCED on first reading on the 5th day of April , 2000.

ADOPTED and ordered published this day of , 2000.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

REINKING ANNEXATION NO. 3

**APPROXIMATELY 4.38 ACRES OF THE WESTERN HALF OF THE PROPERTY
LOCATED AT 541 20 ¼ ROAD**

WHEREAS, on the 5th day of April, 2000, 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 17th day of May, 2000; 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:

REINKING ANNEXATION NO. 3

A parcel of land situate in the SW 1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CW 1/16 corner of Section 22; thence S 89°50'40" W along the north line of the NW 1/4 SW 1/4 of said Section 22 a distance of 10.00 feet to a point; thence along the west right of way line for 20 1/4 Road the following 3 courses:

S 00°09'20" E a distance of 208.72 feet to a point;

S 89°50'40" W a distance of 15.00 feet to a point;

S 00°09'20" E a distance of 85.38 feet to a point;

thence leaving the west right of way line for 20 1/4 Road S 89°37'40" W a distance of 270.55 feet to the True Point of Beginning of the parcel described herein; thence S 00°09'54" W a distance of 532.43 feet to a point; thence N 89°47'20" W a distance of

360.00 feet to a point; thence N 00°10'00" E a distance of 528.76 feet to a point; thence N 89°37'40" E a distance of 360.00 feet to the point of beginning.

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

INTRODUCED on first reading on the 5th day of April, 2000.

ADOPTED and ordered published this day of , 2000.

Attest:

President of the Council

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Reinking Annexation Zoning		
Meeting Date:	May 17, 2000		
Date Prepared:	May 9, 2000		
Author:	Lori V. Bowers	Associate Planner	
Presenter Name:	Lori V. Bowers	Associate Planner	
	Workshop	X	Formal Agenda

Subject: ANX-2000-030 / Public Hearing and 2nd Reading for the Zone of Annexation Ordinance for the Reinking Annexation, located at 541 20 ¼ Road. The requested zoning is RSF-2 (Residential Single Family, not to exceed 2 units per acre).

Summary: The 13-acre Reinking Annexation area consists of one parcel of land, approximately 7.71 acres in size. The remaining acreage is comprised of right-of-way along South Broadway and 20 ¼ Road. There are no existing structures on the site. Once additional right-of-way is dedicated and the required detention pond area is subtracted from the site, 6.81 acres remain for developing an 11 lot single family subdivision. The owner of the property has signed a petition for annexation. The requested zoning is RSF-2, Residential Single Family, not to exceed 2 units per acre. This is consistent with the Growth Plan for this area.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Request for a Public Hearing and approval of the 2nd reading of the zoning ordinance for the Reinking Annexation to an RSF-2 zoning designation.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:	Consent	X	Indiv. Consideration	Workshop
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AGENDA TOPIC: ANX-2000-030 / Public Hearing and 2nd Reading for the Zone of Annexation Ordinance for the Reinking Annexation, located at 541 20 ¼ Road. The requested zoning is RSF-2 (Residential Single Family, not to exceed 2 units per acre).

SUMMARY: The 13-acre Reinking Annexation area consists of one parcel of land, approximately 7.71 acres in size. The remaining acreage is comprised of right-of-way along South Broadway and 20 ¼ Road. There are no existing structures on the site. Once additional right-of-way is dedicated and the required detention pond area is subtracted from the site, 6.81 acres remain for developing an 11 lot single family subdivision. The owner of the property has signed a petition for annexation. The requested zoning is RSF-2 (Residential Single Family, not to exceed 2 units per acre). This zoning request is consistent with the Growth Plan.

<i>BACKGROUND INFORMATION</i>					
Location:		541 20 ¼ Road			
Applicants:		Dr. Roger F Reinking, Owner Mr. Mike Joyce, Representative			
Existing Land Use:		Vacant field			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R1-B (County) – 2 units per acre.			
Proposed Zoning:		RSF-2			
Surrounding Zoning:	North	R1-B (Mesa County) – 2 units per acre			
	South	R1-B (Mesa County) – 2 units per acre			
	East	R1-B (Mesa County) – 2 units per acre			
	West	R1-B (Mesa County) – 2 units per acre			
Growth Plan Designation:		Residential Low: 2 to 4 units per acre			
Zoning within density range?		X	Yes		No

RELATIONSHIP TO COMPREHENSIVE PLAN: The City of Grand Junction Growth Plan identifies the subject parcel in the “Residential Low 2 – 3.9 dwelling units per acre”

category. The petitioner's request for RSF-2 zoning is within the range recommended in the Growth Plan.

STAFF ANALYSIS:

Zoning- The applicants request the zoning of RSF-2 (Residential Single Family, not to exceed 2 units per acre), which provides for the establishment of Residential Low 2 – 3.9 dwelling units per acre, within urban areas. This zoning designation is consistent with the current Mesa County zoning of R1-B. The proposed zoning is also consistent with the Growth Plan for this area.

Staff feels the proposal is in compliance with Chapter Four, Section 4-1-1, of the Zoning and Development Code, by encouraging the most appropriate use of land throughout the City and to ensure the logical and orderly growth and development of the physical elements of the City. This proposal also protects and maintains the integrity and character of this established low-density residential area and meets the intent of Section 4-1-1 entitled "Purpose".

Section 4-11 of the Zoning and Development Code, Zoning of Annexations states: The zoning request shall be evaluated by the following special criteria in addition to the general criteria for rezoning.

- A. adverse impacts to the developed density of established neighborhoods shall be considered: and
- B. the relationship of the property to the urban core area or to established subcores shall be considered.

The proposed RSF-2 zone complies with this criteria and is consistent with the Growth Plan.

Growth Plan Goals and Policies are as identified in Policy 1.7 state: "The City and County will use zoning to establish the appropriate scale, type, location and intensity for development..." and Goal 11: To promote stable neighborhood and land use compatibility throughout the community." The property is currently zoned R1-B, which is in compliance with the Growth Plan recommendation for density in this area. The zoning of RSF-2 is compatible with the existing residential uses surrounding it.

This proposed zoning also complies with Section 4-4-4, criteria. The following questions shall be answered in reviewing rezone applications and shall be considered in the decisions made by the Planning Commission and City Council.

- A. Was the existing zone an error at the time of adoption? *To Staff's knowledge, no it was not.*
- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc? *No*
- C. Is there an area of community need for the proposed rezone? *This rezone is from the county zone of R1-B, to the City zoning designation of RSF-2.*

- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts? *The rezone is compatible with the existing zoning and land uses in this area.*
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone? *This rezone will be consistent with the Growth Plan and the character of the existing neighborhood.*
- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies? *This proposal is in conformance with the Persigo Agreement and the Growth Plan for this area.*

Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? *Yes, all facilities are available*

PLANNING COMMISSION RECOMMENDATION: At their regularly scheduled meeting of April 11, 2000, the Planning Commission held a public hearing for the Zone of Annexation on the Reinking property. The Planning Commission recommends the zone of RSF-2, for this annexation.

RECOMMENDATION: Planning Commission and Staff recommend approval of the zone of RSF-2, (Residential Single Family, not to exceed 2 units per acre) for the Reinking Annexation.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

**ORDINANCE ZONING THE REINKING ANNEXATION TO RSF-2
(RESIDENTIAL SINGLE FAMILY NOT TO EXCEED 2 UNITS PER ACRE)**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an RSF-2 zoning district, Residential Single Family, not to exceed 2 units per acre, to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-2 zone district be established.

The City Council hereby finds that the rezone meets the criteria set forth in Section 4-4-4 of the Zoning and Development Code.

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

The following parcel shall be zoned RSF-2 (Residential Single Family, not to exceed 2 units per acre):

BEG S 0DEG09'20SEC E 294FT FR NE COR
E2NW4SW4 SEC 22 11S 101W S 0DEG09'20SEC
E535.45FT N 89DEG47'20SEC W 658.53FT N
0DEG10' E 528.76FT N 89DEG37'40SEC E655.54FT
M-L TO BEG EXC RD ROW ON E AS DESC IN
B-1049 P-643 MESA CO RECDS

INTRODUCED for FIRST READING this 3rd day of May, 2000.

PASSED and ADOPTED on SECOND READING this _____ day of _____, 2000.

ATTEST:

City Clerk

President of City Council

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Grand Junction Bible Missionary Church Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 11, 2000		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Public Hearing for acceptance of Petition and to Annex the Grand Junction Bible Missionary Church Annexation, located at southwest corner of I-70 and 26 ½ Road (2648 Cottonwood Drive). File #ANX-2000-038.

Summary: The 1.45-acre Grand Junction Bible Missionary Church area consists of one parcel of land and portions of Cottonwood Drive and 26 ½ Road. A new church structure is proposed on the vacant site.

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: Adoption of resolution accepting petition to annex; adoption on second reading of the ordinance to annex.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:	Consent	X	Indiv. Consideration	Workshop
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<i>BACKGROUND INFORMATION</i>			
Location:		SW Corner I-70 & 26 ½ Road (2648 Cottonwood Drive)	
Applicants:		Robert Barker for GJBM Church	
Existing Land Use:		Vacant	
Proposed Land Use:		Church	
Surrounding Land Use:	North	I-70	
	South	Single family residential	
	East	Single family residential	
	West	Single family residential	
Existing Zoning:		R1-B (County) – 2 units per acre.	
Proposed Zoning:		RSF-2	
Surrounding Zoning:	North	AFT (Mesa County) – 5 acre lots	
	South	R1-B (Mesa County) – 2 units per acre	
	East	RSF-2 (City) – 2 units per acre	
	West	R1-B (Mesa County) – 2 units per acre	
Growth Plan Designation:		Residential Medium Low: 2 to 4 units per acre	
Zoning within density range?		X	Yes
			No

Staff Analysis:

ACCEPTANCE OF THE ANNEXATION PETITION

Based upon the review of the annexation petition by staff and their knowledge of applicable state law, including the Municipal Annexation Act Pursuant to CRS 31-12-104, it is their professional opinion that the Grand Junction Bible Missionary Church Annexation is eligible to be annexed because of compliance with the following:

- a. A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b. Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c. A community interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d. The area is or will be urbanized in the near future
- e. The area is capable of being integrated with the City;
- f. No land held in identical ownership is being divided by the proposed annexation; and
- 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 owners consent.

SECOND READING OF THE ANNEXATION ORDINANCE

The owner of the proposed Grand Junction Bible Missionary Church has signed a petition to annex pursuant to the 1998 Persigo Agreement. When annexed the petitioner proposes to construct an 89-seat church on the parcel. The property owner has submitted a development application with the City for a site plan review. The development application is being review by city staff concurrent with this annexation request.

This annexation (Grand Junction Bible Missionary Church Annexation) consists of annexing one parcel. Total acreage included in the annexation is 1.45 acres which includes a portion of Cottonwood Drive and 26 ½ Road (7th Street). Actual acreage of the property is 0.75 acres.

STAFF RECOMMENDATION: Approval of both requests.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS

GRAND JUNCTION BIBLE MISSIONARY CHURCH ANNEXATION

IS ELIGIBLE FOR ANNEXATION

LOCATED AT THE SOUTHWEST CORNER OF I-70 AND 26 ½ Road (2648 COTTONWOOD DRIVE AND INCLUDING PORTIONS OF THE COTTONWOOD DRIVE AND 26 ½ ROAD RIGHTS-OF-WAY.

WHEREAS, on the 5th day of April, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

GRAND JUNCTION BIBLE MISSIONARY CHURCH ANNEXATION

A parcel of land situate in the NE 1/4 and in the NW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 35; thence N 00°01'30" E along the north – south centerline of said Section 35 a distance of 397.60 feet to the True Point of Beginning of the parcel described herein; thence S 76°56'00" W a distance of 33.88 feet to the northeast corner of Lot 3 of North Rolling Acres Filing No. Two Subdivision; thence along the southeasterly right of way line for Cottonwood Drive the following 2 courses:

1) 81.08 feet along the arc of a curve concave to the southeast, having a radius of 131.35 feet, a delta angle of 35°21'59" and a long chord bearing S 66°30'56" W a distance of 79.80 feet to a point;

2) S 49°01'30" W a distance of 128.32 feet to a point;

thence crossing Cottonwood Drive N 40°58'30" W a distance of 56.00 feet to the southwest corner of Lot 9 of North Rolling Acres Subdivision; thence N 34°18'29" W along the westerly line of said Lot 9 a distance of 167.57 feet to a point on the southeasterly right of way line for Interstate 70; thence along the southeasterly right of way line for said Interstate 70 the following 2 courses:

1) N 70°32'30" E a distance of 174.24 feet to a point;

2) N 69°32'00" E a distance of 125.00 feet to a point;

thence N 69°21'56" E a distance of 90.62 feet to a point; thence N 71°36'00" E a distance of 43.94 feet to a point on the southeasterly right of way line for said Interstate

70; thence S 11°30'30" W along said southeasterly right of way line a distance of 209.00 feet to a point; thence continuing along said southeasterly right of way line N 89°40'00" W a distance of 32.00 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of May 9, 2000; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ___ day _____, 2000.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

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

GRAND JUNCTION BIBLE MISSIONARY CHURCH ANNEXATION

APPROXIMATELY 1.45 ACRES

LOCATED at SW CORNER I-70 & 26 ½ Rd (2648 COTTONWOOD DRIVE)

WHEREAS, on the 5th day of April, 2000 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 17th day of May, 2000; 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:

A parcel of land situate in the NE 1/4 and in the NW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 35; thence N 00°01'30" E along the north – south centerline of said Section 35 a distance of 397.60 feet to the True Point of Beginning of the parcel described herein; thence S 76°56'00" W a distance of 33.88 feet to the northeast corner of Lot 3 of North Rolling Acres Filing No. Two Subdivision; thence along the southeasterly right of way line for Cottonwood Drive the following 2 courses:

- 3) 81.08 feet along the arc of a curve concave to the southeast, having a radius of 131.35 feet, a delta angle of 35°21'59" and a long chord bearing S 66°30'56" W a distance of 79.80 feet to a point;

4) S 49°01'30" W a distance of 128.32 feet to a point;
thence crossing Cottonwood Drive N 40°58'30" W a distance of 56.00 feet to the southwest corner of Lot 9 of North Rolling Acres Subdivision; thence N 34°18'29" W along the westerly line of said Lot 9 a distance of 167.57 feet to a point on the southeasterly right of way line for Interstate 70; thence along the southeasterly right of way line for said Interstate 70 the following 2 courses:
3) N 70°32'30" E a distance of 174.24 feet to a point;
4) N 69°32'00" E a distance of 125.00 feet to a point;
thence N 69°21'56" E a distance of 90.62 feet to a point; thence N 71°36'00" E a distance of 43.94 feet to a point on the southeasterly right of way line for said Interstate 70; thence S 11°30'30" W along said southeasterly right of way line a distance of 209.00 feet to a point; thence continuing along said southeasterly right of way line N 89°40'00" W a distance of 32.00 feet to the point of beginning.

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

INTRODUCED on first reading on the 5th day April, 2000.

ADOPTED and ordered published this ____ day of _____, 2000.

Attest:

President of the Council

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Grand Junction Bible Missionary Church Zone of Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 9, 2000		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Public Hearing for Grand Junction Bible Missionary Church Zone of Annexation Ordinance RSF-2; located at southwest corner of I-70 and 26 ½ Road (2648 Cottonwood Drive). File #ANX-2000-038.

Summary: The 1.45-acre Grand Junction Bible Missionary Church area consists of one parcel of land and portions of Cottonwood Drive and 26 ½ Road. A zone of annexation of RSF-2 is consistent with the County Zoning, the Growth Plan Future Land Use Map and surrounding densities. A new church structure is proposed on the vacant site. At its April 18th hearing, the Planning Commission recommended approval of the zone of annexation.

Background Information: [See Attached](#)

Budget: N/A

Action Requested/Recommendation: Adopt ordinance on second reading.

Citizen Presentation:		No	X	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:	Consent	X	Indiv. Consideration	Workshop
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<i>BACKGROUND INFORMATION</i>			
Location:		SW Corner I-70 & 26 ½ Road (2648 Cottonwood Drive)	
Applicants:		Robert Barker for GJBM Church	
Existing Land Use:		Vacant	
Proposed Land Use:		Church	
Surrounding Land Use:	North	I-70	
	South	Single family residential	
	East	Single family residential	
	West	Single family residential	
Existing Zoning:		R1-B (County) – 2 units per acre.	
Proposed Zoning:		RSF-2	
Surrounding Zoning:	North	AFT (Mesa County) – 5 acre lots	
	South	R1-B (Mesa County) – 2 units per acre	
	East	RSF-2 (City) – 2 units per acre	
	West	R1-B (Mesa County) – 2 units per acre	
Growth Plan Designation:		Residential Medium Low: 2 to 4 units per acre	
Zoning within density range?		X	Yes
			No

Staff Analysis:

The applicant is requesting a zone of annexation of RSF-2. This zone, which allows a density of no more than 2 dwellings per acre, is comparable and compatible with the surrounding area that is zoned City RSF-2 or County R1-B. Churches are allowed in all residential zones regardless of density. The RSF-2 zoning assures that any future redevelopment of the site will conform to densities of existing subdivisions in the area.

At its April 18, 2000 hearing the Planning Commission found that the proposed rezone met the criteria established in Section 4-11 of the City of Grand Junction Zoning and Development Code as noted below:

Section 4-11

- C. Adverse impacts to the developed density of established neighborhoods shall be considered.** Zoning density for this parcel is the same as the zoned

density of established neighborhoods in the City and County on three sides of this parcel. The area to the north of this site is zoned County AFT which requires 5-acre minimum lot size. However this parcel is located on the north side of I-70.

- D. **The relationship of the property to the urban core area or to established subcores shall be considered.** This criterion applies to commercial development.

PLANNING COMMISSION RECOMMENDATION: That the City Council approve the Zone of Annexation request to zone the project site to the RSF-2 zone district.

Bn\h\anx\00038biblechurch2zoneccr&ord.docreportprepared05112000

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

**ZONING THE GRAND JUNCTION BIBLE MISSIONARY CHURCH ANNEXATION
TO RSF-2, LOCATED AT THE SOUTHWEST CORNER OF I-70 AND 26 ½ ROAD
(2648 COTTONWOOD DRIVE)**

Recitals.

The following property has been annexed to the City of Grand Junction as the Grand Junction Bible Missionary Church Annexation and requires a zone of annexation.

The petitioner has requested that the property be zoned from County R1-B to RSF-2 (Residential single family with a density not to exceed two dwellings per acre). The density of this zoning is comparable with the density allowed in the County R1-B zone as well as surrounding densities

The City of Grand Junction Growth Plan Future Land Use Map designates this area for Residential Medium Low-Density 2-4 dwelling units per acre. This rezone is in conformance with the Future Land Use Map.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 4-11 of Grand Junction Zoning and Development Code and recommended approval of this zone change at its April 18, 2000 hearing.

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

Council finds that the proposed Zone of Annexation meets the criteria as set forth in Section 4-11 of the Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from County R1-B to City RSF-2:

Lot 9, North Rolling Acres; EXCEPT that portion conveyed to the Department of Highways, State of Colorado as described in Deed recorded January 16, 1964 in Book 862 at Page 515.

INTRODUCED for FIRST READING and PUBLICATION this day of 2000.

PASSED on SECOND READING this day of 2000.

ATTEST:

City Clerk

President of City Council

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	White Willows Annexation		
Meeting Date:	May 17, 2000		
Date Prepared:	May 11, 2000		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Zone of Annexation - County AFT to City RSF-2 (White Willows Annexation) located at 2856 C ½ Road and 2851 and 2863 D Road; File #ANX-2000-018.

Summary: The applicant requests a zone of annexation to RSF-4 for a 39.56-acre parcel to develop White Willows Subdivision. At its April 11, 2000 hearing, the Planning Commission denied the preliminary plan for the subdivision and denied the request for RSF-4 zoning, but recommended approval of RSF-2 zoning for the previously annexed parcels. The applicant originally appealed these denials but has since withdrawn that appeal.

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: Adopt ordinance on second reading.

Citizen Presentation:	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					
Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:
Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>
					Workshop

<i>BACKGROUND INFORMATION</i>			
Location:		2856 C ½ Road, 2851 and 2863 D Road	
Applicants:		Robert J. & Marvella F. Smith; Patricia B. McBride; & The Patnode Family Trust, Owners Gene Patnode, Applicant	
Existing Land Use:		Agricultural/Vacant/Single Family	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Vacant & agricultural	
	South	Residential, agricultural & vacant	
	East	Agricultural & vacant (Skyler Subdivision)	
	West	Single family residential	
Existing Zoning:		AFT (County) – 5 acre lot minimum	
Proposed Zoning:		RSF-4 – 4 units per acre	
Recommended Zoning:		RSF-2 – 2 units per acre	
Surrounding Zoning:	North	PE (Mesa County) – Planned Education	
	South	AFT (Mesa County) – 5 acre lot minimum	
	East	PR-4 (City) – 4 units per acre	
	West	R1-B (Mesa County) – 2 units per acre	
Growth Plan Designation:		Residential Med Low: 2 to 4 units per acre	
Zoning within density range?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

ACTION REQUESTED: Adopt ordinance on second reading.

Staff Analysis:

The applicant had originally requested a zone of annexation of RSF-4. The proposed zoning is at the high end of the Growth Plan Future Land Use Map designation of Residential Medium Low Density 2-4 dwellings per acre. This zone, which allows a density no greater than 4 dwellings per acre, is less than the density allowed in the approved City PR-4 zoned Skyler Subdivision to the east. Zoning of the Pine Estates Subdivision in the county to the west is R1-B, which allows two dwellings per acre. Lot sizes in Pine Estates vary in size with the smallest lot being about 35,000 square feet.

A preliminary plan has been submitted with a proposed density of 3.28 dwellings per acre or 126 lots on 38.4 acres. This density is about mid-range afforded by the Residential

Medium Low-density classification of the Future Land Use Map. The RSF-2 zone district also implements this classification of the Growth Plan. An RSF-2 zoned development with a minimum density of 1.6 dwellings per acre is still considered to be in conformance with the residential 2-4-density range.

Existing zoning of the parcel is County AFT requiring a minimum lot size of 5 acres; AFT is comparable to the City's RSF-R zone. Areas to the south of the subject site are zoned AFT. The 5-acre minimum lot size is not in conformance with the Growth Plan Map or urban densities, however the Persigo Agreement allows annexed properties to be zoned per the Future Land Use Map *or existing zoning*.

Principally at issue with this zone of annexation request is the impact of zone density and consequently developed density from the proposed White Willows Subdivision and traffic on D Road. It is the staff's conclusion that the applicant has failed to provide sufficient information about the impact of traffic from this development on D Road, particularly at the intersections of 9th Street and 30 Road.

Carl White of Mesa County Traffic Division and Jody Kliska, City Transportation Engineer reviewed the traffic study that was initially submitted. Both Mr. White and Ms. Kliska requested additional detail, which was not provided. Staff contends that the nature of D Road and the burdened intersections present significant issues compelling a detailed review. Staff further contends that the subsequent review comments and adequate responses thereto are necessary, relevant and required.

The applicant originally appealed these denials but has since withdrawn that appeal. The applicant intends to complete the requested traffic study to assess the impact of the proposed development on D Road and refile a request for RSF-4 and the preliminary plan at a later date.

Staff had recommended a zone of annexation to RSF-R, consistent with the existing county zoning and the Persigo Agreement. The Planning Commission recommends a zone district of RSF-2, consistent with the lower end of the Residential Medium Low density of the Growth Plan Future Land Use map. Until a detailed analysis is conducted and the impacts from development are quantified, a rezone to a density higher is not recommended.

The Planning Commission finds that the proposed RSF-2 zoning meets the criteria established in Section 4-11 and 4-4-4 of the Grand Junction Zoning and Development Code as noted below:

Section 4-11

- E. Adverse impacts to the developed density of established neighborhoods shall be considered.** Rezoning to the lower density zone district within this Growth

Plan land use designation minimizes adverse impacts to established neighborhoods by cutting the density by 50 percent.

- F. **The relationship of the property to the urban core area or to established subcores shall be considered.** This criterion applies to commercial development.

Section 4-4-4

- A. **Was the existing zone an error at the time of adoption?** No. Existing County zoning of AFT is appropriate for the historical agricultural nature of these parcels
- B. **Has there been a change in character in the area due to the installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?** Yes. The City has approved higher densities to the east in the Skyler Subdivision. Increased commercialization and industrialization of the areas to the west of this site prompt higher densities in this area. However until the traffic impacts to D Road can be fully analyzed an increase to the highest density allowed in this land use designation is not warranted.
- G. **Is there an area of community need for the proposed rezone?** Perhaps, but not necessarily in this location. The RSF-2 zone may act as a “holding zone” since the site has been annexed and a City zone district needs to be applied. It is likely that the parcels may be rezoned to a higher density once the impact to D Road is further analyzed.
- H. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?** Adverse impacts are minimized by this rezone request. No development is currently proposed under the RSF-2 zone designation.
- D. **Will there be benefits derived by the community, or area, by granting the proposed rezone?** See C above.
- E. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?** Yes The rezone is in conformance with the low end of the Growth Plan Future Land Use Map.
- F. **Are adequate public facilities available to serve development for the type and scope suggested by the proposed zone?** It is unknown at this time if D Road and the intersections of 9th Street and 30th Road are adequate to handle the additional traffic generated from this development. Other utilities are available to serve this development.

RECOMMENDATION: At its April 11, 2000 hearing, the Planning Commission denied the request for RSF-4 zoning, but recommended approval of RSF-2 zoning for the previously annexed parcels.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

**ZONING THE WHITE WILLOWS ANNEXATION TO RSF-2
LOCATED AT 2856 C ½ ROAD, 2851 AND 2863 D ROAD**

Recitals.

The following property has been annexed to the City of Grand Junction as the White Willows Annexation and requires a zone of annexation.

The petitioner has requested that the property be zoned from County AFT to RSF-4 (Residential single family with a density not to exceed four dwellings per acre). The Planning Commission recommended that the zone of annexation be RSF-2 (two dwellings per acre). Unknown traffic impacts from the proposed White Willows Subdivision on D Road and the 9th and 30 Road intersections prevent a rezone to a higher density. The density of this zoning is comparable with the density of the R1-B zone district of the County Pine Estates Subdivision to the west.

The City of Grand Junction Growth Plan Future Land Use Map designates this area for Residential Medium Low-Density 2-4 dwelling units per acre. This rezone is in conformance with the low density end of the Future Land Use Map.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 4-11 of Grand Junction Zoning and Development Code and recommended approval of this zone change to RSF-2 at its April 11, 2000 hearing.

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

Council finds that the proposed Zone of Annexation meets the criteria as set forth in Section 4-11 of the Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from County AFT to City RSF-2:

The following description from Warranty deed located at Bk 2629, Pg 878 Mesa County Records: 2943-191-00-043:

Lots 7 & 8 lying N of the Drain, Bevier's Subdivision; EXCEPT beginning at the SW cor of the N2 of Lot 8; N 137'; E 22.5'; S 137'; W 22.5' to the beginning; Together with a ROW for ingress and egress as conveyed in instrument recorded Bk 2114, Pg 260, and as corrected in instrument recorded in Bk 2156, Pg 981. Also described as follows: A tract of land located in the SW4NE4 Sec 19, T1S R1E of the UM Mesa County CO. Beginning at

the SWLY cor of a tract of land, which is identical with the NWLY cor of Lot 8 Bevier Subdivision as recorded in Bk 2, Pg 9 of Mesa County Clerk and Recorders; 1) E 660' to the NELY cor Lot 7, Bevier Subdivision; 2) N 40' to the N line of the SW4NE4 Sec 19; 3) W 660' to the C-N 1/16 cor of Sec 19; 4) S 40' along the W line of the SW4NE4 Sec 19 to POB. The tract of land as described above contains .606 acres more or less. 2943-191-00-006: The W4 NW4NE4 Sec 19, T1S R1E of the UM Mesa County CO. The following description from Warranty deed in Bk 1763, Pg 489 of Mesa County Records: 2943-191-00-136: The E 3/4 of NW4NE4 Sec 19, T1S R1E of the UM, Except the following described property to wit: That part of the N2NE4 Sec 19, T1S, R1E of the UM, beginning at a point on the N boundary of Sec 19, whence the NE cor of Sec 19 bears S89°45'E, 1320'; S 1326.83' to S boundary of the N2NE4 Sec 19; N 89°39'W 330' along S boundary; N 1326.26' to the N boundary of Sec 19; S 89°45'E 330' along N boundary to POB. All in Mesa County CO.

INTRODUCED for FIRST READING and PUBLICATION this day of 2000.

PASSED on SECOND READING this day of 2000.

ATTEST:

City Clerk

President of City Council

